

THE FOLLOWING IS A DESCRIPTION OF A PARCEL OF LAND LOCATED IN PORTIONS OF SECTIONS 28, 29, AND 32, TOWNSHIP 13 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, LYING EASTERLY OF THE U.S. HIGHWAY 85 RIGHT OF WAY IN LARAMIE COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED AS

SECTION 28, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 13 NORTH, RANGE 66 WEST; THENCE CONTINUING ALONG THE NORTH LINE OF SAID SOUTHWEST ONE-QUARTER, N89°52'00"E A DISTANCE OF 450.00 FEET TO A POINT; THENCE N89°52'00"E A DISTANCE OF 3199.37 FEET TO A POINT; THENCE S00°12'43"W A DISTANCE OF 2624.86 FEET TO A FOUND ALUMINUM CAP AND A POINT ON THE SOUTH LINE OF SAID SECTION 28; THENCE ALONG SAID SOUTH LINE N89°42'40"W A DISTANCE OF 1011.49 FEET TO THE SOUTH ONE-QUARTER CORNER OF SAID SECTION 28; THENCE CONTINUING ALONG SAID SOUTH LINE N89°42'44"W A DISTANCE OF 2636.27 FEET TO THE SECTION CORNER COMMON TO SECTIONS 28, 29, 32 AND 33; THENCE ALONG THE SOUTH LINE OF SECTION 29 N89°42'21"W A DISTANCE OF 662.27 FEET TO A FOUND ALUMINUM CAP; THENCE N89°42'35"W A DISTANCE OF 337.22 FEET TO A POINT; THENCE LEAVING SAID SOUTH LINE OF SECTION 29, S64°07'39"W A DISTANCE OF 603.84 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF SAID U.S. HIGHWAY 85; THENCE ALONG SAID EASTERLY RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES:

N25°52'10"W A DISTANCE OF 69.18 FEET TO THE BEGINNING OF A CURVE CONCAVE EAST, SAID CURVE HAVING A RADIUS OF 5604.65, A CHORD BEARING OF N14°28'06"W, A CHORD DISTANCE OF 2215.79 FEET AND A CENTRAL ANGLE OF 22°48'07", THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 2230.48 FEET; THENCE

THENCE LEAVING SAID EASTERLY RIGHT OF WAY OF U.S. HIGHWAY 85, N86°12'42"E A DISTANCE OF 727.33 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, SAID CURVE HAVING A RADIUS OF 2080.00 FEET, A CHORD BEARING OF N88°12'46"E, A CHORD DISTANCE OF 145.25 FEET AND A CENTRAL ANGLE OF 4°00'07",THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 145.28 FEET; THENCE S89°47'11"E A DISTANCE OF 647.69 FEET TO THE BEGINNING OF A NON TANGENTIAL CURVE, CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 960.00 FEET, A CHORD BEARING OF S2°23'12"W, A CHORD DISTANCE OF 72.80 FEET AND A CENTRAL ANGLE OF 4°20'46", THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 72.82 FEET; THENCE S00°12'49"W A DISTANCE OF 53.38 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 29, TOWNSHIP 13 NORTH, RANGE 66 WEST, THENCE ALONG SAID NORTH LINE S89°09'12"E A DISTANCE OF 660.69 FEET MORE OR LESS TO THE POINT OF

KNOW ALL MEN BY THESE PRESENTS: THAT BETSEY HALE, CEO OF CHEYENNE LEADS, OWNER IN FEE SIMPLE OF THE LAND EMBRACED IN THIS FINAL PLAT OF "BISON BUSINESS PARK," DO HEREBY DECLARE THAT THE SUBDIVISION OF SAID LAND IS WITH THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES, DO HEREBY GRANT TO THE PUBLIC THE RIGHTS OF WAY SHOWN HEREON AND GRANT THE EASEMENTS

FINAL PLAT **BISON BUSINESS PARK**

BEING SITUATED IN A PORTION OF SECTIONS 28, 29 AND 32 TOWNSHIP 13 NORTH, RANGE 66 WEST, OF THE 6TH P.M., COUNTY OF LARAMIE, STATE OF WYOMING PREPARED NOVEMBER 2020

ST SUITE , WY 82001 CHEYENNE 1 121 W 15TH 8 CHEYENNE, 307-638-6000

SURVEYING

307.637.6017 103 OLD TOWN LANE, SUITE 10⁴ CHEYENNE, WY 82009 AVI@AVIPC.COM

DESIGNED BY:

CHECKED BY:

JOB NO.:

DRAWING NO.