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′ C1(R) 41° 13′ 31" 289.90′ N46° 46′ 34"E 204.18′ 208.65′ C2 16° 10′ 42" 1106.28′ S61° 23′ 19"W 311.34′ 312.37′	LOT 1, BLOCK 1 CHEYENNE ICE & EVENTS CENTER, 4th FILING
C2(R) 16° 10′ 38″ 1106.28′ S61° 23′ 09″W 311.32′ 312.36′ INTERNAL CURVE TABLE	LOT 1, BLOCK 1 CHEYENNE ICE & EVENTS CENTER 2nd FILING
CURVE # DELTA RADIUS CHORD BEARING CHORD LENGTH ARC LENGTH C3 9* 50' 29" 1106.28' S58* 13' 13"W 189.79' 190.02' C4 6* 20' 13" 1106.28' S66* 18' 34"W 122.29' 122.36'	PAUL SMITH WAY
C5 11° 12′ 36″ 260.00′ S31° 45′ 35″E 50.79′ 50.87′	248.67: 22.34.2E
LINE TABLE Line # Bearing Length POR. LOT 1 BLOCK 1 BACK 40 SUBDIVISION	125 125 INDITITY EASEMENT (CIEC. 376) DED
L1 S53' 18' 49"W 12.88' L2 S71' 10' 42"E 34.35' L3 N63' 54' 25"E 20.99'	KNOW Al The following the state of the following the
L4 N63' 34' 48"E 16.74' L5 S71' 13' 00"E 80.37' L6 S32' 04' 17"E 23.10'	MUTUAL DRAINAGE EASEMENT (SEE NOTE 7) MUTUAL DRAINAGE EASEMENT POST PL
LOT 6 2.44 ACRES	this pla furtherm
NOTES 1. BASIS OF BEARINGS – WYOMING STATE PLANE COORDINATES, EAST ZONE NAD83–2011. DISTANCES ARE GROUND DISTANCES.	
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. NO 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.56021C1089F, DATED JANUARY 17, 2007. 4. "INGRESS/EGRESS, CIRCULATION, DRAINAGE, & UTILITY EASEMENT(S)" AS SHOWN HEREON	LOT 5 CITY OF CHEYENNE N=67980.57' E=592476.53' (STATE PLANE NAD83 SqFt STATE OF W COUNTY OF NAD83 SqFt Refore me.
GRANTED TO ALL OWNERS OF LANDS CONTAINED WITHIN THE PLAT BOUNDARY FOR THE PURPOSES INDICATED. LANDSCAPING IS ALLOWED WITHIN THESE EASEMENT AREAS PROVIDED IT DOES NOT CONFLICT WITH PROPER CIRCULATION, SITE DESIGN, OR OTHER APPLICABLE STANDARDS OR REGULATIONS. 5. "JOINT ACCESS EASEMENT" COINCIDENT WITH WYDOT ACCESS PERMIT #LA-02Z-48528 GRANTED HEREON, ALONG WITH THOSE MUTUAL INGRESS/EGRESS, CIRCULATION, DRAINAGE, &	upon oath, for the purp
UTILITY EASEMENT(S), TO ALL OWNERS OF LANDS CONTAINED WITHIN THE PLAT BOUNDARY FOR MUTUAL ACCESS TO WEST LINCONWAY (AKA US 30) AND ANY NECESSARY COMMON DRAINAGE, & UTILITY(IES). 6. "13' PUBLIC PARKING & PEDESTRIAN EASEMENT" PROVIDED ACROSS LOT 4 HEREON FOR PUBLIC VEHICLE PARKING AND PEDESTRIAN SIDEWALKS ALONG PAUL SMITH WAY. LANDSCAPING IS ALLOWED WITHIN THESE EASEMENT AREAS PROVIDED IT DOES NOT CONFLICT WITH PROPER CIRCULATION, SITE DESIGN, OR OTHER APPLICABLE STANDARDS OR REGULATIONS.	Silver of the state of the stat
7. "DRAINAGE EASEMENT" ACROSS LOT 5 HEREON RPOVIDED FOR STORMWATER DETENTION AND RELATED FACILITIES FOR THE LANDS CONTAINED WITHIN THIS REPLAT. 8. "BOPU UTILITY & ACCESS EASEMENT(S)" (HEREINAFTER REFERRED TO AS "BOPU EASEMENT(S)"), SHOWN AND DESCRIBED HEREON, ARE HEREBY GRANTED TO THE BOARD	My Commiss State OF _ Stat
OF PUBLIC 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 "FACILITIES"). NO OTHER UTILITIES MAY INSTALL FACILITIES ON OR WITHIN THE BOPU EASEMENT, EXCEPT AS FOLLOWS: LOT 1, BLOCK 2 LINCOLN ADDITION, SECOND FILING	COUNTY OF RIST THE PROPERTY OF
A. OTHER UTILITIES MAY CROSS THE BOPU EASEMENT, IF AND ONLY IF: i. UTILITY'S FACILITIES CROSS THE BOPU FACILITIES AT NO LESS THAN A 60 DEGREE ANGLE; ii. A MINIMUM OF 24 INCHES OF VERTICAL CLEARANCE IS PROVIDED BETWEEN THE BOPU FACILITIES AND THE CROSSING FACILITIES, UNLESS OTHERWISE APPROVED	the purpose Witness my
BY THE BOPU; AND iii. A COPY OF ANY UTILITY EASEMENT AUTHORIZING THE CROSSING OF THE BOPU EASEMENT IS PROVIDED TO THE BOPU PRIOR TO ANY CONSTRUCTION WITHIN THE BOPU EASEMENT. C. IF GRANTOR REQUIRES RELOCATION OF THE FACILITIES, GRANTEE AGREES TO	LOT 3 37,116 SqFt 1 CITY OF CHEYENNE N=67721.82' E=592603.60' (STATE PLANE STATE OF _
RELOCATE THE FACILITIES PROVIDED THAT GRANTOR PAYS FOR THE RELOCATION OF THE FACILITIES, PROVIDES A SUITABLE ALTERNATE LOCATION FOR SUCH FACILITIES AND GRANTS THE NECESSARY EASEMENT RIGHTS AT THE NEW LOCATION UPON THE SAME TERMS AND CONDITIONS PROVIDED WITH THE ORIGINAL EASEMENT. D. IF GRANTEE (BOPU/CITY OF CHEYENNE) REQUIRES RELOCATION OF THE FACILITIES, GRANTEE SHALL PAY FOR REMOVAL AND RELOCATION OF THE FACILITIES.	LOT 2 1.93 ACRES 1.93 ACRES
E. IF GRANTEE ACCESSES THE FACILITIES OR UNDERTAKES WORK OR MAINTENANCE ON THE FACILITIES, GRANTEE SHALL REPAIR ANY DAMAGE TO GRANTOR'S PROPERTY RESULTING THEREFROM; INCLUDING RESTORATION OF ANY AREAS DISTURBED AS A RESULT OF SUCH ACCESS AND/OR WORK.	84,117 SqFt 19366.23' N36. 41' 11"W 19366.23' S85: 37' 06"W CP "ZEUS" N=59732.36 E=608926.74 E=589617.12 N=220454.86' Witness my
F. "WATER MAIN EASEMENT EASEMENT" PLATTED P.A.S. SUBDIVISION, FIRST FILING, VACATED HEREON AND REPLACED WITH NEW "40' BOPU UTILITY & ACCESS EASEMENT" AS SHOWN. G. PER \$III.E.13.c OF THE BOPU INFRASTRUCTURE POLICIES AND DESIGN CRITERIA (AMENDED 11/27/2018), A MINIMUM 10-FOOT HORIZONTAL SET-BACK FROM EDGE OF BOPU EASEMENT SHALL BE MAINTAINED FOR PERMANENT STRUCTURES. SLEEVES MAY BE	LOT 1 2.25 ACRES 97,809 SqFt
USED IN LIEU OF A 10-FOOT SETBACK. 9. BY VIRTUE OF PREVIOUS RIGHT-OF-WAY DEDICATION (PAUL SMITH WAY) AND AS NOTED ON THE PLAT OF CHEYENNE ICE AND EVENTS CENTER, 4th FILING, RECORDED 3/3/2022 AT CABINET 12, PAGE 100 IN THE REAL ESTATE OFFICE OF THE COUNTY CLERK OF LARAMIE COUNTY, WYOMING: THOSE CERTAIN "INGRESS/EGRESS EASEMENT(S) & RECIPROCAL EASEMENT(S) AGREEMENT(S)" (RECORDED AT BOOK 878, PAGE 417, BOOK 930, PAGE 443,	97,809 SqFt + R25' 2.23 ACKES 102.81 102.85 102.81 102.85 102.81 108.38 108
BOOK 966, PAGE 530, BOOK 1587, PAGE 1617, AND BOOK 1981, PAGE 2069 IN THE REAL ESTATE OFFICE OF THE COUNTY CLERK OF LARAMIE COUNTY, WYOMING) ARE CONSIDERED EXTRANEOUS AND HEREBY EXTINGUISHED. (SEE VACATION STATEMENT)	18 1 145 86 1 145 86 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	TRACT A LINUCOLITA TRACT A LINUCOLITA TRACT A R A I L. R C A D R A I L. R C A D
VICINITY MAP OLD HAPPY JACK W 19TH ST W 19TH ST WITH	RETAIN ALVEST HORATION POST CA
WESTLAND WES	APPROVALS Approved by the City of Cheyenne Planning Commission this day of, 2023.
IT IS THE INTENT OF THIS REPLAT TO VACATE ALL OF LOTS 1 THRU 3, BLOCK 1, INCLUSIVE, HITCHING POST PLAZA, 1st FILING CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING	1½" AVI 12045
INCLUDING ALL EASEMENTS OF RECORD UNLESS OTHERWISE NOTED HEREON. VANCE PROCESS OF THE PROCESS	Development Director, City of Cheyenne, Wyoming Approved by the Council of the City of Cheyenne, Wyoming this day of, 2023.
TILING RECORD W STH ST W STH ST W LEISHER W LEISHER	### ATTEST: REVISED: 01/20/2023 City Clerk \\21130 HITCHING POST ALTA PAS\21130D HPP2ND.DWG
W JEFFERSON (NOT TO SCALE)	© COPYRIGHT 2023 STEIL SURVEYING SERVICES, LLC ALL RIGHTS RESERVED

LEGEND

SET 1½" ALUMINUM CAP STAMPED

"SSS P.L.S. 5910" ON %" x 24" REBAR FOUND 1½" ALUMINUM CAP "SSS P.L.S. 2500"

FOUND 1½" ALUMINUM CAP "SSS P.L.S. 5910"

● FOUND 2" ALUMINUM CAP STAMPED AS NOTED

FOUND ALUMINUM CAP "P.E.L.S. 2617"

® FOUND %" REBAR

♦ FOUND NAIL

(M) DENOTES MEASURED DATA

(R) DENOTES RECORD DATA

CIEC, __ DENOTES CHEYENNE ICE AND EVENTS CENTER, FILING #

HPP, 1st DENOTES HITCHING POST PLAZA, 1st FILING

EDICATION

ALL PERSONS BY THESE PRESENTS THAT:

following described Owners of Block 1, Hitching Post Plaza, 1st Filing, City of Cheyenne, nie County, Wyoming; CHOICE HOTELS INTERNATIONAL, INC., a Delaware Corporation, r in fee—simple of All of Lot 1, Block 1; and MAVE, LLC AKA PARVATI, LLC, a Wyoming oration, Owner in fee—simple of All of Lot 2, Block 1; and 1600 HITCHING POST, LLC, r in fee simple of All of Lot 3, Block 1;

caused the same to be surveyed, vacated, and replatted to be known as HITCHING PLAZA, 2nd FILING and do hereby declare the subdivision of said land as it appears on plat, to be their free act and deed and in accordance with their desires and do ermore grant the easements as shown for the purposes indicated.

Hitching Post, LLC

Choice Hotels International, Inc.

OWNER ACKNOWLEDGEMENTS

OF WYOMING

OF LARAMIE)

me, a Notary Public in and for the state and county aforesaid, personally appeared Robert Chamberlin, who, path, acknowledged that he/she is a member of 1600 Hitching Post, LLC and that executed this instrument purposes herein contained, by signing their name as such officer.

my hand and official seal this ____ day of _____

Notary Public, Laramie County, Wyoming

mission Expires: _____

me, a Notary Public in and for the state and county aforesaid, personally appeared ___ ath, acknowledged that he/she is ______, for _____, and executed this instrument for poses herein contained, by signing their name as such officer.

my hand and official seal this ____ day of ______, 2023.

Notary Public, Laramie County, Wyoming

me, a Notary Public in and for the state and county aforesaid, personally appeared _____, who, ath, acknowledged that he/she is ______, for _____, and executed this instrument for poses herein contained, by signing their name as such officer.

my hand and official seal this ____ day of ______, 2023.

Notary Public, Laramie County, Wyoming

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.

EITUCEING POST PLAZA,

2nd FILING A REPLAT OF ALL OF BLOCK 1, HITCHING POST PLAZA, 1st FILING

PREPARED JANUARY 2023

CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING



STEIL SURVEYING SERVICES, LLC PROFESSIONAL LAND SURVEYORS PLANNING & DEVELOPMENT SPECIALISTS

1102 WEST 19th ST. CHEYENNE, WY. 82001 o (307) 634 -7273 756 GILCHRIST ST. WHEATLAND, WY. 82201 o (307) 322 -9789 www.SteilSurvey.com o info@SteilSurvey.com