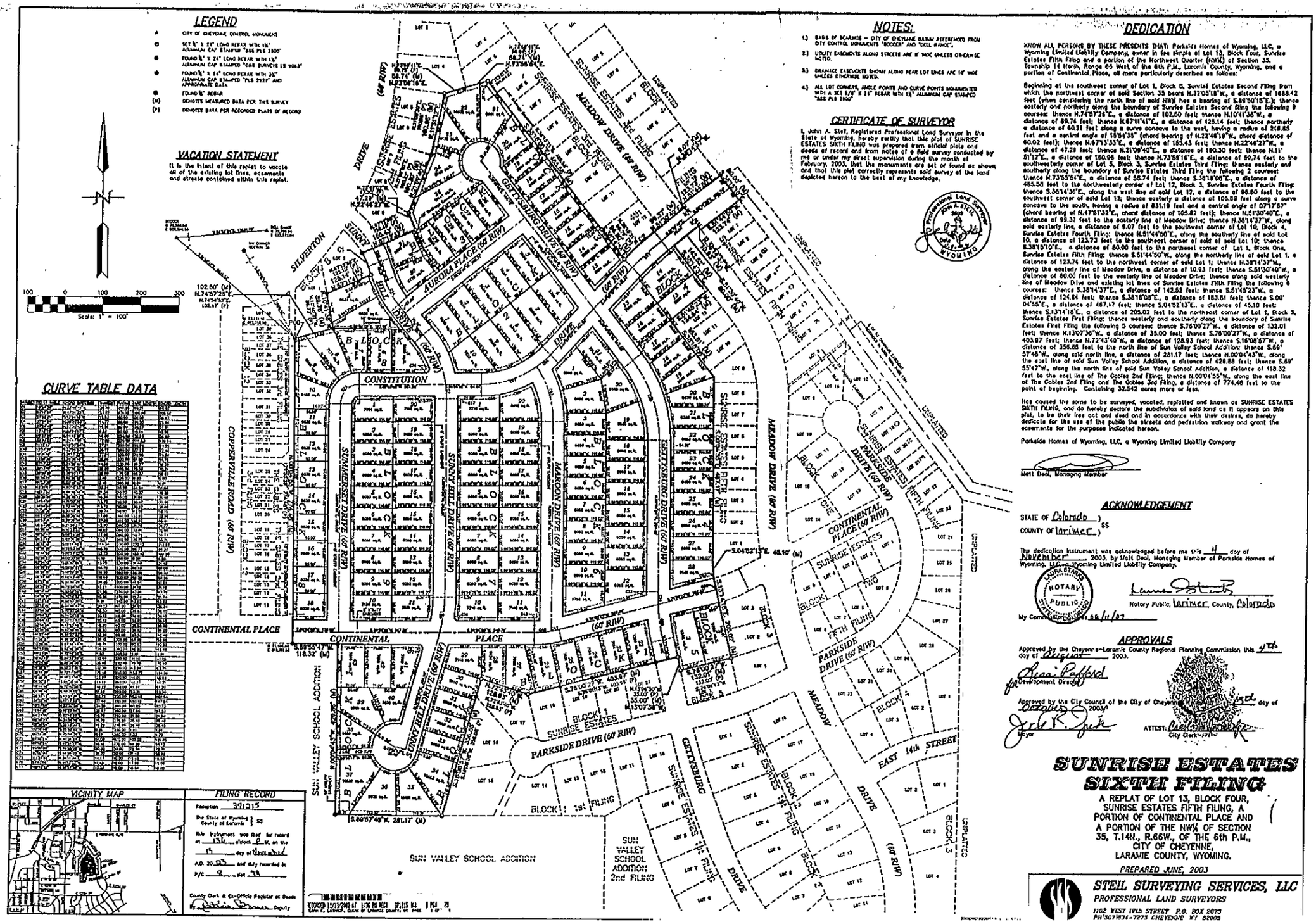
LEGEND
CITY OF CHEYENNE CONTROL MONUMENT
SET ½" X 24" LONG REBAR WITH 1½" ALUMINUM CAP STAMPED "SSE PLS 21005"
FOUND ½" X 24" LONG REBAR WITH 1½" ALUMINUM CAP STAMPED "CASE SURVEYS LS 9063"
FOUND ½" X 24" LONG REBAR WITH 1½" ALUMINUM CAP STAMPED "PLS 21217" AND APPROPRIATE DATA
FOUND ½" REBAR
(M) DENOTES MEASURED DATA PER THIS SURVEY
(P) DENOTES DATA PER RECORDED PLATS OF RECORD
VACATION STATEMENT
It is the intent of this replat to vacate all of the existing lot lines, easements and streets contained within this replat.
NOTES:
1.) BASIS OF BEARINGS – CITY OF CHEYENNE DATUM REFERENCED FROM CITY CONTROL MONUMENTS "SOCCER" AND "DELL RANGE".
2.) UTILITY EASEMENTS ALONG STREETS ARE 8' WIDE UNLESS OTHERWISE NOTED.
3.) DRAINAGE EASEMENTS SHOWN ALONG REAR LOT LINES ARE 10' WIDE UNLESS OTHERWISE NOTED.
4.) ALL LOT CORNERS, ANGLE POINTS AND CURVE POINTS MONUMENTED WITH A SET 5/8" X 24" REBAR WITH 1½" ALUMINUM CAP STAMPED "SSE PLS 21005"
CERTIFICATE OF SURVEYOR
I, John A. Steil, Registered Professional Land Surveyor in the State of Wyoming, hereby certify that this plat of SUNRISE ESTATES SIXTH 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 February, 2003, that the monuments are set or found as shown and that this plat correctly represents said survey of the land depicted hereon to the best of my knowledge.
John A. Steil PLS 9063 Professional Land Surveyor WYOMING
DEDICATION
KNOW ALL PERSONS BY THESE PRESENTS THAT: Parkside Homes of Wyoming, LLC, a Wyoming Limited Liability Company, owner in fee simple of Lot 13, Block Four, Sunrise Estates Fifth Filing and a portion of the Northwest Quarter (NW¼) of Section 35, Township 14 North, Range 66 West of the 6th P.M., Laramie County, Wyoming, and a portion of Continental Place, all more particularly described as follows:
Beginning at the southwest corner of Lot 1, Block 5, Sunrise Estates Second Filing from which the northwest corner of said Section 35 bears N.32°05'18"W., a distance of 1888.42 feet (when considering the north line of said NW¼ has a bearing of S.89°06'15"E.); thence easterly and northerly along the boundary of Sunrise Estates Second Filing the following 8 courses: thence N.74°57'28"E., a distance of 102.60 feet; thence N.10°41'56"W., a distance of 89.76 feet; thence N.67°11'41"E., a distance of 125.14 feet; thence northerly a distance of 60.21 feet along a curve concave to the west, having a radius of 218.85 feet and a central angle of 15°45'35" (chord bearing of N.22°48'19"W., chord distance of 60.02 feet); thence N.67°13'33"E., a distance of 155.43 feet; thence N.22°46'27"W., a distance of 47.28 feet; thence N.21°09'40"E., a distance of 180.30 feet; thence N.11° 51'12"E., a distance of 160.96 feet; thence N.73°58'16"E., a distance of 59.74 feet to the southwesterly corner of Lot 5, Block 3, Sunrise Estates Third Filing; thence easterly and southerly along the boundary of Sunrise Estates Third Filing the following 2 courses: thence N.73°55'51"E., a distance of 58.74 feet; thence S.36°18'09"E., a distance of 485.58 feet to the northwesterly corner of Lot 12, Block 3, Sunrise Estates Fourth Filing; thence S.36°14'36"E., along the west line of said Lot 12, a distance of 99.80 feet to the southwest corner of said Lot 12; thence easterly a distance of 103.69 feet along a curve concave to the south, having a radius of 831.19 feet and a central angle of 07°17'01" (chord bearing of N.47°51'32"E., chord distance of 103.62 feet); thence N.51°30'40"E., a distance of 99.31 feet to the easterly line of Meadow Drive; thence N.36°14'37"W., along said easterly line, a distance of 9.07 feet to the southwest corner of Lot 10, Block 4, Sunrise Estates Fourth Filing; thence N.51°44'50"E., along the southerly line of said Lot 10, a distance of 123.73 feet to the southeast corner of said Lot 10; thence S.36°18'10"E., a distance of 80.00 feet to the northeast corner of Lot 1, Block One, Sunrise Estates Fifth Filing; thence S.51°44'50"W., along the northerly line of said Lot 1, a distance of 123.74 feet to the northwest corner of said Lot 1; thence N.36°14'37"W., along the easterly line of Meadow Drive, a distance of 10.93 feet; thence S.51°30'40"W., a distance of 60.00 feet to the westerly line of Meadow Drive; thence along said westerly line of Meadow Drive and existing lot lines of Sunrise Estates Fifth Filing the following 6 courses: thence S.36°14'37"E., a distance of 142.52 feet; thence S.51°45'23"W., a distance of 124.84 feet; thence S.36°18'05"E., a distance of 183.81 feet; thence S.00° 04'55"E., a distance of 467.17 feet; thence S.01°32'13"E., a distance of 45.10 feet; thence S.13°41'16"E., a distance of 205.02 feet to the northeast corner of Lot 1, Block 5, Sunrise Estates First Filing; thence westerly and southerly along the boundary of Sunrise Estates First Filing the following 5 courses: thence S.76°00'27"W., a distance of 132.01 feet; thence N.13°07'36"W., a distance of 35.00 feet; thence S.76°00'27"W., a distance of 403.97 feet; thence N.72°43'40"W., a distance of 128.83 feet; thence S.16°08'57"W., a distance of 356.88 feet to the north line of Sun Valley School Addition; thence S.89° 57'48"W., along said north line, a distance of 281.17 feet; thence N.00°04'43"W., along the east line of said Sun Valley School Addition, a distance of 428.88 feet; thence S.89° 55'47"W., along the north line of said Sun Valley School Addition, a distance of 118.32 feet to the east line of The Gables 2nd Filing; thence N.00°04'55"W., along the east line of The Gables 2nd Filing and The Gables 3rd Filing, a distance of 774.48 feet to the point of beginning. Containing 32.542 acres more or less.
Has caused the same to be surveyed, vacated, replatted and known as SUNRISE ESTATES SIXTH FILING, and do hereby declare the subdivision of said land as it appears on this plat, to be their free act and deed and in accordance with their desires, do hereby dedicate for the use of the public the streets and pedestrian walkway and grant the easements for the purposes indicated hereon.
Parkside Homes of Wyoming, LLC, a Wyoming Limited Liability Company
Matt Deal, Managing Member
ACKNOWLEDGEMENT
STATE OF Colorado)
) SS
COUNTY OF Larimer)
The dedication instrument was acknowledged before me this 4 day of November 2003, by Matt Deal, Managing Member of Parkside Homes of Wyoming, LLC, a Wyoming Limited Liability Company.
Laura Stanko NOTARY PUBLIC STATE OF COLORADO
Notary Public, Larimer County, Colorado
My Commission Expires 08/11/07
APPROVALS
Approved by the Cheyenne-Laramie County Regional Planning Commission this 4th day of August 2003.
for Development Director
Approved by the City Council of the City of Cheyenne this 4th day of October 2003.
Mayor
ATTEST: City Clerk
CURVE TABLE DATA
VICINITY MAP
FILING RECORD
Reception 3012315
The State of Wyoming } ss
County of Laramie }
This instrument was filed for record at 1:36 o'clock P.M. on the 15 day of November A.D. 2003 and duly recorded in P/C 8 slot 78
County Clerk & Ex-Officio Register of Deeds
Deputy
SUNRISE ESTATES SIXTH FILING
A REPLAT OF LOT 13, BLOCK FOUR, SUNRISE ESTATES FIFTH FILING, A PORTION OF CONTINENTAL PLACE AND A PORTION OF THE NW¼ OF SECTION 35, T.14N., R.66W., OF THE 6th P.M., CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING.
PREPARED JUNE, 2003
STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
1102 WEST 19th STREET P.O. BOX 2073
PH (307) 634-7273 CHEYENNE, WY 82003
CONSTITUTION
CONTINENTAL PLACE
PARKSIDE DRIVE (60' R/W)
EAST 14th STREET
MEADOW DRIVE (60' R/W)
AURORA PLACE (60' R/W)
GETTYSBURG DRIVE (60' R/W)
MAROON DRIVE (60' R/W)
SUNNY HILL DRIVE (60' R/W)
COPPERTILLE ROAD (60' R/W)
SUNRISE ESTATES 3rd FILING
SUNRISE ESTATES 2nd FILING
SUNRISE ESTATES 4th FILING
SUNRISE ESTATES 5th FILING
SUN VALLEY SCHOOL ADDITION
SUN VALLEY SCHOOL ADDITION 2nd FILING
BLOCK 11 1st FILING
UNPLATTED