

CRESTMOR
WEST
SUBDIVISION
TRACT 15-D

NORTH CHEYENNE
COUNTY
FILING

STOREY BOULEVARD (R/W WIDTH VARIES)

LEGEND

- ROAD 1/2" PLASTIC CAP
- 1/2" ALUMINUM CAP STAMPED "SEE PLS 310" OR "SEE PLS 311"
- (R) EXISTING RECORD DATA (CRESTMOR, 4th FILING)
- (A) PLAIN IRON NAIL
- (C) CITY OF CHEYENNE CONTROL MARKER
- (S) FOUND SECTION CORNER MARKER IN UNUSUAL BOX

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT Learning Tree Homes, Inc., a Wyoming Corporation, owner in fee of Lots 15 & 16, Block 17, Crest Ridge, 4th Filing, City of Cheyenne, Laramie County, Wyoming, has caused the same to be surveyed, located, established and known as PRONGHORN CROSSING, a replat of lots 15 & 16, Block 17, Crest Ridge, 4th Filing, City of Cheyenne, Laramie County, Wyoming, and so hereby dedicates the subdivision of said land or its equivalent on this plat, to the use and benefit of the public, and in accordance with their desires.

Learning Tree Homes, Inc.
James Froudelmann, President

ACKNOWLEDGEMENT

STATE OF WYOMING)
COUNTY OF LARAMIE)
I, James Froudelmann, President of Learning Tree Homes, Inc., a Wyoming Corporation, do hereby acknowledge before me this 17 day of May, 2014, that the foregoing instrument was acknowledged before me by the said James Froudelmann, President of Learning Tree Homes, Inc., a Wyoming Corporation.

Notary Public, Laramie County, Wyoming
Laramie, Wyoming

APPROVALS

Approved by the City of Cheyenne Planning Commission the 5th day of May, 2014.

Approved by the Council of the City of Cheyenne, Wyoming, the 27th day of May, 2014.

CERTIFICATE OF SURVEYOR

Jeffrey B. Jones, Registered Professional Land Surveyor in the State of Wyoming, do hereby certify that I have personally examined the plat of PRONGHORN CROSSING, a replat of lots 15 & 16, Block 17, Crest Ridge, 4th Filing, City of Cheyenne, Laramie County, Wyoming, and that the same is a true and correct representation of the field notes and monuments found on the ground.

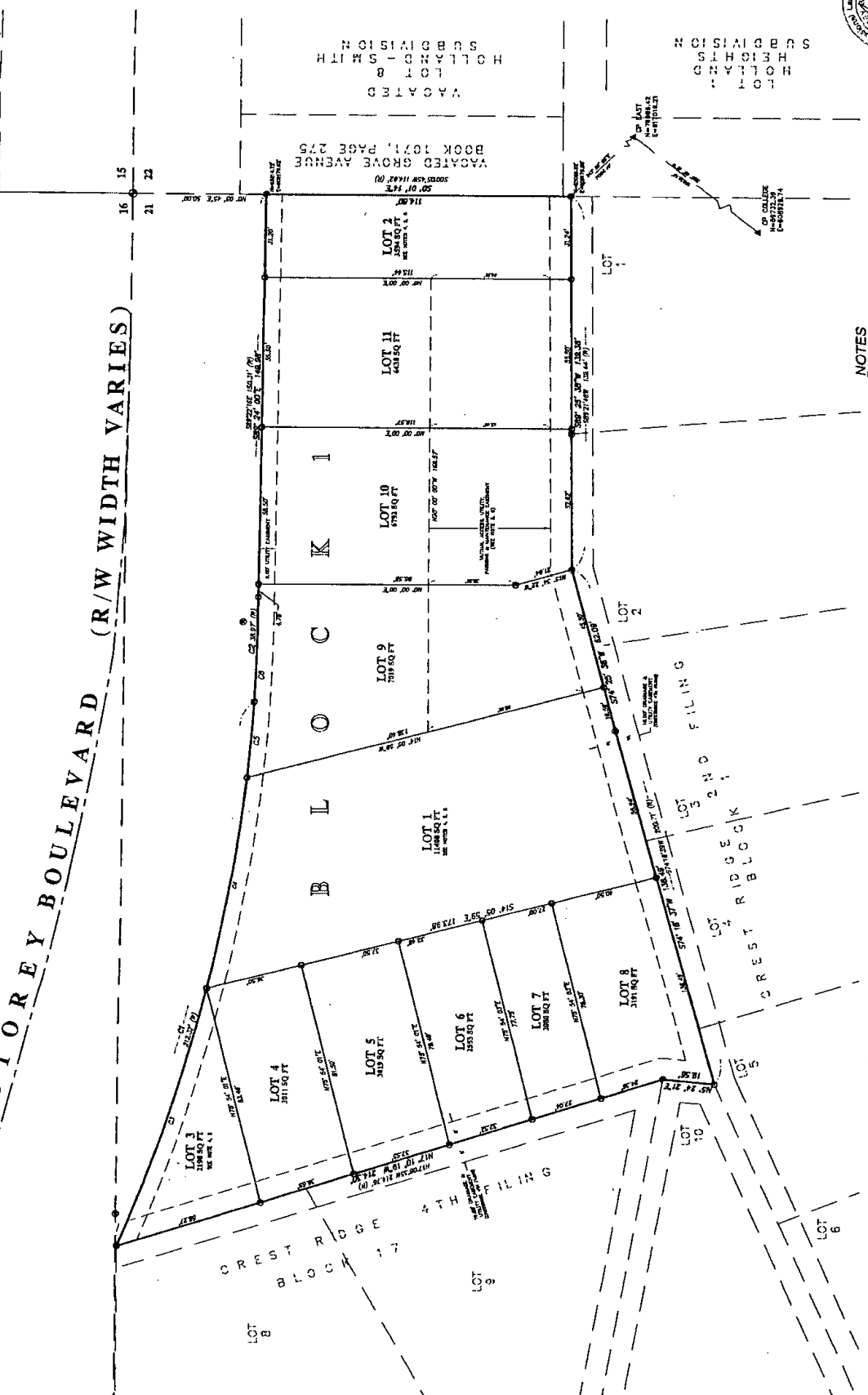
Jeffrey B. Jones
Professional Land Surveyor

PRONGHORN CROSSING

A REPLAT OF LOTS 15 & 16, BLOCK 17, CREST RIDGE, 4TH FILING, CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING

PREPARED JANUARY 2014

STIEL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
208 WEST 16th ST. CHEYENNE, WY. 82001 • (307) 634-7873
750 CALDWELL ST. WHEATLAND, WY. 82201 • (307) 352-8788



NOTES

1. BASIS OF ADJUSTMENT - CITY OF CHEYENNE DATUM REFERENCED FROM CITY CONTROL MONUMENTS "COLLEGE" & "EAST".
2. SUBJECT PROPERTY DOES NOT FALL WITHIN A FEMA SPECIAL FLOOD HAZARD AREA PER FEMA MAP PANEL NO. 58020C0287, DATED JANUARY 17, 2007.
3. ALL LOT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A SET "1/2" ALUMINUM CAP STAMPED "SEE PLS 310".
4. OWNERSHIP OF LOTS 1 & 2 SHALL BE ESTABLISHED BY EQUAL AND UNDIVIDED INTEREST OF ALL OWNERS OF LOTS 1 & 2. THIS REPLAT, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS.
5. LOT 1 RESERVED EASEMENT FOR MUTUAL ACCESS TO ALL LOTS 1 THROUGH 10. ALL OWNERS OF LANDS CONTAINED WITHIN THIS REPLAT, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS, SHALL MAINTAIN AND KEEP OPEN A 10' WIDE EASEMENT FOR MUTUAL ACCESS, UTILITY & MAINTENANCE BY ALL OWNERS OF LOTS 1 THROUGH 10. THIS EASEMENT SHALL BE DESIGNATED AS A STORMWATER DETENTION EASEMENT AND SHALL BE DESIGNATED AS USABLE OPEN SPACE.
6. MUTUAL ACCESS, UTILITY, PARKING & MAINTENANCE EASEMENT, PROVIDED BETWEEN ALL OWNERS OF LOTS 1 THROUGH 10, SHALL BE DESIGNATED AS A STORMWATER DETENTION EASEMENT AND SHALL BE DESIGNATED AS USABLE OPEN SPACE. THIS EASEMENT SHALL BE DESIGNATED AS A STORMWATER DETENTION EASEMENT AND SHALL BE DESIGNATED AS USABLE OPEN SPACE. THIS EASEMENT SHALL BE DESIGNATED AS A STORMWATER DETENTION EASEMENT AND SHALL BE DESIGNATED AS USABLE OPEN SPACE.

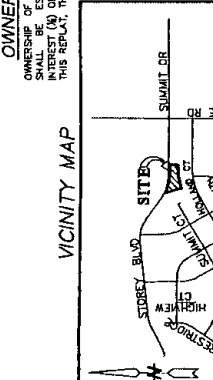
CURVE TABLE

| CURVE # | DELTA | RADIUS | CHORD BEARING | CHORD LENGTH | ARC LENGTH |
|---------|------------|---------|---------------|--------------|------------|
| C1 | 1° 31' 10" | 422.96' | S79° 07' 54"E | 211.90' | 212.27' |
| C2 | 3° 54' 17" | 623.96' | S97° 39' 03"E | 38.87' | 38.92' |
| C3 | 7° 26' 13" | 623.96' | S79° 37' 10"E | 104.13' | 104.24' |
| C4 | 2° 45' 13" | 623.96' | S94° 33' 53"E | 34.17' | 34.17' |
| C5 | 3° 54' 17" | 623.96' | S97° 39' 03"E | 38.87' | 38.92' |

OWNERSHIP / ASSESSORS NOTE

OWNERSHIP OF LOTS 1, 2 & 3 (17,280 TOTAL SQ FT) IS RESERVED TO THE CITY OF CHEYENNE. THE CITY OF CHEYENNE HAS AN INTEREST IN ALL OWNERS OF LANDS CONTAINED WITHIN THIS REPLAT, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS.

Preparation - 6/10/2014
City of Cheyenne
The date of Wyoming is 12/31/2013
The date of this plat is 5/17/2014
AS: JBJ
BY: JBJ
NOTARY PUBLIC



VACATION STATEMENT

IT IS THE INTENT OF THIS REPLAT TO VACATE ALL OF LOTS 15 & 16, BLOCK 17, CREST RIDGE, 4TH FILING, CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING, EXCEPT EXISTING EASEMENTS AS SHOWN.

FILING RECORD

RECORDED 1/20/2014 AT 1:23 PM BY JBJ
BOOK 17, LARAMIE COUNTY, WYOMING