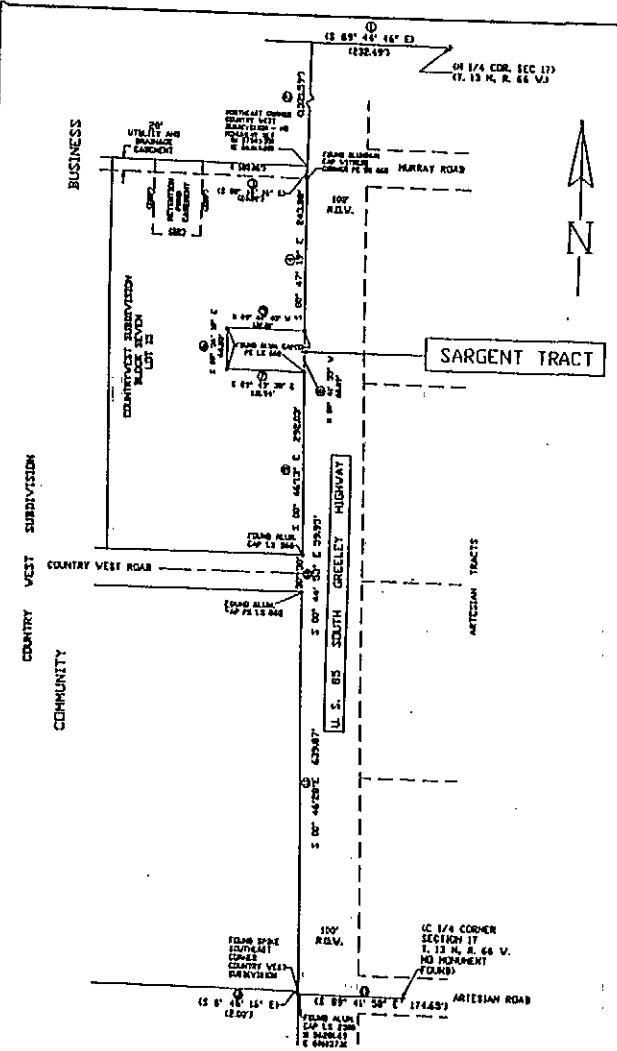


DESCRIPTION

A Tract of land in the S 1/2 of the NW 1/4, Section 17, Township 13 North Range 66 West of the 6th P.M, Laramie County, Wyoming more particularly described as follows:

Beginning at a record point of intersection of the section line common to Sections 8 and 17 and the west right of way line of the South Greeley Highway, US 85, said record point of intersection being at the record bearing and distance (North 89 degrees 44 minutes 16 seconds east, a distance of 232.49 Feet from the N 1/4 corner common to Section(s) 8 and 17.

THENCE on a record bearing and distance along the west right of way line of the South Greeley Highway, US 85, (South 00 degrees 46 minutes 16 seconds east for a distance of 1321.59 Feet) to the unmonumented northeast corner of Country West Subdivision.

THENCE on a record bearing and distance along the west right of way line of the South Greeley Highway, US 85, (South 00 degrees 46 minutes 16 seconds east for a distance of 20.00 feet) to a found aluminum cap, PE LS 662, said cap being a Witness Corner to the Northeast corner of Country West Subdivision.

THENCE continuing along the west right of way line of the South Greeley Highway, US 85, South 00 degrees 47 minutes 19 seconds east for a distance of 2438.89 feet to a found aluminum cap, PE LS 662, said cap being the northeast corner of said tract and the Point of Beginning.

THENCE North 89 degrees 44 minutes 45 seconds west for a distance of 1322.21 Feet to a found aluminum cap, PE LS 662, said cap being the northwest corner of said tract.

THENCE South 00 degrees 56 minutes 10 seconds east for a distance of 66.05 feet to a found aluminum cap, PE LS 662, said cap being the southwest corner of said tract.

THENCE South 89 degrees 43 minutes 30 seconds east for a distance of 1316.94 feet to a found aluminum cap, PE LS 662, said cap being the southeast corner of said tract.

THENCE along the west right of way line of the South Greeley Highway, US 85, North 00 degrees 41 minutes 53 seconds west for a distance of 66.09 feet to the Point of Beginning.

Together with and subject to covenants, easements and restrictions of record.

Said Tract containing 20 acres more or less.

BEARING/DISTANCE DATA

BOUNDARY SEGMENT	MEASURED THIS SURVEY	RECORD MEASURE
①		(S 89° 44' 16" E 232.49')
②		(1321.59')
③		(S 00° 46' 16" E 20.00')
④	S 00° 47' 19" E 2438.89'	(S 00° 46' 16" E 2437.97')
⑤	N 89° 44' 45" W 1322.21'	(N 89° 41' 58" W 1320.00')
⑥	S 00° 56' 10" E 66.05'	(S 00° 46' 16" E 66.00')
⑦	S 89° 43' 30" E 1316.94'	(S 89° 41' 58" E 1320.00')
⑧	N 00° 41' 53" W 66.09'	(N 00° 46' 16" W 66.00')
⑨	S 00° 46' 13" E 2438.83'	(S 00° 46' 16" E 2437.97')
⑩	S 00° 44' 03" E 39.93'	(S 00° 46' 16" E 40.00')
⑪	S 00° 46' 28" E 639.87'	(S 00° 46' 16" E 639.88')
⑫		(S 00° 46' 16" E 2.00')
⑬		(S 89° 41' 58" E 174.63')

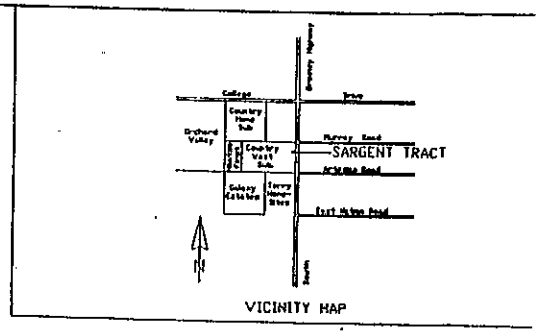
NOTES

1. RECORD BEARINGS AND DISTANCES SHOWN ON PLAT ARE ENCLOSED IN ( ) PARENTHESES. FINAL PLAT OF COUNTRY WEST SUBDIVISION WAS USED FOR RECORD REFERENCES.
2. COORDINATE DATA – CITY OF CHEYENNE DATUM.
3. BEARING (S 89° 44' 16" E), BETWEEN CITY OF CHEYENNE GRID COORDINATES USED AS BASIS OF BEARINGS.

FIRST AMERICAN

NO DOMESTIC WATER AND OR WASTEWATER SYSTEMS ARE PROPOSED

FILING RECORD



DEDICATION

KNOW ALL MEN BY THESE PRESENT that Ronald J. Sargent, A.K.A. Ron Sargent, Owner of the land herein described and platted on this plat of a portion of the S 1/2 of the NW 1/4 Section 17, T. 13 N., R. 66 W. of the 6th P.M. Laramie County, Wyoming, known as SARGENT TRACT, do hereby declare the subdivision, easements and/or rights of way of said land as it appears on this plat to be free and clear and in accordance with his desires and does grant same for the purposes shown hereon.

Ronald J. Sargent

ACKNOWLEDGEMENT

STATE OF

COUNTY OF

The Dedication Instrument was acknowledged before me this 5th day of April, 1994, by Ronald J. Sargent.

Lisa Barnes
Notary Public

My Commission Expires Dec. 4, 1995

APPROVALS

Approved by the Cheyenne-Laramie County Regional Planning Commission this 6th day of April, 1994.

Director

Approved by the Board of County Commissioners of Laramie County, Wyoming this 19 day of April, 1994.

Attest:
Chairman
County Clerk

Deputy Clerk

CERTIFICATE OF SURVEY

I, Villan B. Armstrong, a Registered Professional Engineer and Land Surveyor, hereby certify that this map was made from notes taken during a survey made under my direct supervision in February 1994 and that to the best of my belief and knowledge correctly shows the results of that survey including distances measured and monuments found or set.

William B. Armstrong
Villan B. Armstrong
P.E. & L.S. 3153

2/28/94
Date

FINAL PLAT
OF THE
SARGENT TRACT
SITUATED IN THE
S 1/2 of the NW 1/4
SECTION 17, T. 13 N., R. 66 W., 6th P.M.
LARAMIE COUNTY, WYOMING

0 100 200 300 400
SCALE 1" = 100'

PREPARED BY:
ARMSTRONG ENGINEERING SERVICES
FEBRUARY 28, 1994