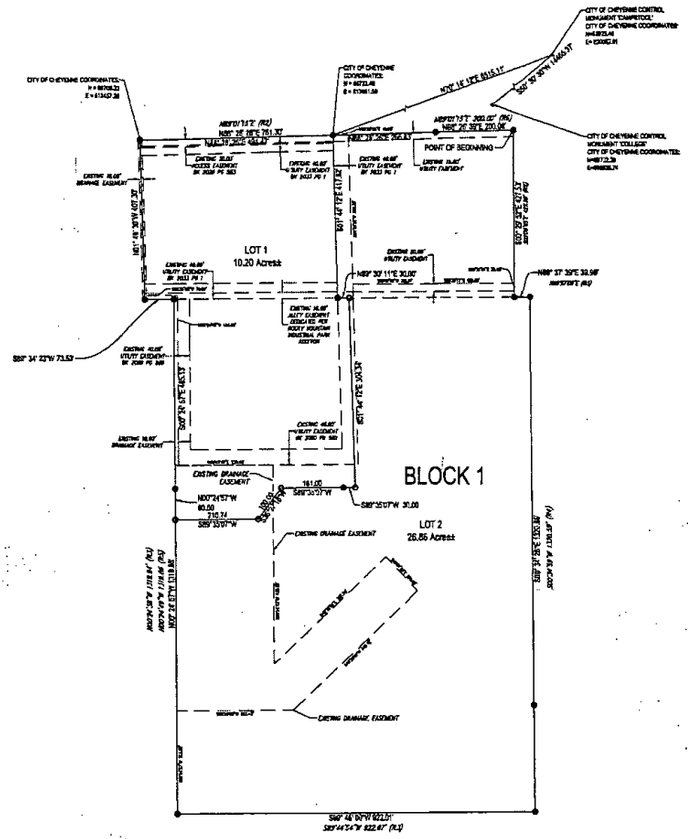
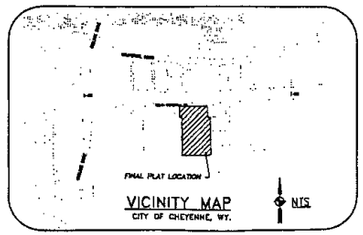




FILING RECORD

RECP #: 661639
RECORDED 5/13/2015 AT 9:50 AM BK: 10 PAP: 125
Debra K. Lathrop, CLERK OF LARAMIE COUNTY, WY. PAGE 1 OF 1

LEGAL DESCRIPTION

THE FOLLOWING IS A DESCRIPTION OF A PARCEL OF LAND CONSISTING OF LOT 2 AND LOT 3, BLOCK 1 OF SIMON INDUSTRIAL PARK 1ST FILING BEING SITUATED IN THE EAST HALF (E ½) OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 66 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 2, TRACT 2 OF "ROCKY MOUNTAIN INDUSTRIAL PARK ADDITION" AS DESCRIBED IN BOOK 1518 PAGE 866, THENCE S00°29'52"E A DISTANCE OF 427.53 FEET TO A POINT ON THE NORTH LINE OF TRACT 1, "SIMON SUBDIVISION 1ST FILING", THENCE N89°37'31"E A DISTANCE OF 38.89 FEET TO THE NORTHEAST CORNER OF SAID TRACT 1, THENCE S00°34'38"E A DISTANCE OF 1322.08 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 1, THENCE S89°48'50"W A DISTANCE OF 922.01 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 1, THENCE N00°24'57"W A DISTANCE OF 1319.06 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°37'03"W A DISTANCE OF 75.53 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, "SIMON INDUSTRIAL SUBDIVISION", THENCE ALONG SAID EAST LINE N01°46'39"W A DISTANCE OF 427.30 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF SOUTH INDUSTRIAL SERVICE ROAD N89°39'48"E A DISTANCE OF 761.30 FEET TO A POINT AT THE NORTHWEST CORNER OF PARCEL 2, TRACT 2 OF ROCKY MOUNTAIN INDUSTRIAL PARK ADDITION", THENCE N89°39'48"E A DISTANCE OF 208.56 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 37.06 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 2ND 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 B. LEAGUE, PRESIDENT

ACKNOWLEDGEMENTS

STATE OF WYOMING)
)SS
COUNTY OF LARAMIE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY GEORGE B. LEAGUE, PRESIDENT OF SIMON CONTRACTORS.
THIS 13 DAY OF May, 2015. WITNESS MY HAND AND OFFICIAL SEAL.

Christina Everton - Notary Public, County of Laramie, State of Wyoming, My Commission Expires October 30, 2015

NOTARY PUBLIC, Cheyenne, WYOMING

MY COMMISSION EXPIRES 10/30/2015

APPROVALS

APPROVED BY THE PLANNING AND DEVELOPMENT DIRECTOR THIS 17 DAY OF MARCH, 2015.

DEVELOPMENT DIRECTOR

APPROVED BY THE CITY OF CHEYENNE ENGINEER THIS 17 DAY OF MARCH, 2015.

CITY ENGINEER

ACKNOWLEDGEMENTS

STATE OF WYOMING)
)SS
COUNTY OF LARAMIE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13 DAY OF May, 2015, BY Rebecca Commerata AND Nathan Bentzinger ON BEHALF OF THE CITY OF CHEYENNE, WYOMING.

DEBRA K. LATHROP - NOTARY PUBLIC, COUNTY OF LARAMIE, STATE OF WYOMING, My Commission Expires 1/21/2018

NOTARY PUBLIC, Cheyenne, WYOMING

MY COMMISSION EXPIRES 10/4/15

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, 12245, REGISTERED LAND SURVEYOR, WYOMING
Date: 5/12/2015

LEGEND

- ⊙ SET 2" ALUMINUM CAP - LS 12245
- ● 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

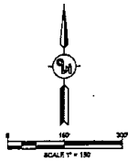
XX°XX'XX" XXXX.XX' (R2) DENOTES RECORD DATA

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 866

FLOOD HAZARD AREA: THE SOUTHWEST PORTION OF LOT 2 LIES IN THE FEMA 100 YEAR FLOOD PLAIN

Reception 1616039
The State of Wyoming } ss
County of Laramie }
This instrument was filed for record at 9:50 o'clock A M. on the 13th day of May A.D. 2015 and duly recorded in book ____ on page ____ rec 10 slot 125
Debra K. Lathrop
County Clerk by Christina Everton Deputy



FINAL PLAT
OF
SIMON INDUSTRIAL PARK
2nd FILING

AN ADMINISTRATIVE REPLAT OF LOT 2 AND LOT 3, BLOCK 1 OF SIMON INDUSTRIAL PARK 1ST FILING, BEING SITUATED IN THE E 1/2 OF THE SE ¼ OF SECTION 3, TOWNSHIP 13 NORTH, RANGE 66 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CHEYENNE, WYOMING
DATE OF PREPARATION: MAY 2015

NO.	REVISION	DATE

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

PROJECT: SIMON INDUSTRIAL PARK 2nd FILING

DRAWING TITLE: FINAL PLAT

DATE:
DRAWN BY: JDW
DESIGNED BY:
CHECKED BY: BE
JOB NO.: 2-3694.14
DRAWING NO. 1 OF 1

I:\Work_Drawings\Jobs\Platting\3694_Final Plat 2nd Filing May 12, 2015 - 12:26pm Adam