

EAST PERSHING BOULEVARD
1700 S.O.M.

SURVEYOR'S CERTIFICATE

STATE OF WYOMING
COUNTY OF LARAMIE

I, ROBERT W. TAYLOR, A duly registered land surveyor in the State of Wyoming, hereby certify that this plat of "SUNRISE ESTATES - THIRD FILING" to the City of Cheyenne, Laramie County, Wyoming, was prepared from notes of an actual survey conducted by me or under my direct supervision during the month of February, 2000, and that this plat correctly and accurately represents said survey of land shown hereon.

Robert W. Taylor
2/2000
Professional Land Surveyor
No. 1234
Cheyenne, Wyoming

**DESCRIPTION OF
"SUNRISE ESTATES - THIRD FILING"**

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 25
THENCE S 89°02'36" W, A DISTANCE OF 50.00 FEET TO A POINT;
THENCE N 89°02'36" W, A DISTANCE OF 1008.14 FEET TO A POINT;
THENCE S 17°15'38" W, A DISTANCE OF 314.41 FEET TO THE POINT OF BEGINNING.
THENCE S 36°15'21" E, A DISTANCE OF 738.06 FEET TO A POINT;
THENCE S 31°44'38" W, A DISTANCE OF 133.86 FEET TO A POINT;
THENCE S 42°38'18" W, A DISTANCE OF 80.62 FEET TO A POINT;
THENCE S 37°44'38" W, A DISTANCE OF 125.88 FEET TO A POINT;
THENCE N 38°18'21" W, A DISTANCE OF 485.58 FEET TO A POINT;
THENCE S 12°36'41" W, A DISTANCE OF 34.84 FEET TO A POINT WHICH IS THE MOST EASTERLY POINT OF LOT 1, BLOCK 7 OF "SUNRISE ESTATES SECOND FILING".
THENCE N 18°07'38" W ALONG LOTS 1, 3 AND 2 OF BLOCK 7 OF "SUNRISE ESTATES SECOND FILING", A DISTANCE OF 274.25 FEET TO A POINT;
THENCE N 47°18'41" E ALONG THE EASTERLY BOUNDARY OF LOT 1, BLOCK 7 OF "SUNRISE ESTATES SECOND FILING", A DISTANCE OF 73.78 FEET TO A POINT;
THENCE N 88°19'35" E, A DISTANCE OF 180.81 FEET TO A POINT;
THENCE N 82°49'37" E ALONG THE SOUTH EASTERLY BOUNDARY OF TRACT A OF "SUNRISE ESTATES SECOND FILING", A DISTANCE OF 124.22 FEET TO THE POINT OF BEGINNING.

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT BAILEY E. & MARLENE P. DOTSON, HUSBAND & WIFE, OFFICERS IN FEE SIMPLE OF THE TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 14 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED IN THE ABOVE DESCRIPTION OF "SUNRISE ESTATES - THIRD FILING", HAVE CAUSED THE SAME TO BE SURVEYED, PLATTED, AND BOUND AS "SUNRISE ESTATES - THIRD FILING" AND DO HEREBY DECLARE THE SUBDIVISION OF SAID LAND AS IT APPEARS BY THIS PLAT, TO BE THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR OWNERSHIP, AND DO HEREBY DONORATE TO THE USE OF THE PUBLIC FOR THE STREETS, DRIVES AND GRANTS THE EASEMENTS FOR THE PURPOSES INDICATED HEREON.

Bailey E. Dotson
Bailey E. Dotson
Marlene P. Dotson
Marlene P. Dotson

ACKNOWLEDGMENT

STATE OF WYOMING
COUNTY OF LARAMIE

THE DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY of February, 2000 BY:

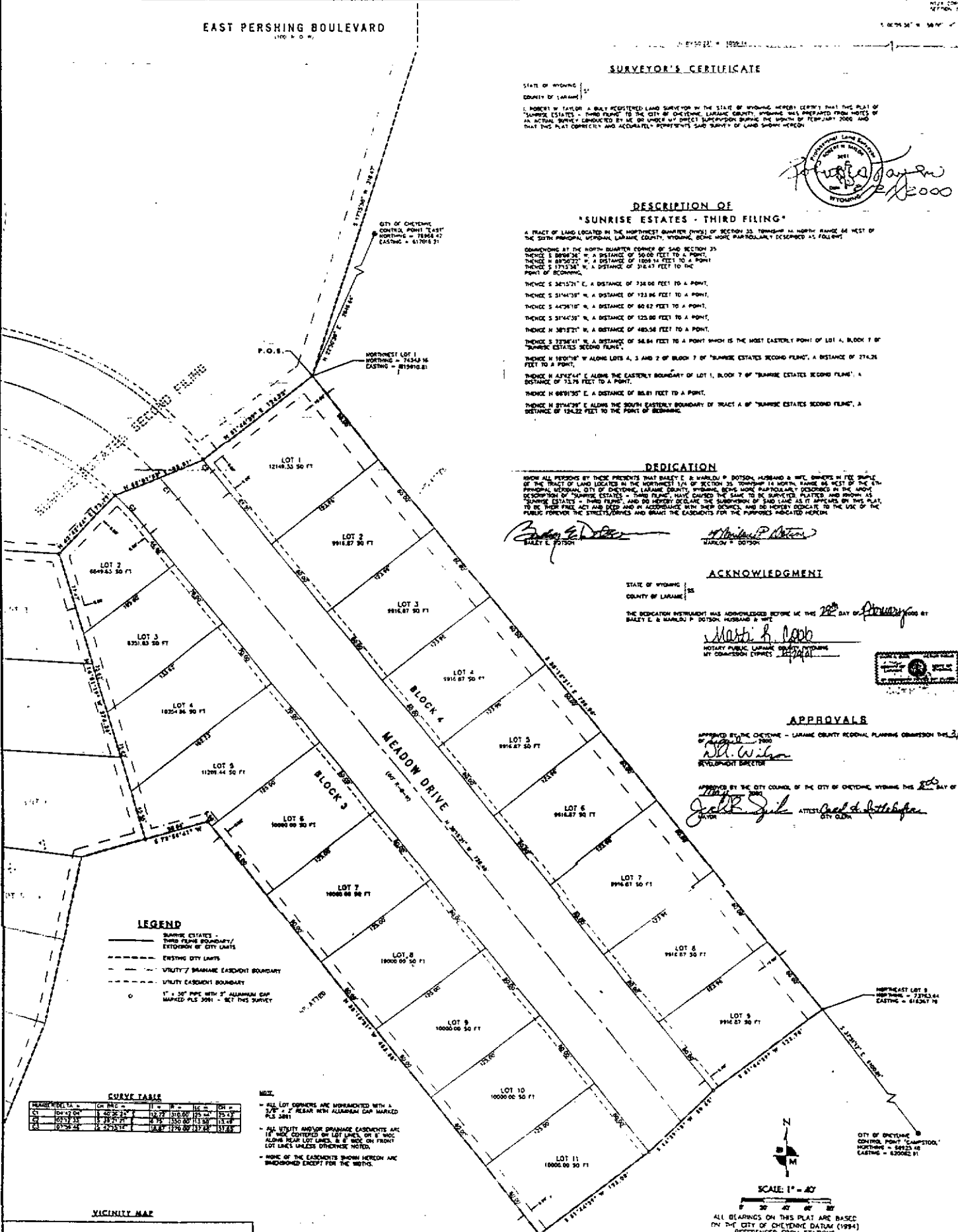
Marti R. Lamb
Marti R. Lamb
Notary Public, Laramie County, Wyoming
My Commission Expires: 12/31/2003



APPROVALS

APPROVED BY THE CHEYENNE - LARAMIE COUNTY REGIONAL PLANNING COMMISSION THIS 23rd DAY of February, 2000
N.L. Wilson
N.L. Wilson
Development Director

APPROVED BY THE CITY COUNCIL OF THE CITY OF CHEYENNE, WYOMING THIS 23rd DAY of February, 2000
John Spill
John Spill
Mayor

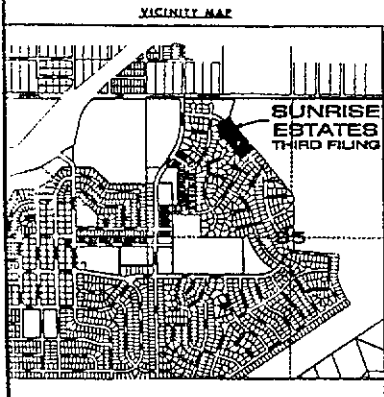


LEGEND
--- SUNRISE ESTATES - THIRD FILING BOUNDARY/ EXTENSION OF CITY LIMITS
--- EXISTING CITY LIMITS
--- UTILITY / BRANCHLINE EASEMENT BOUNDARY
--- UTILITY EASEMENT BOUNDARY
○ 1" = 30" PIPE WITH 1" ALUMINUM CAP MARKED PLS 3061 - SET THIS SURVEY

CURVE TABLE

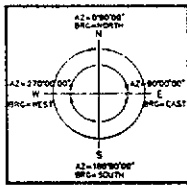
CHORD BEARING	CHORD BEARING	CHORD BEARING	CHORD BEARING	CHORD BEARING
104°47'00"	15°20'30"	124°27'15"	131°00'00"	75°15'00"
01°13'30"	15°15'00"	08°44'15"	115°00'00"	111°14'00"
07°54'00"	15°20'30"	04°00'00"	175°00'00"	112°18'00"

NOTES:
- ALL LOT OWNERS ARE IMPROVED WITH A 3/8" x 2" REBAR WITH ALUMINUM CAP MARKED PLS 3061
- ALL UTILITY AND/OR BRANCHLINE EASEMENTS ARE 15' WIDE, CENTERED ON LOT LINES, OR 8' WIDE ALONG NEAR LOT LINES, AS IS SHOWN ON FRONT LOT LINES UNLESS OTHERWISE NOTED.
- NONE OF THE EASEMENTS SHOWN HEREON ARE INDICATED EXCEPT FOR THE WIDTHS.



FILING RECORD

Description: SUNRISE ESTATES - THIRD FILING
By State of Wyoming: 20
This instrument was filed by me on: 2/23/2000
at Cheyenne, WY
A.A. 2000 and day recorded in:
Book 112 page 100
R.C. 112
Robert W. Taylor
Surveyor



SUBDIVIDER:
BAILEY E. & MARLENE P. DOTSON
3219 EAST PERSHING BLVD
CHEYENNE, WY 82001

FINAL PLAT
OF
SUNRISE ESTATES - THIRD FILING
AN ADDITION TO THE CITY OF CHEYENNE
BEING A SUBDIVISION OF 5.710 ACRES IN THE
NW 1/4 SEC 25, T14N, R66W OF THE 6TH P.M.
LARAMIE COUNTY, WYOMING

