



LEGEND
 ○ SET 2" ALUMINUM CAP, AVI PG PLUS 12045
 R RECORD DATA ORIGINAL CITY
 (M) MEASURED DATA AVI SURVEY

BASIS OF BEARINGS
 BEARING COORDINATES SHOWN ARE BASED ON US STATE PLANE 1983, WYOMING STATE PLANE EAST (FIPZON) 480 WY E.
 TO CONVERT TO STATE PLANE COORDINATES ADD 100,000 FT TO THE NORTHING AND 500,000 FT TO THE EASTING AND MULTIPLY BY A PROJECT SCALE FACTOR OF 0.999960388.
 SAMPLE POINT 102
 GROUND NORTHING = 131,211.38
 GROUND EASTING = 230,737.84
 STATE PLANE N = (131,211.38 + 100,000) * SF = 231,132.85
 STATE PLANE E = (230,737.84 + 500,000) * SF = 750,482.96
 ORIGINAL FIELD SURVEY BY: AVI PG AUGUST 2017

LEGAL DESCRIPTION
 A PARCEL OF LAND BEING SITUATED IN A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 31, TOWNSHIP 14 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, KNOWN AS LOTS 5, 6, 7 AND 8 OF BLOCK 271 ORIGINAL CITY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 5 AND THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF 20TH STREET AND THE EAST RIGHT OF WAY LINE OF REED AVENUE; THENCE ALONG SAID EAST RIGHT OF WAY LINE N26°24'11"W A DISTANCE OF 132.00 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 5 AND THE INTERSECTION OF SAID EAST RIGHT OF WAY LINE OF REED AVENUE AND THE SOUTH RIGHT OF WAY LINE OF A 16 FOOT ALLEY; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE N63°31'48"E A DISTANCE OF 254.00 FEET TO A POINT OF INTERSECTION OF SAID 16 FOOT ALLEY SOUTH RIGHT OF WAY LINE AND THE WEST RIGHT OF WAY LINE OF BENT AVENUE; THENCE ALONG SAID WEST RIGHT OF WAY LINE S28°28'11"E A DISTANCE OF 132.00 FEET TO A POINT OF INTERSECTION OF SAID WEST RIGHT OF WAY OF BENT AVENUE AND SAID NORTH RIGHT OF WAY OF 20TH STREET; THENCE ALONG SAID NORTH RIGHT OF WAY 68°31'48"W A DISTANCE OF 254.00 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 0.8 ACRES MORE OR LESS.

VACATION STATEMENT
 THIS PLAT VACATES ANY AND ALL EXISTING LOT AND BLOCK LINES WITHIN THE BOUNDS OF THIS PLAT.

DEDICATION
 KNOW ALL MEN BY THESE PRESENTS: THAT DARIN WESTBY AND MELISSA WESTBY, OWNERS IN FEE SIMPLE OF THE LAND EMBRACED IN THIS FINAL PLAT OF "WESTBY EDGE" DO HEREBY DECLARE THAT THE SUBDIVISION OF SAID LAND IS WITH THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES, DO HEREBY GRANT THE EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED ON THIS PLAT.

DARIN WESTBY
 MELISSA WESTBY

ACKNOWLEDGEMENTS
 STATE OF Wyoming
 COUNTY OF Laramie

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DARIN WESTBY AND MELISSA WESTBY, OWNERS, THIS 27 DAY OF May, 2020. WITNESS MY HAND AND OFFICIAL SEAL.

Christina Hayes
 NOTARY PUBLIC, Cheyenne WYOMING
 MY COMMISSION EXPIRES 3-2-2024

APPROVALS
 APPROVED BY THE CHEYENNE PLANNING COMMISSION THIS 6TH DAY OF April, 2020.

[Signature]
 DEVELOPMENT DIRECTOR

APPROVED BY THE CITY COUNCIL OF THE CITY OF CHEYENNE, THIS 27TH DAY OF April, 2020.

[Signature]
 MAYOR
[Signature]
 CITY CLERK

CERTIFICATE OF SURVEYOR
 I, ADAM E. DESBRIER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF WYOMING DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM THE RECORDS AND FIELD NOTES OF A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

[Signature]
 ADAM E. DESBRIER
 PROFESSIONAL LAND SURVEYOR
 WYOMING

FINAL PLAT FOR WESTBY EDGE
 A REPLAT OF LOTS 5, 6, 7 AND 8, BLOCK 271 ORIGINAL CITY, SITUATED IN A PORTION OF THE SW 1/4 SECTION 31, TOWNSHIP 14 NORTH, RANGE 66 WEST, OF THE 6TH P.M., CITY OF CHEYENNE, COUNTY OF LARAMIE, STATE OF WYOMING
 PREPARED MAY 2020

Description: 778802
 The State of Wyoming: JES
 County of Laramie: JES
 This instrument was filed for record at 12:28 o'clock P.M. on the 26 day of May A.D. 2020 and duly recorded in Book 11 Page 173
[Signature]
 County Clerk & Ex-Officio Registrar at Cheyenne by *[Signature]* Deputy

DATE	
REVISION	
INCL	
PREPARED FOR:	DARIN WESTBY AND MELISSA WESTBY
WESTBY EDGE	FINAL PLAT
PROJECT:	
DRAWING TITLE:	
DATE:	May 06, 2020
DRAWN BY:	CRU
DESIGNED BY:	
CHECKED BY:	ARD
JOB NO.:	4342
DRAWING NO.:	1 of 1

PLAT, WESTBY, EDGEMAN, WESTBY, EDGE, PLAT, MAY 06, 2020 - 12:28 PM - 12:28 PM