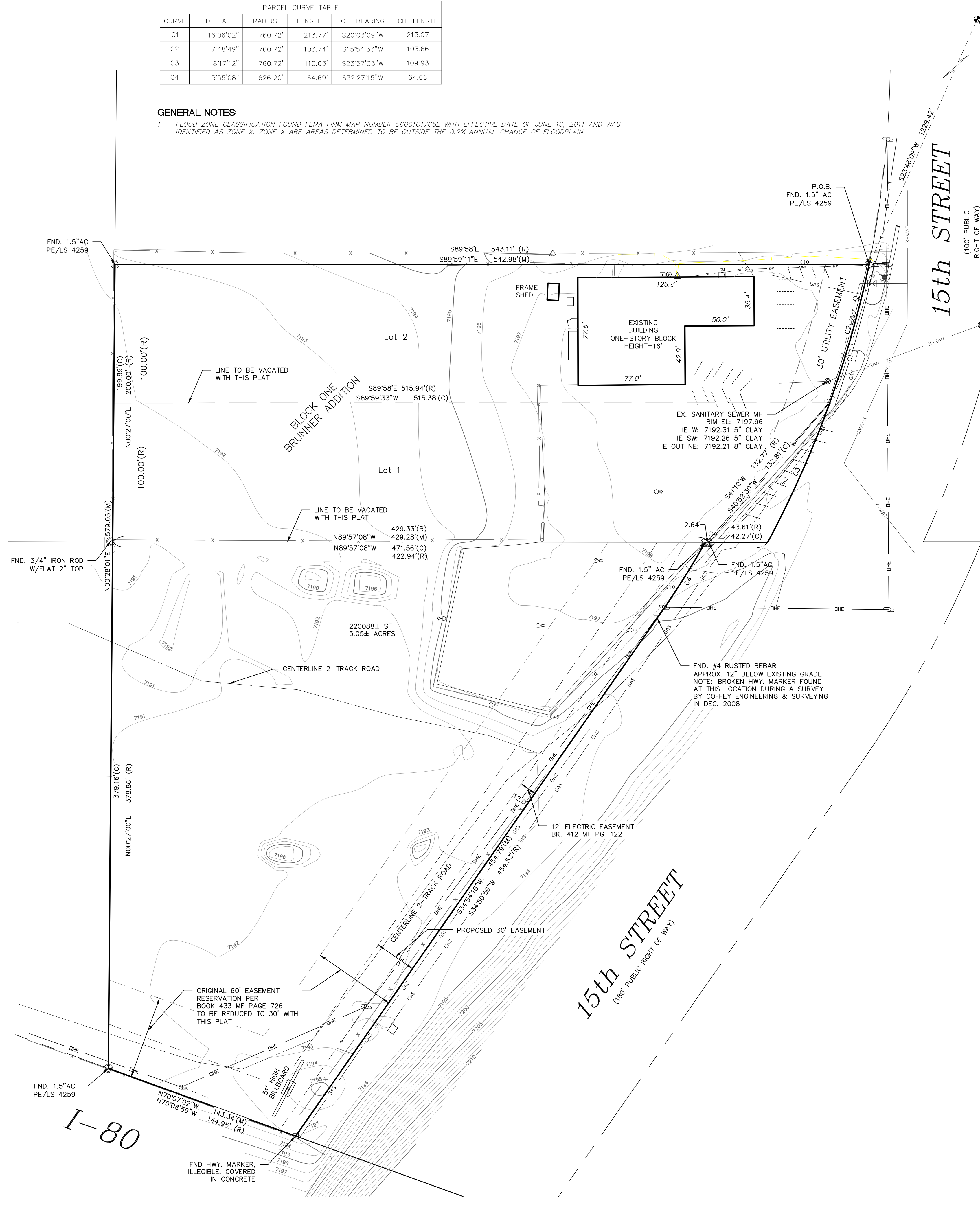


PARCEL CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH. BEARING	CH. LENGTH
C1	16°06'02"	760.72'	213.77'	S20°03'09"W	213.07
C2	7°48'49"	760.72'	103.74'	S15°54'33"W	103.66
C3	8°17'12"	760.72'	110.03'	S23°57'33"W	109.93
C4	5°55'08"	626.20'	64.69'	S32°27'15"W	64.66

GENERAL NOTES:

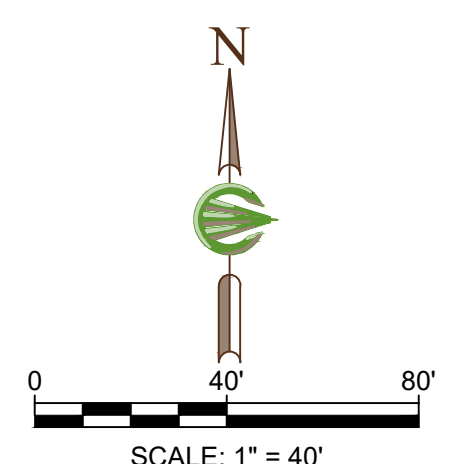
- FLOOD ZONE CLASSIFICATION FOUND FEMA FIRM MAP NUMBER 56001C1765E WITH EFFECTIVE DATE OF JUNE 16, 2011 AND WAS IDENTIFIED AS ZONE X. ZONE X ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN.



E 1/4 COR. SEC. 4,
T.15N, R.73W
FND. 3.25 AC
PE/LS 4822

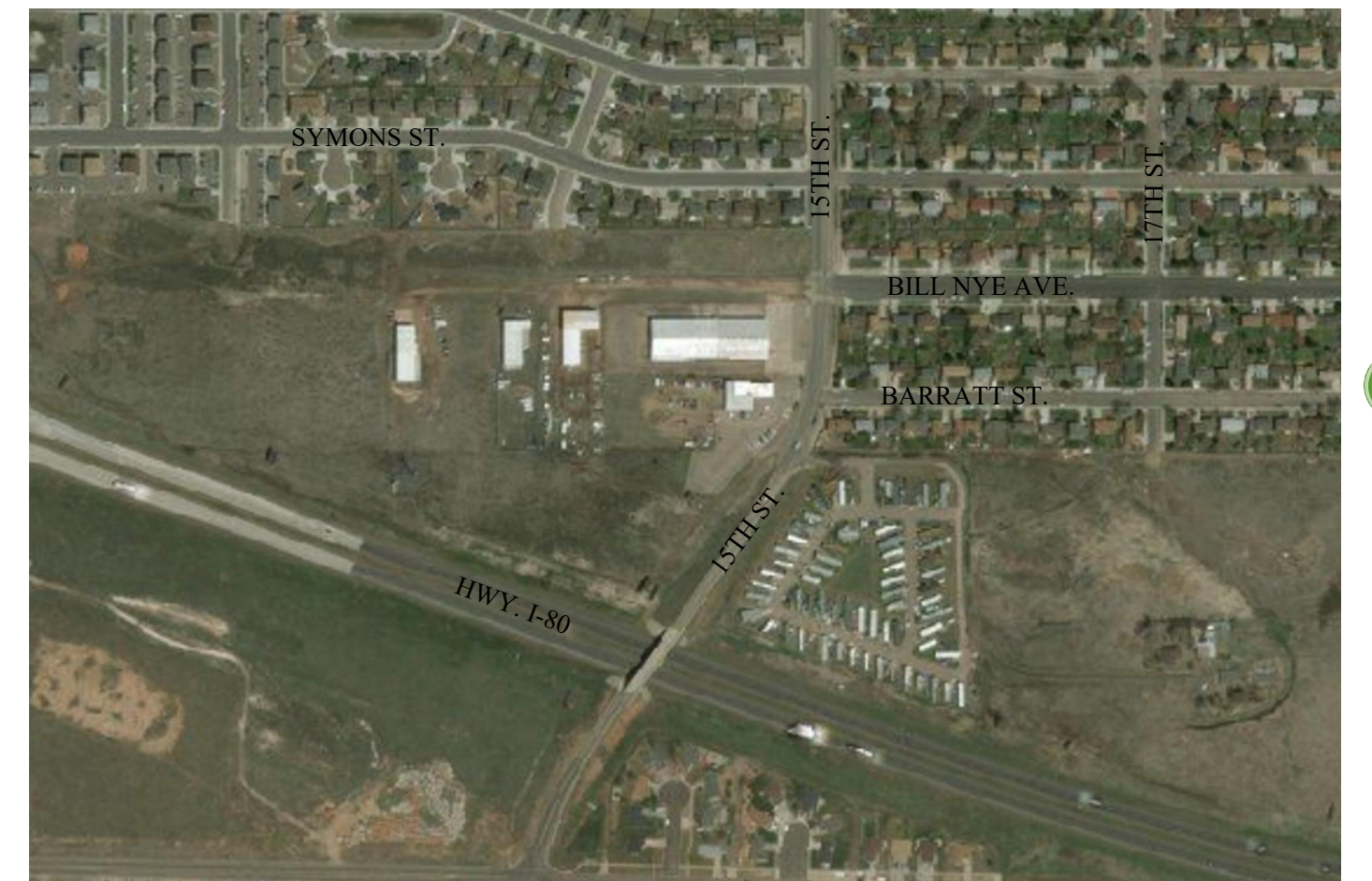
LEGEND:

- FOUND SECTION MONUMENT - AS DESCRIBED
- FOUND MONUMENT - AS DESCRIBED
- FOUND HIGHWAY MONUMENT
- ⊗ GAS METER
- ⊙ ELECTRIC METER
- ⊠ ELECTRIC PEDESTAL, JUNCTION/TRANSFORMER BOX
- ⊙ LIGHT POLE
- ⊙ GUY WIRE
- ⊙ POWER POLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ EXISTING FIRE HYDRANT
- ⊙ EXISTING WATER VALVE
- ⊙ EXISTING SANITARY SEWER MANHOLE
- E— UNDERGROUND ELECTRIC LINE
- GAS— UNDERGROUND GAS LINE
- T— TELEPHONE LINE
- X— FENCE
- 230— EXISTING CONTOUR
- X-WAT— EXISTING WATER LINE
- X-SAN— EXISTING SANITARY SEWER LINE
- (R) RECORD INFORMATION
- (C) CALCULATED INFORMATION
- (M) MEASURED INFORMATION



**PRELIMINARY PLAT
UNIVERSITY OF WYOMING TRANSIT ADDITION**

SEC. 4, T15N, R73W, 6TH P.M.
ALBANY COUNTY, WYOMING



**VICINITY MAP
SCALE: 1" = 500'**

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED ARE THE OWNERS IN FEE SIMPLE, OF THE LAND SHOWN HEREON, AND THAT THEY WITH FREE CONSENT, DO HEREBY CERTIFY THAT THEIR DESIRE IS TO SUBDIVIDE INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, TO BE KNOWN AS UNIVERSITY OF WYOMING TRANSIT ADDITION TO ALBANY COUNTY, WYOMING, LOCATED IN SECTION 4, TOWNSHIP 15 NORTH, RANGE 73 WEST OF THE 6TH P.M., CITY OF LARAMIE, ALBANY COUNTY, WYOMING AND THEY DO HEREBY DEDICATE TO PUBLIC USE SAID STREETS AND EASEMENTS AS SHOWN HEREON:

A PORTION OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 15 NORTH, RANGE 73 WEST OF THE 6TH P.M. AS DESCRIBED AS LOTS 1 AND 2, BLOCK ONE BRUNNER ADDITION AS RECORDED AS PLAT DOCUMENT 574213 AND THAT CERTAIN DEED AS RECORDED IN DOCUMENT 2008-2065 AT THE ALBANY COUNTY CLERK AND RECORDS OFFICE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 4 BEING A 3.25" ALUMINUM CAP STAMPED PE/LS 4822 FOUND;
- THENCE SOUTH 23°46'09" WEST 1229.42 FEET TO A 1.5" ALUMINUM CAP STAMPED PE/LS 4259 FOUND, BEING THE NORTHEAST CORNER OF LOT 2, BLOCK 1 BRUNNER ADDITION, ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY OF 15TH STREET AND THE POINT OF BEGINNING, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE TO THE RIGHT;
- THENCE CONTINUING ALONG SAID NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 760.72 FEET, AN ARC LENGTH OF 213.77 FEET, (CHORD BEARING SOUTH 30°33'09" WEST 213.07 FEET) TO A POINT;
- THENCE NORTH 89°57'08" WEST 42.27 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF SAID 15TH STREET AND A 1.5" ALUMINUM CAP STAMPED PE/LS 4259 FOUND;
- THENCE NORTH 89°57'08" WEST 2.64 FEET TO A POINT ON THE WEST RIGHT-OF-WAY ALSO BEING THE NORTHEAST CORNER OF SAID DOCUMENT 2008-2065 AND A 1.5" ALUMINUM CAP STAMPED PE/LS 4259 FOUND, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT;
- THENCE CONTINUING ALONG SAID NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 626.20 FEET, AN ARC LENGTH OF 64.69 FEET, (CHORD BEARING SOUTH 32°27'15" WEST 64.66 FEET) TO A #4 RUSTED REBAR FOUND;
- THENCE SOUTH 34°54'16" WEST 454.79 FEET ALONG THE WEST RIGHT-OF-WAY OF 15TH STREET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF INTERSTATE 80 BEING A HIGHWAY MARKER FOUND;
- THENCE NORTH 70°07'02" WEST 143.34 FEET ALONG SAID INTERSTATE 80 NORTHERLY RIGHT-OF-WAY TO A 1.5" ALUMINUM CAP STAMPED PE/LS 4259 FOUND;
- THENCE NORTH 00°28'01" EAST 579.05 FEET TO A POINT ON THE NORTH LINE OF LOT 2 BLOCK 1 BRUNNER ADDITION AND A 1.5" ALUMINUM CAP STAMPED PE/LS 4259;
- THENCE SOUTH 89°59'11" EAST 542.98 FEET ALONG THE NORTH LINE OF SAID LOT 2 BRUNNER ADDITION TO THE POINT OF BEGINNING.

TOGETHER WITH ALL AND SINGULAR THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING OR ANYWISE APPERTAINING AND ALL IMPROVEMENTS THEREON.

SAID SUBDIVISION CONTAINS 5.05 ACRES, MORE OR LESS AND IS SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS PRESENTLY OF RECORD IN THE OFFICE OF THE COUNTY CLERK FOR ALBANY COUNTY, WYOMING.

INCLUDING THE RELEASE AND WAIVER OF ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD AND EXEMPTION LAWS OF THE STATE OF WYOMING.

THAT THE SURVEYING AND LAYING OUT INTO LOTS AND EASEMENTS, TO BE KNOWN AS UNIVERSITY OF WYOMING TRANSIT ADDITION TO THE CITY OF LARAMIE, COUNTY OF ALBANY, WYOMING, IS WITH THE FREE CONSENT AND DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S), THAT THEY ARE THE OWNER(S) IN FEE SIMPLE THEREOF AND THAT THEY DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AS SHOWN ON THIS PLAT AND DO HEREBY DEDICATE FOR PUBLIC UTILITY USE THE DRAINAGE AND UTILITY EASEMENTS AS SHOWN HEREON.

TRUSTEES OF THE UNIVERSITY OF WYOMING, OWNER

TRUSTEES OF THE UNIVERSITY OF WYOMING, OWNER
NEIL THEOBALD, SENIOR VICE PRESIDENT FOR FINANCE AND ADMINISTRATION

STATE OF _____)
) SS
COUNTY OF _____)

THE FOREGOING DEDICATION OF PLAT WAS ACKNOWLEDGED BEFORE ME BY NEIL THEOBALD, SENIOR VICE PRESIDENT FOR FINANCE AND ADMINISTRATION, TRUSTEES OF THE UNIVERSITY OF WYOMING, OWNER

ON THIS _____ DAY _____, 2021
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

ATTEST:
THE UNDERSIGNED DO HEREBY ATTEST AND AFFIRM THAT THIS PLAT:

- 1) WAS RECOMMENDED FOR APPROVAL BY PLANNING COMMISSION ON _____, 20__
- 2) WAS DULY AND PROPERLY APPROVED BY CITY COUNCIL ON _____, 20__
- 3) APPEARS TECHNICALLY CORRECT AND MEETS APPLICABLE SURVEYING STANDARDS;
- 4) COMPLES WITH THE CONDITIONS OF APPROVAL FOR THE SUBDIVISION;
- 5) IS APPROVED FOR FILING AND RECORDATION WITH THE ALBANY COUNTY CLERK

LARAMIE CITY ENGINEER:

ERIC JAAP, P.E. _____ DATE _____

PLANNING DIVISION:

DEREK T. TEINI, AICP _____ DATE _____

PLANNING COMMISSION:

PC CHAIR - SHANNON POLK _____ DATE _____

CITY COUNCIL:

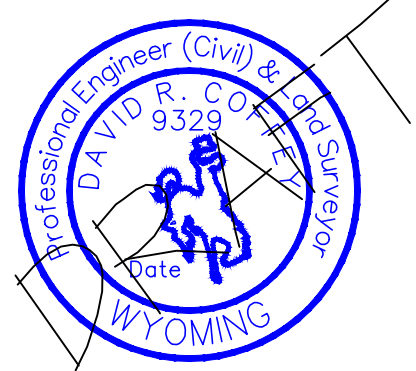
MAYOR - PAUL WEAVER _____ DATE _____

CLERK ATTEST:

CLERK - NANCY BARTHOLOMEW _____ DATE _____

STATEMENT OF SURVEYOR:

I, DAVID R. COFFEY, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF WYOMING, HEREBY STATE, THAT THIS MAP WAS PREPARED FROM FIELD NOTES TAKEN DURING AN ACTUAL SURVEY, MADE UNDER MY DIRECT SUPERVISION, AND THAT THIS MAP CORRECTLY SHOWS THE RESULTS OF SAID SURVEY, TO THE BEST OF MY KNOWLEDGE.



DATE	REQUEST BY	REVISION

Project: 1221196
Drawing: CDT/TPR
Date: 1/7/21
Rev. Date: XXXXXX
Check By: DRK

**PRELIMINARY PLAT
UNIVERSITY OF WYOMING TRANSIT ADDITION**

