

SURVEY DONE FOR: LSE 8129
 JIM WOODS CONSTRUCTION
 3700 RIDGE ROAD
 CHEYENNE WYOMING 82001
 635-8878

CERTIFICATE OF SURVEYOR

CITY OF LARAMIE
 I, Donald M. Hopkins, a Professional Engineer and Land Surveyor, registered in the State of Wyoming, hereby certify that this plat was made from notes of a survey made under my direction and completed on the 25th day of February, 1996, and that said survey is accurately represented on this plat as staked in the field.



DEDICATION

Know all men by these presents that the undersigned owner in fee simple of the land embraced in this plat does hereby dedicate the same to the public use of the City of Cheyenne, Wyoming, and that the execution of said dedication was his own free act and deed and in accordance with his desires and does hereby grant any easements shown for the purpose indicated.

Jim Woods
 JIM WOODS
 also JIM WOODS CONSTRUCTION

ACKNOWLEDGEMENT

STATE OF WYOMING
 COUNTY OF WYOMING

The foregoing dedication was acknowledged before me by the above signed person who affirms he is the owner of the above described land, and that the execution of said dedication was his own free act and deed and in accordance with his desires.

Dated this 29th day of April, 1996.
 Notary Public *Robert* By Commission expires

APPROVALS

APPROVED BY THE CHEYENNE-LARAMIE COUNTY PLANNING COMMISSION ON THIS 29th DAY OF April, 1996.

John DEVELOPMENT DIRECTOR

APPROVED BY THE CITY COUNCIL OF CHEYENNE, WYOMING ON THIS 29th DAY OF April, 1996.

Carol MAYOR

FILING RECORD

FINAL PLAT
 WBS SUBDIVISION

AN ADDITION TO THE CITY OF CHEYENNE
 A REPLAT OF THE NORTH 469.29' OF TRACT 334, AND THE NORTH 469.09' OF THE WEST 89.18' AND THE NORTH 251.29' OF THE EAST 191.77 FEET OF TRACT 333, AND THE PORTION OF McCann Avenue shown adjacent (342.29') SUNNYSIDE ADDITION, 7th FILING

CITY OF CHEYENNE
 LARAMIE COUNTY, WYOMING

SCALE 1" = 80' FEBRUARY 26, 1996

NORTH COLLEGE DRIVE

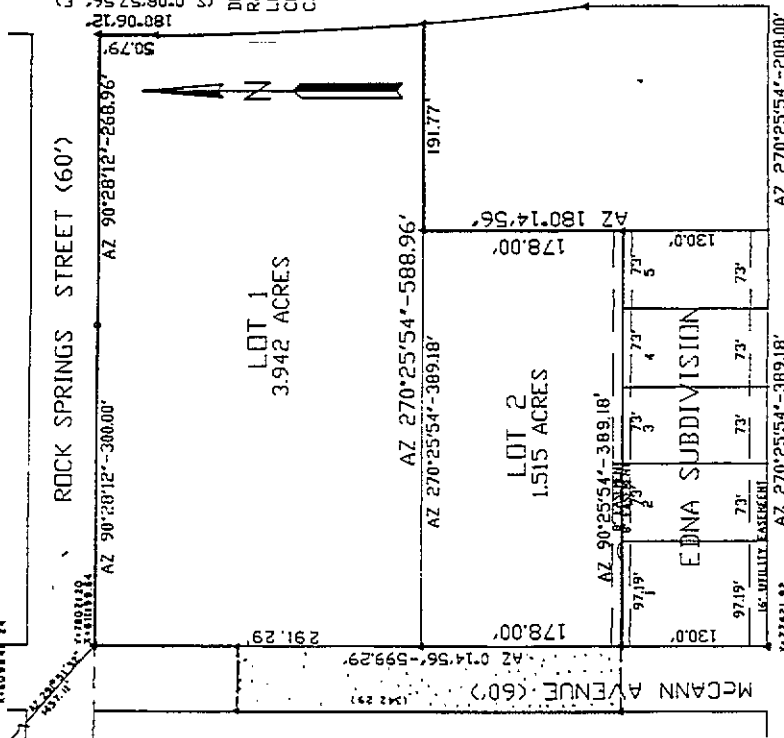
ROCK SPRINGS STREET (60')

LOT 1
 3.942 ACRES

LOT 2
 1.515 ACRES

EDNA SUBDIVISION

RAWLINS STREET (60')



NORTH COLLEGE DRIVE

LAND DESCRIPTION

The North 469.29 feet of Tract 334, and the North 469.09 feet of the West 89.18 feet and the North 251.29 feet of the East 208.0 feet of Tract 333, except a portion described as beginning at the northeast corner of Tract 333, Thence Az 270°28'12" a distance of 27.18 feet, Thence Az 100°06'12" a distance of 50.79 feet to the beginning of a curve to the left, the radius of which is 2902.29 feet, Thence along said curve through a central angle of 44°28'52" a distance of 2401.7 feet, Thence Az 90°29'54" a distance of 16.23 feet to a point on the east line of Tract 333, Thence Az 0°06'12" a distance of 2905.9 feet to the point of beginning. All in Sunnyside Addition, 7th Filing a Subdivision of the S1/2 N1/2 of Section 27, and S1/2 NW1/4 of Section 26, T. 14 N., R. 56 W., 6th P.M., Laramie County, Wyoming, including that portion of McCann Avenue 60' R.O.W. shown adjacent (342.29')

18235A

The State of Wyoming
 County of Laramie

This instrument was filed for record on this 29th day of April, 1996, at 11:00 A.M. and duly recorded in Book 1 Page 14

Alma
 County Clerk & Ex-Officio Register of Deeds

LEGEND

- WEST 1/2 LOT 1 ZONED MR2-PROPOSED ZONE CHANGE TO RUB
- FOUND POINTS
- 1/2" IRON PIPE
- 5/8" REBAR & SURVEY CAP
- SET POINTS

NUMBERS IN () ARE MEASUREMENTS THIS SURVEY-OTHERS ARE RECORD BASIS OF BEARING-CITY CO-ORDINATE SYSTEM

dm hopkins & associates
 3313 Birch place
 Cheyenne, Wyoming
 632-4763