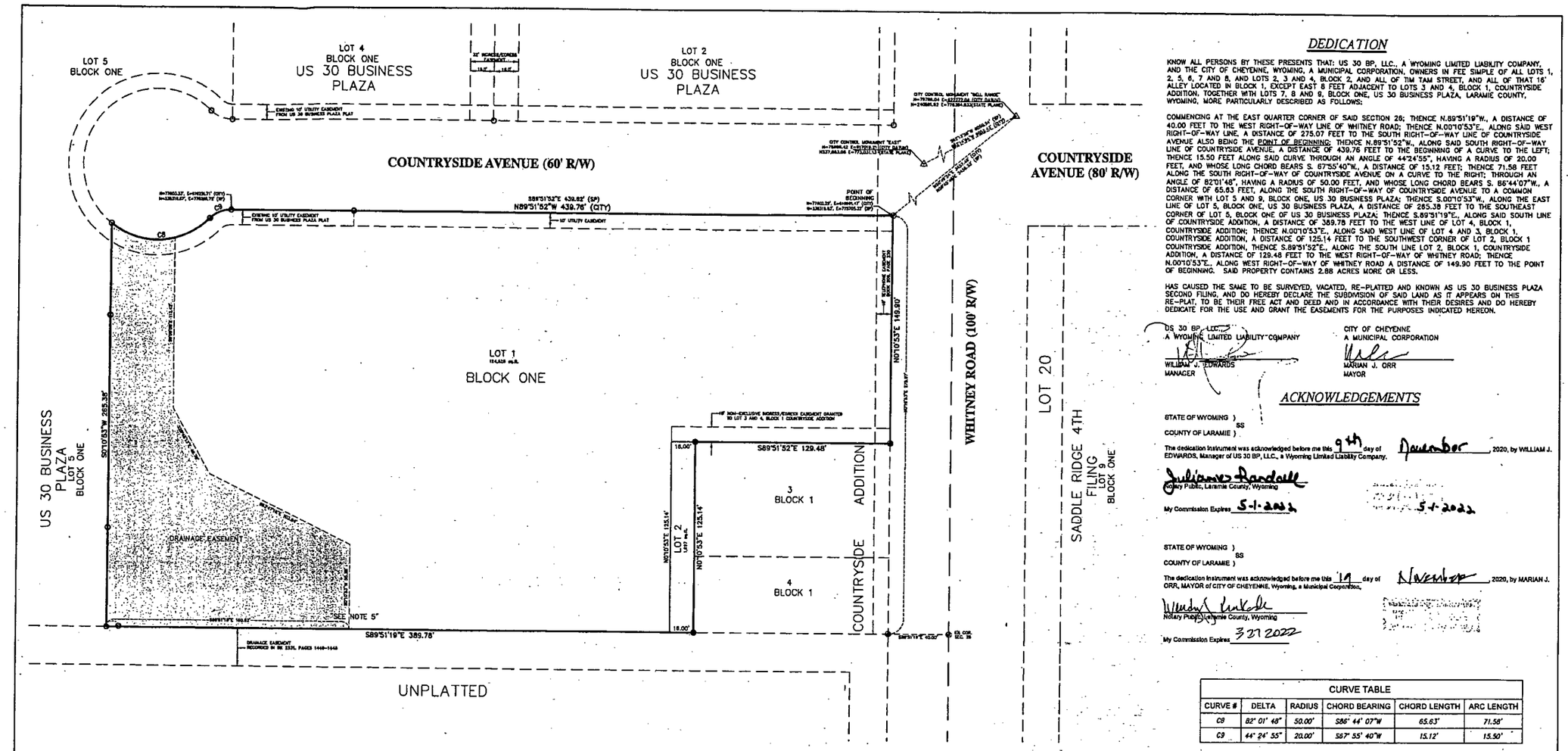


DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: US 30 BP, LLC., A WYOMING LIMITED LIABILITY COMPANY, AND THE CITY OF CHEYENNE, WYOMING, A MUNICIPAL CORPORATION, OWNERS IN FEE SIMPLE OF ALL LOTS 1, 2, 5, 6, 7 AND 8, AND LOTS 2, 3 AND 4, BLOCK 2, AND ALL OF TIM TAM STREET, AND ALL OF THAT 16' ALLEY LOCATED IN BLOCK 1, EXCEPT EAST 8 FEET ADJACENT TO LOTS 3 AND 4, BLOCK 1, COUNTRYSIDE ADDITION, TOGETHER WITH LOTS 7, 8 AND 9, BLOCK ONE, US 30 BUSINESS PLAZA, LARAMIE COUNTY, WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 26; THENCE N.89°51'19"W., A DISTANCE OF 40.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF WHITNEY ROAD; THENCE N.00°10'53"E., ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 275.07 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTRYSIDE AVENUE ALSO BEING THE POINT OF BEGINNING; THENCE N.89°51'52"W., ALONG SAID SOUTH RIGHT-OF-WAY LINE OF COUNTRYSIDE AVENUE, A DISTANCE OF 439.76 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE 15.50 FEET ALONG SAID CURVE THROUGH AN ANGLE OF 44°24'55", HAVING A RADIUS OF 20.00 FEET, AND WHOSE LONG CHORD BEARS S. 67°55'40"W., A DISTANCE OF 15.12 FEET; THENCE 71.58 FEET ALONG THE SOUTH RIGHT-OF-WAY OF COUNTRYSIDE AVENUE ON A CURVE TO THE RIGHT; THROUGH AN ANGLE OF 82°01'48", HAVING A RADIUS OF 50.00 FEET, AND WHOSE LONG CHORD BEARS S. 86°44'07"W., A DISTANCE OF 65.63 FEET, ALONG THE SOUTH RIGHT-OF-WAY OF COUNTRYSIDE AVENUE TO A COMMON CORNER WITH LOT 5 AND 9, BLOCK ONE, US 30 BUSINESS PLAZA; THENCE S.00°10'53"W., ALONG THE EAST LINE OF LOT 5, BLOCK ONE, US 30 BUSINESS PLAZA, A DISTANCE OF 285.38 FEET TO THE SOUTHEAST CORNER OF LOT 5, BLOCK ONE OF US 30 BUSINESS PLAZA; THENCE S.89°51'19"E., ALONG SAID SOUTH LINE OF COUNTRYSIDE ADDITION, A DISTANCE OF 389.78 FEET TO THE WEST LINE OF LOT 4, BLOCK 1, COUNTRYSIDE ADDITION; THENCE N.00°10'53"E., ALONG SAID WEST LINE OF LOT 4 AND 3, BLOCK 1, COUNTRYSIDE ADDITION, A DISTANCE OF 125.14 FEET TO THE SOUTHWEST CORNER OF LOT 2, BLOCK 1 COUNTRYSIDE ADDITION, THENCE S.89°51'52"E., ALONG THE SOUTH LINE LOT 2, BLOCK 1, COUNTRYSIDE ADDITION, A DISTANCE OF 129.48 FEET TO THE WEST RIGHT-OF-WAY OF WHITNEY ROAD; THENCE N.00°10'53"E., ALONG WEST RIGHT-OF-WAY OF WHITNEY ROAD A DISTANCE OF 149.90 FEET TO THE POINT OF BEGINNING. SAID PROPERTY CONTAINS 2.88 ACRES MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED, VACATED, RE-PLATTED AND KNOWN AS US 30 BUSINESS PLAZA SECOND FILING, AND DO HEREBY DECLARE THE SUBDIVISION OF SAID LAND AS IT APPEARS ON THIS RE-PLAT, TO BE THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY DEDICATE FOR THE USE AND GRANT THE EASEMENTS FOR THE PURPOSES INDICATED HEREON.

US 30 BP, LLC
A WYOMING LIMITED LIABILITY COMPANY

WILLIAM J. EDWARDS
MANAGER

CITY OF CHEYENNE
A MUNICIPAL CORPORATION

MARIAN J. ORR
MAYOR

ACKNOWLEDGEMENTS

STATE OF WYOMING)
SS
COUNTY OF LARAMIE)

The dedication instrument was acknowledged before me this 9th day of December, 2020, by WILLIAM J. EDWARDS, Manager of US 30 BP, LLC., a Wyoming Limited Liability Company.

Notary Public, Laramie County, Wyoming

My Commission Expires 5-1-2022

STATE OF WYOMING)
SS
COUNTY OF LARAMIE)

The dedication instrument was acknowledged before me this 19 day of November, 2020, by MARIAN J. ORR, MAYOR of CITY OF CHEYENNE, Wyoming, a Municipal Corporation.

Notary Public, Laramie County, Wyoming

My Commission Expires 3/2/2022

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C8	82° 01' 48"	50.00'	S86° 44' 07"W	65.63'	71.58'
C9	44° 24' 55"	20.00'	S67° 55' 40"W	15.12'	15.50'

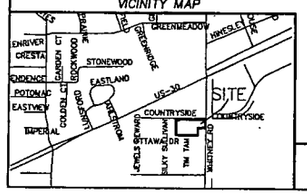
VACATION STATEMENT

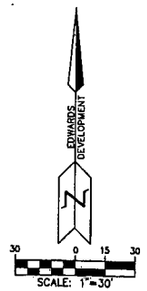
1.) IT IS THE INTENT OF THIS RE-PLAT TO VACATE ALL LOT LINES, ALLEYS AND ROAD RIGHT OF WAYS AS PREVIOUS PLATTED BY COUNTRYSIDE ADDITION AND US 30 BUSINESS PLAZA CONTAINED WITHIN THE BOUNDARIES OF THIS RE-PLAT.

NOTE TO ASSESSOR

UPON RECORDING OF THE PLAT LOT 2, BLOCK ONE, US 30 BUSINESS PLAZA SECOND FILING SHALL BE DEEDED TO CHRISTMA (TAUGHSTON) LYON.

VICINITY MAP





LEGEND

- ● FOUND 1¼" ALUMINUM CAP
- ◇ FOUND NAIL
- ⊕ FOUND ½" IRON PIPE
- ○ SET ⅝" X 24" LONG REBAR WITH 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"

Recorded 794942
The State of Wyoming } SS
County of Laramie }
This instrument was filed for record at 2:02 o'clock P.M. on the 24th day of November A.D. 2020 and duly recorded in book ___ on page ___ PVC 11 slot 199
Debra K. Lee
County Clerk & Ex-Officio Register of Deeds
By [illegible] Deputy

FILING RECORD

RECP #: 794942
RECORDED 11/28/2020 AT 2:02 PM BOK 11 PGS 199
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

GENERAL NOTES

1.) BASIS OF BEARINGS – CITY OF CHEYENNE DATUM REFERENCED FROM CITY CONTROL MONUMENTS "DELL RANGE" AND "EAST".

2.) (SP) BEARINGS AND DISTANCES IN WYOMING STATE PLANE COORDINATE SYSTEM EAST ZONE, US SURVEY FEET. DISTANCES ARE GRID DISTANCES. COMBINATION FACTOR = 0.99968814

3.) THIS PROPOSED PLAT DOES NOT FALL WITHIN ANY FEMA 100 YEAR FLOOD PLAIN.

4.) UTILITY EASEMENT ALONG STREETS ARE 10' WIDE UNLESS OTHERWISE NOTED.

5.) LOT 1, BLOCK ONE SHALL GRANT AN ACCESS EASEMENT AND UTILITY EASEMENT IF NECESSARY TO THE ADJACENT LAND OWNER TO THE SOUTH. ANY EASEMENT SHALL BE NO MORE THAN 40' IN WIDTH, SHALL BE LIMITED TO AREAS OF THE PROPERTY NOT DEVELOPED WITH PERMANENT STRUCTURE(S), SHALL BE LOCATED IN THE WEST HALF OF LOT 1, BLOCK 1, AND MUTUALLY AGREED UPON BY THE PARTIES.

APPROVALS

Approved by the Cheyenne Planning Commission this 6TH day of MAY, 2020.19

Development Director

Approved by the City Council of the City of Cheyenne, Wyoming, this 28TH day of MAY, 2019

Mayor

ATTEST: City Clerk

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.

FINAL PLAT OF US 30 BUSINESS PLAZA SECOND FILING

A REPLAT OF LOTS 1, 2, 5, 6, 7 AND 8, BLOCK 1, AND ALL OF LOTS 2, 3, AND 4, BLOCK 2, AND ALL OF TIM TAM STREET, AND ALL OF THAT 16' ALLEY LOCATED IN BLOCK 1, COUNTRYSIDE ADDITION, TOGETHER WITH LOTS 7, 8 AND 9, BLOCK ONE, US 30 BUSINESS PLAZA, ALL LOCATED IN NE¼ SECTION 26, T.14N., R.66W. OF THE 6TH P.M., CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING.

PREPARED MARCH, 2019

REVISED: 11/9/2020

STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
1102 W. 19th ST. CHEYENNE, WY. 82001 (307)634-7273
766 GILCHRIST ST. WHEATLAND, WY. 82201 (307)322-9769

STEIL JOB #13354 US30 BUSINESS PLAZA

\\192.168.2.102\EDC\PROJECTS\US 30 BUSINESS PLAZA\US30BP SECOND FILING\CADD\FINAL PLAT\FP- US 30 BUSINESS PLAZA SECOND FILING UPDATED.DWG

© COPYRIGHT 2014 STEIL SURVEYING SERVICES, LLC ALL RIGHTS RESERVED