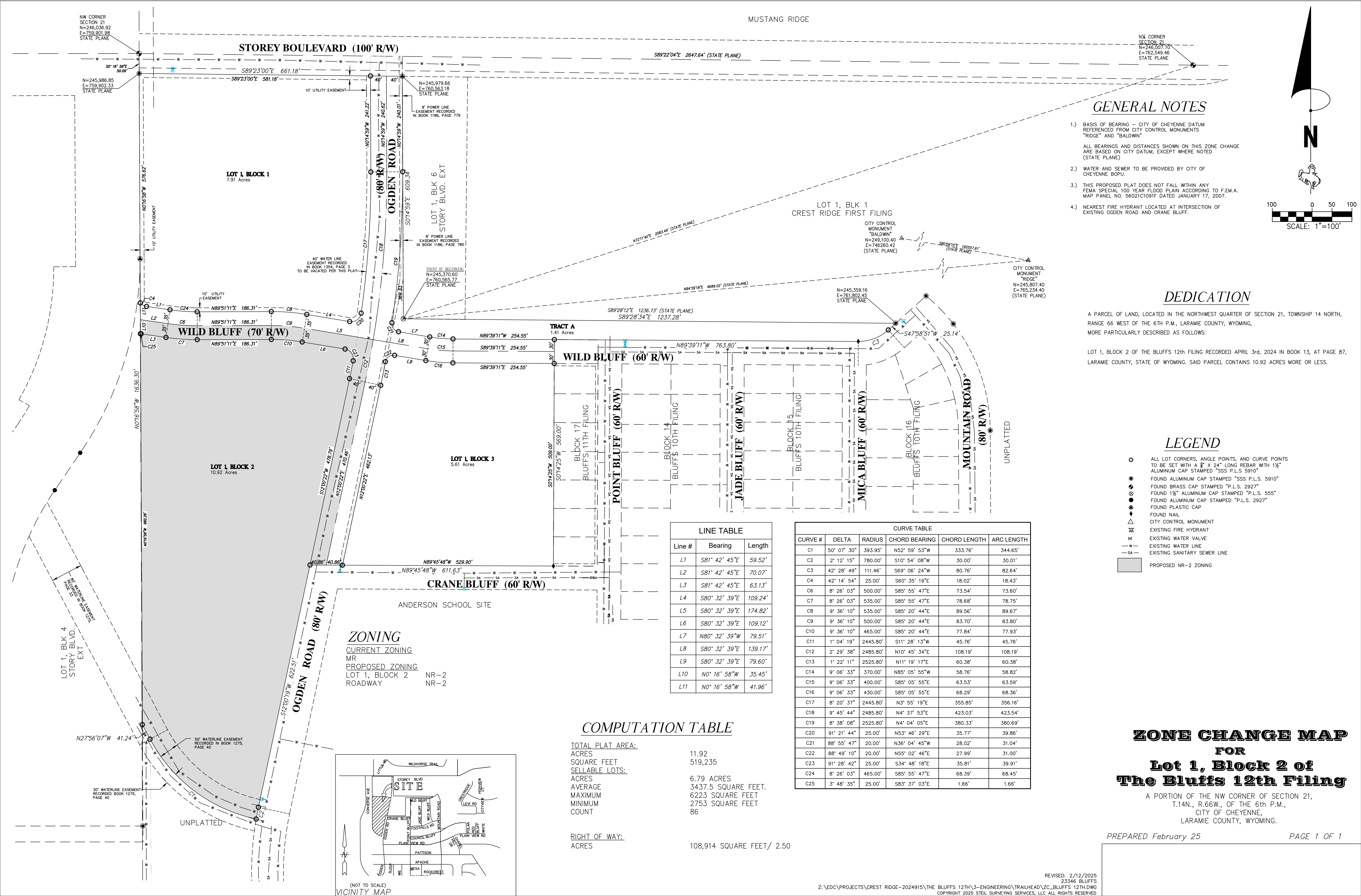




GENERAL NOTES

- 1.) BASIS OF BEARING – CITY OF CHEYENNE DATUM REFERENCED FROM CITY CONTROL MONUMENTS "RIDGE" AND "BALDWIN"
- 2.) WATER AND SEWER TO BE PROVIDED BY CITY OF CHEYENNE BOPLU.
- 3.) THIS PROPOSED PLAT DOES NOT FALL WITHIN ANY FEMA SPECIAL 100 YEAR FLOOD PLAIN ACCORDING TO F.E.M.A. MAP PANEL NO. 56021C1091F DATED JANUARY 17, 2007.
- 4.) NEAREST FIRE HYDRANT LOCATED AT INTERSECTION OF EXISTING OGDEN ROAD AND CRANE BLUFF.

SCALE: 1"=100'

DEDICATION

A PARCEL OF LAND, LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 14 NORTH, RANGE 66 WEST OF THE 6TH P.M., LARAMIE COUNTY, WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1, BLOCK 2 OF THE BLUFFS 12TH FILING RECORDED APRIL 3rd, 2024 IN BOOK 13, AT PAGE 87, LARAMIE COUNTY, STATE OF WYOMING. SAID PARCEL CONTAINS 10.92 ACRES MORE OR LESS.

LEGEND

- ALL LOT CORNERS, ANGLE POINTS, AND CURVE POINTS TO BE SET WITH A 8" X 24" LONG REBAR WITH 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND BRASS CAP STAMPED "P.L.S. 2927"
- FOUND 1/2" ALUMINUM CAP STAMPED "P.L.S. 555"
- FOUND ALUMINUM CAP STAMPED "P.L.S. 2927"
- FOUND PLASTIC CAP
- ◆ FOUND NAIL
- △ CITY CONTROL MONUMENT
- ⋈ EXISTING FIRE HYDRANT
- ⋈ EXISTING WATER VALVE
- W— EXISTING WATER LINE
- SA— EXISTING SANITARY SEWER LINE
- PROPOSED NR-2 ZONING

LINE TABLE		
Line #	Bearing	Length
L1	S81° 42' 45"E	59.52'
L2	S81° 42' 45"E	70.07'
L3	S81° 42' 45"E	63.13'
L4	S80° 32' 39"E	109.24'
L5	S80° 32' 39"E	174.82'
L6	S80° 32' 39"E	109.12'
L7	N80° 32' 39"W	79.51'
L8	S80° 32' 39"E	139.17'
L9	S80° 32' 39"E	79.60'
L10	N0° 16' 58"W	35.45'
L11	N0° 16' 58"W	41.96'

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	50° 07' 30"	393.95'	N52° 59' 53"W	333.76'	344.65'
C2	2° 12' 15"	780.00'	S10° 54' 08"W	30.00'	30.01'
C3	42° 28' 49"	111.46'	S69° 06' 24"W	80.76'	82.64'
C4	42° 14' 54"	25.00'	S60° 35' 19"E	18.02'	18.43'
C6	8° 26' 03"	500.00'	S85° 55' 47"E	73.54'	73.60'
C7	8° 26' 03"	535.00'	S85° 55' 47"E	78.68'	78.75'
C8	9° 36' 10"	535.00'	S85° 20' 44"E	89.56'	89.67'
C9	9° 36' 10"	500.00'	S85° 20' 44"E	83.70'	83.80'
C10	9° 36' 10"	465.00'	S85° 20' 44"E	77.84'	77.93'
C11	1° 04' 19"	2445.80'	S11° 28' 13"W	45.76'	45.76'
C12	2° 29' 38"	2485.80'	N10° 45' 34"E	108.19'	108.19'
C13	1° 22' 11"	2525.80'	N11° 19' 17"E	60.38'	60.38'
C14	9° 06' 33"	370.00'	N85° 05' 55"W	58.76'	58.82'
C15	9° 06' 33"	400.00'	S85° 05' 55"E	63.53'	63.59'
C16	9° 06' 33"	430.00'	S85° 05' 55"E	68.29'	68.36'
C17	8° 20' 37"	2445.80'	N3° 55' 19"E	355.85'	356.16'
C18	9° 45' 44"	2485.80'	N4° 37' 53"E	423.03'	423.54'
C19	8° 38' 08"	2525.80'	N4° 04' 05"E	380.33'	380.69'
C20	91° 21' 44"	25.00'	N53° 46' 29"E	35.77'	39.86'
C21	88° 55' 47"	20.00'	N36° 04' 45"W	28.02'	31.04'
C22	88° 49' 10"	20.00'	N55° 02' 46"E	27.99'	31.00'
C23	91° 28' 42"	25.00'	S34° 48' 18"E	35.81'	39.91'
C24	8° 26' 03"	465.00'	S85° 55' 47"E	68.39'	68.45'
C25	3° 48' 35"	25.00'	S83° 37' 03"E	1.66'	1.66'

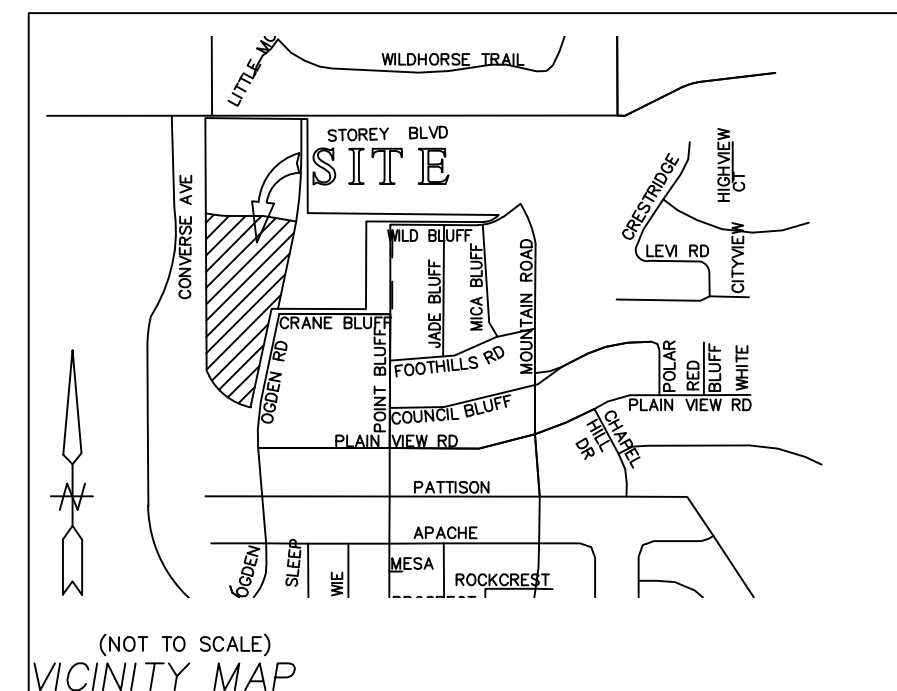
COMPUTATION TABLE

TOTAL PLAT AREA:	11.92
ACRES	519,235
SQUARE FEET	
SELLABLE LOTS:	6.79 ACRES
ACRES	3437.5 SQUARE FEET.
AVERAGE	6223 SQUARE FEET
MAXIMUM	2753 SQUARE FEET
MINIMUM	86
COUNT	

RIGHT OF WAY: 108,914 SQUARE FEET/ 2.50 ACRES

ZONING

CURRENT ZONING
MR
PROPOSED ZONING
LOT 1, BLOCK 2
ROADWAY NR-2
NR-2



ZONE CHANGE MAP

FOR

Lot 1, Block 2 of The Bluffs 12th Filing

A PORTION OF THE NW CORNER OF SECTION 21, T.14N., R.66W., OF THE 6th P.M., CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING.