

SUBDIVISION PLAT SETUP FORM

Subdivision Proper Name SCENIC DEVELOPMENT
 Received from A V I
 Grantor SCENIC DEVELOPMENT GROUP LLC Document Date 5/26/13
 Grantee SCENIC DEVELOPMENT
 Legal Description PTN MASSA SEC20 T14N R66W

SUBDIVISION INFORMATION

Short Alpha Name SCENIC DEVELOPMENT
 Block Name BLCK Lot Name LOT
 Replats Previous Platting Y/N Defunct Subdivision Y/N
 Covenants Book/Page COMP Old Hard Copy Book/Number _____

ABSTRACTING INFORMATION

Existing Parcels Affected

TWN/SUBD	RNG/BLK	BEG SECLT	END SECLT
14	46	20	

New Subdivision Parcels Created

TWN/SUBD	RNG/BLK	BEG SECLT	END SECLT
SCENIC DEVELOPMENT	1	1	3


 REC'D # 670421
 RECORDED 5/28/2013 AT 9:18 AM BKR 10 PDP L&S
 Debra K. Leibman, CLERK OF GARAGE COUNTY, NY PAGE 1 OF 1

LEGEND

- FOUND ALUMINUM CAP PLS 2500
- FOUND ALUMINUM CAP PLS 2507
- FOUND ALUMINUM CAP PLS 1046
- FOUND ALUMINUM CAP PLS 1048
- MISPLACED DATA THIS PLAT
- (R) DENOTES RECORD DATA FROM "COLE FIRE STATION ADDITION FOURTH PLING" RECORD DATED JANUARY 17, 2007
- (F) CENTURY WEST FIFTH PLING

CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	103.85	445.00	137.98°	N87°12'31"W	103.41
C2	271.96	282.00	87°47'47"	N81°32'24"W	262.51
C3	601.93	666.00	38°27'38"	N51°52'07"W	566.81
C4	524.65	666.00	37°46'07"	N59°32'20"W	514.35
C5	210.85	342.00	47°07'07"	N67°38'12"E	204.60
C6	62.22	342.00	14°28'47"	S67°48'57"E	68.89
C7	64.80	300.00	13°29'47"	S67°12'32"E	68.41
C8	64.80	300.00	13°29'47"	S67°12'32"E	68.41
C9	64.80	450.00	47°07'07"	N47°46'32"E	35.33
C10	103.33	225.00	26°52'07"	N47°46'32"E	100.48
C11	114.21	244.00	25°52'07"	N55°38'27"E	113.58
C12	507.55	78.00	37°59'57"	N65°38'17"E	68.85
C13	24.36	445.00	37°42'42"	S19°32'27"E	24.28

LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN A PORTION OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SAID PARCEL BEING THE EXTERIOR BOUNDARY OF THE FINAL PLAT OF THE "SCENIC DEVELOPMENT" SUBDIVISION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST BOUNDARY OF THE SAID PARCEL, SAID POINT BEING DOCUMENTED IN A FINAL ALUMINUM CAP PLS 2507, THENCE S89°24'47"W A DISTANCE OF 163.79 FEET TO A CURVE TO THE RIGHT WITH A RADIUS OF 660.00 FEET, A DELTA ANGLE OF 27°23', THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 601.93 FEET, THENCE ALONG THE ARC OF SAID CURVE 601.93 FEET TO A POINT ON THE WEST BOUNDARY OF SAID RIGHT OF WAY.

THENCE S67°24'24"W A DISTANCE OF 47.75 FEET TO A CURVE TO THE RIGHT WITH A RADIUS OF 282.00 FEET, A DELTA ANGLE OF 87°47'47", AND WHOSE CHORD BEARS N57°07'34"W A DISTANCE OF 262.51 FEET, THENCE ALONG THE ARC OF SAID CURVE 271.96 FEET, THENCE S67°12'32"W A DISTANCE OF 127.98 FEET, AND WHOSE CHORD BEARS N67°12'31"W A DISTANCE OF 103.41 FEET, THENCE ALONG THE ARC OF SAID CURVE 103.85 FEET, THENCE S20°07'38"W A DISTANCE OF 67.72 FEET TO A POINT.

THENCE S20°07'38"W A DISTANCE OF 172.33 FEET TO A POINT ON THE NORTH BOUNDARY OF "COLE FIRE STATION FOURTH PLING", THENCE ALONG SAID NORTH BOUNDARY S89°19'13"E A DISTANCE OF 428.97 FEET TO A POINT.

THENCE S89°19'13"E A DISTANCE OF 330.00 FEET TO A POINT ON THE WEST BOUNDARY OF "CENTURY WEST FIFTH PLING", THENCE S89°24'47"W A DISTANCE OF 340.13 FEET TO THE WEST BOUNDARY OF "CENTURY WEST FIFTH PLING".

THENCE S89°24'47"W A DISTANCE OF 340.13 FEET TO THE WEST BOUNDARY OF "CENTURY WEST FIFTH PLING".

SAID PARCEL OF LAND CONTAINS 20.8 ACRES MORE OR LESS.

SAID PARCEL OF LAND CONTAINS 1.88 ACRES OF RIGHT OF WAY MORE OR LESS.

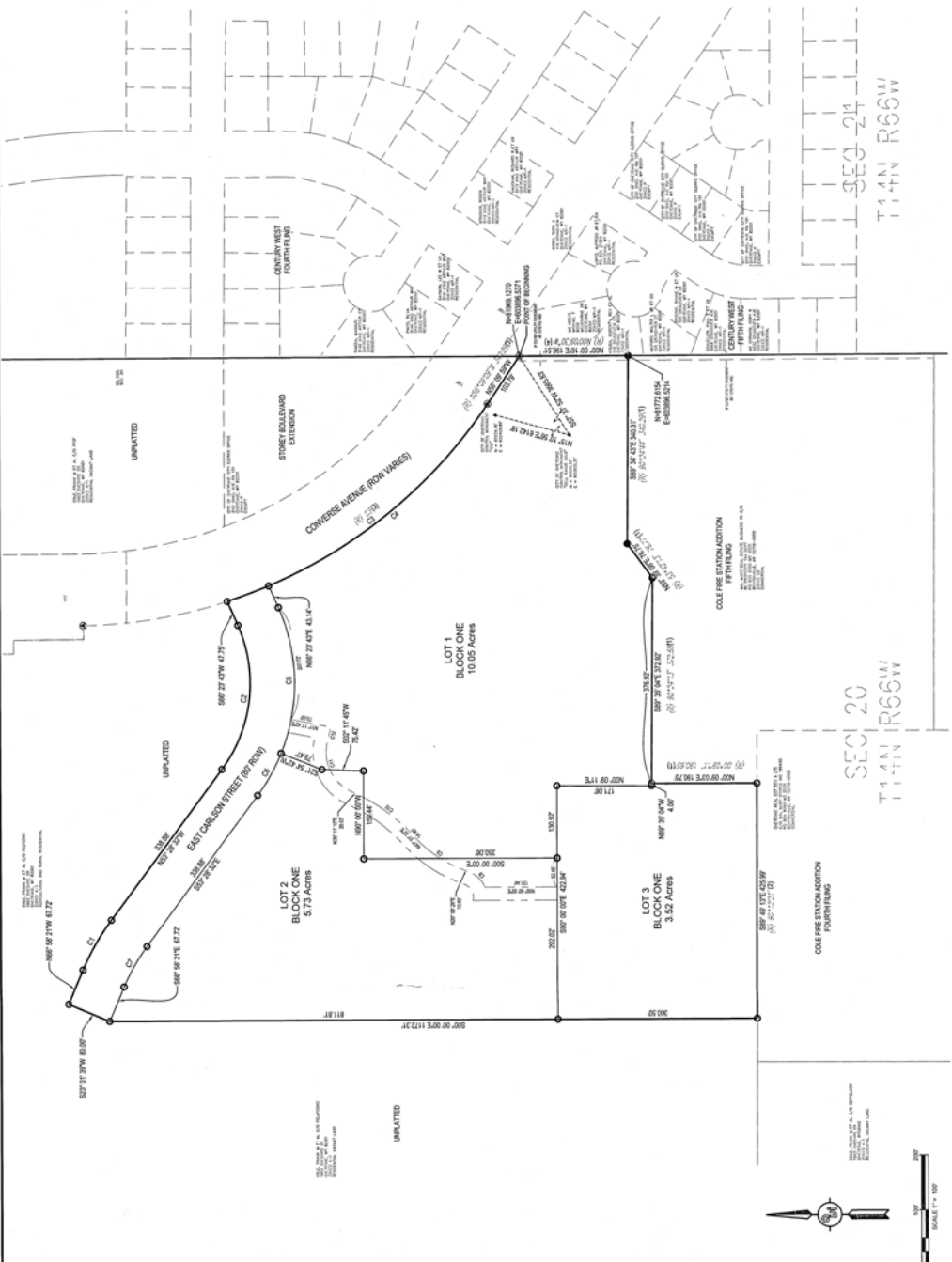
RECEPTION: 6/20/14
 The State of Wyoming
 This instrument was filed for record at 10:15 a.m. on 09/17/14 in the Office of the County Clerk, Carbon County, Wyoming.

By: [Signature]
 County Clerk & Ex-Officio Notary Public for Carbon County, Wyoming

FINAL PLAT FOR SCENIC DEVELOPMENT

SITUATED IN A PORTION OF THE NORTHEAST QUARTER (NE¼) OF THE SOUTHEAST QUARTER (SE¼) OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 66 WEST OF THE 6TH P.M. LARAMIE COUNTY, WYOMING.

PREPARED SEPTEMBER 2014



APPROVALS

APPROVED BY THE CITY COUNCIL OF THE CITY OF CHEYENNE, THIS 6th DAY OF OCTOBER, 2014.

DEVELOPMENT DIRECTOR: [Signature]

APPROVED BY THE CITY COUNCIL OF THE CITY OF CHEYENNE, THIS 26th DAY OF OCTOBER, 2014.

CERTIFICATE OF SURVEYOR: [Signature]

STATE OF WYOMING

THE FOREGOING INSTRUMENT WAS KNOWN AND BELIEVED BY ME TO BE THE ACT AND DEED OF THE PARTIES HERETO, AND THAT THE SAID PARTIES ARE COMPETENT TO MAKE THE SAME, AND THAT THE SAID INSTRUMENT IS A TRUE AND CORRECT STATEMENT OF THE INTENT AND AGREEMENT OF THE SAID PARTIES, AND THAT THE SAID INSTRUMENT IS NOT IN VIOLATION OF ANY LAWS OF THE STATE OF WYOMING, AND THAT THE SAID INSTRUMENT IS NOT IN VIOLATION OF ANY ORDINANCES OF THE CITY OF CHEYENNE, AND THAT THE SAID INSTRUMENT IS NOT IN VIOLATION OF ANY ORDINANCES OF THE COUNTY OF LARAMIE, AND THAT THE SAID INSTRUMENT IS NOT IN VIOLATION OF ANY ORDINANCES OF THE STATE OF WYOMING, AND THAT THE SAID INSTRUMENT IS NOT IN VIOLATION OF ANY ORDINANCES OF THE CITY OF CHEYENNE, AND THAT THE SAID INSTRUMENT IS NOT IN VIOLATION OF ANY ORDINANCES OF THE COUNTY OF LARAMIE, AND THAT THE SAID INSTRUMENT IS NOT IN VIOLATION OF ANY ORDINANCES OF THE STATE OF WYOMING.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SCENIC DEVELOPMENT GROUP, LLC, DOES HEREBY DEDICATE TO THE PUBLIC THE LAND SHOWN AS BEING THE EXTERIOR BOUNDARY OF SAID LAND WITHIN THE SUBDIVISION OF SAID LAND AS SHOWN ON THE FINAL PLAT OF SAID SUBDIVISION, TOGETHER WITH ALL EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED ON THIS PLAT.

ACKNOWLEDGEMENTS

STATE OF WYOMING

COUNTY OF LARAMIE

THE FOREGOING INSTRUMENT WAS KNOWN AND BELIEVED BY ME TO BE THE ACT AND DEED OF THE PARTIES HERETO, AND THAT THE SAID PARTIES ARE COMPETENT TO MAKE THE SAME, AND THAT THE SAID INSTRUMENT IS A TRUE AND CORRECT STATEMENT OF THE INTENT AND AGREEMENT OF THE SAID PARTIES, AND THAT THE SAID INSTRUMENT IS NOT IN VIOLATION OF ANY LAWS OF THE STATE OF WYOMING, AND THAT THE SAID INSTRUMENT IS NOT IN VIOLATION OF ANY ORDINANCES OF THE CITY OF CHEYENNE, AND THAT THE SAID INSTRUMENT IS NOT IN VIOLATION OF ANY ORDINANCES OF THE COUNTY OF LARAMIE, AND THAT THE SAID INSTRUMENT IS NOT IN VIOLATION OF ANY ORDINANCES OF THE STATE OF WYOMING.

NOTES

SUBJECT PROPERTY DOES NOT FALL WITHIN SPECIAL 100 ZONING DISTRICT AS SHOWN ON THE LARAMIE MAP.

NO. 8482(C)MPF DATED JANUARY 17, 2007.

REFERENCE OF RECORD DATA:

- (1) - COLE FIRE STATION ADDITION FIFTH PLING
- (2) - STONEY ROLLERWOOD EXTENSION
- (3) - CENTURY WEST FIFTH PLING

FILING RECORD

RECORDED AT 10:15 AM ON 09/17/14 BY [Signature]

