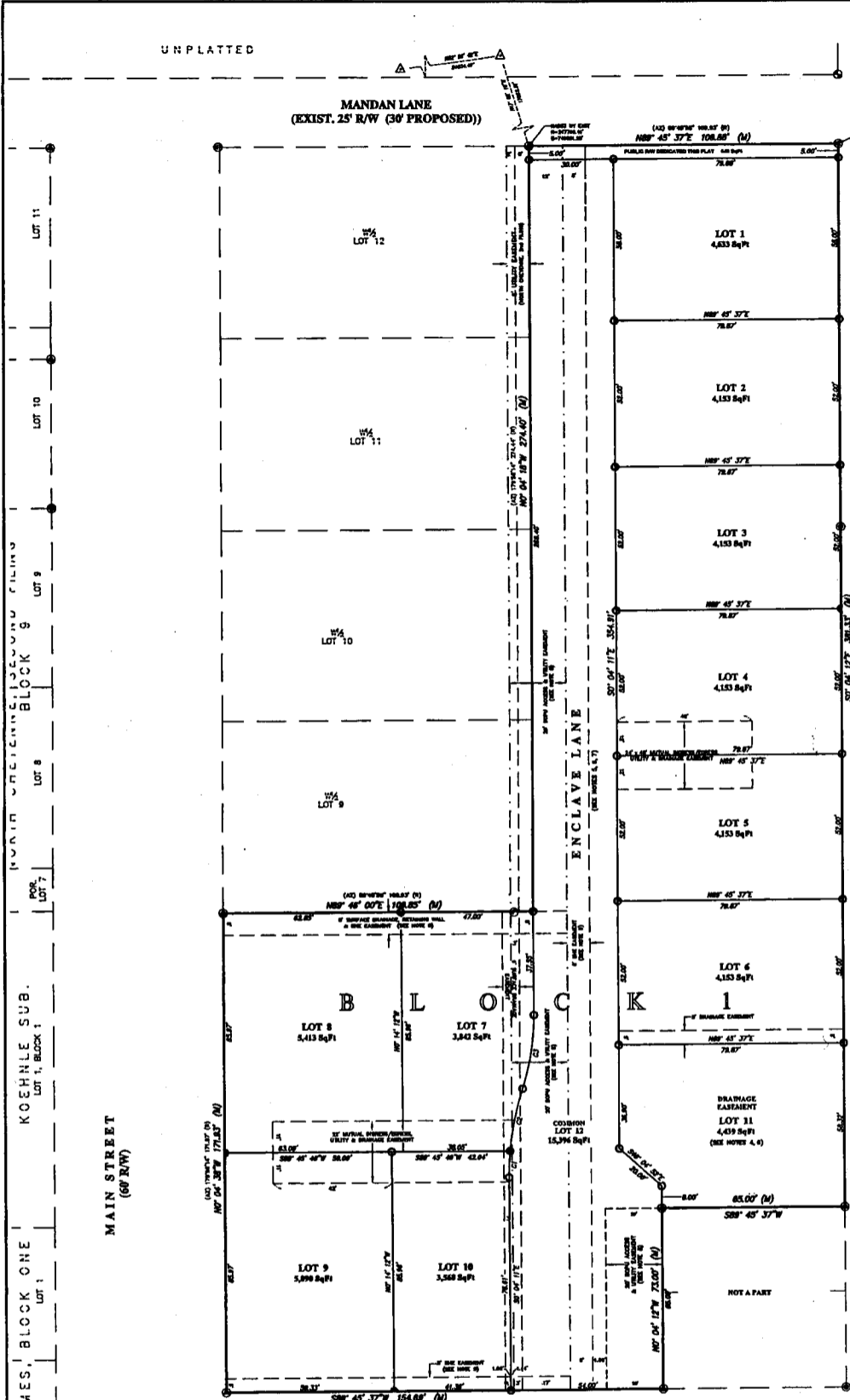


UNPLATTED

MANDAN LANE  
(EXIST. 25' R/W (30' PROPOSED))



LEGEND

- SET 1/2" ALUMINUM CAP STAMPED "SS P.L.S. 0810"
- FOUND 1/2" ALUMINUM CAP "SS P.L.S. 0810"
- FOUND 2" BRASS CAP
- FOUND 3" BRASS CAP
- FOUND 4" BRASS CAP
- FOUND 6" BRASS CAP
- FOUND 8" BRASS CAP
- FOUND 10" BRASS CAP
- (M) DENOTES MEASURED DATA
- (N) DENOTES RECORD DATA PER DEEDS OR PLATS



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Northgate Developers, LLC, owner in fee simple of The North 34.75 feet of Lot 6, All of Lots 7 and 8, and the East 1/2 of Lots 9, 10, 11, and 12, Block 19, North Cheyenne, 2nd Filing, City of Cheyenne, LESS that portion deeded to the City of Cheyenne of Block 1248, Page 655 in the Real Estate Office of the Laramie County Clerk, Laramie County, Wyoming;

Has caused the same to be surveyed, located, and replatted to be known as THE ENCLAVE AT NORTHGATE and does 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 furthermore grant the easements for the purposes indicated hereon.

by: *Alma West*  
Alma West as Registered Agent for Northgate Developers, LLC

ACKNOWLEDGEMENT

STATE OF WYOMING } SS  
COUNTY OF LARAMIE }

The foregoing instrument was acknowledged before me this 10th day of October, 2020 by Alma West as Registered Agent for Northgate Developers, LLC

Notary Public, Laramie County, Wyoming

My Commission Expires: 7-11-2022

NOTES

1. BASIS OF MEASURES - WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET, GRID DISTANCES, COMBINATION FACTOR = 0.999944882.
2. ALL UNMENTIONED TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH 1/2" ALUMINUM CAP STAMPED "SS P.L.S. 0810" ON 6" X 24" REBAR.
3. NO PORTION OF THIS PLAT FALLS WITHIN A FEMA SPECIAL 100-YEAR FLOOD HAZARD AREA AS SHOWN ON FEMA PANEL No.50021010071 DATED JANUARY 17, 2007.
4. LOT 11, BLOCK 1 AS SHOWN HEREON IS HEREBY GRANTED BY AND BETWEEN ALL OWNERS OF LAND CONTAINED WITHIN THIS REPLAT, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS FOR DRAINAGE.
5. LOT 11, BLOCK 1 AS SHOWN HEREON IS HEREBY GRANTED AS AN ACCESS, EGRESS, UTILITY, AND DRAINAGE EASEMENT BY AND BETWEEN ALL OWNERS OF LAND CONTAINED WITHIN THIS REPLAT, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS, AND LOT 11, BLOCK 1 FOR ACCESSING PURPOSES.
6. LOTS 11 & 12, BLOCK 1 ARE TO BE OWNED BY UNDIVIDED INTEREST AS DEFINED HEREON AND HEREBY GRANTED AS EASEMENTS FOR THE PURPOSES INDICATED AND ARE TO BE PRIVATELY OWNED AND MAINTAINED.
7. ALL ACCESS TO LOTS CONTAINED WITHIN THIS REPLAT SHALL BE VIA LOT 11, "ENCLAVE LANE". NO INDIVIDUAL LOT ACCESS SHALL BE ALLOWED TO EXTENSION ROADS OF WAY.
8. BOARD OF PUBLIC UTILITIES (BPU) ACCESS & UTILITY EASEMENTS:
  - a. THOSE BPU ACCESS & UTILITY EASEMENTS (HEREINAFTER REFERRED TO AS "BPU EASEMENTS"), AS SHOWN AND DESCRIBED HEREON, ARE HEREBY GRANTED TO THE BOARD OF PUBLIC UTILITIES OF THE CITY OF CHEYENNE (BPU), THEIR LEGAL SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION, MAINTENANCE, REPAIR, ALTERATION AND OPERATION OF WATER MAINS, WAPLESSES (FACILITIES).
  - b. NO OTHER UTILITIES MAY INSTALL FACILITIES ON OR WITHIN THE BPU UTILITY EASEMENT, EXCEPT AS FOLLOWS:
    - i. OTHER UTILITIES MAY CROSS THE BPU UTILITY EASEMENT, IF AND ONLY IF:
      - 1. UTILITY'S FACILITIES CROSS THE BPU FACILITIES AT NO MORE THAN A 90 DEGREE ANGLE;
      - 2. A MINIMUM OF 36 INCHES OF VERTICAL CLEARANCE IS PROVIDED BETWEEN THE BPU FACILITIES AND THE CROSSING FACILITIES, UNLESS OTHERWISE APPROVED BY THE BPU; AND
      - 3. A COPY OF ANY UTILITY EASEMENT AUTHORIZING THE CROSSING OF THE BPU UTILITY EASEMENT IS PROVIDED TO THE BPU PRIOR TO ANY CONSTRUCTION WITHIN THE BPU UTILITY EASEMENT.
9. IF GRANTEE REQUIRES RELOCATION OF THE FACILITIES, GRANTEE AGREES TO RELOCATE THE FACILITIES PROVIDED THAT GRANTEE PAYS FOR THE RELOCATION OF THE FACILITIES AND GRANTS THE NECESSARY EASEMENT RIGHTS AT THE NEW LOCATION UPON THE SAME TERMS AND CONDITIONS PROVIDED WITH THE ORIGINAL EASEMENT.
10. IF GRANTEE (BPU/CITY OF CHEYENNE) REQUIRES RELOCATION OF THE FACILITIES, GRANTEE SHALL PAY FOR RELOCATION AND RELOCATION OF THE FACILITIES.
11. IF GRANTEE ACCESSES THE FACILITIES OR UNDERTAKES WORK OR MAINTENANCE ON THE FACILITIES, GRANTEE SHALL REPAIR ANY DAMAGE TO GRANTEE'S PROPERTY RESULTING THEREFROM, INCLUDING RESTORATION OF ANY AREAS DEFERRED AS A RESULT OF BPU ACCESS AND/OR WORK.
12. THE EASEMENT/ACCESS AS SHOWN HEREON GRANTED TO CHEYENNE LIGHT RAIL & POWER (CALP) SHALL BE GRANTED TO CHEYENNE LIGHT RAIL & POWER (CALP) AND ITS LEGAL SUCCESSORS AND/OR ASSIGNS FOR LOCAL UTILITIES SERVICES.

APPROVALS

Approved by the City of Cheyenne Planning Commission this 2 day of November, 2020.

Planning & Development Director, City of Cheyenne, Wyoming

Approved by the Council of the City of Cheyenne, Wyoming this 14 day of December, 2020.

Mayor: *[Signature]* ATTEST: *[Signature]*  
City Clerk

CERTIFICATE OF SURVEYOR



I, Jeffrey B. Jones, a Professional Land Surveyor in the State of Wyoming, for and on behalf of Steel 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.

THE ENCLAVE at NORTHGATE

A PORTION OF LOTS 6 & 7; ALL OF LOT 8; AND THE EAST HALF OF LOTS 9 THRU 12, BLOCK 19, NORTH CHEYENNE 2ND FILING, CITY OF CHEYENNE,

SITUATED IN THE E1/2SE1/4 SECTION 13, T.14N., R.67W., 6th P.M., LARAMIE COUNTY, WYOMING

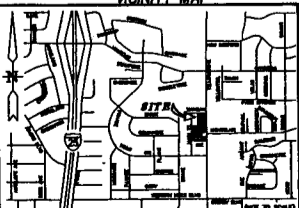
PREPARED APRIL 2020

**STEEL SURVEYING SERVICES, LLC**  
PROFESSIONAL LAND SURVEYORS  
PLANNING & DEVELOPMENT SPECIALISTS  
1108 WEST 18th ST., CHEYENNE, WY. 82001 • (307) 634-7975  
728 GILCHRIST ST., WHEATLAND, WY. 82201 • (307) 588-8780  
www.SteelSurvey.com • info@SteelSurvey.com

VACATION STATEMENT

IT IS THE INTENT OF THIS REPLAT TO VACATE ALL OF THOSE PORTIONS OF NORTH CHEYENNE, 2ND FILING CONTAINED WITHIN THE PLAT BOUNDARIES INCLUDING ALL LOT LINES AND EASEMENTS OF RECORD

VICINITY MAP



801498

This instrument was filed for record at 8:22 a.m. on the 14th day of October, 2020, at Cheyenne, Wyoming, and duly recorded in Book 12, Page 16.

*Alma West*  
Registered Agent for Northgate Developers, LLC

FILING RECORD

RECORDED 12/16/2020  
RECORDED 12/16/2020 AT 8:23 AM BY 12 P60 JLB  
Diana K. Lim, CLERK OF LARAMIE COUNTY, WY. PAGE 1 OF 1

CURVE #	DELTA	RADIUS	CURVE TABLE		
			CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	2° 15' 30"	102.00'	S2° 33' 30"W	9.34'	9.37'
C2	12° 43' 30"	102.00'	S11° 33' 23"W	32.82'	22.86'
C3	18° 00' 30"	85.00'	S8° 54' 58"W	28.61'	26.72'