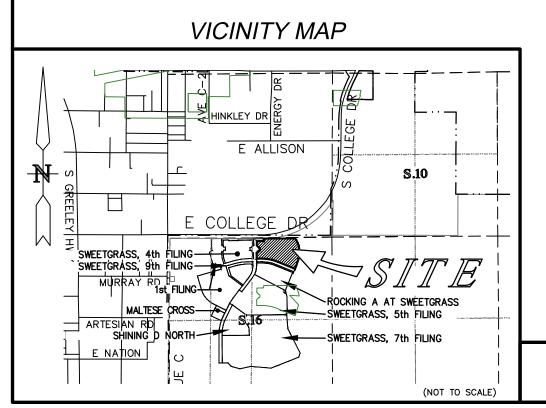
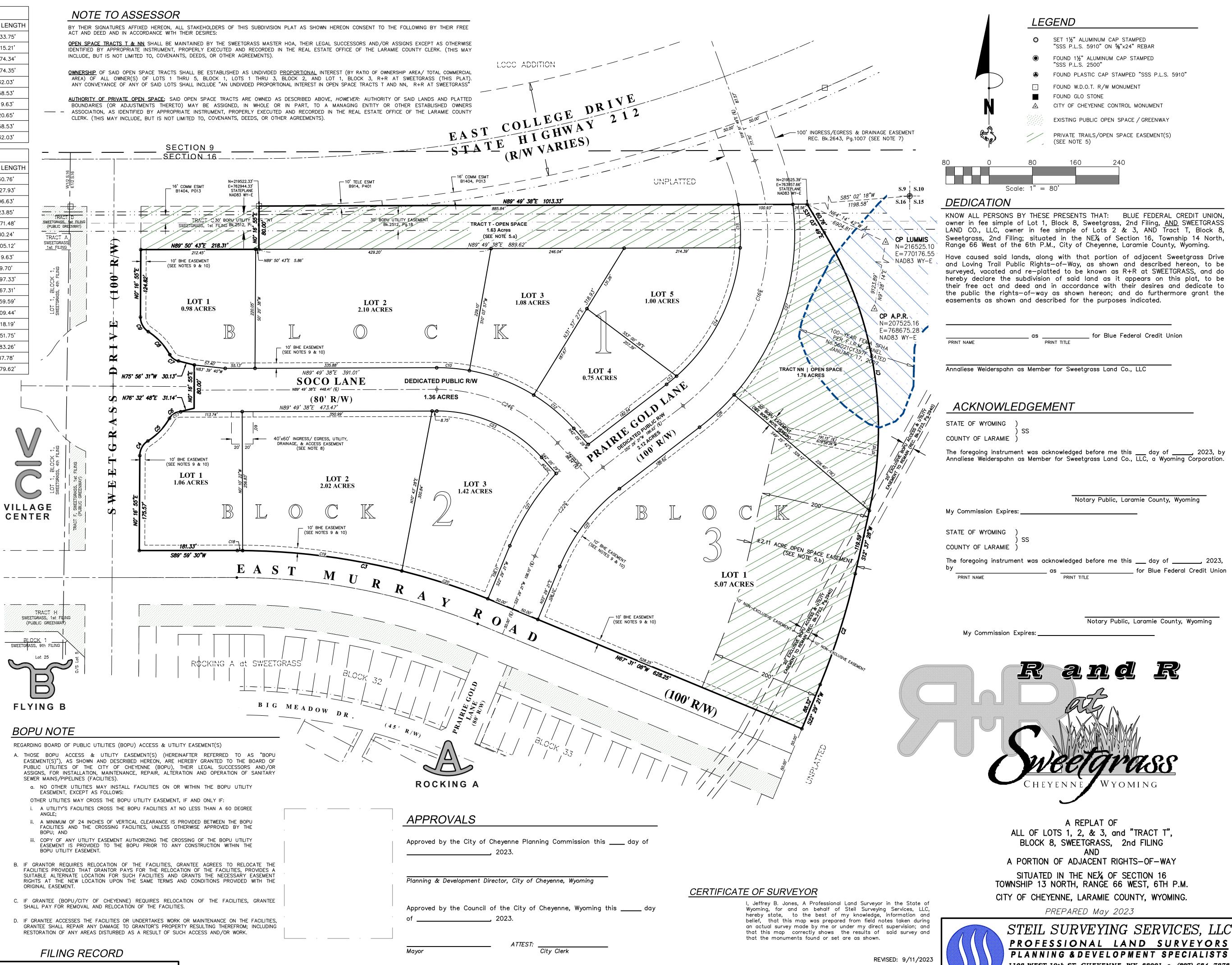
BOUNDARY CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	43* 41' 17"	700.00'	S9° 13' 11"E	520.91'	533.75'
C2	9° 51' 53"	1250.00'	S17° 33' 25"W	214.95'	215.21'
С3	21° 44' 32"	1250.00'	N79°05'16"W	471.50'	474.34'
C3(R)	21° 47' 14"	1247.45'	N79°05'16"W	471.50'	474.35'
C4	57°21'08"	32.00'	N28° 57' 28"E	30.71'	32.03'
C5	27° 56' 38"	120.00'	N43° 39' 44"E	57.95'	58.53 '
C6	46° 51' 24"	24.00'	N53° 07' 07"E	19.08'	19.63'
C7	49° 17' 15"	24.00'	N53° 46' 13"W	20.01'	20.65'
C8	27° 56' 38"	120.00'	N43° 05' 54"W	57.95'	58.53 '
C9	57°21'08"	32.00'	N28° 23' 39"W	30.71'	32.03'
INTERNAL CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C10	10° 14' 20"	340.00'	N85° 03' 12"W	60.68'	60.76'
C11	21° 33' 30"	340.00'	N69°09'18"W	127.18'	127.93'
C12	16° 17' 05"	340.00'	N50° 14' 01"W	96.31'	96.63'
C13	3° 54' 18"	350.00'	S50° 32' 12"W	23.85'	23.85 '
C14	44° 26' 33"	350.00'	N26°21'47"E	264.73'	271.48'
C15	13°08'06"	350.00'	S2 25 32"E	80.06'	80.24'
C16ዊ	72°21'10"	400.00'	S16° 18' 46"W	472.22'	505.12'
C17	46° 51' 24"	24.00'	N53 07'07"E	19.08'	19.63'
C18	0°26'40"	1250.00'	N89° 44' 11"W	1553.52'	9.70'
C19	13° 37' 43"	1250.00'	N82 42 00"W	7574.30'	297.33'
C20	7* 40' 08"	1250.00'	N72 03 04"W	6017.32 '	167.31'
C21	20° 19' 11"	450.00'	S32° 38' 57"W	158.76'	159.59'
C22&	30° 00' 00"	400.00'	S37° 29' 21"W	207.06'	209.44'
C23	48° 04' 54"	260.00'	S66° 07' 55"E	211.84'	218.19'
C24€	48° 04' 54"	300.00'	S66° 07' 55"E	244.43'	251.75'
C25	30° 00' 00"	350.00'	N37° 29' 21"E	181.17 '	183.26'
C26	11° 10' 35"	450.00'	N46° 54' 04"E	87.64'	87.78'
C27	48°20'07"	450.00'	S17°08'43"W	368.47'	379.62'

GENERAL NOTES

- BASIS OF BEARINGS WYOMING STATE PLANE COORDINATES, EAST ZONE NAD83-2011. SITE COMBINATION FACTOR = 0.999665203. GRID DISTANCES. NOTE: "SWEETGRASS" ANNEXATION (UDC-17-00543) INCLUDING THE SEXSEX OF SECTION 10 AND THE S%SW4 OF SECTION 11, T.14N., R.66W., 6TH P.M., (ORD.#4159 REC.Bk.2523, Pg.1334) BASIS OF BEARINGS: CITY OF CHEYENNE CONTROL NETWORK REFERENCED FROM CITY CONTROL MONUMENTS "A.P.R." & "LUMMIS".
- 2. ALL UNMONUMENTED LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MONUMENTED WITH 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON %"x24" REBAR.
- 3. A PORTION OF THE LANDS CONTAINED WITHIN THE PLAT BOUNDARY AS SHOWN FALL WITHIN A F.E.M.A. 100-YEAR SPECIAL FLOOD HAZARD AREA PER F.I.R.M. PANEL No.56021C1357F, DATED JANUARY 17, 2007.
- DOMESTIC WATER AND SANITARY SEWER SERVICES TO BE PROVIDED BY CITY OF CHEYENNE BOARD OF PUBLIC UTILITIES (BOPU). 5. OPEN SPACE
- a. PRIVATE OPEN SPACE TRACTS (T & NN) ARE RESERVED FOR SWEETGRASS PUD PRIVATE OPEN SPACE AND/ OR NON-MOTORIZED TRAILS. SAID TRACTS MAY BE ENCUMBERED BY UTILITY AND / OR DRAINAGE EASEMENTS CREATED BY SEPARATE INSTRUMENT AND/OR AS SHOWN HEREON. (SEE NOTE TO ASSESSOR).
- b. PRIVATE OPEN SPACE EASEMENT ACROSS LOT 8 HEREON IS RESERVED FOR PRIVATE OPEN SPACE, RECREATION, AND NON-MOTORIZED TRAILS. SAID EASEMENT MAY BE ENCUMBERED BY UTILITY AND/ OR DRAINAGE EASEMENTS CREATED BY SEPARATE INSTRUMENT AND/OR AS SHOWN HEREON. THE OWNER OF SAID LOT 8, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS SHALL MANAGE AND MAINTAIN SAID EASEMENT EXCEPT AS OTHERWISE IDENTIFIED BY APPROPRIATE INSTRUMENT, PROPERLY EXECUTED AND RECORDED IN THE REAL ESTATE OFFICE OF THE LARAMIE COUNTY CLERK. (THIS MAY INCLUDE, BUT IS NOT LIMITED TO, COVENANTS, DEEDS, OR OTHER AGREEMENTS).
- 6. ZONE DISTRICT: SWEETGRASS PLANNED UNIT DEVELOPMENT (PUD) [4th Amendment] AS APPROVED BY THE CITY COUNCIL OF CHEYENNE, WYOMING ON THE ____ DAY OF _____, 20__. (ORDINANCE #_____)
- LANDS CONTAINED WITHIN THE PLAT BOUNDARY ARE SUBJECT TO THE PROVISIONS OF THE "SWEETGRASS PUD ANNEXATION MASTER ANNEXATION AGREEMENT" (CITY CONTRACT #6784) RECORDED 4/23/2018 IN BOOK 2583, PAGE 1914 IN THE REAL ESTATE OFFICE OF THE CLERK OF LARAMIE COUNTY, WYOMING.
- 7. "100' PUBLIC INGRESS/EGRESS & DRAINAGE EASEMENT" TO BE CONSIDERED AND REGARDED AS PUBLIC RIGHT-OF-WAY (R/W) UNDER AUTHORITY OF THE CITY OF CHEYENNE GRANTED BY SEPERATE INSTRUMENT FOR DRAINAGE AND FOR PUBLIC ACCESS TO THE LANDS CONTAINED WITHIN THIS REPLAT. SAID EASEMENT ESTABLISHED FOR SAID PURPOSES UNTIL SUCH TIME THAT COLLEGE DRIVE IS RE-ALIGNED AT WHICH TIME A SUITABLE ALTERNATIVE DEDICATED R/W CONNECTION TO COLLEGE DRIVE MAY BE ESTABLISHED.
- 8. "40'x60' INGRESS/EGRESS, UTILITY, DRAINAGE, & ACCESS EASEMENT" GRANTED MUTUALLY BY AND BETWEEN THE OWNERS OF LOTS 1 AND 2, BLOCK 2, CREATED HEREWITH, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS FOR THE PURPOSES INDICATED. MAINTENANCE OF THE EASEMENT AREA SHALL BE EQUALLY BORNE BY SAID OWNERS.
- 9. ALL UTILITIES TO BE PROVIDED IN PUBLIC RIGHT(S)-OF-WAY OR EASEMENTS AS SHOWN AND DESCRIBED HEREON.
- 10. "BHE EASEMENTS" SHOWN HEREON GRANTED TO CHEYENNE LIGHT, FUEL & POWER, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS FOR THE PROVISION OF LOCAL SERVICE UTILITY(IES) LINES ONLY. TYPICAL 8' AT COMMERCIAL STREET FRONTAGES AND 6' AT RESIDENTIAL FRONTAGES.





BOPU NOTE

- REGARDING BOARD OF PUBLIC UTILITIES (BOPU) ACCESS & UTILITY EASEMENT(S)
- SEWER MAINS/PIPELINES (FACILITIES).

- SHALL PAY FOR REMOVAL AND RELOCATION OF THE FACILITIES.

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