

**BLOCK 4 CURVE TABLE**

CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C44	15° 48' 17"	1400.00'	S82° 06' 35"W	384.96'	386.18'
C45	15° 48' 17"	1450.00'	N82° 06' 35"E	398.70'	399.97'
C46	37° 12' 26"	850.00'	S18° 53' 08"W	350.92'	357.16'
C47	6° 37' 33"	130.00'	N12° 28' 46"W	15.03'	15.03'
C48	3° 36' 40"	130.00'	N7° 21' 40"W	8.19'	8.19'
C49	45° 51' 06"	24.00'	N28° 28' 53"W	18.70'	19.21'
C50	27° 28' 53"	65.00'	N37° 39' 59"W	30.88'	31.18'
C51	26° 37' 17"	65.00'	N10° 36' 54"W	29.93'	30.20'
C52	24° 52' 34"	65.00'	N15° 08' 02"E	28.00'	28.22'
C53	22° 33' 08"	65.00'	N38° 50' 53"E	25.42'	25.58'
C54	30° 13' 43"	65.00'	N65° 14' 18"E	33.90'	34.29'
C55	29° 28' 11"	65.00'	N84° 54' 45"E	33.06'	33.43'
C56	45° 51' 06"	24.00'	N86° 53' 47"E	18.70'	19.21'
C57	2° 39' 51"	130.00'	S59° 18' 10"W	6.04'	6.04'
C58	7° 34' 21"	130.00'	N70° 25' 17"E	11.71'	11.78'
C59	10° 57' 59"	270.00'	N21° 16' 33"W	51.60'	51.68'
C60	15° 15' 34"	270.00'	N34° 23' 18"W	71.70'	71.91'
C61	5° 09' 19"	270.00'	N44° 35' 45"W	24.29'	24.29'
C62	12° 52' 52"	380.00'	S53° 47' 43"W	85.25'	85.43'
C63	7° 41' 05"	380.00'	S64° 04' 41"W	50.93'	50.97'
C64	10° 25' 12"	380.00'	S73° 07' 50"W	69.01'	69.11'
C65	8° 19' 02"	380.00'	S82° 29' 53"W	55.11'	55.16'
C66	8° 10' 03"	380.00'	N89° 15' 31"W	54.12'	54.17'
C67	7° 50' 58"	380.00'	N81° 15' 00"W	52.02'	52.06'
C68	7° 50' 48"	380.00'	N73° 24' 07"W	52.00'	52.04'
C69	7° 10' 39"	380.00'	N53° 53' 23"W	47.57'	47.60'
C70	4° 21' 49"	380.00'	N65° 07' 09"W	28.93'	28.94'
C71	5° 25' 36"	380.00'	N55° 13' 27"W	35.98'	35.99'

**BLOCK 5 CURVE TABLE**

CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C72	90° 00' 00"	70.00'	S29° 12' 27"W	98.99'	108.96'
C73	6° 23' 16"	180.00'	S71° 00' 49"W	20.06'	20.07'
C74	13° 41' 08"	180.00'	S60° 58' 37"W	42.89'	42.99'
C75	50° 05' 55"	24.00'	S79° 11' 01"W	20.32'	20.99'
C76	48° 31' 00"	65.00'	S79° 58' 28"W	53.41'	55.04'
C77	37° 08' 16"	65.00'	S37° 08' 50"W	41.40'	42.13'
C78	44° 12' 23"	65.00'	S3° 31' 29"E	48.92'	50.15'
C79	20° 11' 23"	65.00'	S35° 43' 23"E	22.79'	22.90'
C80	50° 05' 55"	24.00'	S20° 46' 06"E	20.32'	20.99'
C81	8° 44' 01"	180.00'	S0° 05' 09"E	27.41'	27.44'
C82	11° 20' 23"	180.00'	S10° 07' 21"E	35.57'	35.62'
C83	6° 55' 09"	600.00'	S19° 15' 07"E	72.41'	72.46'
C84	7° 06' 38"	600.00'	S28° 24' 01"E	74.41'	74.46'
C85	7° 10' 00"	600.00'	S33° 24' 20"E	75.00'	75.05'

IMPORTANT: FOR OPEN SPACE OWNERSHIP/ASSESSMENT INFORMATION SEE GENERAL NOTE 5 - SHEET 1 of 1

**OPEN SPACE CALCULATIONS**

GENERAL OPEN SPACE/TRAILS AREAS

TRACT M	7,566 SqFt
TRACT N	3,979 SqFt
TRACT P	72,087 SqFt
TRACT Q	21,647 SqFt
TRACT R	27,376 SqFt
TRACT S	4,510 SqFt
TOTAL	147,165 SqFt

(1 MULTI-FAMILY | 90 RESIDENTIAL) 91 LOTS

**PUBLIC GREENWAY**

TRACT J	2,500 SqFt
TRACT K	39,145 SqFt
TRACT L	23,466 SqFt
TOTAL	65,111 SqFt

**NOTE: (SEE SHEET 1 of 3 FOR ALL NOTES)**

- OPEN SPACE AND PUBLIC GREENWAY
  - OPEN SPACE TRACTS (TRACTS A, B, C, M, N, P, Q, R & S) PLATTED HEREON ARE, UNLESS NOTED OTHERWISE, RESERVED FOR PRIVATE OPEN SPACE AND NON-MOTORIZED TRAILS. SAID TRACTS MAY BE ENCUMBERED BY UTILITY AND/OR DRAINAGE EASEMENTS CREATED BY SEPARATE INSTRUMENT AND/OR AS SHOWN HEREON.
  - OWNERSHIP OF ALL OPEN SPACE (TRACTS A, B, C, M, N, P, Q, R & S) SHALL BE ESTABLISHED BY UNDIVIDED INTEREST OF ALL LANDOWNERS WITHIN THE BOUNDARIES OF THIS PLAT, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS (SEE NOTE TO ASSESSOR ON SHEET 1).
  - ALL "GREENWAY TRACTS" (TRACTS D, E, F, H, J, K & L) IDENTIFIED HEREON ARE HEREBY DEDICATED FOR THE INDICATED PURPOSE AND SHALL BE OWNED & MAINTAINED BY THE CITY OF CHEYENNE (SEE NOTE TO ASSESSOR).
  - OWNERSHIP OF LOT 1, BLOCK 1 TO BE ESTABLISHED BY UNDIVIDED INTEREST OF ALL OWNERS OF LOTS 2 THRU 8, BLOCK 1, INCLUSIVE, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS (SEE NOTE TO ASSESSOR ON SHEET 1).
- THE LANDS CONTAINED WITHIN THIS REPEAT ARE PART OF THE SWEETGRASS PLANNED UNIT DEVELOPMENT (PUD), APPROVED BY THE GOVERNING BODY ON THE DAY OF 2018, AND ARE SUBJECT TO THE PROVISIONS OF THE "SWEETGRASS" PUD ANNEXATION MASTER ANNEXTION AGREEMENT" (CITY CONTRACT #6794) RECORDED AT BOOK 2583, PAGE 1914 IN THE REAL ESTATE OFFICE OF THE CLERK OF LARAMIE COUNTY, WYOMING
- ALL UTILITIES TO BE PROVIDED IN PUBLIC RIGHT(S)-OF-WAY OR EASEMENTS AS SHOWN AND DESCRIBED HEREON.
- "CLF&P 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 FRONTS AND 6" AT RESIDENTIAL FRONTS.
- GENERAL "UTILITY EASEMENT(S)" SHOWN AND DESCRIBED HEREON GRANTED TO "FRANCHISED" CITY OF CHEYENNE UTILITIES PROVIDERS, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS, UNLESS OTHERWISE NOTED HEREON.
- OPEN SPACE TRACTS (TRACTS A, B, C, M, N, P, Q, R & S) PLATTED HEREON ARE RESERVED FOR PRIVATE OPEN SPACE, HOWEVER SAID TRACTS MAY BE ENCUMBERED BY UTILITY AND/OR DRAINAGE EASEMENTS CREATED BY SEPARATE INSTRUMENT AND/OR AS SHOWN HEREON.

UNPLATTED (FUTURE 100' R/W)

UNPLATTED (FUTURE 50' GREENWAY)



**BLOCK 7 CURVE TABLE**

CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C97	68° 39' 42"	60.00'	N71° 49' 12"E	67.68'	71.90'
C98	3° 25' 02"	1080.00'	S35° 46' 50"W	64.40'	64.41'
C99	3° 27' 13"	1080.00'	S32° 20' 43"W	65.09'	65.10'
C100	48° 28' 16"	60.00'	S49° 06' 49"E	50.21'	51.81'
C101	34° 54' 52"	60.00'	S7° 05' 15"E	35.67'	36.21'
C102	53° 14' 03"	60.00'	S36° 49' 12"W	53.76'	55.75'
C103	47° 27' 02"	60.00'	S87° 09' 45"W	48.28'	49.69'
C104	73° 25' 54"	24.00'	S74° 11' 18"W	28.69'	30.75'
C105	6° 26' 53"	320.00'	S55° 44' 06"E	35.99'	36.01'
C106	7° 50' 49"	320.00'	S62° 52' 57"E	43.79'	43.83'
C107	17° 45' 58"	320.00'	S75° 41' 20"E	98.83'	99.22'
C108	15° 02' 09"	320.00'	N87° 54' 36"E	83.74'	83.98'
C109	15° 02' 09"	320.00'	N72° 52' 27"E	83.74'	83.98'
C110	16° 31' 01"	320.00'	N57° 05' 52"E	91.93'	92.25'
C111	8° 44' 26"	320.00'	N44° 28' 08"E	48.77'	48.82'
C112	7° 17' 19"	320.00'	N36° 27' 15"E	40.68'	40.71'
C113	5° 33' 34"	330.00'	N35° 35' 23"E	32.01'	32.02'
C114	4° 46' 48"	330.00'	N40° 45' 34"E	27.52'	27.53'
C115	6° 59' 45"	330.00'	N46° 38' 50"E	40.27'	40.29'
C116	10° 21' 57"	540.00'	N48° 13' 21"W	97.56'	97.70'
C117	8° 46' 35"	540.00'	N57° 47' 37"W	82.64'	82.72'
C118	1° 05' 56"	540.00'	N62° 43' 53"W	10.36'	10.36'
C119	58° 31' 56"	24.00'	S87° 27' 11"W	23.47'	24.52'
C120	55° 01' 07"	60.00'	S85° 41' 47"W	55.43'	57.62'
C121	50° 08' 23"	60.00'	N41° 43' 28"W	50.85'	52.51'
C122	46° 15' 09"	60.00'	N6° 28' 18"E	47.13'	48.44'
C123	3° 53' 57"	1080.00'	S28° 40' 08"W	73.48'	73.50'
C124	42° 56' 18"	60.00'	N51° 04' 02"E	43.92'	44.97'
C125	45° 04' 50"	60.00'	S84° 55' 24"E	46.00'	47.21'
C126	39° 18' 40"	60.00'	S42° 43' 39"E	40.36'	41.17'
C127	40° 12' 32"	24.00'	S43° 10' 35"E	16.50'	16.84'
C128	6° 12' 36"	600.00'	S59° 12' 09"E	65.00'	65.03'
C129	6° 12' 36"	600.00'	S52° 59' 33"E	65.00'	65.03'
C130	7° 10' 00"	600.00'	S48° 18' 15"E	75.00'	75.05'

**LOT/BLOCK LINE TABLES**

**BLOCK 4**

LINE No.	BEARING	LENGTH
L21	S35° 37' 19"W	23.56'
L22	N35° 37' 19"E	56.09'
L23	S11° 15' 18"E	35.35'
L24	S29° 32' 20"W	48.21'
L25	N60° 27' 40"W	38.00'
L26	N75° 57' 26"W	44.98'
L27	N19° 36' 21"W	29.52'
L28	S37° 29' 21"W	46.74'
L29	S75° 51' 25"W	32.22'
L30	N83° 25' 43"W	44.00'
L31	S57° 50' 06"W	48.75'
L32	N70° 27' 17"W	15.09'
L33	S15° 48' 53"E	24.42'
L34	S86° 36' 34"W	41.09'
L35	N60° 48' 47"W	17.21'
L36	S89° 22' 25"W	39.42'
L37	N65° 58' 11"W	30.00'
L38	N28° 31' 51"W	14.92'
L39	S35° 37' 19"W	91.23'
L40	N28° 11' 46"W	17.13'
L41	N28° 11' 46"W	24.14'
L42	S79° 01' 16"W	28.22'
L43	S79° 01' 16"W	13.78'

**BLOCK 6**

LINE No.	BEARING	LENGTH
L19	N35° 50' 06"W	32.09'
L20	N20° 06' 17"E	44.83'
L21	N18° 58' 38"W	46.67'

**CERTIFICATE OF SURVEYOR**

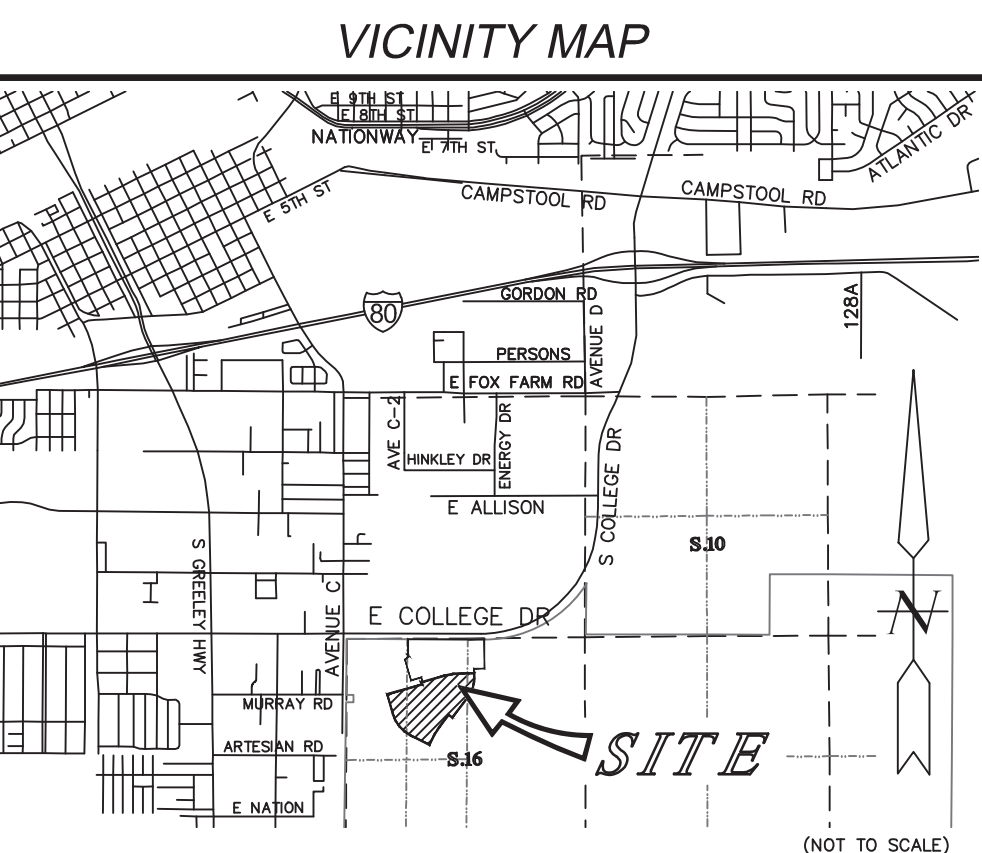
I, Jeffrey B. Jones, Licensed Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil Surveying Services, LLC, hereby state, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct supervision and that this map correctly shows the results of said survey and that the monuments found or set are as shown.



**SHEET 3 of 3**

SITUATED IN THE N1/2 OF SECTION 16 TOWNSHIP 13 NORTH, RANGE 66 WEST, 6TH P.M. CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING.  
PREPARED FEBRUARY 2018

**STEIL SURVEYING SERVICES, LLC**  
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- LEGEND**
- SET 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON 8" x 24" REBAR
  - FOUND 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 2500"
  - ⊗ FOUND PLASTIC CAP STAMPED "PLS 558"
  - FOUND W.D.O.T. R/W MONUMENT
  - FOUND GLO STONE
  - ▲ CITY OF CHEYENNE CONTROL MONUMENT
  - ▨ PUBLIC TRAILS/OPEN SPACE "GREENWAY" TRACT(S) [±4.80 acres] (SEE GENERAL NOTE 5 - SHEET 1 of 3)
  - ▨ PRIVATE TRAILS/OPEN SPACE (TRACTS A, B & C (COMMERCIAL) [±58,876 SqFt]) (TRACTS M, N, P, Q, R & S (RESIDENTIAL) [±137,165 SqFt]) (SEE GENERAL NOTE 5 - SHEET 1 of 3)

