RECP #: 753241
RECORDED 5/15/2019 AT 12:09 PM BK# 11 PG# 102
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

SUBDIVISION PLAT SETUP FORM

Subdivision Proper Name: WIESE SUBDIVISION 2ND FILING
Received from: AVI, PC

Grantor: PROSSER INVESTORS LLC
Grantee: RE WIESE SUBD 02F
Document Date: 2/19/2019
Legal Description: REPLAT PTN TR79 ALLISON TR 02F & L3 BL1 WIESE SUBD

SUBDIVISION INFORMATION

Short Alpha Name: WIESE SUBD 02F
Block Name: BLOCK Lot Name: LOT
Replats Previous Platting: Y Defunct Subdivision: N

ABSTRACTING INFORMATION

Existing Parcels Affected

Township & Range/Subdivision	Beginning Lot/Sec	Ending Lot/Sec	Block #	In-Active Y/N
ALLISON TR 02F	79	79		N
WIESE SUBD	3	3	1	Y

New Subdivision Parcels Created

Subdivision Name	Beginning Lot #	Ending Lot #	Block #
WIESE SUBD 02F	1	1	1

LEGEND

- FOUND SPIKE
- FOUND ALUMINUM CAP
- SET 2" ALUMINUM CAP AVI PC PLS 12045
- (R1) RECORD DATA FROM WIESE SUBDIVISION
- (R2) RECORD DATA FROM MAP OF SURVEY, BY JOHN J. STUDLEY PLAT CABINET 6, SLOT 193

NOTES:

- WIESE SUBDIVISION, 2ND FILING CONTAINS 2.30 ACRES ±.
- NO FLOOD HAZARD AREAS ARE WITHIN THE PROPOSED SUBDIVISION (NO BASE FLOOD ELEVATIONS DETERMINED) OF THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR LARAMIE COUNTY PANEL 1356 OF 1650. (MAP NO'S. 56021C1356F WITH AN EFFECTIVE DATE OF JANUARY 17, 2017.
- FIRE PROTECTION WILL BE PROVIDED BY LARAMIE COUNTY FIRE DISTRICT #1.
- WATER AND SEWER SYSTEMS TO BE PROVIDED BY SOUTH CHEYENNE WATER AND SEWER DISTRICT.
- DISTANCES ARE U.S. SURVEY FOOT

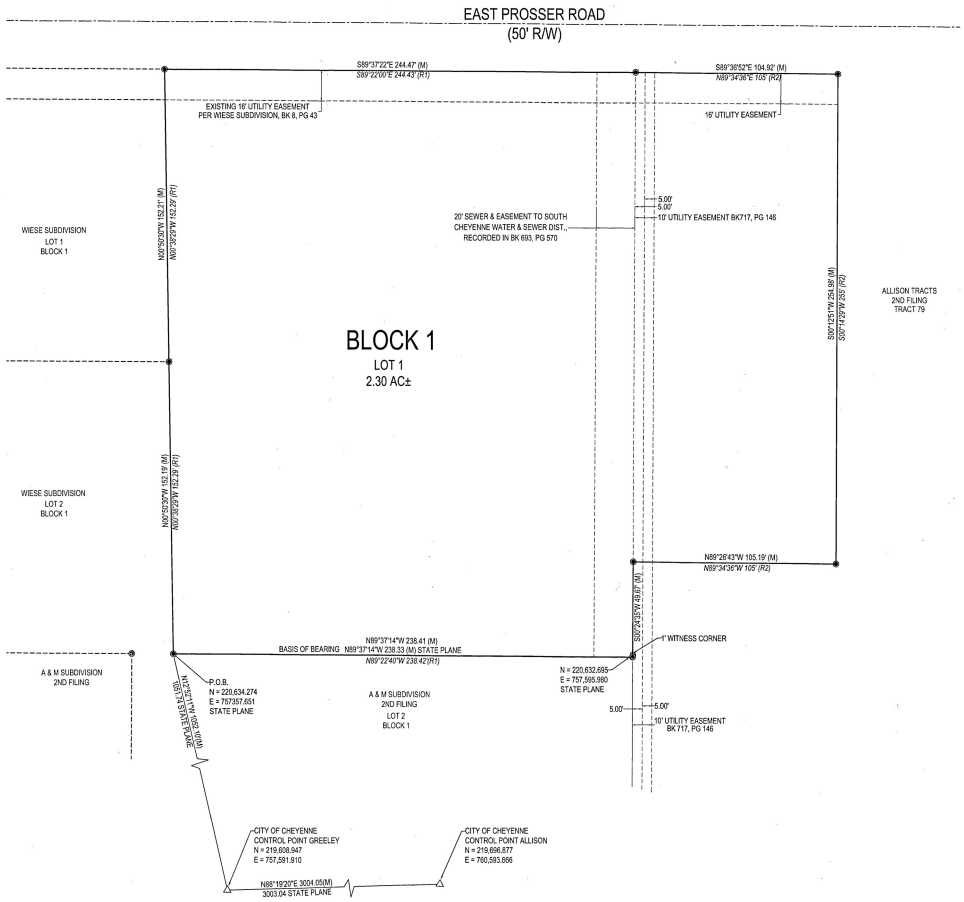
BASIS OF BEARINGS

SOUTH LINE OF LOT 3, BLOCK 1 OF WIESE SUBDIVISION BEING MONUMENTED BY FOUND ALUMINUM CAPS AT EACH END. SAID LINE BEARING S89°37'14"E AT A DISTANCE OF 238.41 FEET.

COORDINATES SHOWN ARE US STATE PLANE NAD 1983, WYOMING STATE PLANE EAST FIPZONE 4901. TO CONVERT FROM STATE PLANE TO GROUND COORDINATES MULTIPLY BY A PROJECT SCALE FACTOR OF 1.0003358610 AND SUBTRACT 100000 FROM THE NORTHING AND 500000 FROM THE EASTING.

EXAMPLE POINT = POINT OF BEGINNING
STATE PLANE NORTHING = 220634.274
STATE PLANE EASTING = *57357.651
N = (220634.274 x SF)-100000 = 120708.376
E = (757357.651 x SF)-500000 = 257612.018

ORIGINAL FIELD SURVEY BY: AVI PC OCTOBER 2018



LEGAL DESCRIPTION

A REPLAT OF A PORTION OF TRACT 78 OF ALLISON TRACTS, 2ND FILING, AND LOT 3, BLOCK 1, OF WIESE SUBDIVISION, BEING LOCATED IN A PORTION OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2, BLOCK 1 OF WIESE SUBDIVISION AND A POINT ON THE NORTH PROPERTY LINE OF LOT 2, BLOCK 1, A&M SUBDIVISION, THENCE ALONG THE EAST PROPERTY LINE OF LOT 2, BLOCK 1, WIESE SUBDIVISION N00°50'30"W A DISTANCE OF 152.19 FEET TO A POINT ON THE EAST PROPERTY LINE OF LOT 1, BLOCK 1, WIESE SUBDIVISION; THENCE ALONG SAID EAST PROPERTY LINE OF LOT 1, BLOCK 1, WIESE SUBDIVISION, N00°50'30"W A DISTANCE OF 152.21 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF EAST PROSSER ROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE OF EAST PROSSER ROAD S89°37'22"E A DISTANCE OF 244.47 TO A POINT; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE OF EAST PROSSER ROAD S89°36'52"E A DISTANCE OF 104.92 FEET TO A POINT; THENCE S00°12'51"W A DISTANCE OF 254.98 FEET TO A POINT; THENCE N89°26'43"W A DISTANCE OF 105.19 FEET TO A POINT; THENCE S00°24'35"W A DISTANCE OF 49.67 FEET TO A POINT ON THE NORTH PROPERTY LINE OF SAID LOT 2, BLOCK 1, A&M SUBDIVISION; THENCE ALONG SAID NORTH PROPERTY LINE OF LOT 2, BLOCK 1, A&M SUBDIVISION N89°37'14"W A DISTANCE OF 238.41 MORE OR LESS TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 2.30 ACRES MORE OR LESS

APPROVALS

APPROVED BY THE CHEYENNE PLANNING COMMISSION THIS 7TH DAY OF JANUARY, 2019.

DEVELOPMENT DIRECTOR

APPROVED BY THE CITY COUNCIL OF THE CITY OF CHEYENNE, THIS 28TH DAY OF JANUARY, 2019.

MAYOR — CITY CLERK

APPROVALS

APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION THIS 24 DAY OF January 2019.

CHAIR PERSON FOR THE PLANNING COMMISSION

APPROVED BY THE COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING THIS 19 DAY OF February, 2019.

CHAIR PERSON, BOARD OF COUNTY COMMISSIONERS — COUNTY CLERK

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT MARK D. CAMPBELL, MANAGER OF PROSSER INVESTORS LLC., OWNER IN FEE SIMPLE OF THE LAND EMBRACED IN THIS FINAL PLAT OF "WIESE SUBDIVISION, 2ND FILING," DOES HEREBY DECLARE THAT THE SUBDIVISION OF SAID LAND IS WITH HIS FREE ACT AND DEED AND IN ACCORDANCE WITH HIS DESIRES, DOES HEREBY GRANT TO THE PUBLIC THE RIGHTS OF WAY THE EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED ON THIS PLAT.

MARK D. CAMPBELL
MANAGER OF PROSSER INVESTORS LLC

ACKNOWLEDGEMENTS

STATE OF Colorado)
) SS
COUNTY OF Arapahoe)

VIRGINIA DUNCAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19974307055
MY COMMISSION EXPIRES JUTIEL 30, 2021

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MARK D. CAMPBELL, MANAGER OF PROSSER INVESTORS LLC., THIS 25 DAY OF March, 2019, WITNESS MY HAND AND OFFICIAL SEAL.

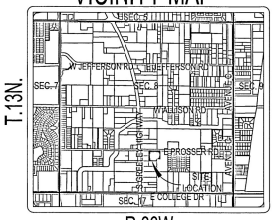
NOTARY PUBLIC, _____, COLORADO
MY COMMISSION EXPIRES 4-30-2021

CERTIFICATE OF SURVEYOR

I, ADAM E. DESCHLER, 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.

Registered Professional Land Surveyor, Adam E. Deschler, 12045, WYOMING, Date 3/16/2019

VICINITY MAP



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0 30' 60'
SCALE 1" = 30'

FINAL PLAT FOR WIESE SUBDIVISION 2ND FILING

A REPLAT OF A PORTION OF TRACT 79, ALLISON TRACTS, 2ND FILING AND LOT 3, BLOCK 1, WIESE SUBDIVSION, BEING SITUATED IN A PORTION OF SECTION 8, TOWNSHIP 13 NORTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING
PREPARED MARCH 2019

NO.	REVISION	DATE
1	SUBMITTAL	11.30.18
2	REVIEW COMMENTS	1.14.19
3	REVIEW COMMENTS	3.13.19

PREPARED FOR:
PROSSER INVESTORS, LLC
5613 DTC PARKWAY STE 810
GREENWOOD VILLAGE, CO 80110

PROJECT: WIESE SUBDIVISION, 2ND FILING
DRAWING TITLE: FINAL PLAT

ENGINEERING PLANNING SURVEYING
307.637.6917
1103 OLD TOWN LANE, SUITE 101
CHEYENNE, WY 82009
AVI@AVIPC.COM

DATE: Mar 15, 2019
DRAWN BY: BMN
DESIGNED BY: BMN
CHECKED BY: AD
JOB NO.: 4189
DRAWING NO. 1 OF 1

I:\1189_Prosser Road\PLANNING\FINAL PLAT\1189 Plat Map.dwg Mar 15, 2019 - 1:51pm brichotes