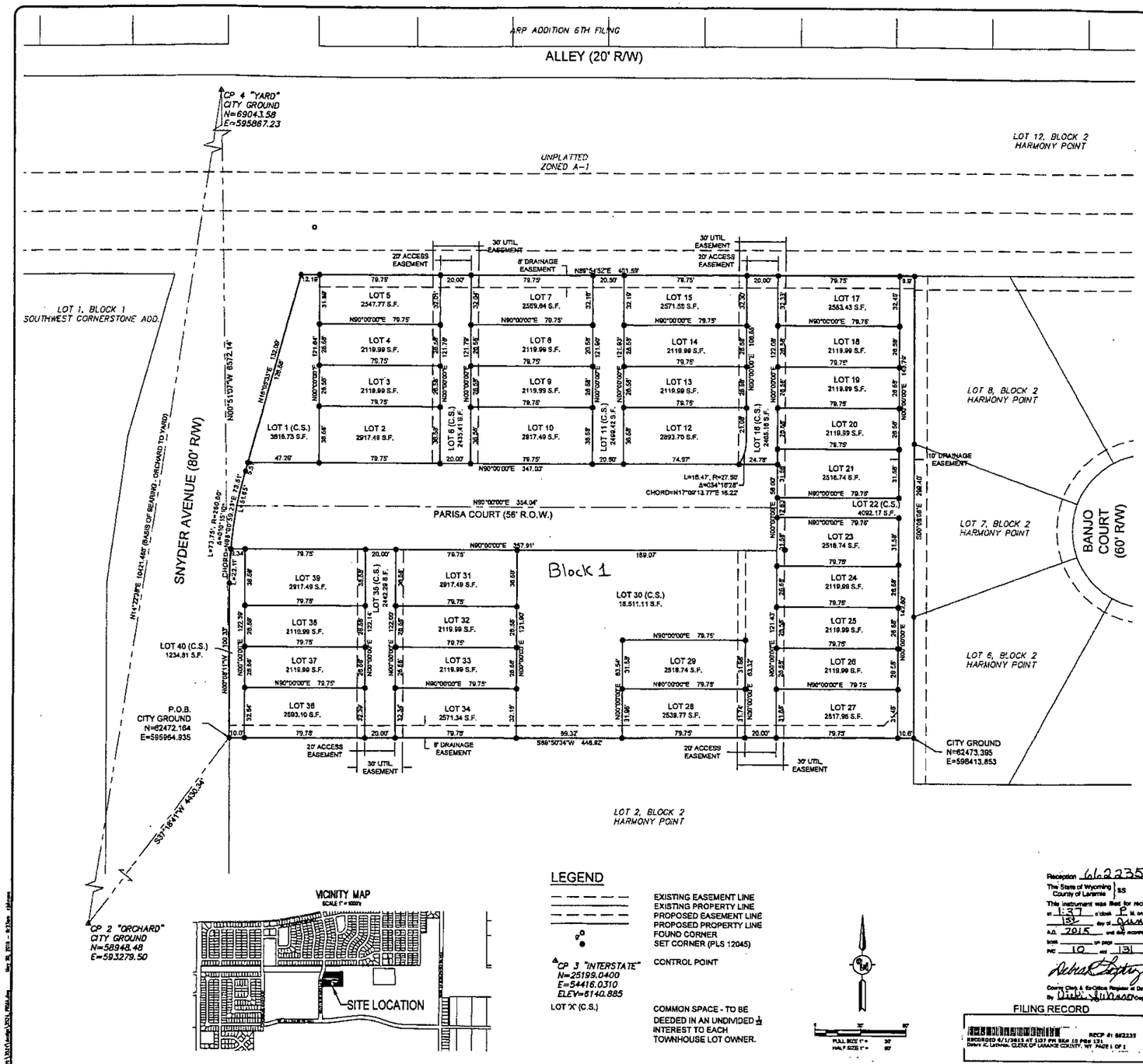

LEGEND

- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- PROPOSED EASEMENT LINE
- PROPOSED PROPERTY LINE
- FOUND CORNER
- SET CORNER (PLS 12045)

"CP 3 "INTERSTATE"
N=25199.0400
E=54416.0310
ELEV=8140.885
CONTROL POINT

LOT 'X' (C.S.) COMMON SPACE - TO BE DEEDED IN AN UNDIVIDED 1/8 INTEREST TO EACH TOWNHOUSE LOT OWNER.

FULL SIZE 1" = 30'
HALF SIZE 1" = 60'

BASIS OF BEARINGS:

COORDINATES AND DISTANCES ARE BASED ON MODIFIED STATE PLANE GROUND NAD 83 NAVD88 GEOID 12A. BASIS OF BEARING THE NORTH LINE OF LOT 2 BLOCK 2 OF HARMONY POINT WHICH BEARS S89°50'34"W A DISTANCE OF 448.92 FT.

LEGAL DESCRIPTION

THE FOLLOWING IS A DESCRIPTION OF A PARCEL OF LAND BEING SITUATED IN THE NE¼ OF SECTION 7, TOWNSHIP 13 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN:

BEGINNING AT THE NORTH WEST CORNER OF LOT 2 BLOCK 2 OF HARMONY POINT; THENCE N00°09'11"W, 100.33 FT. ALONG THE EAST RIGHT OF WAY LINE OF SNYDER AVE; THENCE CONTINUING ALONG SAID EAST LINE ON A CURVE TO THE RIGHT 73.78 FT., WHOSE RADIUS IS 250.00 FT., AND CHORD BEARS N08°05'59"E, 73.51 FT.; THENCE CONTINUING ALONG SAID EAST LINE N16°08'53"E, 132.09 FT.; THENCE LEAVING SAID EAST LINE N89°54'52"E, 401.58 FT; THENCE S00°08'08"E, 299.40 FT.; THENCE S89°50'34"W, 448.92 FT. TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 2.999 ACRES MORE OR LESS.

DEDICATION STATEMENT:

KNOW ALL MEN BY THESE PRESENTS THAT: THE UNDERSIGNED, SHAHROKH AJDARI, PRESIDENT OF AYA HOMES, LLC., DOES HEREBY DISCLARE THIS PLAT OF SAID LANDS TO BE HIS FREE ACT AND DEED IN ACCORDANCE WITH HIS DESIRES, AND DOES HEREBY DEDICATE THE PUBLIC ROAD RIGHT-OF-WAYS SHOWN HEREON TO THE PUBLIC AND GRANT THE EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED.

SHAHROKH AJDARI, PRESIDENT OF AYA HOMES LLC

ACKNOWLEDGEMENTS

STATE OF Wyoming)
) ss
COUNTY OF Laramie)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY SHAHROKH AJDARI, PRESIDENT OF AYA HOMES LLC, ON THIS 30 DAY OF May, 2015, WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC, LARAMIE COUNTY, WY

MY COMMISSION EXPIRES: 1/22/18

APPROVALS

APPROVED BY THE CHEYENNE PLANNING COMMISSION THIS 4th DAY OF November, 2013

DEVELOPMENT DIRECTOR

APPROVED BY THE CITY COUNCIL OF THE CITY OF CHEYENNE, THIS 9th DAY OF December, 2013

MAYOR CITY CLERK

CERTIFICATE OF SURVEYOR

I ADAM E. DESCHLER, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, HEREBY STATE THAT THIS SURVEY WAS PREPARED FROM OFFICIAL PLATS AND DEEDS OF RECORD AND FROM NOTES OF A FIELD SURVEY CONDUCTED ON BEHALF OF AVI P.C. BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE MONUMENTS ARE SET OR FOUND AS SHOWN AND THAT THIS PLAT CORRECTLY REPRESENTS SAID SURVEY OF THE LAND DEPICTED HEREON TO THE BEST OF MY KNOWLEDGE.

ADAM E. DESCHLER 13046 Professional Land Surveyor WYOMING

Reception 616235
The State of Wyoming
County of Laramie } SS
This instrument was filed for record at 1:37 o'clock P M. on the 13th day of Dec A.D. 2013 and duly recorded in book ___ on page ___ as No. 10 on 131
County Clerk & Ex-Officio Register of Deeds
By ___ Deputy

FILING RECORD
RECP #: 616235
RECORDED 4/1/2015 AT 1:37 PM, BOK 10 PGS 131
DEBRA K. LEHMAN, CLERK OF LARAMIE COUNTY, WY. PAGE 1 OF 1

FINAL PLAT OF SHIRAZ ENCLAVE

A REPLAT OF
A PORTION OF THE NE¼ OF SECTION7, FORMERLY KNOWN AS INTERIOR HEIGHTS ADDITION, NOW VACATED. A PORTION OF BLOCKS 80 AND 81
AND
BEING SITUATED IN THE NE¼ OF SECTION 7, TOWNSHIP 13 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING

NO.	REVISION	DATE

PREPARED FOR:
AYA HOMES, LLC.
7009 CORDOVA DRIVE
CHEYENNE, WY 82009

PROJECT: SHIRAZ ENCLAVE

DRAWING TITLE: FINAL PLAT

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

DATE: 10/14/13
DRAWN BY: TF
DESIGNED BY: SE
CHECKED BY: AD
JOB NO.: 3524
DRAWING NO. 1 OF 1