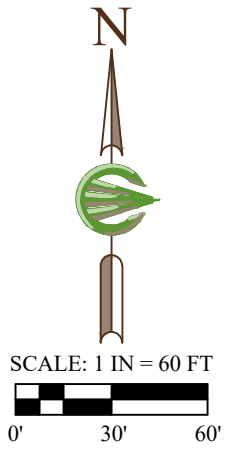


W1/16 COR. SECTIONS 35 & 2
3.25" BRASS CAP
STAMPED PLS 2927



- LEGEND:**
- FOUND SECTION MONUMENT – AS DESCRIBED
 - FOUND MONUMENT – AS DESCRIBED
 - SET #5 REBAR & 2" ALUM. CAP, PE/LS 9329, OR AS SHOWN
 - P.O.B. POINT OF BEGINNING
 - ROW RIGHT-OF-WAY
 - AC ALUMINUM CAP
 - BC BRASS CAP

DESCRIPTION

A DEDICATION OF RIGHT-OF-WAY SITUATED IN SECTION 2, TOWNSHIP 15 NORTH, RANGE 73 WEST OF THE 6TH P.M. ALBANY COUNTY, WYOMING AND BEING OFFSET 17.00 FEET TO THE OUTSIDE OF REGENCY DRIVE CUL-DE-SAC AS DESCRIBED IN DOCUMENT 2003-7012 RECORDED AT THE CLERK AND RECORDS OFFICE ALBANY COUNTY, CITY OF LARAMIE, WYOMING BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE W 1/16 CORNER COMMON TO SECTION 35, TOWNSHIP 16 NORTH, RANGE 73 WEST AND SECTION 2, TOWNSHIP 15 NORTH, RANGE 73 WEST BEING A 3.25" BRASS CAP STAMPED PLS 2927 FOUND;

THENCE SOUTH 39°46'59" EAST 526.71 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF REGENCY DRIVE, ALSO BEING A 2" ALUMINUM CAP STAMPED PE/LS 9329 SET AND A NON-TANGENT CURVE TO THE RIGHT, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 50.00, ARC LENGTH OF 32.18 FEET, (CHORD BEARING SOUTH 09°03'51" EAST 31.62 FEET) TO A 2" ALUMINUM CAP STAMPED PE/LS 9329 SET AND A REVERSE CURVE TO THE LEFT;

THENCE CONTINUING ALONG SAID REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, ARC LENGTH OF 221.43 FEET, (CHORD BEARING NORTH 62°30'03" WEST 80.00 FEET) TO A 2" ALUMINUM CAP STAMPED PE/LS 9329 SET AND A REVERSE CURVE TO THE RIGHT;

THENCE CONTINUING ALONG SAID REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET, ARC LENGTH OF 32.18 FEET, (CHORD BEARING NORTH 45°56'02" WEST 31.62 FEET) TO A POINT ON THE EAST RIGHT-OF-WAY OF REGENCY DRIVE AND A 2" ALUMINUM CAP STAMPED PE/LS 9329 SET;

THENCE SOUTH 89°48'20" EAST 20.84 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT;

THENCE CONTINUING ALONG SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 33.00 FEET, ARC LENGTH OF 11.41 FEET, (CHORD BEARING SOUTH 54°28'04" EAST 11.35 FEET) TO A REVERSE CURVE TO THE RIGHT;

THENCE CONTINUING ALONG SAID REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 67.00 FEET, ARC LENGTH OF 296.72 FEET, (CHORD BEARING SOUTH 62°30'03" WEST 107.20 FEET) TO A REVERSE CURVE TO THE LEFT;

THENCE CONTINUING ALONG SAID REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 33.00 FEET, ARC LENGTH OF 21.43 FEET, (CHORD BEARING NORTH 09°13'45" WEST 21.05 FEET) TO A POINT ON THE NORTH LINE OF LOT 2 BLOCK 1 TURNER TRACT ADDITION AS DESCRIBED IN DOCUMENT 2003-7012;

THENCE NORTH 63°08'30" EAST 17.00 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

SAID DEDICATION OF RIGHT-OF-WAY TOTALING 5234 SQ. FT. MORE OR LESS.

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.



Sheet: 1 / 1

Project: 1021.102
 Drawing: ESMT
 Field Date: NA
 Crew: NA
 Drafted By: CGT
 Date: 4/24/20
 Checked By: DRC

DEDICATION OF R-O-W
 CITY OF LARAMIE
 SEC. 2, T15N, R73W, 6TH P.M.
 ALBANY COUNTY, WYOMING

COFFEY
 ENGINEERING & SURVEYING
 902 S. 3rd St., Laramie, WY 82070
 [P] 307-742-7425 [F] 307-742-7403