



First American Title™

These documents are provided by First American Title as a courtesy to you. Should you have any questions regarding these documents, please contact your Realtor or a Real Estate Attorney.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.



NOTES

- ▲ denotes City of Cheyenne control station.
- denotes monument found, as shown.
- denotes 5/8" dia. x 24" long rebar with 1/2" dia. aluminum cap set.
- Azimuths and coordinates based on City of Cheyenne Datum.
- Basis of Bearing - As shown, call of survey by Wyoming L.S. No. 223 in 1961.
- { } denote call shown on the official plat titled "Sunnyside Addition, Eighth Filing".
- Revised, 11 Apr. 1979.

CERTIFICATE OF SURVEYOR

State of Wyoming)
) ss.
 County of Laramie)

I, R.L. Hudson, a Land Surveyor registered in the State of Wyoming, do hereby certify that this plat of Sunnyside Addition, Ninth Filing, has been prepared from the field notes of Surveys made by me on the 29th day of October, 1975, and the 28th day of February, 1979, and that it correctly and accurately represents said surveys of the lands as shown hereon and that said addition embraces all of the following described portion of the ~~WYOMING~~ SECTION 26, T. 14 N., R. 66 W., 6th P.M.:

Being the W/2 of that certain tract of land conveyed to Roland W. Wunch and Mary E. Wunch, vir et ux, by that certain Warranty Deed recorded in Book 919 at page 372 on the 19th day of February, 1971, at the office of the Laramie County Clerk and Ex-Officio Register of Deeds; to wit: Beginning at a point on the north line of said tract conveyed by aforementioned Warranty Deed from which the northeast corner thereof bears S 88° 59' E 79.27 feet distant; thence N 88° 59' E, a distance of 79.27 feet; thence S 0° 01' E, along the west line of said tract, a distance of 274.76 feet; thence S 88° 59' E, along the south line of said tract, a distance of 79.27 feet; thence N 0° 01' E, a distance of 274.76 feet to the point of beginning; containing 0.409 acre, more or less; said lands being monumented and delineated as shown hereon.

R.L. Hudson
 Wyoming L.S. No. 519

DEDICATION

BEFORE ME, the undersigned authority, on this 5th day of March, 1979, personally appeared Mary E. Wunch, owner in fee of the land embraced in this plat as described hereon, does hereby declare the survey of said land, as appears on this plat, to be her free and voluntary act and deed and does hereby dedicate, to the use of the public forever, that portion of Dell Range Boulevard lying within, and a part of, said land and does hereby grant, for the specified purpose, the easement within, and a part of, said land.

Attest: *[Signature]*
 Notary Public

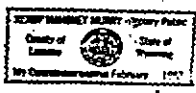
ACKNOWLEDGEMENT

State of Wyoming)
) ss.
 County of Laramie)

The foregoing Dedication was signed and acknowledged before me, by Mary E. Wunch, on this 5th day of March, 1979.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of my office the day, month and year first above written.

My commission expires February 4, 1983

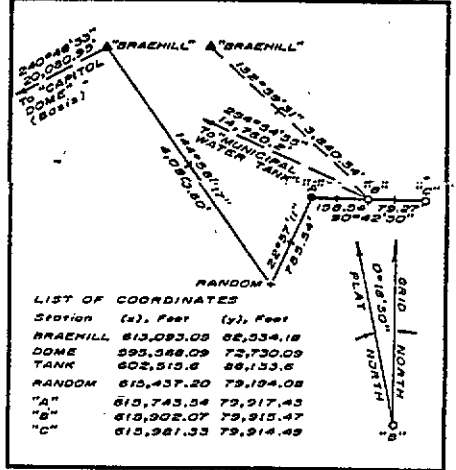
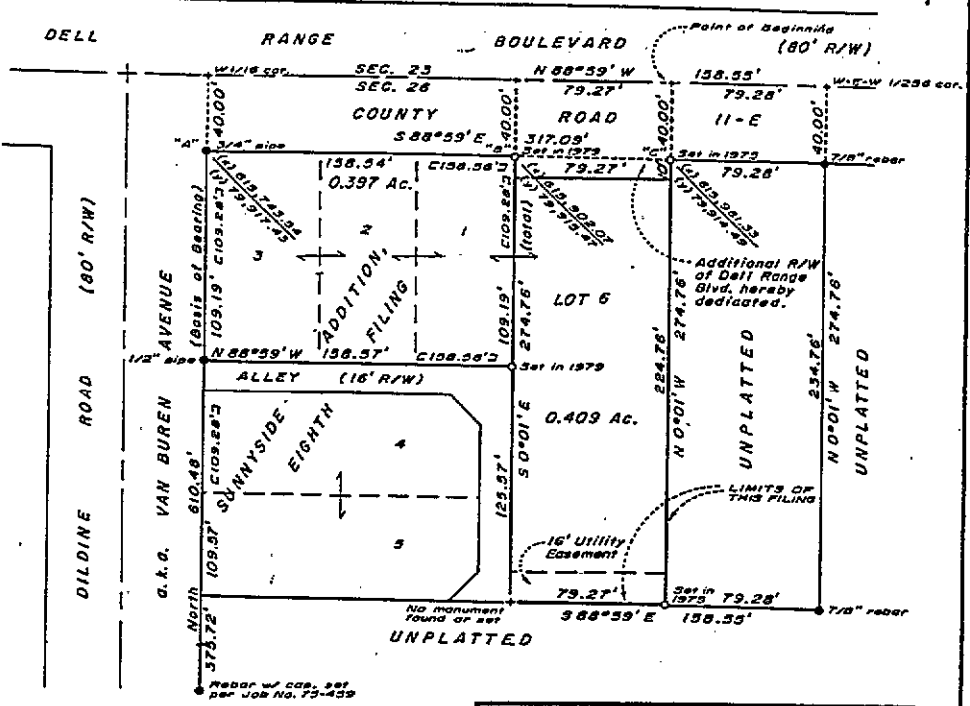


Kern Mahoney
 Notary Public

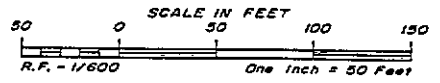
APPROVALS

Approved by the Cheyenne-Laramie County Regional Planning Commission this 7th day of May, 1979.

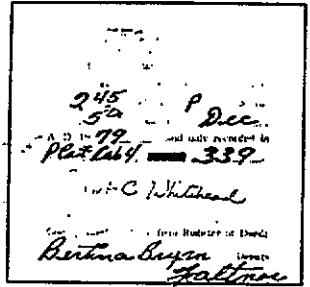
Attest: *[Signature]* Chairman
 Council of the City of Cheyenne this 14th day of June, 1979.
[Signature] Mayor



CONTROL DIAGRAM



FILING RECORD



PLAT OF
SUNNYSIDE ADDITION,
NINTH FILING
 SITUATE IN THE W/2 NE1/4NW1/4 OF SECTION 26, T.14N., R.66W., 6 P.M. LARAMIE COUNTY, WYOMING

R.L. HUDSON - LAND SURVEYOR
 Cheyenne, Wyoming
 February 1979 Job No. 79-994

in addition, First Filing, of record in the office of the County Clerk and ex officio Register of deeds in and for Laramie County, Wyoming; excepting and reserving, however, all rights in and to said property which have been excepted or reserved in the patent thereto issued by the United States of America, and in all prior conveyances to said property, to which said exceptions and reservations in said patent and said prior conveyances this deed is subject. The said Winnie Ethel Paris, Grantee, her Heirs, Executors or Assigns, agrees not to erect, or permit to be erected upon said premises, any building or buildings of less than one story high above the ground, and that any and all buildings erected upon said premises shall be built of frame, brick, stone or stucco, and shall be, and be kept painted, so that the same shall not become unsightly.

