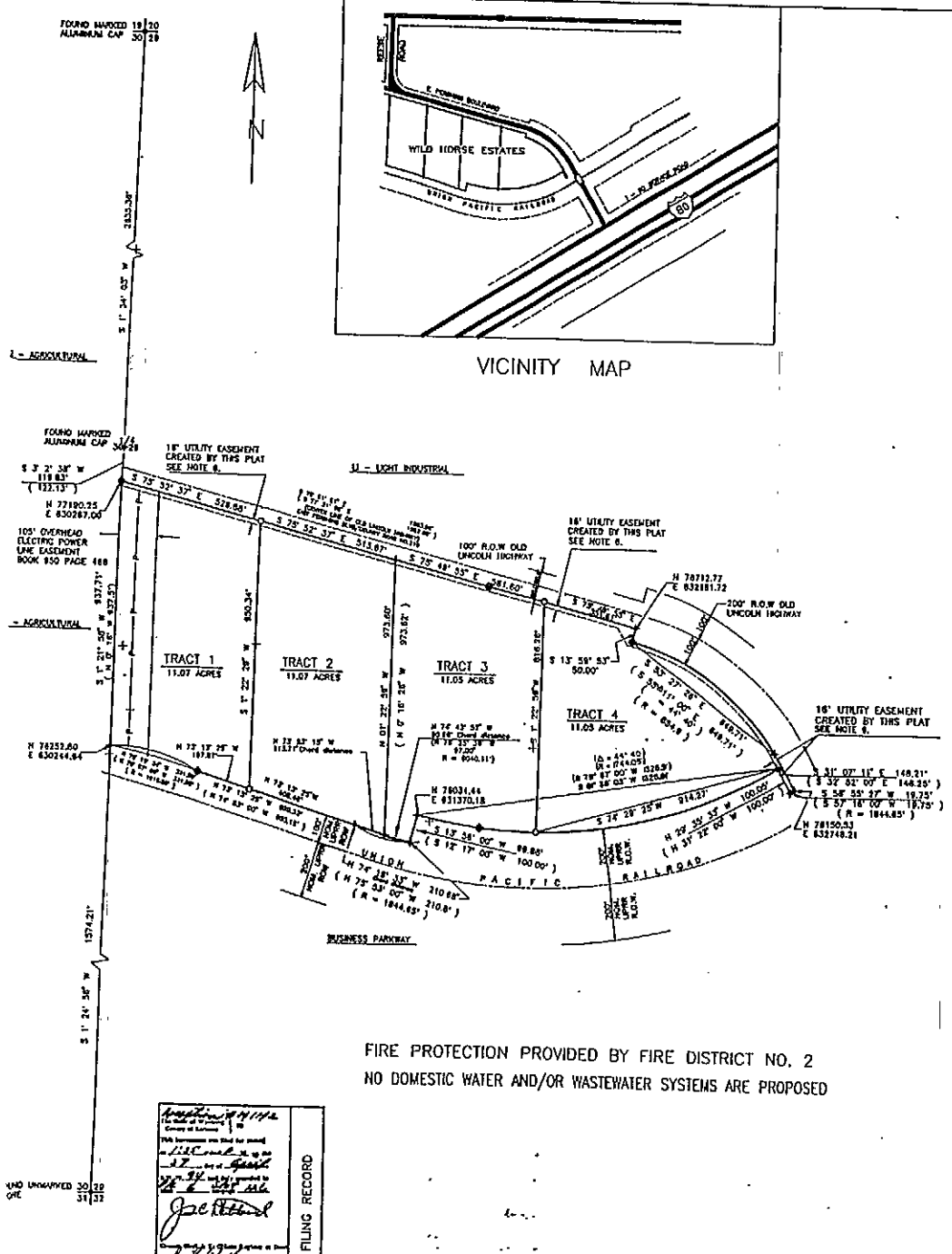

VICINITY MAP

FIRE PROTECTION PROVIDED BY FIRE DISTRICT NO. 2

NO DOMESTIC WATER AND/OR WASTEWATER SYSTEMS ARE PROPOSED

FILING RECORD

BOUNDARY DESCRIPTION

All that part of Section 29, Township 14 North, Range 65 West of the 6th Principal Meridian, Laramie County, Wyoming, and lying north of the Union Pacific Railroad and south of the Old Lincoln Highway, presently E. Pershing Boulevard and/or County Road No. 210, and being more particularly described as follows.

Point of Beginning being a found marked aluminum cap, on the west boundary of said Section 29 bearing south 03 degrees 02 minutes 38 seconds west, a distance of 119.83 feet from West 1/4 corner, Section 29, a found marked aluminum cap. Said Point of Beginning is at the intersection of the south right of way line of the Old Lincoln Highway and the west boundary of said Section 29.

Thence south 75 degrees 51 minutes 21 seconds east, along the south right of way line of said Lincoln Highway, a distance of 1853.88 feet to a found iron pipe.

Thence, continuing along said right of way line, south 13 degrees 81 minutes 02 seconds west, a distance of 50.00 feet to a set aluminum cap.

Thence, continuing along said right of way line, on a curve to the right whose long chord bears south 83 degrees 27 minutes 11 seconds east, a distance of 849.89 feet to a found iron pipe. (Record radius, bearing and long chord is 856.9 feet, south 83 degrees 11 minutes east, 848.71 feet respectively.)

Thence, continuing along said right of way line, south 31 degrees 07 minutes 11 seconds east, a distance of 148.21 feet to a found iron pipe on the north right of way line of the Union Pacific Railroad.

Thence, along said Union Pacific right of way line, south 58 degrees 55 minutes 27 seconds west, a distance of 19.75 feet to a found iron pipe. (Record radius, bearing and long chord is 1844.85 feet, south 58 degrees 65 minutes 27 seconds west, 19.75 feet respectively.)

Thence, continuing along said railroad right of way line, north 29 degrees 35 minutes 33 seconds west, a distance of 100.00 feet to a found iron pipe.

Thence, continuing along said Railroad right of way line, on a curve to the right whose long chord bears south 81 degrees 38 minutes 03 seconds west, a distance of 1325.81 feet to a found iron pipe. (Record radius, bearing and long chord, 1744.65 feet, south 79 degrees 67 minutes west, 1325.8 feet respectively.)

Thence, continuing along said Railroad right of way line, south 13 degrees 58 minutes 00 seconds west for a distance of 99.88 feet to a found iron pipe.

Thence, continuing along said Railroad right of way line, on a curve to the right whose long chord bears north 74 degrees 18 minutes 33 seconds west, a distance of 210.68 feet to a found iron pipe. (Record radius, bearing and long chord, 1844.85 feet, north 75 degrees 53 minutes west, 210.8 feet respectively.)

Thence, continuing along said Railroad right of way, a distance of 603.33 feet to a found iron pipe.

Thence, continuing along said Railroad right of way line, on a curve to the left whose long chord bears north 75 degrees 19 minutes 36 seconds west, a distance of 331.89 feet to a found iron pipe on the west boundary of said Section 29. (Record radius, bearing and long chord, 1910.08 feet, north 74 degrees 87 minutes west, 331.85 feet respectively.)

Thence, north 01 degree 21 minutes 58 seconds east, along the west boundary of said Section 29, a distance of 937.71 feet to the Point of Beginning.

Said tract of land subject to any and all easements and/or rights of way that may have been legally acquired.

FIRST AMERICAN

NOTES

1. ○ SET MARKED ALUMINUM CAP (PE LS 3153) OR 5/8" X 24" REBAR.
2. ● FOUND 5/8" REBAR.
3. + FOUND 1/2" OR 3/4" IRON PIPE(S).
4. ( ) RECORD BEARINGS, DISTANCES AND RADII R, ARE ENCLOSED IN PARENTHESES.
5. BASIS OF BEARINGS AND COORDINATES CHEYENNE CITY DATUM.
6. 18' EASEMENT CREATED BY WILD HORSE ESTATES FINAL PLAT ALONG THE FULL LENGTH OF WILD HORSE ESTATES NORTH PROPERTY LINE ADJOINING (OLD LINCOLN HIGHWAY) PRESENTLY E. PERSHING BOULEVARD AND/OR COUNTY ROAD NO. 210 SOUTH R/W LINE.

DEDICATION

KNOW ALL MEN BY THESE PRESENT Carolyn A. Wagner, Owner of the lands hereto described and embraced on this plat of a portion of Section 29, T. 14 N., R. 65 W., 6th P.M., Laramie County, Wyoming, known as WILD HORSE ESTATES do hereby declare the subdivision, easements and/or rights of way of said land as it appears on this plat to be her true and lawful and in accordance with her desires and does hereby grant same for the purposes shown hereon.

Carolyn A. Wagner
Carolyn A. Wagner

ACKNOWLEDGEMENT

STATE OF WYOMING ss
COUNTY OF LARAMIE

The dedication instrument was acknowledged before me this 12 day of January, 1994, by Carolyn A. Wagner.

Nancy Christo
Notary Public

My Commission Expires: 1/2/97

APPROVALS

Approved by the Cheyenne-Laramie County Planning Commission this 7th day of March, 1994.

Michael Post, Development Director

Approved by the Board of County Commissioners of Laramie County, Wyoming this 5th day of April, 1994.

Chairman — Attest: County Clerk

Approved by the City Council of Cheyenne this 28th day of March, 1994.

Mayor — Attest: City Clerk

SURVEYOR'S STATEMENT

I, William B. Armstrong, a Registered Professional Engineer and Land Surveyor, hereby state that this plat was made from notes taken during a field survey made under my direct supervision in July of 1993 and from documents on record in the Laramie County Engineer and Laramie County clerk's office(s) and that to the best of my belief and knowledge correctly shows the results of that survey including distances measured and the monuments found and/or set.

William B. Armstrong
William B. Armstrong
P. E. & L. S. 3153 — on 1/28/1994

FINAL PLAT
OF
WILD HORSE ESTATES
FOR A
44.24 ACRE TRACT OF LAND
IN THE
SW 1/4 SECTION 29, T.-14 N., R.-65 W. of the 6th P. M.
LARAMIE COUNTY, WYOMING

SCALE: 1" = 200'