NOTES:

1) BASIS OF BEARINGS: THE EAST LINE OF "POINTE PLAZA", AS SHOWN AND LABELED HEREON, BETWEEN FOUND MONUMENTS PLS 2500, BEARING S16°42'03"W, AS DETERMINED BY RTK GPS OBSERVATION.

2) THE COORDINATES OF CONTROL POINT "CEMETERY", AS SHOWN HEREON, VARY SLIGHTLY FROM THE PUBLISHED COORDINATES. THIS IS DUE TO SYSTEMATIC ERRORS INHERENT IN RTK GPS MEASUREMENTS.

APPROVALS

APPROVED BY THE PLANNING AND DEVELOPMENT DIRECTOR THIS 4th DAY OF May, 2015.

PLANNING DEVELOPMENT DIRECTOR, CITY OF CHEYENNE, WY

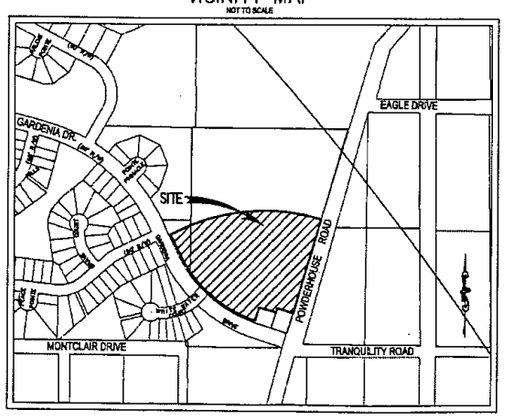
APPROVED BY THE CITY OF CHEYENNE ENGINEER THIS 4th DAY OF May, 2015.

Nathan Beuchler

CITY ENGINEER, CITY OF CHEYENNE, WY

VICINITY MAP

NOT TO SCALE



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT GUARDIAN DEVELOPMENT COMPANY, LLC, THE POINTE LLC, THE POINTE HOMEOWNER'S ASSOCIATION, AND THE CITY OF CHEYENNE BOARD OF PUBLIC UTILITIES, OWNERS IN FEE SIMPLE OF THE LAND EMBRACED IN THIS FINAL PLAT OF "POINTE PLAZA", DO HEREBY DECLARE THAT THE SUBDIVISION OF SAID LAND IS WITH THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC SPIRIT LANE AND FAITH DRIVE, AND GRANT THE EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED ON THIS PLAT.

ROSS MALINSKI, MANAGING MEMBER, THE POINTE LLC

ACKNOWLEDGMENTS

STATE OF WYOMING)
)SS
COUNTY OF LARAMIE)

THE FOREGOING INSTRUMENT WAS AKNOKLEDGED BEFORE ME BY ROSS MALINSKI MANAGING, THE POINTE LLC.
THIS 5th DAY OF May, 2015, WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC, Cheyenne, WYOMING

MY COMMISSION EXPIRES: 11/22/18

CERTIFICATE OF SURVEYOR

I, ADAM E. DESCHLER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, HEREBY STATE THAT THIS PLAT WAS PREPARED FROM FIELD NOTES TAKEN DURING AN ACTUAL FIELD SURVEY PERFORMED BY MYSELF OR UNDER MY DIRECT SUPERVISION, AND FROM RECORD INFORMATION ON FILE IN THE LARAMIE COUNTY COURTHOUSE, AND THAT THIS PLAT CORRECTLY SHOWS THE RESULTS OF SAID SURVEY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, AND THAT THE MONUMENTS FOUND OR SET ARE AS SHOWN.

Professional Land Surveyor, Adam Deschler, Date 5/5/2015, WYOMING

Reception 1616128
The State of Wyoming, County of Laramie } SS
This instrument was filed for record at 12:12 o'clock P. M. on the 14 day of May A.D. 2015 and duly recorded in book ___ on page ___
P/C 10 slide 127
County Clerk & Ex-Officio Register of Deeds By ___ Deputy

RECP #: 1616128
RECORDED 5/14/2015 AT 12:12 PM BKP 10 PGS 127
Diane K. Larson, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

LEGAL DESCRIPTION

AN ADMINSTRATIVE REPLAT OF BLOCK 1, LOTS 4 THRU 32 OF 'POINTE PLAZA' BEING SITUATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 17, AND THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPLE MERIDIAN, CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS.

BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 1, LOT 32 OF 'POINTE PLAZA', SAID POINT ALSO BEING THE INTERSECTION OF THE WEST AND SOUTH RIGHT OF WAY LINES OF POWDERHOUSE ROAD AND SPIRIT LANE, THENCE ALONG THE POWDERHOUSE ROAD RIGHT OF WAY S16°42'03"W A DISTANCE OF 528.47 FEET, THENCE LEAVING SAID POWDERHOUSE ROAD RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES;

N71°49'46"W A DISTANCE OF 93.01 FEET; THENCE S16°41'47"W A DISTANCE OF 25.38 FEET; THENCE N73°17'52"W A DISTANCE OF 95.54 FEET; THENCE S18°10'14"W A DISTANCE OF 75.14 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A RADIUS OF 710.00 FEET, A CENTRAL ANGLE OF 45°54'21", A CHORD BEARING OF N48°52'37"W AT A DISTANCE OF 553.76 FEET; THENCE ALONG THE ARC OF SAID CURVE 568.86 FEET TO A POINT OF TANGENCY; THENCE N25°55'27"W A DISTANCE OF 105.62 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF SPIRIT LANE; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY OF SPIRIT LANE N64°04'33"E A DISTANCE OF 54.96 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, SAID CURVE HAVING A RADIUS OF 1,070.00 FEET, A CENTRAL ANGLE OF 42°41'09", A CHORD BEARING OF N85°25'08"E AT A DISTANCE OF 778.85 FEET; THENCE ALONG THE ARC OF SAID CURVE 797.16 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 7.60 ACRES MORE OR LESS.

VACATION STATEMENT

THIS PLAT VACATES ANY AND ALL EXISTING LOT AND BLOCK LINES OF "BLOCK 1 LOTS 4-32 OF POINTE PLAZA" SUBDIVISION WITHIN THE BOUNDS OF THIS PLAT.

ACKNOWLEDGMENTS

STATE OF WYOMING)
)SS
COUNTY OF LARAMIE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13th DAY OF May, 2015, BY Brandon Gaiminato AND Nathan Beuchler ON BEHALF OF THE CITY OF CHEYENNE, WYOMING.

NOTARY PUBLIC, LARAMIE COUNTY, WYOMING

MY COMMISSION EXPIRES: 12-21-15

FINAL PLAT
FOR
POINTE PLAZA 3RD FILING

AN ADMINISTRATIVE REPLAT OF BLOCK 1 LOTS 4-32 OF 'POINTE PLAZA' BEING SITUATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 17, AND THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING,
PREPARED APRIL 2015

NO.	REVISION	DATE

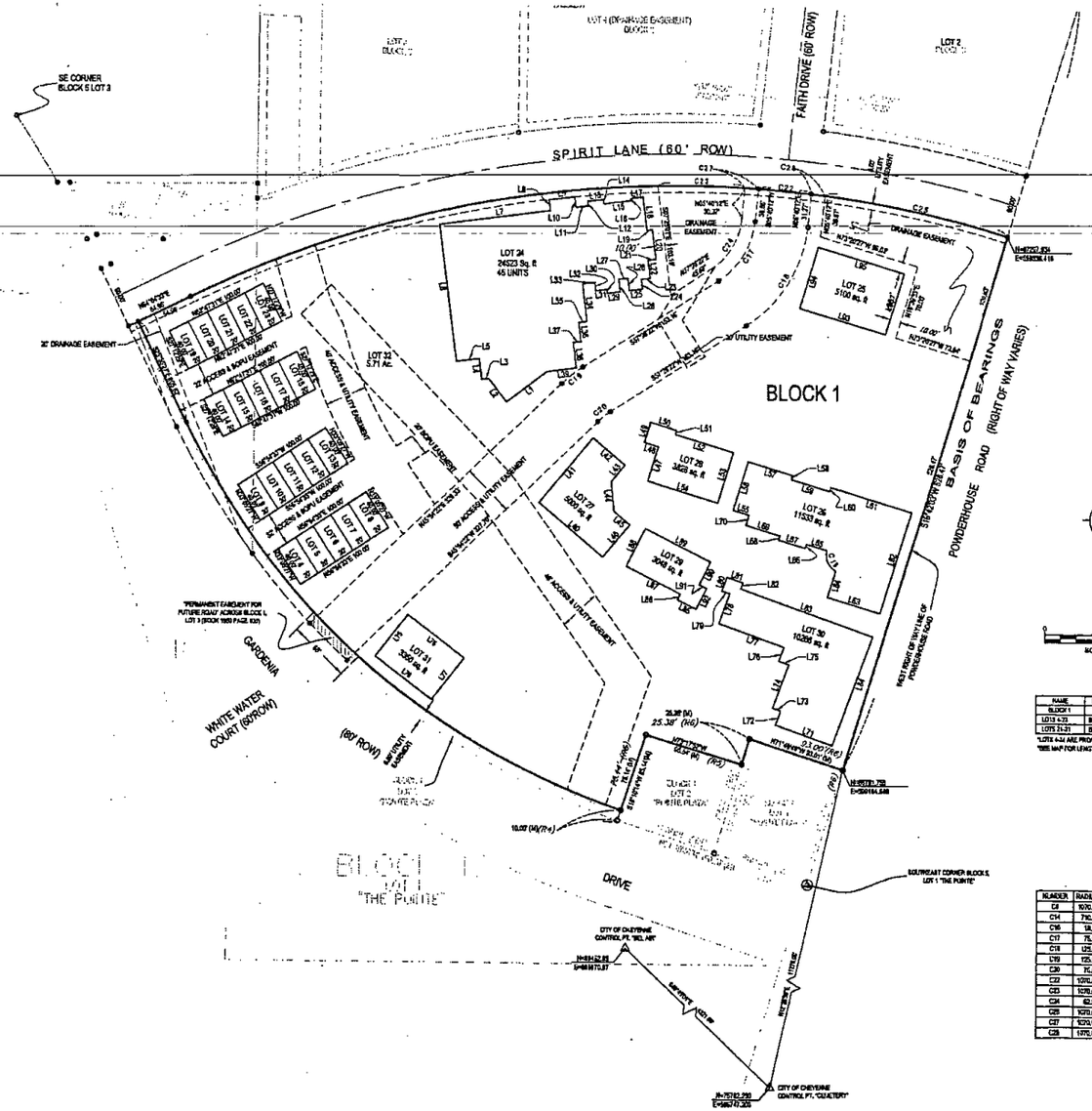
PREPARED FOR:
THE POINT, HOMES BY GUARDIAN, LLC
MICK HARRIS
P.O BOX 20266
CHEYENNE, WY. 82009

PROJECT: POINT PLAZA

DRAWING TITLE: ADMINISTRATIVE PLAT COVER SHEET

PHONE (307) 637-8017
1103 OLD TOWN LANE, STE. 101
CHEYENNE, WY 82009
AVI@AVIPC.COM

DATE: 5/4/15
DRAWN BY: MLB
DESIGNED BY:
CHECKED BY:
JOB NO.: 2-3668.14
DRAWING: OF
SHEET: 1 OF 4



Parcel Line Table		
Line #	Direction	Length
L1	S52°34'58"W	48.00
L2	N37°25'02"W	27.71
L3	S62°34'58"W	5.57
L4	N7°25'02"W	20.00
L5	S62°34'58"W	22.00
L6	N7°25'02"W	130.01
L7	N82°34'58"E	105.31
L8	N7°25'02"W	8.99
L9	N82°34'02"E	24.69
L10	S7°25'02"E	8.99
L11	N82°34'58"E	11.80
L12	N7°25'02"W	4.27
L13	N82°34'46"E	15.25
L14	S7°25'02"E	4.27
L15	N82°34'58"E	28.08
L16	N7°25'02"W	2.00
L17	N82°34'58"E	11.62
L18	S7°25'01"E	31.54
L19	N42°34'34"E	6.24
L20	S7°25'06"E	28.03
L21	S82°34'58"W	7.59
L22	S7°25'02"E	17.20
L23	S82°35'15"W	8.67
L24	S7°25'02"E	8.92
L25	S82°34'58"W	12.49
L26	N7°25'02"W	11.75
L27	S82°34'47"W	8.98
L28	S7°25'02"E	11.75
L29	S82°34'58"W	12.49
L30	N7°25'02"W	3.70
L31	S82°34'46"W	10.87
L32	N7°25'43"W	8.54

Parcel Line Table		
Line #	Direction	Length
L33	S82°34'58"W	11.71
L34	S7°25'02"E	35.89
L35	S82°34'58"W	7.90
L36	S7°25'22"E	18.25
L37	S82°34'57"W	7.58
L38	S7°25'02"E	24.60
L39	S82°35'18"W	26.01
L40	S50°12'16"E	80.00
L41	S39°47'42"W	80.00
L42	N50°12'16"W	40.00
L43	N39°47'42"E	20.00
L44	N5°12'16"W	28.28
L45	N50°12'16"W	20.00
L46	N39°47'42"E	40.00
L47	S18°55'20"W	34.00
L48	S73°04'40"E	14.00
L49	S16°55'20"W	20.00
L50	N73°04'40"W	28.00
L51	N18°55'20"E	4.00
L52	N73°04'40"W	58.00
L53	N16°55'20"E	62.00
L54	S73°04'40"E	70.00
L55	S73°04'40"E	18.00
L56	S16°55'20"W	48.00
L57	N73°04'40"W	44.00
L58	N16°55'20"E	4.00
L59	N73°04'40"W	38.00
L60	S16°55'20"W	4.00
L61	N73°04'40"W	80.00
L62	N16°55'20"E	100.00
L63	S73°04'40"E	52.00
L64	S16°55'20"W	26.00

Parcel Line Table		
Line #	Direction	Length
L65	S73°04'40"E	20.07
L66	N18°55'20"E	4.00
L67	S73°04'40"E	28.00
L68	S16°55'20"W	4.00
L69	S73°04'40"E	34.00
L70	S16°55'20"W	10.00
L71	N70°16'35"W	57.00
L72	N19°43'25"E	14.00
L73	N70°16'35"W	6.00
L74	N19°43'25"E	44.00
L75	N70°16'35"W	10.00
L76	N19°43'25"E	14.00
L77	N70°16'35"W	86.00
L78	N19°43'25"E	30.00
L79	N70°16'35"W	8.00
L80	N19°43'25"E	14.00
L81	S70°16'35"E	18.00
L82	S19°43'25"W	6.00
L83	S70°16'35"E	133.00
L84	S19°43'25"W	110.00
L85	N63°27'52"W	20.00
L86	N26°32'08"E	6.00
L87	N63°27'52"W	58.00
L88	N26°32'08"E	40.00
L89	S63°27'52"E	70.00
L90	S26°32'08"W	24.00
L91	S63°27'52"E	8.00
L92	S26°32'08"W	22.00
L93	S73°20'27"E	65.00
L94	S16°39'33"W	60.00
L95	N73°20'27"W	65.00
L96	N16°39'33"E	80.00

NAME	BLOCK	SQUARE FEET
BLOCK 1		
LOTS 4-23	BLOCK 1	668 EA.
LOTS 24-31	BLOCK 1	SEE MAP AREA

*LOTS 4-31 ARE PROPOSED RESIDENTIAL LOTS (24)
**SEE MAP FOR LENGTH OF LOT AND TRACT LINES

CURVE TABLE

MARKER	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C9	1070.00	34°37'52"	432.88	N35°22'29"E	426.46
C14	710.00	46°54'21"	389.08	N44°32'13"W	383.79
C16	18.00	72°36'31"	22.86	N54°19'27"W	21.35
C17	75.00	51°18'17"	67.21	N51°34'17"E	64.93
C18	125.00	51°46'37"	113.02	N51°34'17"E	109.21
C19	125.00	11°34'00"	25.23	S31°41'22"W	25.18
C20	75.00	11°34'00"	15.14	S31°41'22"W	15.12
C22	1070.00	62°49'47"	89.61	N38°41'07"W	89.58
C23	1070.00	44°37'32"	83.23	S88°18'53"E	83.20
C24	62.00	51°46'37"	56.08	S51°34'17"W	54.19
C25	1070.00	95°31'38"	177.83	S73°10'08"E	177.72
C27	1070.00	30°41'46"	13.81	S88°29'17"E	13.81
C28	1070.00	62°41'42"	13.00	N87°04'58"W	13.00

MONUMENT LEGEND

- (B) FOUND 5/8" IRON ROD
- (A) FOUND 1-1/2" ALUMINUM CAP STAMPED LS 3906
- ● SET 2" ALUMINUM CAP PLS 10636
- DENOTES CITY OF CHEYENNE CONTROL MONUMENT
- (M) DENOTES MEASURED DATA FROM THIS SURVEY
- (R1) DENOTES RECORD INFORMATION FROM THE PLAT OF "THE POINTE"
- (R2) DENOTES RECORD INFORMATION FROM BOOK 1725 PAGE 5
- (R3) DENOTES RECORD INFORMATION FROM BOOK 1468 PAGE 1746
- (R4) DENOTES RECORD INFORMATION FROM BOOK 1963, PAGE 638
- (R5) DENOTES RECORD INFORMATION FROM BOOK 1922, PAGE 1791
- (R6) DENOTES RECORD INFORMATION FROM BOOK 1918, PAGES 548
- DENOTES ADJACENT PROPERTY LINE

RECP #: 661128
RECORDED 5/14/2015 AT 12:13 PM BK# 10 PGS# 137 To
Debra K. Lathrop, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

FINAL PLAT
FOR
POINTE PLAZA 3RD FILING

AN ADMINISTRATIVE REPLAT OF BLOCK 1 LOTS 4-32 OF 'POINTE PLAZA' BEING SITUATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 17, AND THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING,
PREPARED APRIL 2015

NO.	REVISION	DATE

PREPARED FOR:
THE POINT, HOMES BY GUARDIAN, LLC
MICK HARRIS
P.O BOX 20266
CHEYENNE, WY. 82009

PROJECT: POINT PLAZA

DRAWING TITLE: ADMINISTRATIVE PLAT BOUNDARY DATA

PHONE (307) 637-6017
1103 OLD TOWN LANE, STE. 101
CHEYENNE, WY 82009
AVI@AVIPC.COM

DATE: 5/4/15
DRAWN BY: SRL
DESIGNED BY:
CHECKED BY:
JOB NO.: 2-3668.14
DRAWING: 2 OF 4
SHEET: 2 OF 4

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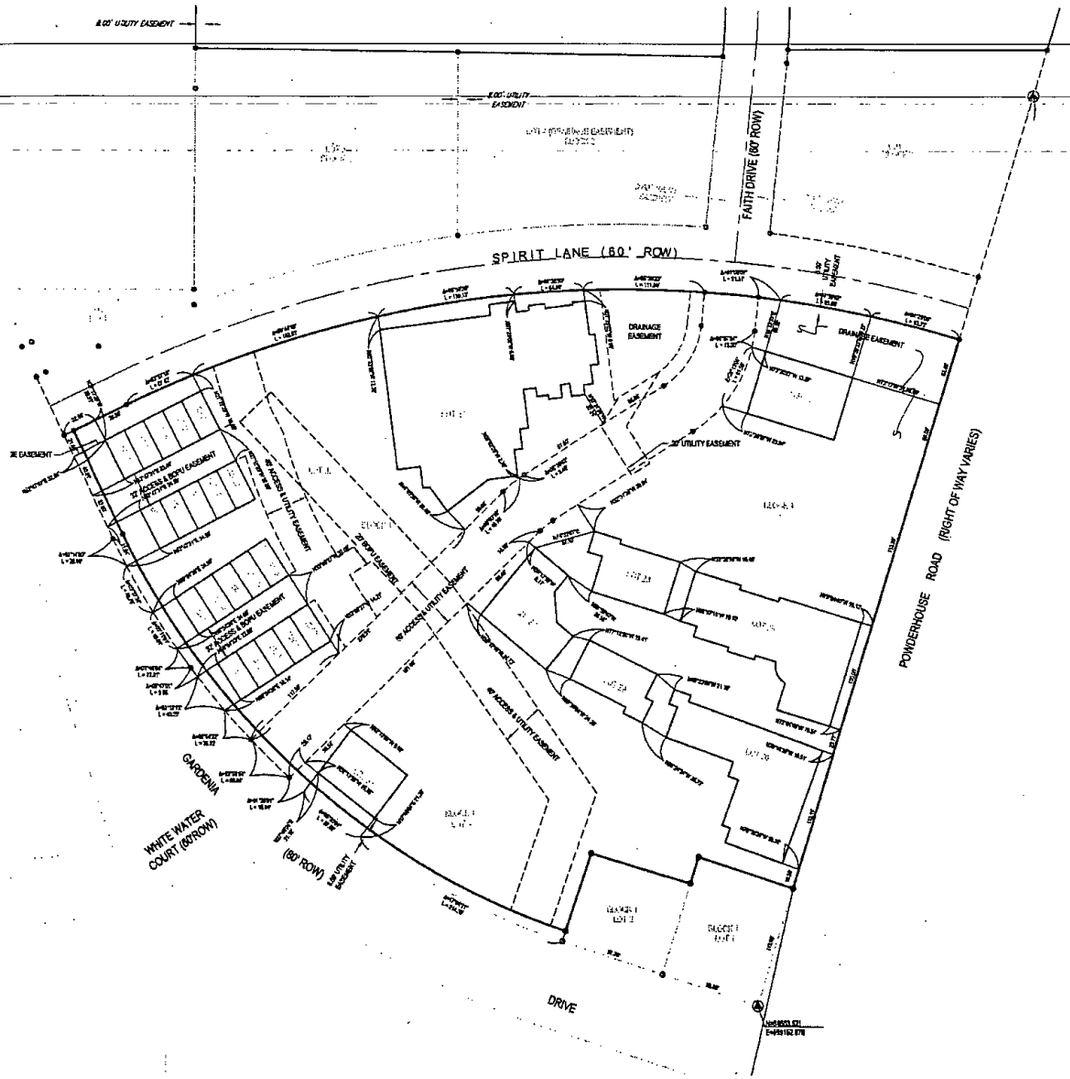

SCALE 1" = 60'

NOTES:

1) SEE PLAT SHEET NO. 2 FOR SPECIFIC LOT DIMENSIONS, AND DIMENSIONS FOR LOTS NOT SHOWN ON THIS DIAGRAM SHEET.

2) PLAT DIMENSIONS NOT SHOWN ON THIS LAYOUT SHEET ARE FOUND ON THE PLAT SHEET NO. 2.

MONUMENT LEGEND

- (R) FOUND 3/4" IRON ROD
- FOUND 1-1/2" ALUMINUM CAP STAMPED LS 2530
- SET 2" ALUMINUM CAP PLS 12629
- DENOTES CITY OF CHEYENNE CONTROL MONUMENT
- DENOTES PLAT CONTROL POINT USED FOR LOT TIES
- (M) DENOTES MEASURED DATA FROM THIS SURVEY
- DENOTES ADJACENT PROPERTY LINE

RECORDATION
RECP #: 641128
RECORDED 5/14/2015 AT 12:12 PM BOK 10 PAG 137 D
Debra K. Lathrop, CLERK OF LARAMIE COUNTY, WY PAGE 3 OF 4

FINAL PLAT
FOR
POINTE PLAZA 3RD FILING

AN ADMINISTRATIVE REPLAT OF BLOCK 1 LOTS 4-32 OF 'POINTE PLAZA' BEING SITUATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 17, AND THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING,
PREPARED APRIL 2015

NO.	REVISION	DATE

PREPARED FOR:
THE POINT, HOMES BY GUARDIAN, LLC
MICK HARRIS
P.O BOX 20266
CHEYENNE, WY. 82009

PROJECT: POINT PLAZA

DRAWING TITLE: ADMINISTRATIVE PLAT LOT TIES

PHONE (307) 637-6017
1103 OLD TOWN LANE, STE. 101
CHEYENNE, WY 82009
AVI@AVIPC.COM

DATE:	5/4/15
DRAWN BY:	SRL
DESIGNED BY:	
CHECKED BY:	
JOB NO.:	2-3668.14
DRAWING:	OF
SHEET:	3 OF 4

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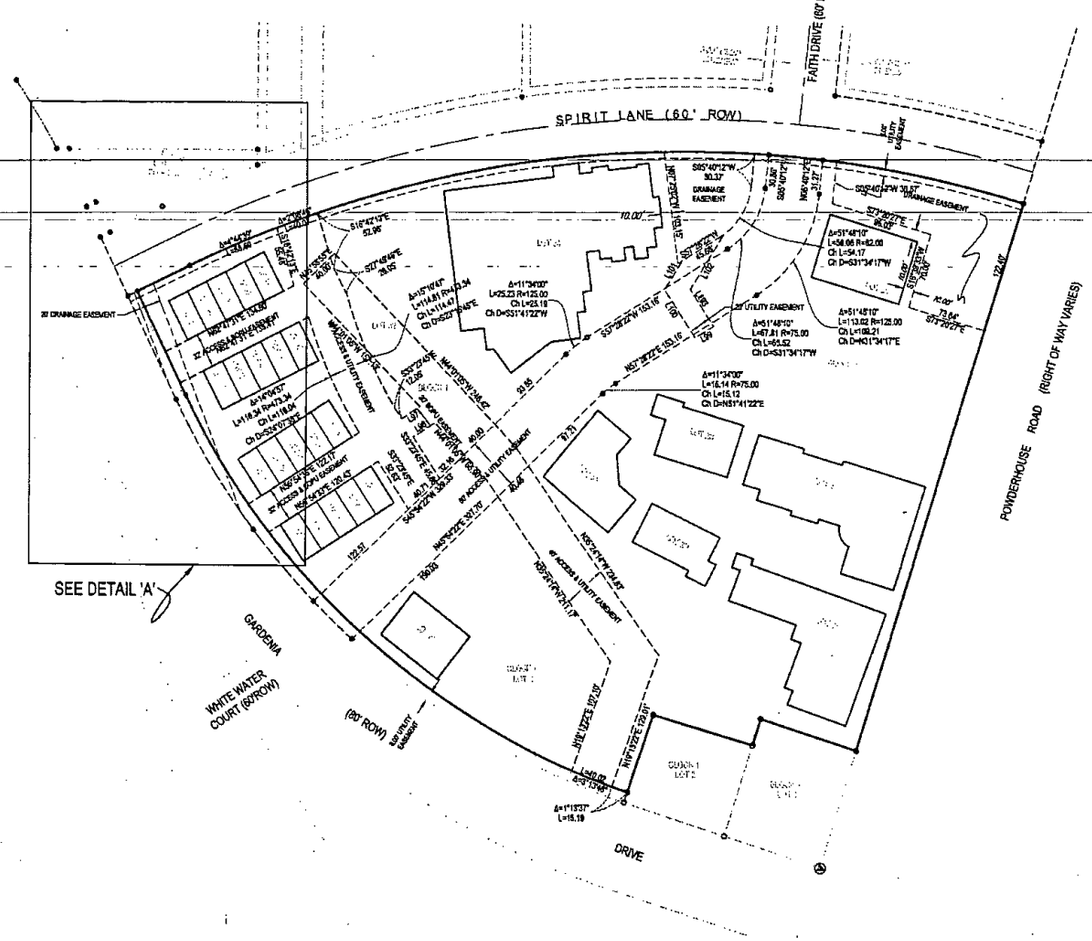
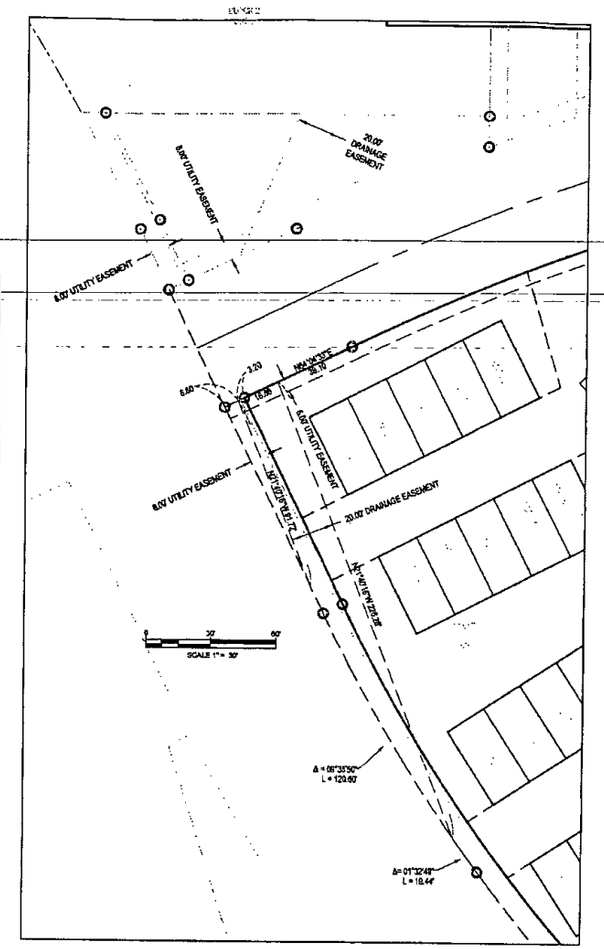


Parcel Line Table		
Line #	Direction	Length
L87	N55°54'33"E	20.39
L88	N58°54'33"E	24.15
L99	S57°25'19"W	20.06
L100	N32°31'39"W	52.70
L101	N31°03'37"E	31.03
L102	S31°03'37"W	53.24
L103	S32°31'36"E	40.30



DETAIL 'A'

MONUMENT LEGEND

- FOUND 3/4" IRON ROD
- FOUND 1-1/2" ALUMINUM CAP STAMPED LS 5590
- SET 2" ALUMINUM CAP PLS 13036
- DENOTES CITY OF CHEYENNE CONTROL MONUMENT
- DENOTES PLAT CONTROL POINT USED FOR LOT TIES
- (M) DENOTES MEASURED DATA FROM THIS SURVEY
- DENOTES ADJACENT PROPERTY LINE

NOTES:

1) SEE PLAT SHEET NO. 2 FOR SPECIFIC LOT DIMENSIONS, AS WELL AS DIMENSIONS FOR THOSE LOTS NOT SHOWN ON THIS DIAGRAM SHEET.

2) PLAT DIMENSIONS NOT SHOWN ON THIS LAYOUT SHEET ARE FOUND ON THE PLAT SHEET NO. 2.

RECEPT #: 661128
RECORDED 5/14/2015 AT 13:13 PM BOK 10 PAG 137
Debra K. Lishman, CLERK OF LARAMIE COUNTY, WY PAGE(s) OF(s)

FINAL PLAT
FOR
POINTE PLAZA 3RD FILING

AN ADMINISTRATIVE REPLAT OF BLOCK 1 LOTS 4-32 OF 'POINTE PLAZA' BEING SITUATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 17, AND THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 14 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING,
PREPARED APRIL 2015

NO.	REVISION	DATE

PREPARED FOR:
THE POINT, HOMES BY GUARDIAN, LLC
MICK HARRIS
P.O BOX 20266
CHEYENNE, WY. 82009

PROJECT: POINT PLAZA

DRAWING TITLE: ADMINISTRATIVE PLAT EASEMENT DATA

PHONE (307) 637-6017
1103 OLD TOWN LANE, STE. 101
CHEYENNE, WY 82009
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DATE: 5/4/15
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JOB NO.: 2-3668.14
DRAWING: OF
SHEET: 4 OF 4

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