

PRELIMINARY PLAT
BITTERSWEET INDUSTRIAL SUBDIVISION

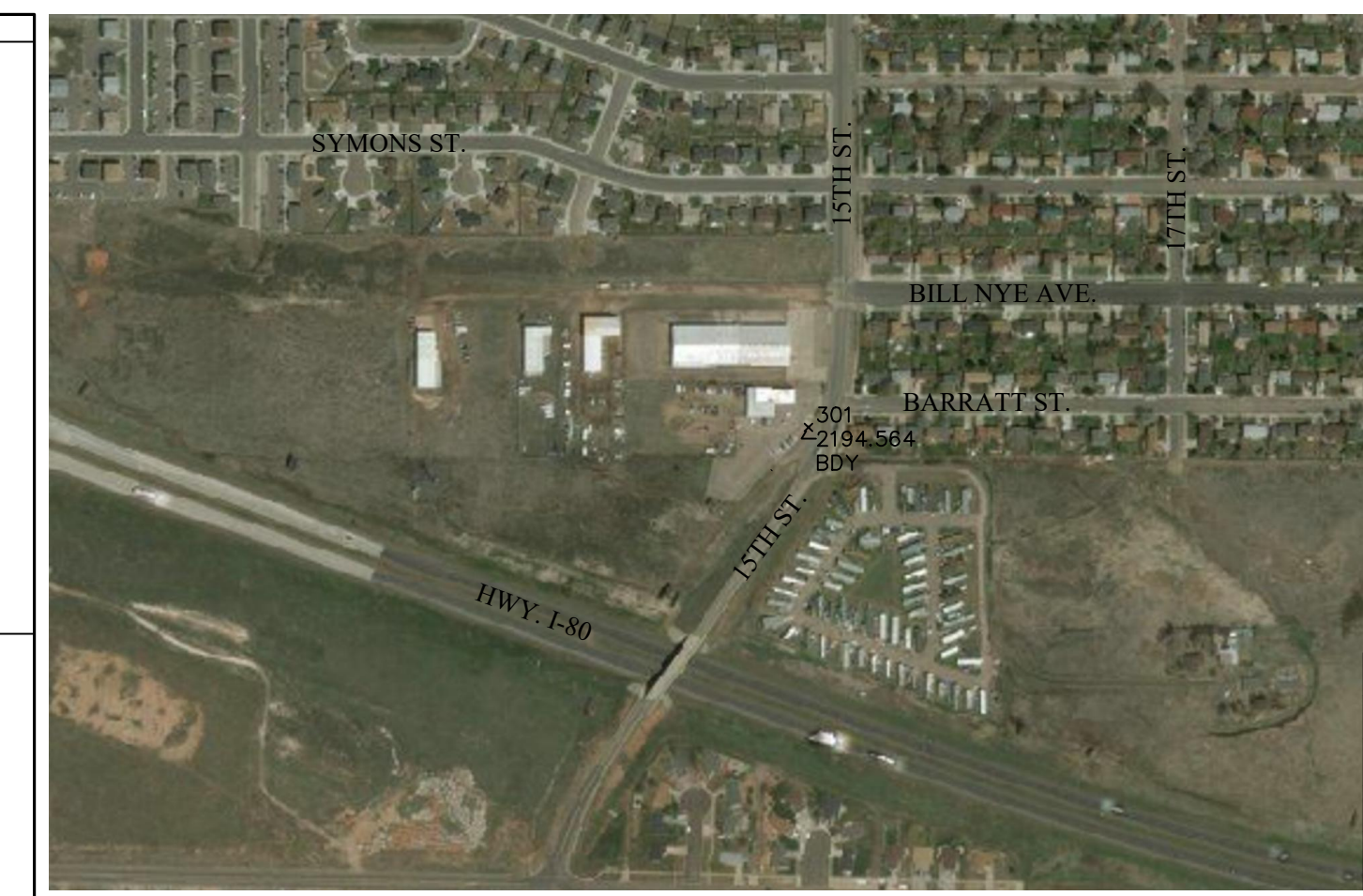
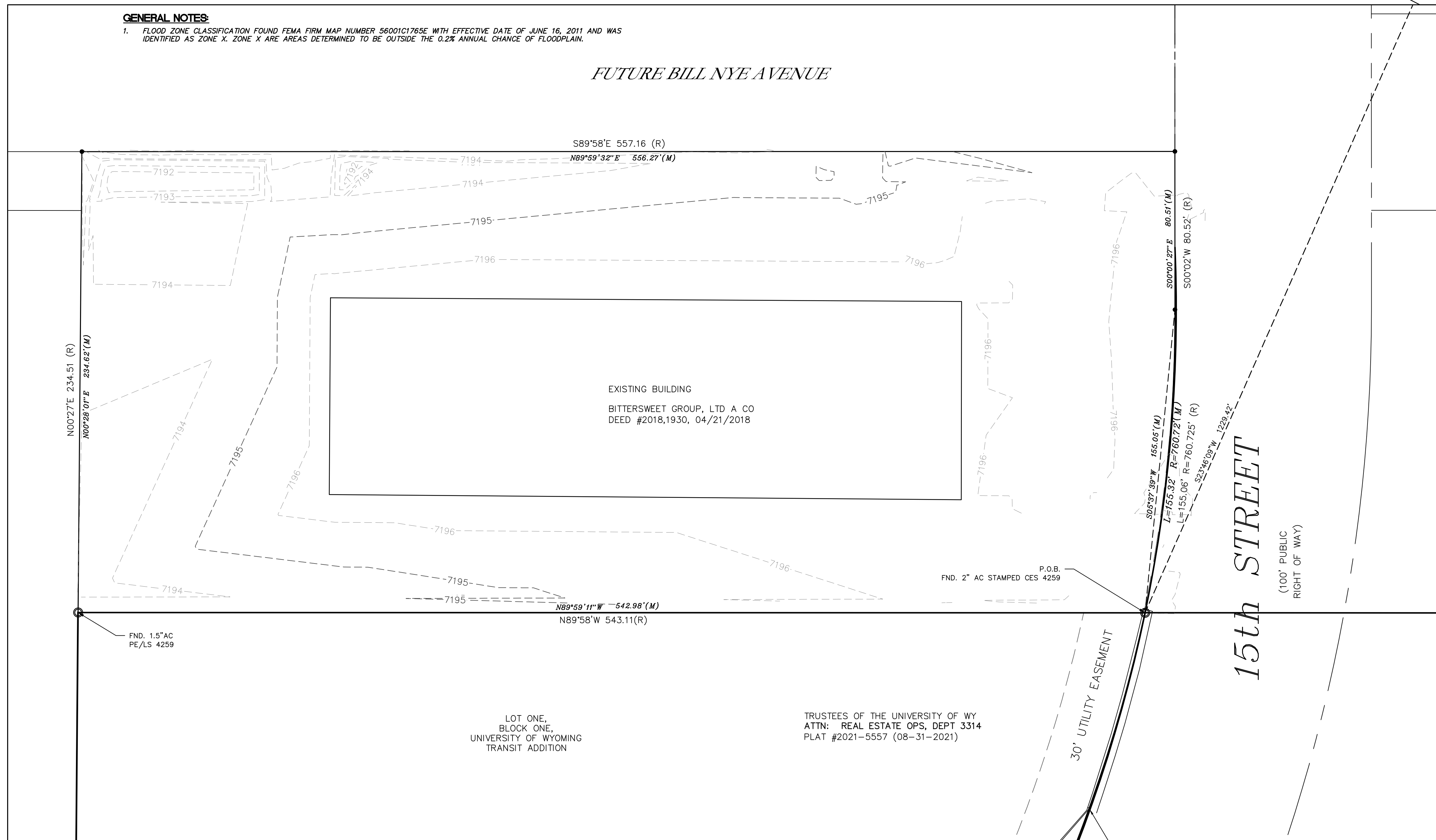
SEC. 4, T15N, R73W, 6TH P.M.
ALBANY COUNTY, WYOMING

E 1/4 COR. SEC. 4,
T.15N, R73W
FND. 3.25' AC
PE/LS 4822

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 AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOODPLAIN.

FUTURE BILL NYE AVENUE



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 BITTERSWEET INDUSTRIAL SUBDIVISION 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 SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 15 NORTH, RANGE 73 WEST OF THE 6TH P.M. AS DESCRIBED IN DEED #2018-1930 AT THE ALBANY COUNTY CLERK AND RECORDS OFFICE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

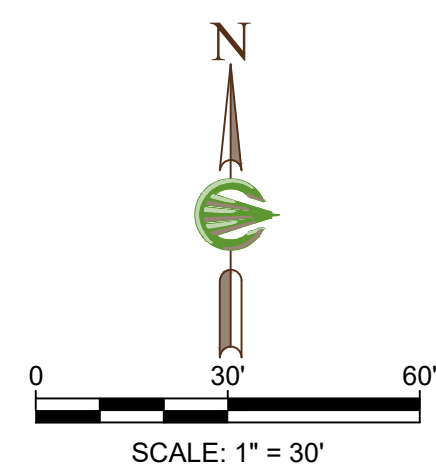
COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 4 BEING A FOUND 3.25' ALUMINUM CAP STAMPED PE/LS 4822;
THENCE SOUTH 23°46'09" WEST 1229.42 FEET TO A FOUND 1.5' ALUMINUM CAP STAMPED PE/LS 4259, BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 3 OF UNIVERSITY OF WYOMING TRANSIT ADDITION AS RECORDED IN PLAT DOCUMENT #2021-5557 AND THE POINT OF BEGINNING;
THENCE NORTH 89°59'32" WEST 542.98 FEET TO A FOUND 1.5" ALUMINUM CAP STAMPED PE/LS 4259 ALONG THE NORTH LINE OF SAID DOCUMENT #2021-5557;
THENCE NORTH 00°28'01" EAST 234.62 FEET ALONG THE EAST LINE OF A CERTAIN PARCEL AS DESCRIBED IN DOCUMENT 2012-6871 TO A 2.5" ALUMINUM CAP STAMPED PE/LS 9329 SET;
THENCE NORTH 89°59'32" EAST 556.27 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY OF 15TH STREET;
THENCE SOUTH 00°00'27" EAST 80.51 FEET ALONG THE WEST RIGHT-OF-WAY OF 15TH STREET TO A POINT BEING THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 760.72 FEET AND A CHORD BEARING SOUTH 05°37'39" WEST;
THENCE ALONG SAID CURVE A DISTANCE OF 155.32 FEET 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 3.98 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.

BITTERSWEET GROUP, LTD, OWNER

BITTERSWEET GROUP, LTD, OWNER
DOUGLAS MARQUISS, MANAGING PARTNER

LEGEND:

- ⊕ FOUND SECTION MONUMENT - AS DESCRIBED
- FOUND MONUMENT - AS DESCRIBED
- FOUND HIGHWAY MONUMENT
- SET #5 REBAR & 2" ALUM. CAP. PE/LS 9329
- ⊗ 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
- OHE— OVERHEAD ELECTRIC LINE
- GAS— UNDERGROUND GAS LINE
- T— TELEPHONE LINE
- X— FENCE
- 7230— EXISTING CONTOUR
- WAT— EXISTING WATER LINE
- SAN— EXISTING SANITARY SEWER LINE
- (R) RECORD INFORMATION
- (C) CALCULATED INFORMATION
- (M) MEASURED INFORMATION



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) COMPLIES WITH THE CONDITIONS OF APPROVAL FOR THE SUBDIVISION;
- 5) IS APPROVED FOR FILING AND RECORDATION WITH THE ALBANY COUNTY CLERK.

STATE OF _____)
COUNTY OF _____)

THE FOREGOING DEDICATION OF PLAT WAS ACKNOWLEDGED BEFORE ME BY DOUGLAS MARQUISS, MANAGING PARTNER, BITTERSWEET GROUP, LTD

ON THIS _____ DAY _____, 2023

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

LARAMIE CITY ENGINEER:

ERIC JAAP, P.E. _____ DATE _____

PLANNING DIVISION:

DEREK T. TEINI, AICP _____ DATE _____

PLANNING COMMISSION:

PC CHAIR - CHRIS MOODY _____ DATE _____

CITY COUNCIL:

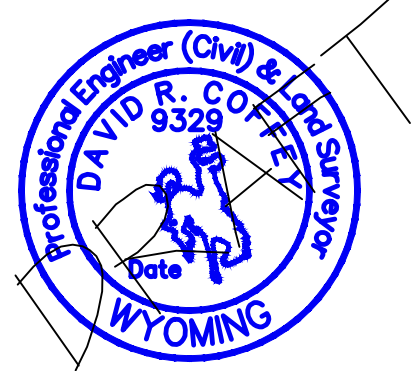
MAYOR - BRIAN HARRINGTON _____ DATE _____

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.



PRELIMINARY PLAT
BITTERSWEET INDUSTRIAL SUBDIVISION

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



DATE	REQUEST BY	REVISION

Project: 2663.00
Drawing: B1M
Date: 08/23/23
Rev. Date: XXXXXX
Check By: DRCLP

DRAWING FILENAME: R:\2023\2663.00\Drawings\B1M\2663.00_B1M.dwg; DATE: 08/23/2023 8:44am; CAD OPERATOR: bbarlow; LIST OF REFS: [02]B1M.PLT