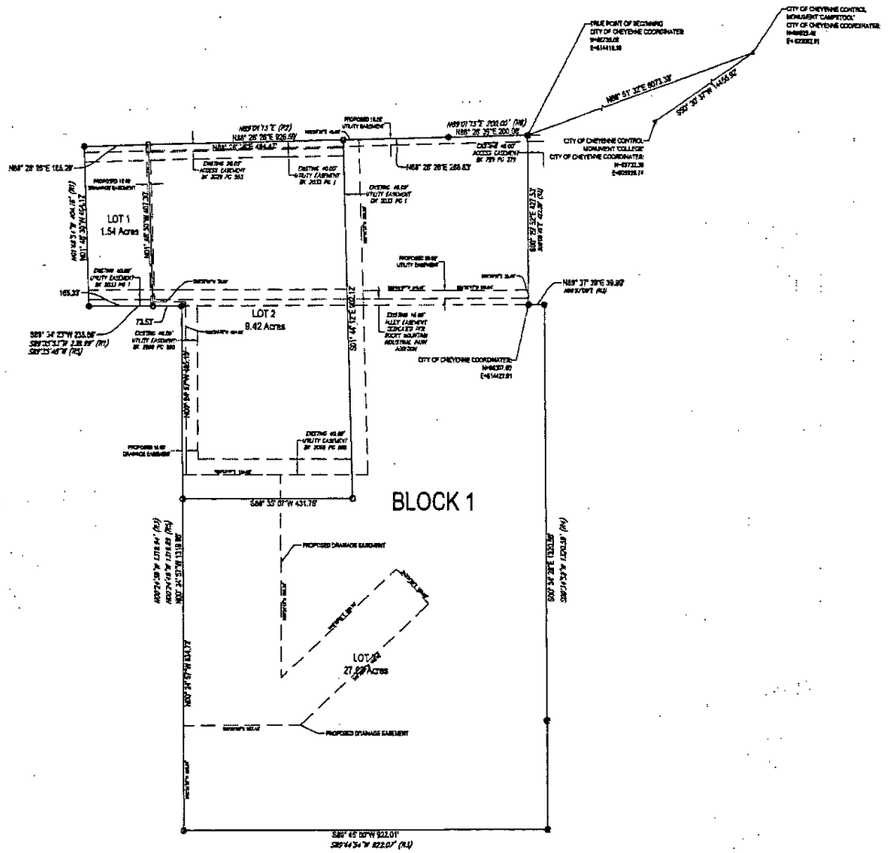


LEGAL DESCRIPTION

THE FOLLOWING IS A DESCRIPTION OF A PARCEL OF LAND CONSISTING OF A PORTION OF TRACT 2 OF 'ROCKY MOUNTAIN INDUSTRIAL PARK ADDITION' AND TRACT 1 OF 'SIMON SUBDIVISION 1ST FILING' BEING SITUATED IN THE EAST HALF (E ½) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, LARAMIE COUNTY, CHEYENNE, WY BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL 3, TRACT 2 OF 'ROCKY MOUNTAIN INDUSTRIAL PARK ADDITION' AS DESCRIBED IN BOOK 1518 PAGE 606, THENCE S00°25'52"E A DISTANCE OF 427.53 FEET TO A POINT ON THE NORTH LINE OF TRACT 1, 'SIMON SUBDIVISION 1ST FILING', THENCE N89°37'28"E A DISTANCE OF 39.95 FEET TO THE NORTHEAST CORNER OF SAID TRACT 1, THENCE S00°24'28"E A DISTANCE OF 1320.86 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 1, THENCE S89°45'09"W A DISTANCE OF 932.01 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 1, THENCE N00°24'57"W A DISTANCE OF 1318.88 FEET TO THE NORTHWEST CORNER OF SAID TRACT 1 ALSO BEING THE NORTHEAST CORNER OF 'CROW CREEK WATER RECLAMATION SUBDIVISION' AND A POINT ON THE SOUTH LINE OF TRACT 2 OF 'ROCKY MOUNTAIN INDUSTRIAL PARK ADDITION', THENCE S89°34'23"W A DISTANCE OF 238.06 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, 'DEVORE SUBDIVISION', THENCE ALONG SAID EAST LINE N01°14'20"W A DISTANCE OF 401.12 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF SOUTH INDUSTRIAL SERVICE ROAD N88°27'26"E A DISTANCE OF 828.59 FEET TO A POINT AT THE NORTHWEST CORNER OF PARCEL 2, TRACT 2 OF 'ROCKY MOUNTAIN INDUSTRIAL PARK ADDITION', THENCE N89°28'28"E A DISTANCE OF 300.88 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 35.59 ACRES MORE OR LESS

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: SIMON CONTRACTORS, OWNER IN FEE SIMPLE OF THE LAND EMBRACED IN THIS FINAL PLAT OF "SIMON INDUSTRIAL PARK 1ST FILING", DO HEREBY DECLARE THAT THE SUBDIVISION OF SAID LAND IS WITH THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES, DO HEREBY GRANT TO THE PUBLIC THE RIGHTS OF WAY SHOWN HEREON AND GRANT THE EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED ON THIS PLAT.

GEORGE A. LEAGUE

ACKNOWLEDGEMENTS

STATE OF WYOMING }
SS
COUNTY OF LARAMIE }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY SIMON CONTRACTORS- George B. League President
THIS 31 DAY OF March 2015, WITNESS MY HAND AND OFFICIAL SEAL.

Christina Shandor - Notary Public, County of Laramie, State of Wyoming, My Commission Expires October 26, 2015

NOTARY PUBLIC Wyoming

MY COMMISSION EXPIRES 10-26-15

APPROVALS

APPROVED BY THE PLANNING AND DEVELOPMENT DIRECTOR THIS 27th DAY OF March, 2015.

Jason Rickford
DEVELOPMENT DIRECTOR

APPROVED BY THE CITY OF CHEYENNE ENGINEER THIS 27th DAY OF March 2015.

Nathan Beukelman
CITY ENGINEER

ACKNOWLEDGEMENTS

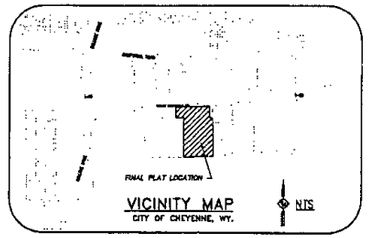
STATE OF WYOMING }
SS
COUNTY OF LARAMIE }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF March 2015, BY Lisa Pickford AND Nathan Beukelman ON BEHALF OF THE CITY OF CHEYENNE, WYOMING.

DEBRA K. SMITH - NOTARY PUBLIC, County of Laramie, State of Wyoming, My Commission Expires 10/24/2015

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/24/15



FILING RECORD

RECD# 1: 687993
RECORDED 4/2/2015 AT 1:01 PM IN BK 10 PG 117
Debra K. Lawrence, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

BASIS OF BEARINGS:

BASIS OF BEARINGS - GRID BEARINGS AS ESTABLISHED BY GPS (GLOBAL POSITIONING SYSTEM) OBSERVATIONS REFERENCED FROM CITY OF CHEYENNE CONTROL MONUMENTS "COLLEGE" AND "CAMPSTOOL".

VACATION STATEMENT

THIS PLAT VACATES ANY AND ALL EXISTING LOT AND BLOCK LINES WITHIN THE BOUNDS OF THIS PLAT.

CERTIFICATE OF SURVEYOR

I, ADAM E DESCHLER, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF WYOMING DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM THE RECORDS AND FIELD NOTES OF A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

ADAM E. DESCHLER 12243 REGISTERED LAND SURVEYOR WYOMING

LEGEND

- SET 2" ALUMINUM CAP - LS 12243
- FOUND ALUMINUM CAP
  FOUND ALUMINUM CAP NOT PART OF THIS REPLAT
  FOUND ALUMINUM CAP FROM UNDERLYING PLAT
- FOUND IRON PIPE
  FOUND IRON PIPE NOT PART OF THIS REPLAT
  FOUND RIGHT OF WAY MONUMENT NOT PART OF THIS REPLAT

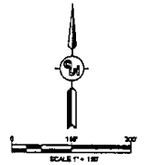
XX°XX'XX" XXXX.XX' (R&) DENOTES RECORD DATA

NOTES:

REFERENCE OF RECORD DATA:
- -(R1) - DEVORE SUBDIVISION
- -(R2) - ROCKY MOUNTAIN INDUSTRIAL PARK ADDITION
- -(R3) - SIMON SUBDIVISION 1ST FILING
- -(R4) - SCHMIDT SUBDIVISION NO. 4
- -(R5) - CROW CREEK WATER RECLAMATION SUBDIVISION
- -(R6) - BOOK 1518 PAGE 606

FLOOD HAZARD AREA: THE SOUTHWEST PORTION OF LOT 3 LIES IN THE FEMA 100 YEAR FLOOD PLAIN

Reception 657993
The State of Wyoming } SS
County of Laramie }
This instrument was filed for record at 1:01 o'clock P M. on the 2 day of April A.D. 2015 and duly recorded in book ____ on page ____ PC 10 slot 117
Debra K. Lawrence
County Clerk & Ex-Officio Register of Deeds
By Deputy



FINAL PLAT OF SIMON INDUSTRIAL PARK 1ST FILING

AN ADMINISTRATIVE REPLAT OF A PORTION OF TRACT 2 OF ROCKY MOUNTAIN INDUSTRIAL PARK ADDITION AND TRACT 1 OF SIMON SUBDIVISION FIRST FILING, BEING SITUATED IN THE E 1/2 OF THE SE¼ OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 68 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CHEYENNE, WYOMING
DATE OF PREPARATION: FEBRUARY 2015

NO.	REVISION	DATE

PREPARED FOR:
SIMON CONTRACTORS
4819 SOUTH INDUSTRIAL ROAD
CHEYENNE, WY 82007

PROJECT: SIMON INDUSTRIAL PARK 1ST FILING

DRAWING TITLE: FINAL PLAT

DATE:
DRAWN BY: JDW
DESIGNED BY:
CHECKED BY: BE
JOB NO.: 2-3694.14

DRAWING NO. 1 OF 1

H:\SRV_Projects\13\Simon\Dwg\Plat\Simon_Final_Plat.dwg Mar 26, 2015 - 8:33am jdow