DEDICATION

Know All Men by These Presents:
William P. Rooney and Barbara J. Rooney,
owners in fee simple of the lands embraced within this plat of ROONEY TATE SUBDIVISION do hereby declare that the platting of these lands as they appear on this plat, to be their free act and deed and in accordance with their free and voluntary wishes and desires and do hereby grant any and all easements as hereon shown for the purposes as indicated.

William P. Rooney and Barbara J. Rooney,
have caused the same surveyed, platted and known as ROONEY TATE SUBDIVISION do hereby declare said land as it appears on this plat to be their free act and deed in accordance with their desires, and do hereby dedicate to the use of the public the records and grant this land for the proposes indicated hereon.

William P. Rooney

Barbara J. Rooney

ACKNOWLEDGEMENT

STATE OF WYOMING)
) SS
COUNTY OF LARAMIE)

The foregoing instrument was acknowledged before this
14 day of August 2015, by
William P. Rooney and Barbara J. Rooney Owners in Fee Simple.

Notary Public, Laramie County, Wyoming

NOTE:

NO FURTHER DIVISIONS OF THESE PROPERTIES SHALL BE ALLOWED UNTIL SUCH TIME AS BOTH ARE PROVIDED WITH A CENTRAL WATER AND SEWER SYSTEM.

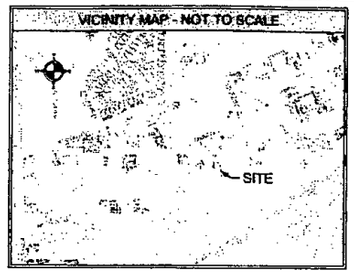
LEGEND

- PROPERTY BOUNDARY
- SECTION LINE
- QUARTER SECTION LINE
- SIXTEENTH SECTION LINE
- RIGHT OF WAY
- EASEMENT
- PROPERTY LINE
- SECTION TIES
- (R) RECORD DISTANCE
- (M) MEASURED DISTANCE
- SET ½" X 24" REBAR WITH 2" ALUMINUM CAP STAMPED "PELS 9283"
- FOUND MONUMENT AS NOTED
- SECTION CORNER
- QUARTER CORNER

N
W E
S

0' 50' 100'
SCALE: 1" = 50'

VICINITY MAP - NOT TO SCALE



08-13-15

NORTHWEST CORNER SECTION 36
FOUND ¾" DIAMETER REBAR WITH
ALUMINUM CAP LS# 662

BASIS OF BEARING

S89°47'43"E 2640.69'

N54°02'34"W
67.66'

N1/4 SECTION 36
FOUND ¾" DIAMETER
PIPE NO CAP

TATE ROAD (80.00' R.O.W.)

FOUND REBAR WITH
ALUMINUM CAP
MARKED "CORNER"
LS #519

S89°49'45"E 2644.02'

NORTHEAST CORNER SECTION 36
FOUND US GLO 2" PIPE WITH
2" BRASS CAP SET IN 1975

FOUND REBAR WITH
ALUMINUM CAP
LS# 519

40.27'

S89°49'59"E 242.14' (SOUTH R.O.W. LINE)

534.58' (M)
534.76' (R)

S89°49'59"E 292.43' (SOUTH R.O.W. LINE)

59.96'

SET 5/8" X 24" REBAR WITH 2"
ALUMINUM CAP STAMPED
PELS 9283

SECTION 36
T14N,R65W, 6TH P.M.

N13°55'07"W
2184.35'
2110.9'

N02°30'27"E 921.69' (M)
921.69' (R)
(LOT 1)

S02°30'27"E 921.69'
(LOT 2)

LOT 1, BLOCK 1
ROONEY TATE SUBDIVISION
3.5 ACRES

LOT 2, BLOCK 1
ROONEY TATE SUBDIVISION
5 ACRES

S02°30'14"E 586.55' (M)
586.57' (R)

N45°06'39"E 710.43'
N41°50'39"E 750.57'

NE1/4,NW1/4 SECTION 36
T14N,R66W, 6TH P.M.

NW1/4 SECTION 36
T14N,R66W, 6TH P.M.
BOOK 1123 AT PAGE 959

FOUND REBAR WITH
ALUMINUM CAP
LS# 8519

POINT OF BEGINNING
LOT 1

S89°48'01"E 469.54' (M)
469.86' (R)

FOUND REBAR
WITH ALUMINUM CAP
LS# 8519

NE1/4NW1/4
SECTION 36

POINT OF BEGINNING
LOT 2

N89°48'01"W 710.91' (LOT 1)
S89°48'01"E 710.91' (LOT 2)

S02°30'27"E 122.68' (M)
122.68' (R)

SET 5/8" X 24" REBAR WITH 2"
ALUMINUM CAP STAMPED
PELS 9283

SET 5/8" X 24" REBAR WITH 2"
ALUMINUM CAP STAMPED
PELS 9283

FOUND REBAR WITH
ALUMINUM CAP
LS# 2927
234,770.068N
776,873.207E

N89°47'15"W 440.02'

1003.22' (M)
1003.53' (R)

N89°49'22"W 563.20'

FOUND REBAR WITH
ALUMINUM CAP
ILLEGIBLE
234,773.442N
777,869.981E

NE1/4NW1/4
SECTION 36

FOUND REBAR WITH
PLASTIC CAP
ILLEGIBLE

NW1/4NE1/4
SECTION 36

S19°04'27"W
6428.46'

CITY OF CHEYENNE
CONTROL POINT
"CAMPSTOOL"
NW1/4,S1,T13N,R66W
229,644.915N
776,096.847E

S07°57'57"E
14328.95'

CITY OF CHEYENNE
CONTROL POINT
"RANCH"
SW1/4,S7,T13N,R65W
220,601.143N
780,855.507E

Filing Record

The State of Wyoming }
County of Laramie } ss

This instrument was filed for record

RECORDED 9/18/2015 AT 1:23 PM BOK 10 PAT 158
Debra K. Lathrop, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1
RECP #: 667826

County Clerk & Ex-Officio Registrar of Deeds

by _____ Deputy

APPROVALS

Approved by the Laramie County Planning Commission
this 9 day of January 2014

Planning Commission Chairman, Laramie County, Wyoming

Approved by the Laramie County Board of Commissioners
this 18 day of February 2014

Board of Commissioners Chairman, Laramie County, Wyoming

ATTESTED BY

Reception 667826
The State of Wyoming } ss
County of Laramie }
This instrument was filed for record
at 1:23 o'clock P M. on the
18th day of August
A.D. 2015 and duly recorded in
book ____ on page
pkg 10 and 158

County Clerk & Ex-Officio Register of Deeds
By

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BY WESTERN RESEARCH & DEVELOPMENT

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LEGAL DESCRIPTION

A portion of

A PARCEL OF LAND KNOWN AS *ROONEY TATE SUBDIVISION*, SITUATED IN THE NORTH 1/2 OF SECTION 36,TOWNSHIP 14 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 1
ROONEY TATE SUBDIVISION

BEGINNING AT THE NORTH WESTERLY CORNER OF SAID PARCEL MONUMENTED BY A 5/8" X 24" REBAR WITH AN ALUMINUM CAP STAMPED LS 8519 FROM WHICH THE NORTH QUARTER OF SAID SECTION 36 BEARS N45°06'39"E A DISTANCE OF 710.43 FEET WHICH IS MONUMENTED BY A FOUND 5/8" DIAMETER PIPE WITH NO CAP AND FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 36 BEARS N76°35'06"W A DISTANCE OF 2194.33 FEET WHICH IS MONUMENTED BY A FOUND REBAR AND ALUMINUM CAP LS #662; THENCE S89°48'01"E A DISTANCE OF 469.54 FEET TO A POINT MONUMENTED BY A 5/8" X 24" REBAR WITH AN ALUMINUM CAP STAMPED LS 8519; THENCE N02°35'37"W A DISTANCE OF 463.76 FEET TO A POINT MONUMENTED BY A 5/8" X 24" REBAR WITH AN ALUMINUM CAP LS# 519; FROM WHICH THE N1/4 CORNER OF SAID SECTION 36 BEARS N54°02'34"W A DISTANCE OF 67.66 FEET, MONUMENTED BY A FOUND 5/8" IRON PIPE WITH NO CAP; THENCE S89°49'59"E A DISTANCE OF 242.14 FEET TO A POINT MONUMENTED BY A 5/8" X 24" REBAR WITH AN ALUMINUM CAP STAMPED PELS 9283; THENCE S02°30'27"E A DISTANCE OF 521.69 FEET TO A POINT MONUMENTED BY A 5/8" X 24" REBAR WITH AN ALUMINUM CAP STAMPED PELS 9283; THENCE N89°48'01"W A DISTANCE OF 710.91 FEET TO A POINT MONUMENTED BY A 5/8" X 24" REBAR STAMPED PELS 9283; THENCE N02°35'15"W A DISTANCE OF 57.63 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 3.5 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHTS-OF-WAY THAT MAY HAVE BEEN LEGALLY ACQUIRED. SEE RESOLUTION #140109-01, BOOK #2374, PAGE #332.

LOT 2, BLOCK 1
ROONEY TATE SUBDIVISION

BEGINNING AT THE NORTH WESTERLY CORNER OF SAID PARCEL MONUMENTED BY A 5/8" X 24" REBAR WITH AN ALUMINUM CAP STAMPED PELS 9283, FROM WHICH THE NORTH QUARTER OF SAID SECTION 36 BEARS N41°50'39"E A DISTANCE OF 750.57 FEET WHICH IS MONUMENTED BY A FOUND 5/8" DIAMETER PIPE WITH NO CAP AND FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 36 BEARS N75°08'39"W A DISTANCE OF 2110.97 FEET WHICH IS MONUMENTED BY A FOUND REBAR AND ALUMINUM CAP LS #662; THENCE S89°48'01"E A DISTANCE OF 710.91 FEET TO A POINT MONUMENTED BY A 5/8" X 24" REBAR WITH AN ALUMINUM CAP STAMPED PELS 9283; THENCE N02°30'27"W A DISTANCE OF 521.69 FEET TO A POINT MONUMENTED BY A 5/8" X 24" REBAR WITH AN ALUMINUM CAP STAMPED PELS 9283; THENCE S89°49'59"E A DISTANCE OF 292.43 FEET TO A POINT MONUMENTED BY A 5/8" X 24" REBAR WITH AN ALUMINUM CAP MARKED "CORNER" LS #519; THENCE S02°30'14" E A DISTANCE OF 586.55 FEET TO A POINT MONUMENTED BY A 5/8" X 24" REBAR STAMPED LS 2927; THENCE N89°49'22"W A DISTANCE OF 563.20 FEET TO A POINT MONUMENTED BY 5/8" X 24" REBAR WITH A PLASTIC CAP MARKINGS ILLEGIBLE; THENCE N89°47'15"W A DISTANCE OF 440.02 FEET TO A POINT MONUMENTED BY A REBAR WITH ALUMINUM CAP; THENCE N02°35'15"W A DISTANCE OF 64.82 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHTS-OF-WAY THAT MAY HAVE BEEN LEGALLY ACQUIRED. SEE RESOLUTION #140109-01, BOOK #2374, PAGE #332.

BASIS OF BEARING

THE RECORD NORTHERLY LINE OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING, WHICH BEARS S89°47'43"E. SAID LINE IS MONUMENTED BY A FOUND 2 ½" X 24" REBAR WITH ALUMINUM CAP STAMPED LS #662 ON THE WEST END AND BY A FOUND 5/8" DIAMETER PIPE WITH NO CAP ON THE EAST END.

CERTIFICATE OF SURVEYOR

State of Wyoming }
County of Laramie } ss

I, Gary N. Grigsby, a Professional Engineer and Land Surveyor registered in the State of Wyoming do hereby certify that this Final Plat was prepared from the records and field notes of a survey conducted under my supervision during the month of October, 2013, and that all dimensions and other details are correct to the best of my knowledge and belief.

Gary N. Grigsby, Wyoming PE & PLS # 9283
AUGUST 2015 (Job 110-1547-00)
For and on behalf of Western Research & Development, Ltd.

FINAL PLAT
for
ROONEY TATE SUBDIVISION

A TRACT OF LAND LOCATED IN THE NORTH 1/2 OF SECTION 36, TOWNSHIP 14 NORTH, RANGE 66 WEST OF THE 6TH P.M., LARAMIE COUNTY, WYOMING

A portion of

Western
RESEARCH & DEVELOPMENT, LTD.
2908 YELLOWSTONE ROAD,SUITE B CHEYENNE, WY. 82001 (307) 632-5604

CLIENT INFORMATION
BILL ROONEY
7105 TATE ROAD
CHEYENNE WY 82001

DRAWING TITLE
FINAL PLAT
of
ROONEY TATE SUBDIVISION

PROJECT NUMBER:
110-1547-00

DATE: AUGUST 2015
SCALE: 1" = 50'
DRAWN/CHECKED BY: TDS / GNG
DRAWING PATH:

SHEET NUMBER
1 of 1