

BASES OF BEARINGS WYOMING STATE PLATE COORDINATES, EAST ZONE NA083-2011, DISTANCES ARE GROUND DISTANCES.

1. UNMUNIMENTED LOT CORNERS, SINGLE POINTS, AND POINTS OF CURVATURE TO BE MONUMENTED WITH 12" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON 3/4"24 REBAR.

NO PORTION OF THE LANDS CONTAINED WITHIN THE PLAT BOUNDARY FALLS WITHIN A F.E.M.A. 100-2007 SPECIAL FLOOD HAZARD AREA PER F.I.R.M. PANEL NO.56021C109F, DATED 1/17/2007.

"MUTUAL EASEMENTS" DESIGNATED HEREON SUPPLEMENT, REPLACE OR CORRESPOND TO THOSE INGRESS/EGRESS, CIRCULATION, DRAINAGE, & UTILITY EASEMENT(S)" PLATTED WITH HITTING POST PLAZA, 2nd FILING AND ALL OTHER EASEMENTS OWNED BY THE OWNERS OF LANDS CONTAINED WITHIN THE PLAT BOUNDARY FOR THE PURPOSES INDICATED.

PARKING (WHERE APPLICABLE) AND LANDSCAPING IS ALLOWED WITHIN THESE EASEMENT AREAS PROVIDED IT DOES NOT CONFLICT OR OBSTRUCT WITH PROPER CIRCULATION, SITE DESIGN OR OTHER EASEMENTS HEREON OR ANY OTHER EASEMENTS ON RECORD.

"JOINT ACCESS EASEMENT" GRANTED HEREON TO ALL OWNERS OF LANDS CONTAINED WITHIN THE PLAT BOUNDARY FOR MUTUAL ACCESS TO WEST UNCONWAY (AKA US 30) AND ANY NECESSARY UTILITY(IES) & DRAINAGE; SAID EASEMENT IS COINCIDENT WITH WYDOT ACCESS PERMIT #LA-022-48528.

LOT 4 HEREON IS COINCIDENT WITH THE EXISTING EASEMENT PLATTED WITH HITTING POST PLAZA, 2nd FILING IS GRANTING HEREWITH UNDER THE SAME TERMS, CONDITIONS, AND GRantee(S) FOR UTILITIES, STORMWATER DETENTION AND DRAINAGE FACILITIES FOR THE LANDS CONTAINED WITHIN THIS REPLAT AND LOTS 1 & 2, BLOCK 1, HITTING POST PLAZA, 2nd Filing.

OWNERSHIP OF SAID LOT 4 SHALL BE ESTABLISHED UNDIVIDED PROPORTIONAL INTEREST BY OWNERSHIP OF SAID AREAS/ TOTAL ESTABLISHED SQUARE FOOT AREA OF ALL OWNER(S) OF LANDS CONTAINED WITHIN THIS REPLAT. SAID LOT 4 SHALL BE MANAGED AND MAINTAINED BY THE CURRENT LANDOWNER(S), THEIR LEGAL SUCCESSORS AND/OR ASSIGNS, EXCEPT AS OTHERWISE OTHERWISE DESIGNATED APPROPRIATELY DISTRIBUTED, 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).

ANY CONVEYANCE OF ANY OF THE LOTS HEREBY CREATED SHALL INCLUDE "AN UNDIVIDED PROPORTIONAL INTEREST IN LOT 4, BLOCK 1, HITTING POST PLAZA, 3rd Filing."

"BOPU UTILITY & ACCESS EASEMENT(S)" (HEREINAFTER REFERRED TO AS "BOPU EASEMENT(S)"), SHOWN AND DESCRIBED HEREON, ARE HEREBY GRANTED TO THE BOARD OF PUBLIC UTILITY UTILITIES OF THE CITY OF CHEYENNE (BOPU), THEIR LEGAL SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION, MAINTENANCE, REPAIR, ALTERATION AND OPERATION OF DOMESTIC WATER AND SANITARY SEWER MAINS/PIPELINES AND FIRE HYDRANTS (COLLECTIVELY REFERRED TO AS "UTILITIES").

PER CURRENT BOPU RULES AND REGULATIONS, NO OTHER UTILITIES MAY INSTALL FACILITIES OR UTILITIES WITHIN THE BOPU UTILITY UTILITY EASEMENT(S) WITHOUT THE WRITING OF THE BOPU.

"THE EASEMENTS" SHOWN HEREON ARE GRANTED TO BLACK HILLS ENERGY, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS FOR "DRY" UNDERGROUND UTILITY(IES) DISTRIBUTION AND SERVICE(S).

"PUBLIC PEDESTRIAN EASEMENT" SHOWN HEREON PLATTED WITH HITTING POST PLAZA, 2nd Filing, GRANTED FOR PUBLIC SIDEWALK AND TO BE CONSIDERED AND REGARDED AS PUBLIC RIGHT-OF-WAY UNDER ADMINISTRATION AND JURISDICTIONAL AUTHORITY OF THE CITY OF CHEYENNE, WYOMING TRANSPORTATION COMMISSION (WYDOT). SAID EASEMENT PARTICULARLY DESCRIBED AS BEING ALL OF THE SOUTH 18 FEET OF LOT 2, BLOCK 1, HITTING POST PLAZA, 2nd FILING AND ALL OF THE SOUTH 18 FEET OF LOT 1, BLOCK 1, HITTING POST PLAZA, 3rd FILING (THIS PLAT).

0. "16" SANITARY SEWER SERVICE EASEMENT" ACROSS LOT 2, BLOCK 1, HITTING POST PLAZA, 2nd FILING AND LOT 1, BLOCK 1, HITTING POST PLAZA, 2nd FILING TO PROVIDE SERVICE CONNECTION FOR LOT 1, BLOCK 1, HITTING POST PLAZA, 2nd FILING.

1. PURSUANT TO PRIOR SUBDIVISION PLATS (CHEYENNE ICE AND EVENTS CENTER, 4th FILING, AND HITTING POST PLAZA, 1st FILING (NOW DEFUNCT));

ALL STAKEHOLDERS, INCLUDING THE CITY OF CHEYENNE, HEREBY MUTUALLY AGREE, ATTEST, AND CONSENT, BY THEIR SIGNATURES AFFIXED HEREON IN APPROVAL, VACATION, AND DEDICATION STATEMENTS, TO THE PRIOR AND CONTINUED VACATION/ EXTINGUISHMENT OF THAT "RECIPROCAL EASEMENT AGREEMENT" RECORDED ON THE 30th DAY OF NOVEMBER 2008 IN THE REAL ESTATE OFFICE OF THE LARAMIE COUNTY CLERK AND EX-OFFICE REGISTER OF DEEDS FOR LARAMIE COUNTY, WYOMING.

BY THEIR SIGNATURES AFFIXED HEREON, ALL STAKEHOLDERS OF THIS SUBDIVISION PLAT AS SHOWN HEREON CONSENT TO THE FOLLOWING BY THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THE FOLLOWING:

OWNERSHIP OF LOT 4, BLOCK 1, COMMON LOT AND DRAINAGE EASEMENT, IS RESERVED FOR MUTUAL USES AS DESCRIBED; SAID TRACT MAY BE ENCUMBERED BY UTILITY AND/OR EASEMENTS, AS DESCRIBED, BY SEVERAL OF THE OWNERS OF SAID LOT 4, BLOCK 1, COMMON LOT AND DRAINAGE EASEMENT. OWNERSHIP OF SAID LOT SHALL BE ESTABLISHED BY UNDIVIDED PROPORTIONAL INTEREST (RATIO OF OWNERSHIP AREA/TOTAL PLATTED LOT AREA(S) OF BLOCK 1, HITING POST PLAZA, 3rd AND 4TH AVENUE, LOT 4, BLOCK 1, COMMON LOT AND DRAINAGE EASEMENT, TO THE OWNERSHIP OF SAID LOT 4, BLOCK 1, COMMON LOT AND DRAINAGE EASEMENT, TO THIS PLAT THEIR LEGAL SUCCESSORS AND/OR ASSIGNS.

AUTHORITY OF PRIVATE OPEN SPACE: COMMON LOT(S) IS/ARE OWNED AS DESCRIBED ABOVE, HOWEVER: AUTHORITY OF SAID LANDS AND PLATTED BOUNDARIES (OR ADJUSTMENTS THERETO) MAY BE ASSIGNED, IN WHOLE OR IN PART, TO A MANAGING ENTITY OR OTHER ESTABLISHED OWNERS ASSOCIATION, AS IDENTIFIED BY APPROPRIATE INSTRUMENT, PROPERLY RECORDED WITH THE RELEVANT PUBLIC RECORDS. THE REASON FOR THE ASSIGNMENT OF SAID AUTHORITY MAY INCLUDE, BUT IS NOT LIMITED TO, COVENANTS, DEEDS, OR OTHER AGREEMENTS).

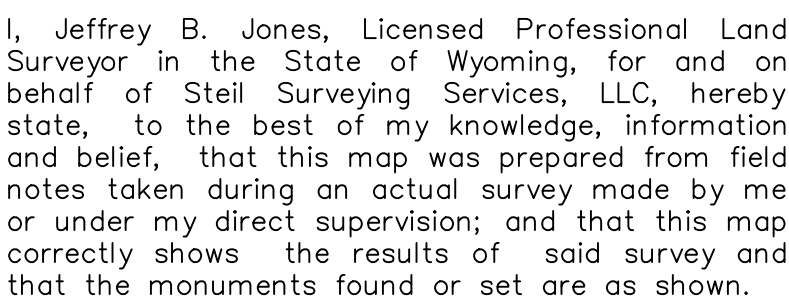
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IT IS THE INTENT OF THIS REPLAT TO VACATE
ALL OF LOT 3, BLOCK 1, HITCHING POST PLAZA, 2nd FILING
CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING

INCLUDING ALL LOT LINES AND EASEMENTS OF RECORD
UNLESS OTHERWISE NOTED HEREON.

BOUNDARY CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	41° 13' 16"	260.00'	S46° 45' 55"E	183.05'	187.06'

REVISED: 09/12/2023
 \21130 HITCHING POST ALTA PAS\21130E HPP3RD.DWG
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A REPLAT OF
ALL OF LOT 3, BLOCK 1,
HITCHING POST PLAZA, 2nd FILING
CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING
PREPARED MAY 2023

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