

APPROVED as to form only:
By Stefanie Boster at 6:35 pm, Feb 06 2023

RESOLUTION NO. 6307

ENTITLED: "A RESOLUTION AUTHORIZING THE MAYOR AND THE CITY CLERK TO SIGN A FINAL PLAT FOR BACK 40 SUBDIVISION, THIRD FILING, A REPLAT OF A PORTION OF LOT 1, BLOCK 1 BACK 40 SUBDIVISION FIRST FILING, LOT 1, BLOCK 2 AND LOT 1, BLOCK 3 BACK 40 SUBDIVISION SECOND FILING, AND LOT 1 BLOCK 1 CHEYENNE ICE & EVENTS CENTER 4TH FILING BEING SITUATED IN A PORTION OF SECTION 1, TOWNSHIP 13 NORTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING (LOCATED NORTH OF THE INTERSECTION OF GRANT AVENUE AND W LINCOLNWAY)."

WHEREAS, Dozzer LLC have subdivided said land in accordance with the statutes in such cases made and provided;

WHEREAS, Dozzer LLC the owners of the above described land, has caused a subdivision plat of said land to be made, acknowledged, and certified, particularly describing the lots, blocks, easements, and rights-of-way; and,

WHEREAS, the above described subdivision plat has been presented to the City of Cheyenne Planning Commission for consideration; the Planning Commission has recommended that said plat be approved by the Governing Body; and the plat has been duly executed by the Development Office;

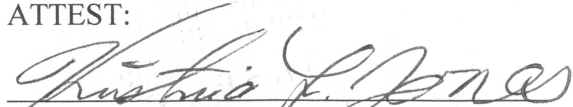
NOW, THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF CHEYENNE, WYOMING, THAT the subdivision described as Back 40 Subdivision, Third Filing, Cheyenne, Wyoming, be and the same hereby is approved and confirmed as presented, and that the Mayor and the City Clerk be and are hereby authorized, empowered, and directed to execute said plat, when Community Facility Fees have been paid in full.

PRESENTED, READ AND ADOPTED THIS 27th **DAY OF** _____
February, 2023.



PATRICK COLLINS, MAYOR

(SEAL)
ATTEST:

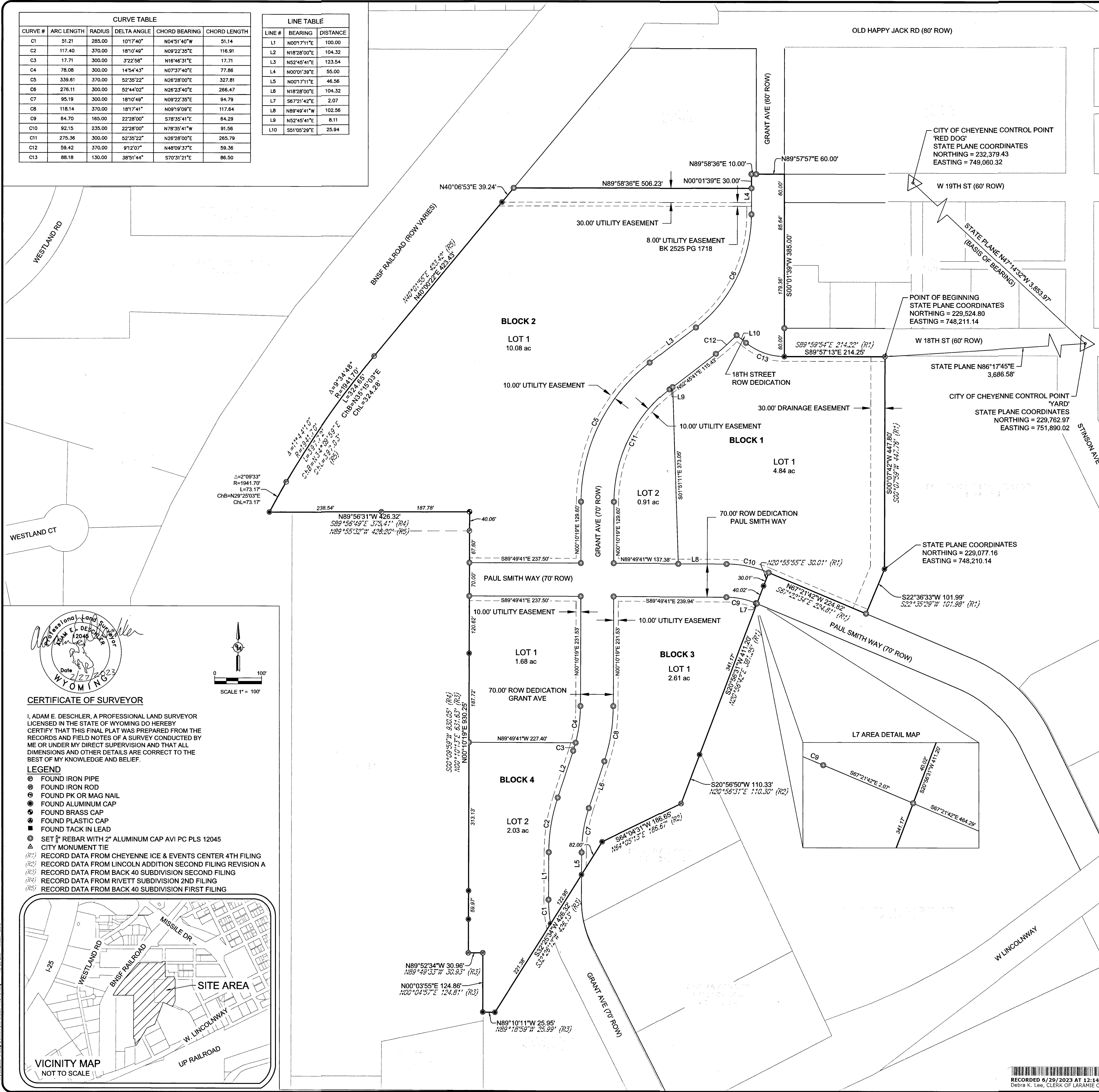


KRISTINA F. JONES, CITY CLERK

B405-03

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	51.21	285.00	107°40'	N04°51'40"W	51.14
C2	117.40	370.00	181°04'	N09°22'35"E	116.91
C3	17.71	300.00	3°22'58"	N16°46'31"E	17.71
C4	78.08	300.00	14°54'43"	N07°37'40"E	77.86
C5	339.61	370.00	52°35'22"	N26°28'00"E	327.81
C6	276.11	300.00	52°44'02"	N26°23'40"E	266.47
C7	95.19	300.00	18°10'48"	N09°22'35"E	94.79
C8	118.14	370.00	18°17'41"	N09°19'09"E	117.64
C9	64.70	165.00	22°28'00"	S78°35'41"E	64.29
C10	92.15	235.00	22°28'00"	N78°35'41"W	91.56
C11	275.36	300.00	52°35'22"	N26°28'00"E	265.79
C12	59.42	370.00	9°12'07"	N48°09'37"E	59.36
C13	88.18	130.00	38°51'44"	S70°31'21"E	86.50

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N00°17'11"E	100.00
L2	N18°28'00"E	104.32
L3	N52°45'41"E	123.54
L4	N00°01'39"E	55.00
L5	N00°17'11"E	46.56
L6	N18°28'00"E	104.32
L7	S67°21'42"E	2.07
L8	N89°49'41"W	102.56
L9	N52°45'41"E	8.11
L10	S51°05'29"E	25.94



CERTIFICATE OF SURVEYOR

I, ADAM E. DESCHLER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF WYOMING DO HEREBY CERTIFY THAT THIS FINAL 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.

LEGEND

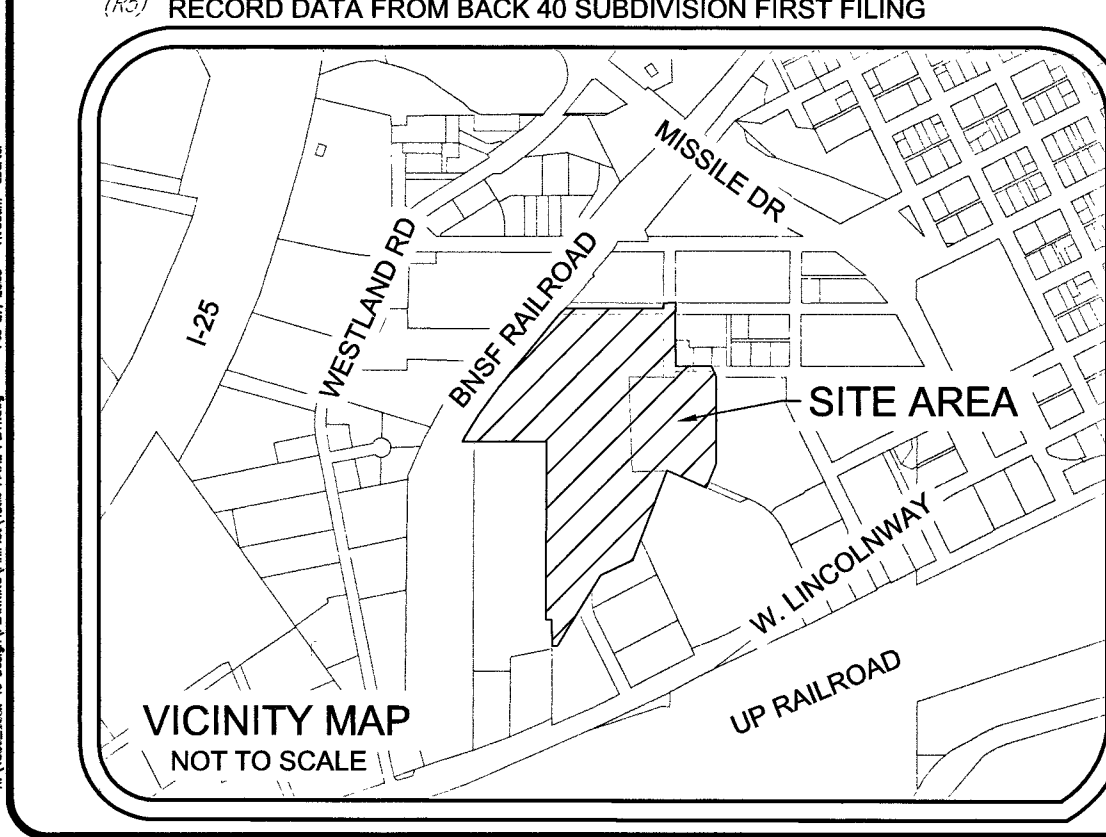
- FOUND IRON PIPE
- FOUND IRON ROD
- ⊙ FOUND PK OR MAG NAIL
- ⊕ FOUND ALUMINUM CAP
- ⊖ FOUND BRASS CAP
- ⊗ FOUND PLASTIC CAP
- FOUND TACK IN LEAD
- ⊙ SET 5/8" REBAR WITH 2" ALUMINUM CAP AVI PC PLS 12045
- ▲ CITY MONUMENT TIE

(R1) RECORD DATA FROM CHEYENNE ICE & EVENTS CENTER 4TH FILING
 (R2) RECORD DATA FROM LINCOLN ADDITION SECOND FILING REVISION A
 (R3) RECORD DATA FROM BACK 40 SUBDIVISION SECOND FILING
 (R4) RECORD DATA FROM RIVETT SUBDIVISION 2ND FILING
 (R5) RECORD DATA FROM BACK 40 SUBDIVISION FIRST FILING

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LEGAL DESCRIPTION

A PARCEL OF LAND BEING SITUATED IN A PORTION OF SECTION 1 OF TOWNSHIP 13 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 CHEYENNE ICE AND EVENTS CENTER, 2ND FILING BEING MONUMENTED BY A FOUND IRON ROD; THENCE S00°07'42"W A DISTANCE OF 447.80 FEET TO A POINT BEING MONUMENTED BY A FOUND ALUMINUM CAP; THENCE S22°36'33"W A DISTANCE OF 101.99 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF PAUL SMITH WAY; THENCE ALONG THE PAUL SMITH WAY RIGHT OF WAY N67°21'42"W A DISTANCE OF 224.82 FEET TO A POINT; THENCE S20°56'31"W A DISTANCE OF 411.20 FEET TO A POINT BEING MONUMENTED BY A FOUND ALUMINUM CAP; THENCE S20°56'50"W A DISTANCE OF 110.33 FEET TO A POINT BEING MONUMENTED BY A FOUND IRON ROD; THENCE S64°44'31"W A DISTANCE OF 186.65 FEET TO A POINT BEING MONUMENTED BY A FOUND ALUMINUM CAP; THENCE S32°25'34"W A DISTANCE OF 426.32 FEET TO A POINT BEING MONUMENTED BY A FOUND ALUMINUM CAP; THENCE N89°10'11"W A DISTANCE OF 25.95 FEET TO A POINT BEING MONUMENTED BY A FOUND ALUMINUM CAP; THENCE N00°03'55"E A DISTANCE OF 124.86 FEET TO A POINT BEING MONUMENTED BY A FOUND IRON ROD; THENCE N00°10'19"E A DISTANCE OF 30.96 FEET TO A POINT BEING MONUMENTED BY A FOUND IRON ROD; THENCE N89°52'34"W A DISTANCE OF 930.25 FEET TO A POINT BEING MONUMENTED BY A FOUND BRASS CAP; THENCE N89°56'31"W A DISTANCE OF 426.32 FEET TO A NON-TANGENT CURVE ON THE EASTERLY RIGHT OF WAY LINE OF THE BNSF RAILROAD RIGHT OF WAY BEING MONUMENTED BY A FOUND ALUMINUM CAP; SAID CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 1941.70 FEET, A CHORD BEARING OF N29°25'03"E, A CHORD LENGTH OF 73.17 FEET, AND A CENTRAL ANGLE OF 2°09'33"; THENCE ALONG ARC OF SAID CURVE A DISTANCE OF 73.17 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE ON THE EASTERLY RIGHT OF WAY LINE OF THE BNSF RAILROAD RIGHT OF WAY AND BEING MONUMENTED BY A FOUND IRON PIPE, SAID CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 1941.70 FEET, A CHORD BEARING OF N85°15'03"E, A CHORD LENGTH OF 324.28 FEET, AND A CENTRAL ANGLE OF 9°34'48"; THENCE ALONG ARC OF SAID CURVE A DISTANCE OF 324.28 FEET TO A POINT OF NON-TANGENCY BEING MONUMENTED BY A FOUND IRON PIPE; THENCE CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF THE BNSF RAILROAD RIGHT OF WAY N40°00'22"E A DISTANCE OF 423.43 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF THE VACATED 19TH STREET RIGHT OF WAY BEING MONUMENTED BY A FOUND ALUMINUM CAP; THENCE CONTINUING ALONG THE BNSF RAILROAD RIGHT OF WAY N40°06'53"E A DISTANCE OF 39.24 FEET TO A POINT OF INTERSECTION WITH THE FORMER CENTERLINE OF THE VACATED 19TH STREET RIGHT OF WAY; THENCE N89°58'36"E A DISTANCE OF 506.23 FEET TO A POINT; THENCE N00°01'39"E A DISTANCE OF 30.00 FEET TO A POINT; THENCE N89°58'36"E A DISTANCE OF 10.00 FEET TO THE WEST LINE OF GRANT AVENUE; THENCE N89°57'57"E A DISTANCE OF 60.00 FEET TO A POINT AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF GRANT AVENUE AND THE NORTHERLY RIGHT OF WAY LINE OF WEST 18TH STREET BEING MONUMENTED BY A FOUND ALUMINUM CAP; THENCE ALONG THE EASTERLY RIGHT OF WAY LINE OF GRANT AVENUE S00°01'39"W A DISTANCE OF 385.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF WEST 18TH STREET BEING MONUMENTED BY A FOUND ALUMINUM CAP; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF WEST 18TH STREET S89°57'13"E A DISTANCE OF 214.25 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 25.98 ACRES MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE CITY OF CHEYENNE & DOZZER, LLC, STEPHANIE WHITE, MANAGING MEMBER, OWNERS IN FEE SIMPLE OF THE LAND EMBRACED IN THIS FINAL PLAT OF "BACK 40 SUBDIVISION THIRD FILING" DO HEREBY DECLARE THAT THE SUBDIVISION OF SAID LAND IS WITH THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES, DO HEREBY DEDICATE TO THE PUBLIC THE RIGHTS OF WAY SHOWN HEREON.

PATRICK COLLINS, MAYOR, CITY OF CHEYENNE
 DOZZER, LLC
 STEPHANIE WHITE, MANAGING MEMBER

ACKNOWLEDGEMENTS

STATE OF Wyoming)
 COUNTY OF Laramie)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY PATRICK COLLINS, MAYOR, CITY OF CHEYENNE, THIS DAY OF 20, 2023, WITNESS MY HAND AND OFFICIAL SEAL.

VALERIE PICKARD
 NOTARY PUBLIC
 STATE OF WYOMING
 COMMISSION ID: 165871
 COMMISSION EXPIRES: NOV 7, 2026

APPROVALS

APPROVED BY THE CHEYENNE PLANNING COMMISSION THIS 6TH DAY OF FEBRUARY, 2023.

APPROVED BY THE CITY COUNCIL OF THE CITY OF CHEYENNE, THIS 27TH DAY OF FEBRUARY, 2023.

MAYOR: Patrick Collins
 CITY CLERK: Christina L. Jones

NOTES:

- PUBLIC WATER AND WASTE WATER SYSTEMS TO CONNECT TO EXISTING CHEYENNE BOARD OF PUBLIC UTILITIES.
- FIRE PROTECTION WILL BE PROVIDED BY THE CITY OF CHEYENNE FIRE DEPARTMENT.
- ALL STREETS TO BE DEDICATED TO THE PUBLIC AND MAINTAINED BY THE CITY OF CHEYENNE.
- THERE WILL BE 10' UTILITY EASEMENTS ABUTTING ALL ROADWAY RIGHT OF WAYS FOR LOCAL UTILITY COMPANIES WITHIN THE BOUNDARIES OF THIS PLAT UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS

CITY OF CHEYENNE CONTROL POINTS (YARD AND RED DOG, BEARING OF N47°14'32"W AND DISTANCE OF 3.853.97 FEET TO ESTABLISH BOUNDARY.

GROUND COORDINATES SHOWN ARE BASED ON US STATE PLANE 1983, WYOMING STATE PLANE EAST FIPZONE 4901 WY EAST.
 TO CONVERT TO STATE PLANE COORDINATES ADD 100,000 FT TO THE NORTHING AND 200,000 FT TO THE EASTING AND MULTIPLY BY A PROJECT SCALE FACTOR OF 0.999659161
 EXAMPLE: POINT OF BEGINNING (P.O.B.)
 GROUND NORTHING = 129,603.06
 GROUND EASTING = 548,466.25
 STATE PLANE N = (129,603.06 + 100000)*SF = 229,524.80
 STATE PLANE E = (548,466.25 + 200000)*SF = 748,211.14
 ORIGINAL FIELD SURVEY BY: AVI PC AUGUST 2022

FINAL PLAT FOR BACK 40 SUBDIVISION THIRD FILING

A REPLAT OF A PORTION OF LOT 1, BLOCK 1 BACK 40 SUBDIVISION FIRST FILING, LOT 1, BLOCK 2 AND LOT 1, BLOCK 3 BACK 40 SUBDIVISION SECOND FILING, AND LOT 1 BLOCK 1 CHEYENNE ICE & EVENTS CENTER 4TH FILING BEING SITUATED IN A PORTION OF SECTION 1, TOWNSHIP 13 NORTH, RANGE 67 WEST OF THE 6TH P.M. CITY OF CHEYENNE, COUNTY OF LARAMIE, STATE OF WYOMING PREPARED FEBRUARY 2023

DATE	
REVISION	
NO.	

PREPARED FOR:
DOZZER, LLC
 2770 ARAFAHOE ROAD, STE 123
 LAFAYETTE, CO, 80026

PROJECT: **BACK 40 SUBDIVISION THIRD FILING**

DRAWING TITLE: **FINAL PLAT**

DATE: **Feb 27, 2023**

DRAWN BY: **ACB**

DESIGNED BY: **BE**

CHECKED BY: **AED**

JOB NO.: **4585**

DRAWING NO. **1** OF **1**