

**ADMINISTRATIVE PLAT SETUP FORM**

Subdivision Proper Name SOUTH PARK ESTATES 7TH FILING  
 Received from MONUMENT HOMEBUILDERS  
 Grantor J E I LAND INVESTMENTS LLC Document Date 8/27/13  
 Grantee RE SOUTH PARK EST 07F  
 Legal Description L20,21,S17' L22 BL7 SOUTH PARK EST 01F

**SUBDIVISION INFORMATION**

Short Alpha Name SOUTH PARK EST 07F Number 3243  
 Block Name BLOCK Lot Name LOT  
 Replats Previous Platting Y/N Defunct Subdivision Y/N  
 Covenants Book/Page \_\_\_\_\_ Old Hard Copy Book/Number COMP

**ABSTRACTING INFOFRMATION**

For suffix 40-69(Existing Parcels Affected)

TWN/SUBD	RING/BLOCK	BEGIN SEC/LOT	END SEC/LOT	R/V SW
2827	7	20	21	R
2827	7	22		

For suffix 70-99 (New Parcels Created)

BLOCK #	BEGIN LOT	END LOT	BLOCK #	BEGIN LOT	END LOT
1	1	2			

**DEDICATION**

KNOW ALL PERSONS BY PRESENTS THAT: That **EL Land Investments, LLC**, a Wyoming Limited Liability Company, owners in fee simple of lands embraced in this report of "SOUTH PARK ESTATES 7TH FILING" as described herein more particularly described as follows:

All of Lots 20 & 21 and the South 17.00 feet of Lot 22, Block 7, South Park Estates, 1st Filing, City of Cheyenne, Laramie County, Wyoming.

Said parcel contains 21,782 sq. ft. more or less and is subject to any right-of-way or other easements as granted or reserved by instruments of record or as more existing on said described parcel of land.

Has caused the same to be surveyed, platted and known as "SOUTH PARK ESTATES 7TH FILING", do hereby declare the subdivision of said land on this report to be their free act and deed and in accordance with their own volition, and that the same shall be subject to the same laws, rules and regulations as other lots and easements shown herein for the purposes indicated. Further, granting a specific easement for pedestrian, non-motorized and emergency vehicle access (including multipled improvements and maintenance to facilitate such ingress and egress) is hereby granted a 20 foot easement centered on the rear line of each lot. Also granting a 10 foot easement centered on the eastern boundary of each lot. The easement shall be subject to the same laws and rules and also along the southern boundary of this plot adjacent to Interstate 80 right-of-way.

EL Land Investments, LLC,  
a Wyoming Limited Liability Company  
*Edward Ernste*  
Edward Ernste, Managing Member

**ACKNOWLEDGMENTS**

STATE OF WYOMING ) SS  
COUNTY OF LARAMIE )

The dedication instrument was acknowledged before me this 21 day of AUGUST, 2013,  
by Edward Ernste, Managing Member, **EL Land Investments, LLC**.

My Commission Expires NOV. 1. 2015



**ACKNOWLEDGMENTS**

STATE OF WYOMING ) SS  
COUNTY OF LARAMIE )

The foregoing instrument was acknowledged before me this 21 day of AUGUST, 2013,  
by Edward Ernste and Edward Ernste  
of the City of Cheyenne, Wyoming.

*Nancy Public*  
Nancy Public, Laramie County, Wyoming  
My Commission Expires June 21, 2014



**APPROVALS**

Approved by the City of Cheyenne Planning & Development Director  
this 21 day of AUGUST, 2013.

*Edith A. Jones*  
Edith A. Jones, City Engineer  
City Engineer, City of Cheyenne, Wyoming

Approved by the Cheyenne City Engineer  
this 21 day of AUGUST, 2013.

*Edith A. Jones*  
Edith A. Jones, City Engineer  
City Engineer, City of Cheyenne, Wyoming

**CERTIFICATE OF SURVEYOR**

I, Edith A. Jones, a Registered Professional Land Surveyor in the State of Wyoming, hereby state that this report of "South Park Estates 7th Filing", was prepared from official plats and deeds of record and from notes of a field survey conducted by me or under my direct supervision during the month of July 2013, that the monuments are set or found as shown upon the plat that this report correctly represents said survey of the land depicted hereon to the best of my knowledge.



Reception 62294 **SOUTH PARK ESTATES, 7TH FILING,**  
The State of Wyoming ) SS  
County of Laramie )  
This instrument was filed for record  
at 4:02 o'clock P.M. on the  
A.D. 2013 day of AUGUST,  
book 10 on page 45  
P.C. 10 at 45

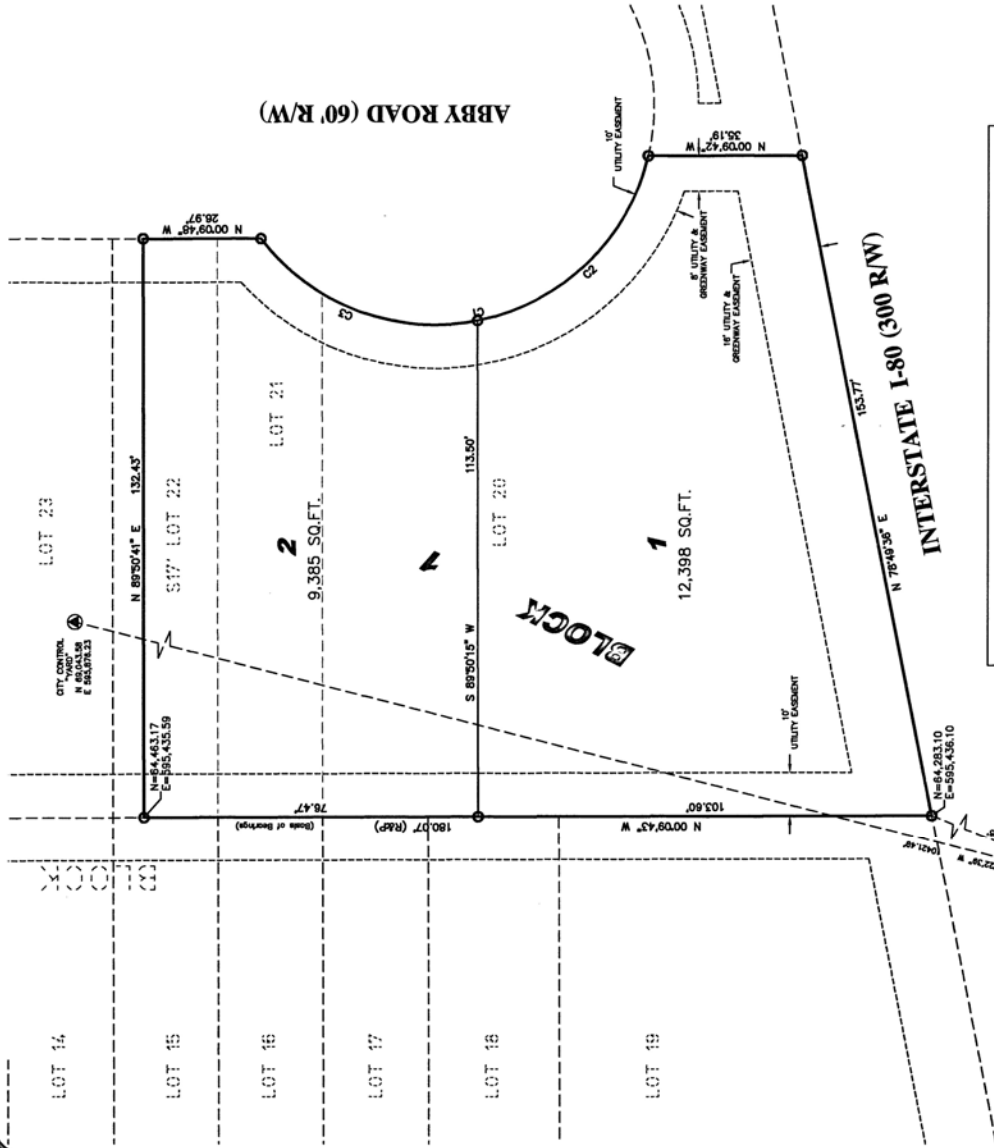
**ADMINISTRATIVE REPLAT  
FOR ALL OF LOTS 20 & 21, AND  
THE SOUTH 17.00 FEET OF LOT 22, BLOCK 7,  
SOUTH PARK ESTATES 1ST FILING,  
CITY OF CHEYENNE,  
SECTION 31, T. 14 N., R. 66 W., 6TH P.M.,  
LARAMIE COUNTY, WYOMING**

PREPARED JULY 10, 2013



ABBY ROAD (60' RW)

INTERSTATE I-80 (300 RW)



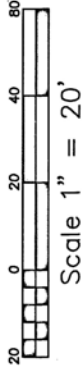
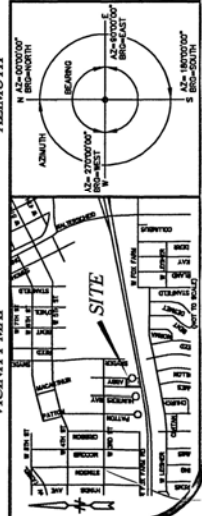
CURVE #	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	129°28'11"	50.00	112.98	S11°57'57"E	90.43
C2	85°28'52"	50.00	57.14	S43°57'37"E	54.08
C3	63°59'19"	50.00	55.84	S20°46'29"W	52.98

**LEGEND**

- SET 2" ALUMINUM CAP ON #6 REBAR STAMPED "PLS 9834"
- (M) DENOTES MEASURED DATA THIS SURVEY
- (P) DENOTES RECORD DATA PER PLAT OF "HELLMAN HEIGHTS ADDITION TO THE CITY OF CHEYENNE" ON FILE AT THE LARAMIE COUNTY CLERK'S OFFICE.
- CITY OF CHEYENNE CONTROL STATION

**NOTE**  
1.) BEARINGS AND DISTANCES ARE PER PLAT OF "SOUTH PARK ESTATES, 1ST FILING" AS NO MONUMENTS WERE SET UNDER THE PROJECT. BEARINGS AND DISTANCES ESTIMATED FROM ORIGINAL PROJECT COORDINATES AND SET PER PLAT DURING THIS SURVEY.  
2.) THIS PLAT INTENDS TO VACATE ALL EXISTING LOT LINES PREVIOUSLY PLATTED WITHIN THE BOUNDARIES OF THIS PLAT.

**VICINITY MAP**



**FILING RECORD**

RECORDED 8/27/2013 AT 4:08 PM REC# 822861 84 10 P#4 45  
SERIAL # 1478900-CLERK-DE-LARAMIE-COUNTY-WY-STATE-1-10'