DESCRIPTION OF
'SUNRISE ESTATES - FOURTH FILING'

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER (NW¼) OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST BOUNDARY OF THE WEST HALF OF SECTION 35, WHICH IS LOCATED S 00°16'51" E, A DISTANCE OF 1994.66 FEET FROM THE NORTH ¼ CORNER OF SAID SECTION 35, WHICH SAID NORTH ¼ CORNER IS MONUMENTED BY A 3½" ALUMINUM CAP MARKED AM PC PLS 7977;

THENCE N 89°49'51" E, A DISTANCE OF 119.00 FEET TO THE SOUTHEAST CORNER OF LOT 5, BLOCK 4 OF "SUNRISE ESTATES - THIRD FILING", AS RECORDED AT PLAT CABINET 1, SLOT 749 AT THE OFFICE OF THE LARAMIE COUNTY CLERK;

THENCE S 89°49'51" W ALONG THE SOUTHERLY BOUNDARY OF SAID "SUNRISE ESTATES - THIRD FILING", A DISTANCE OF 1023.99 FEET;

THENCE S 44°09'09" W ALONG THE SOUTHEASTERLY BOUNDARY OF SAID "SUNRISE ESTATES - THIRD FILING", A DISTANCE OF 99.62 FEET;

THENCE S 89°49' 09" W ALONG THE SOUTHERLY BOUNDARY OF SAID "SUNRISE ESTATES - THIRD FILING", A DISTANCE OF 129.00 FEET;

THENCE S 38°43'17" E, A DISTANCE OF 56.76 FEET;

THENCE S 12°47'29" E, A DISTANCE OF 66.61 FEET;

THENCE S 43°08'50" E, A DISTANCE OF 120.00 FEET;

THENCE S 47°07'09" W, A DISTANCE OF 47.62 FEET;

THENCE S 27°09'09" W, A DISTANCE OF 47.66 FEET;

THENCE S 33°09'09" W, A DISTANCE OF 48.29 FEET;

THENCE S 39°09'09" W, A DISTANCE OF 120.29 FEET;

THENCE S 57°09'09" E, A DISTANCE OF 98.00 FEET;

THENCE S 33°09'09" E, A DISTANCE OF 63.84 FEET;

THENCE S 49°09'09" E, A DISTANCE OF 88.86 FEET;

THENCE N 77°53'12" E, A DISTANCE OF 75.66 FEET;

THENCE S 12°06'51" E, A DISTANCE OF 459.66 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 6 OF "SUNRISE ESTATES-FOURTH FILING", AS RECORDED AT PLAT CABINET 1, SLOT 749 AT THE OFFICE OF THE LARAMIE COUNTY CLERK;

THENCE S 12°06'51" E ALONG THE NORTHERLY BOUNDARY OF SAID "SUNRISE ESTATES — FIRST FILING", A DISTANCE OF 66.66 FEET;

THENCE S 39°09'09" E ALONG THE NORTHERLY BOUNDARY OF SAID "SUNRISE ESTATES — FIRST FILING", A DISTANCE OF 48.29 FEET;

THENCE S 33°09'09" E ALONG THE NORTHERLY BOUNDARY OF SAID "SUNRISE ESTATES — FIRST FILING", A DISTANCE OF 48.29 FEET;

THENCE N 45°17'07" E ALONG THE NORTHERLY BOUNDARY OF SAID "SUNRISE ESTATES — FIRST FILING", A DISTANCE OF 29.68 FEET TO A POINT ON CURVE OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 1524.16 FEET;

THENCE SOUTHEASTERLY ALONG THE NORTHERLY BOUNDARY OF SAID "SUNRISE ESTATES — FIRST FILING" AND ALONG SAID CIRCULAR CURVE TO THE LEFT, A DISTANCE OF 316.99 FEET THROUGH A CENTRAL ANGLE OF 11°54'56" (CHORD OF SAID CURVE HAS A BEARING OF S 51°14'39" E AND A CHORD LENGTH OF 316.41 FEET) TO A POINT ON SAID CURVE;

THENCE N 89°49'51" E ALONG THE NORTHERLY BOUNDARY OF SAID "SUNRISE ESTATES — FIRST FILING", A DISTANCE OF 1048.86 FEET TO A POINT ON THE EAST BOUNDARY OF THE WEST ½ OF SAID SECTION 35;

THENCE N 00°16'51" W ALONG THE EAST BOUNDARY OF THE WEST ½ OF SAID SECTION 35, A DISTANCE OF 261.76 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE

STATE OF WYOMING } SS
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 - FOURTH 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 SEPTEMBER 2001, AND THAT SAID PLAT CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY OF LAND SHOWN HEREON.

Professional Land Surveyor — ROBERT W. TAYLOR — 3891 — WYOMING

Robert W. Taylor — 3/1/02

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT TODD KING, OWNER IN FEE SIMPLE OF THE TRACT OF LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED IN THE ABOVE DESCRIPTION OF "SUNRISE ESTATES - FOURTH FILING", HAS CAUSED THE SAME TO BE SURVEYED, PLATTED, AND KNOWN AS "SUNRISE ESTATES - FOURTH FILING", AND DOES HEREBY DECLARE THE SUBDIVISION OF SAID LAND AS IT APPEARS ON THIS PLAT, TO BE HIS FREE ACT AND DEED AND IN ACCORDANCE WITH HIS DESIRES, AND DOES HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER THE STREETS/DRIVES AND GRANT THE EASEMENTS FOR THE PURPOSES INDICATED HEREON.

Todd King
TODD KING

ACKNOWLEDGMENT

STATE OF WYOMING } SS
COUNTY OF LARAMIE }

THE DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 12th DAY OF February, 2002 BY TODD KING.

Notary Public
NOTARY PUBLIC, LARAMIE COUNTY, WYOMING
MY COMMISSION EXPIRES 5/31/06

APPROVALS

APPROVED BY THE CHEYENNE - LARAMIE COUNTY REGIONAL PLANNING COMMISSION THIS 21st DAY OF November, 2001.

Brett A. Wilson
DEVELOPMENT DIRECTOR

APPROVED BY THE CITY COUNCIL OF THE CITY OF CHEYENNE, WYOMING, THIS 12th DAY OF December, 2001.

SEAL

MAYOR — ATTEST: Clerk & Ex-Officio Clerk
CITY CLERK

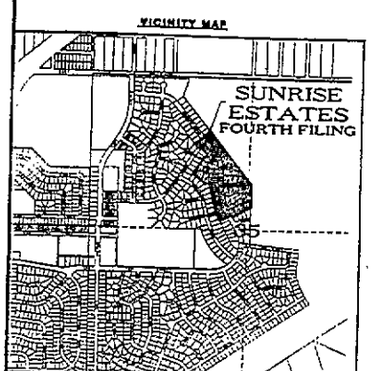
LEGEND

- SUNRISE ESTATES - FOURTH FILING BOUNDARY/ EXTENSION OF CITY LIMITS
- EXISTING CITY LIMITS
- UTILITY / DRAINAGE EASEMENT BOUNDARY

NOTE:

- ALL LOT CORNERS ARE MONUMENTED WITH A 3/8" x 2' REBAR WITH ALUMINUM CAP MARKED PLS 3891
- ALL UTILITY AND/OR DRAINAGE EASEMENTS ARE 10' WIDE CENTERED ON LOT LINES, OR 5' WIDE ALONG REAR LOT LINES, & 15' WIDE ON FRONT LOT LINES UNLESS OTHERWISE NOTED.
- NONE OF THE EASEMENTS SHOWN HEREON ARE ENCROACHED EXCEPT FOR THE WIDTH.

VICINITY MAP



FILING RECORD

Reception 315494
The State of Wyoming } SS
County of Laramie }
This instrument was filed for record on 10:34 o'clock A M. on the 21st day of Feb A.D. 2002 and duly recorded in Book 3 of Plats Page 17
Fee $ 20.00
Debra K. Kilgore
County Clerk & Ex-Officio Recorder of Deeds
By Linda Russell Deputy

AZ=000°00' BRG=NORTH
AZ=270°00'00" BRG=WEST
AZ=090°00'00" BRG=EAST
AZ=180°00'00" BRG=SOUTH

SCALE: 1" = 60'
0' 30' 60' 90' 120'

ALL BEARINGS ON THIS PLAT ARE BASED ON THE [illegible]

FINAL PLAT OF SUNRISE ESTATES - FOURTH FILING

AN ADDITION TO THE CITY OF CHEYENNE
BEING A SUBDIVISION OF 17.99 ACRES IN THE
NW1/4 SECTION 35, T14N, R66W OF THE 6TH P.M.
LARAMIE COUNTY, WYOMING

BENCHMARK — 1902 Thomas Ave. Suite 101, Cheyenne, Wyoming 82001 — (307) 634-1434 — fax (307) 775-8175

DRAWN BY: SKT — PROJECT NO.: 8262(06)
CHECKED BY: RWT — SCALE: 1"=60' — SHEET 1 OF 1
DATE: JANUARY 10, 2002 — FILE: FINPP.DWG