

DEDICATION

KNOW ALL PERSONS BY PRESENTS THAT: JBL Land Investments, LLC, a Wyoming Limited Liability Company, owners in fee simple of lands embraced in this report of "SOUTH PARK ESTATES 8TH FILING" as described hereon more particularly described as follows:

All of Lots 21 & 22 and the South 7.00 feet of Lot 23, Block 6, South Park Estates 1st Filing, City of Cheyenne, Laramie County, Wyoming.

Said parcel contains 11,880 sq. ft., more or less and is subject to any rights-of-way or other encumbrances as granted or reserved by instruments of record or as now existing on said described parcel of land.

Hereinafter to be surveyed, platted and shown on "SOUTH PARK ESTATES 8TH FILING" do hereby dedicate to the public for the use of the public, the roads and green spaces and do hereby grant, the easements shown hereon for the purposes indicated. Further, granting a specific easement for pedestrian, non-motorized and emergency vehicle access (including municipal improvements and maintenance) to facilitate such purposes by providing a right-of-way easement for pedestrian, non-motorized and emergency vehicle access along the 18 foot utility/greenway easement area at the southern end of Hunters Way and also along the southern boundary of this plat adjacent to Interstate 80 right-of-way.

JBL Land Investments, LLC,
Edward Emshel, Managing Member

ACKNOWLEDGMENTS

STATE OF WYOMING) SS
COUNTY OF LARAMIE)

The dedication instrument was acknowledged before me this 27 day of August, 2013,
by Edward Emshel, Managing Member, JBL Land Investments, LLC

My Commission Expires NOV. 16, 2015

Rafael P. Vasquez
Notary Public, Laramie County, Wyoming

APPROVALS

Approved by the City of Cheyenne Planning & Development Director
this 31 day of August, 2013.

Planning & Development Director, City of Cheyenne, Wyoming

Approved by the Cheyenne City Engineer
this 27 day of August, 2013.

City Engineer, City of Cheyenne, Wyoming

ACKNOWLEDGMENTS

STATE OF WYOMING) SS
COUNTY OF LARAMIE)

The foregoing instrument was acknowledged before me
by COLTON D. JONES and KAROLYN L. GAZDAR and KAROLYN L. GAZDAR
of the City of Cheyenne, Wyoming.

MAURICE A. SOROKA
Notary Public, Laramie County, Wyoming

My Commission Expires JULY 23, 2014

CERTIFICATE OF SURVEYOR

I, Colton D. Jones, a Registered Professional Land Surveyor in the State of Wyoming, hereby state that this report of "South Park Estates 8th Filing" was prepared from official plats and records of record and from public 2013 field notes and that this report correctly represents said survey of the land depicted hereon to the best of my knowledge.

LEGEND

○ SET 2" ALUMINUM CAP ON #8 REBAR STAMPED "PLS 9834"

○ DENOTES MEASURED DATA THIS SURVEY

○ DENOTES RECORD DATA PER PLAT OF "HELLMAN HEIGHTS ADDITION TO THE CITY OF CHEYENNE" ON FILE AT THE LARAMIE COUNTY CLERKS OFFICE

○ CITY OF CHEYENNE CONTROL STATION

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	115.03	50.00	137°48'59"	S13°09'20"E	91.29
C2	81.88	50.00	70°54'17"	S43°33'39"E	58.00
C3	53.15	50.00	80°54'38"	S22°18'49"W	36.88
C6	155.16	5779.60	1°35'35"	N60°07'22"E	155.15

NOTES

1.) BEARINGS AND DISTANCES ARE PER PLAT OF "SOUTH PARK ESTATES 1ST FILING" AS NOTED HEREON. BEARINGS SET FOR THIS SURVEY. PROJECT COORDINATES AND SET PER PLAT DURING THIS SURVEY.

2.) THIS PLAT INTENDS TO VACATE ALL CHEYENNE LOT LINES PREVIOUSLY PLATTED WITHIN THE BOUNDARIES OF THIS PLAT.

