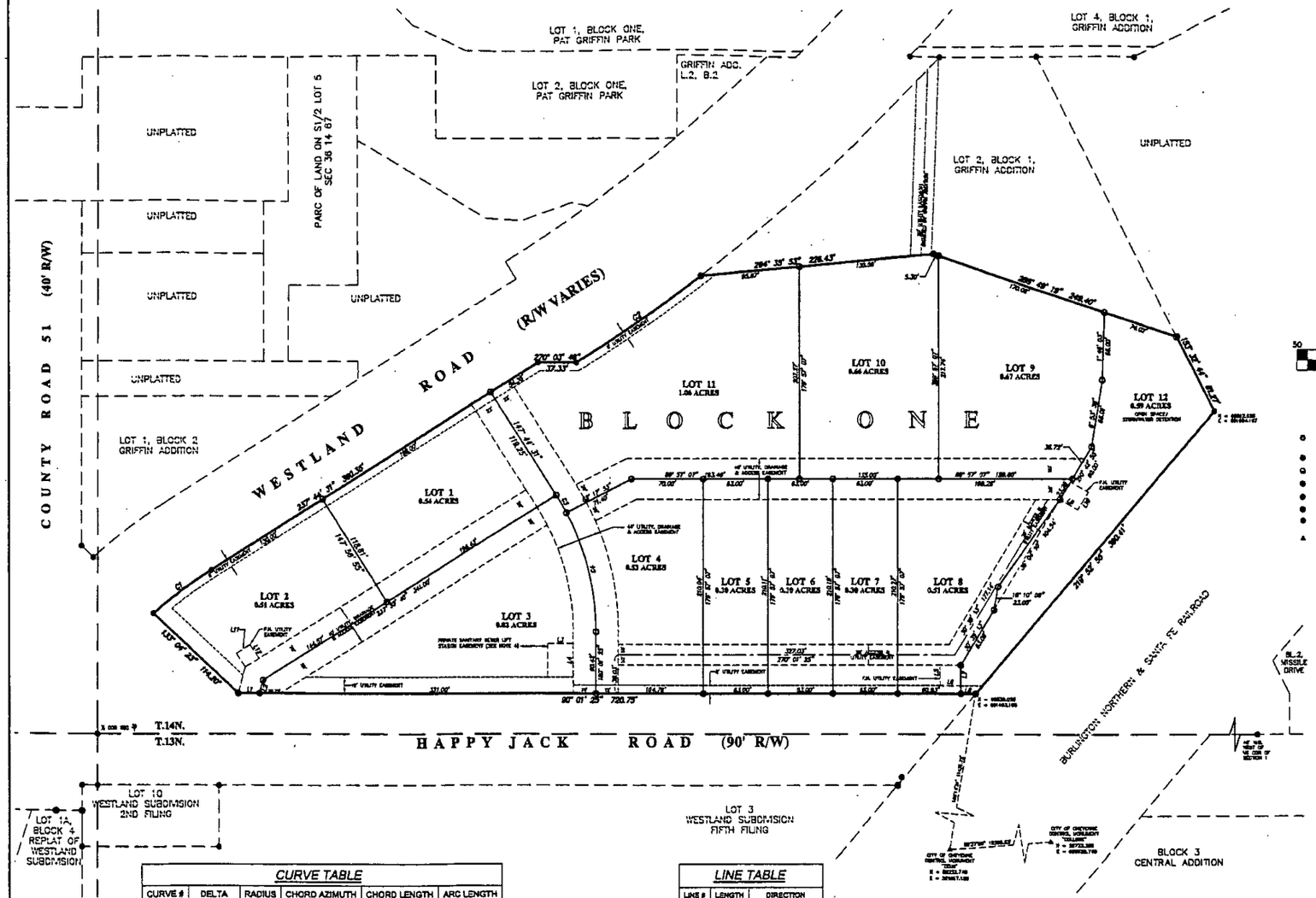


DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Profile Properties LLC, a Wyoming Limited Liability Company, owner in fee simple of Lots 1 thru 4, Block 1, Inclusive, Classic Subdivision situated in a portion of Section 36, Township 14 North, Range 67 West of the 6th P.M., City of Cheyenne, Laramie County, Wyoming,

Has caused the same to be surveyed, vacated, replatted and known as TETON BUSINESS PARK, 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 and do hereby grant the easements for the purposes indicated hereon.

Profile Properties LLC, a Wyoming Limited Liability Company

Scot S. Cook, member

ACKNOWLEDGEMENT

STATE OF WYOMING)
SS
COUNTY OF LARAMIE)

The foregoing instrument was acknowledged before me this 9th day of December 2013, by Scot S. Cook, member, Profile Properties, LLC, a Wyoming Limited Liability Company.

Notary Public, Laramie County, Wyoming.

My Commission Expires: 4/30/14

50 0 50 100 150
Scale: 1" = 50'

LEGEND

- SET ⅝" X 24" LONG REBAR WITH 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 2500"
- FOUND 1½" ALUMINUM CAP STAMPED "P.E.L.S. 2817"
- FOUND 2½" ALUMINUM CAP STAMPED "SSS P.L.S. 2500"
- FOUND CHISELED X
- FOUND ⅝" REBAR
- FOUND 3" BRASS CAP STAMPED "STEIL SURVEYING SERVICES PLS 2500" AND APPROPRIATE DATA
- CITY CONTROL MONUMENT

NOTES

1) BASIS OF AZIMUTH - CITY OF CHEYENNE DATUM REFERENCED FROM CITY CONTROL MONUMENTS "ZEUS" & "COLLEGE".
2) A PORTION OF LOTS 11 AND 12 OF THE SUBJECT PROPERTY FALL WITHIN SPECIAL 100-YEAR FLOOD HAZARD AREA ACCORDING TO MAP REVISION CASE NO. 08-08-B405P EFFECTIVE DATE 9-29-2008.
3) LOT 12 WILL REMAIN UNDER THE CURRENT OWNERSHIP AND WILL BE MAINTAINED BY THE OWNER OF LOT 12 OR ASSIGNS.
4) BASIS OF ELEVATION - CITY OF CHEYENNE DATUM
5) "PRIVATE SANITARY SEWER LIFT STATION EASEMENT" GRANTED TO ALL OWNER(S) OF LAND WITHIN TETON BUSINESS PARK AND THEIR SUCCESSORS AND/OR ASSIGNS.
6) ALL LOT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A SET ⅝" x 24" LONG REBAR WITH 1½" ALUMINUM CAP STAMPED "SSS PLS 5910"
7) "P.U. UTILITY EASEMENT" DENOTES UTILITY EASEMENT EXTENSIONS SPECIFICALLY FOR USE BY AND PLACEMENT OF FIRE PREVENTION PERSONNEL, EQUIPMENT AND UTILITIES (HYDRANTS & SERVICE LINES).
8) UNLESS OTHERWISE NOTED, ALL UTILITY EASEMENTS ARE PROVIDED TO THE CITY OF CHEYENNE BOARD OF PUBLIC UTILITIES, QWEST, CENTURY LINK AND/OR CHEYENNE LIGHT, FUEL & POWER.

VACATION STATEMENT

IT IS THE INTENT OF THIS REPLAT TO VACATE ALL INTERIOR LOT LINES AND EASEMENTS OF CLASSIC SUBDIVISION CONTAINED WITHIN THIS REPLAT.

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, Registered Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil Surveying Services, LLC, Hereby state, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct supervision; and that this map correctly shows the results of said survey and that the monuments found or set are as shown.

CURVE TABLE

CURVE #	DELTA	RADIUS	CHORD AZIMUTH	CHORD LENGTH	ARC LENGTH
C1	9° 21' 47"	437.46'	233° 18' 31"	71.41'	71.48'
C2	4° 58' 40"	1697.02'	235° 07' 43"	147.88'	147.93'
C3	4° 33' 22"	250.00'	150° 01' 12"	19.87'	19.88'
C4	27° 43' 32"	250.00'	186° 06' 39"	119.80'	120.98'

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	20.73	N89° 58' 35.23"W
L3	25.00	S89° 58' 35.23"E
L4	33.01	N0° 02' 32.93"W
L5	20.03	N0° 01' 24.77"E
L6	20.00	N89° 58' 35.23"W
L7	28.03	N0° 01' 24.77"E
L8	14.32	N89° 58' 35.23"W
L9	18.99	S39° 20' 48.53"E
L10	20.00	N30° 39' 27.30"E
L11	16.01	S37° 44' 31.09"W
L12	18.00	S33° 08' 48.52"E

Reception 629446
The State of Wyoming } SS
County of Laramie }
This instrument was filed for record at 12:39 o'clock P M. on the 17 day of Dec A.D. 2013 and duly recorded in book — on page 10 and 13
Debra K. Lathrop
County Clerk & Ex-Officio Register of Deeds
By Laura Kirkland Deputy

APPROVALS

Approved by the City of Cheyenne Planning Commission this 1st day of July 2013.

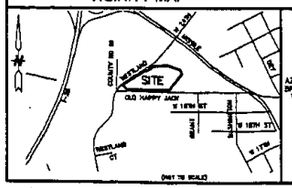
Development Director, City of Cheyenne, Wyoming

Approved by the Council of the City of Cheyenne, Wyoming this 23rd day of September 2013.

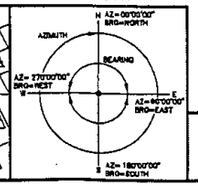
Mayor ATTEST: City Clerk

SEAL

VICINITY MAP



AZIMUTH



FILING RECORD

RECORDED 12/17/2013 AT 12:39 PM AS 629446 IN BOOK 10 PAGE 13
DEBRA K. LATHROP, CLERK OF LARAMIE COUNTY, WY

TETON BUSINESS PARK

BEING A REPLAT OF
LOTS 1 THRU 4, BLOCK 1, INCLUSIVE,
CLASSIC SUBDIVISION,
SITUATED IN SECTION 36, T.14N,
R.67W OF THE 6TH P.M.,
CITY OF CHEYENNE,
LARAMIE COUNTY, WYOMING.

PREPARED MAY 2013

STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
1108 WEST 19th STREET P.O. BOX 2073
PH(307)634-7673 CHEYENNE, WY. 82003