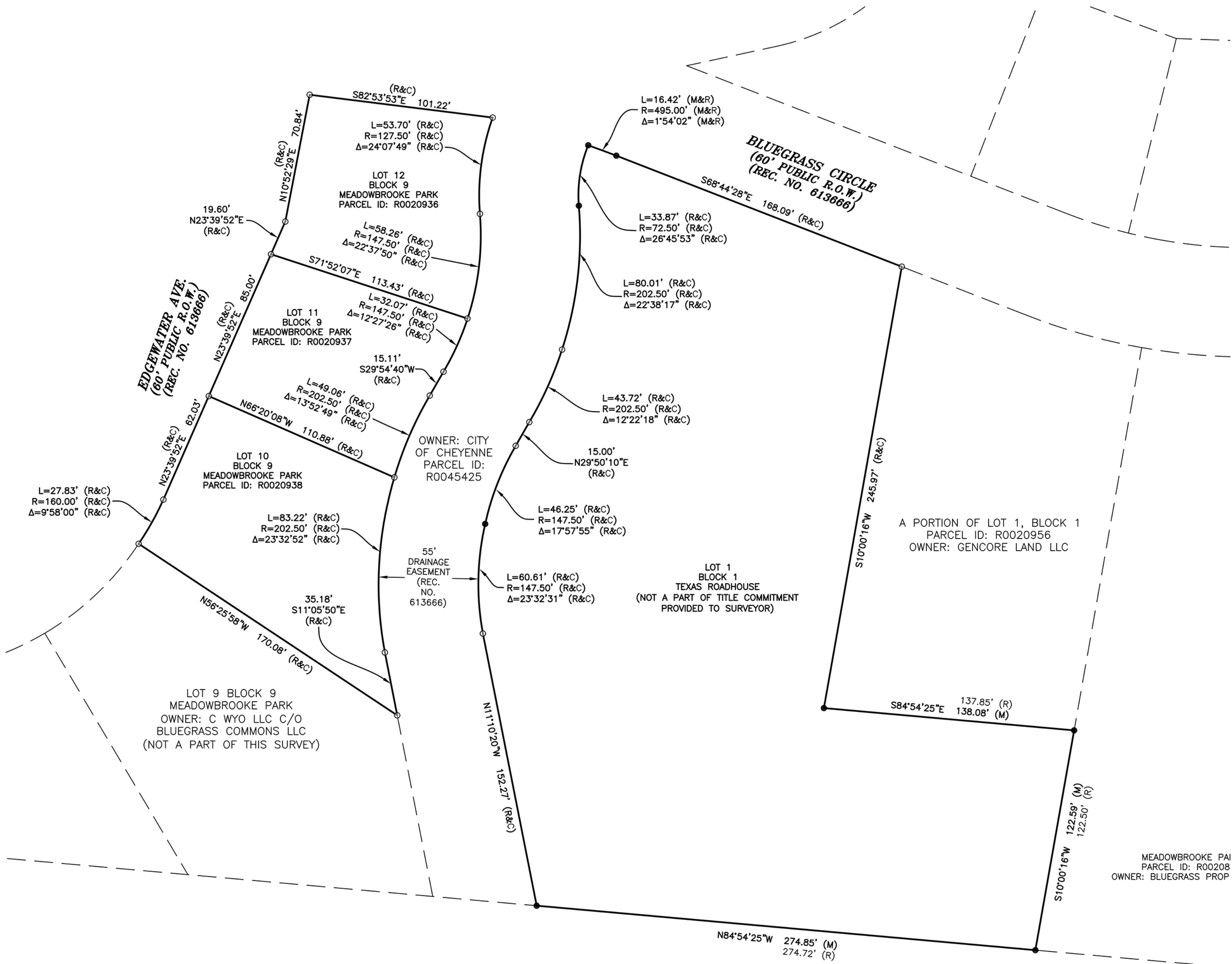


BOUNDARY DEPICTION



LEGAL DESCRIPTION:

Lot 9, Block 9 (NOT A PART OF THIS SURVEY), Meadowbrooke Park, an Addition to the City of Cheyenne, Laramie County, Wyoming EXCEPT that portion described as follows: beginning at the Northeast corner of said Lot 8, Block 9, said corner also being on the Southern Right-of-Way of Edgewater Avenue;

Thence, along a curve to the left along said Right-of-Way, through a central angle of 7°10'00" with a radius of 160.00 feet, a distance of 10.01 feet to a point;

Thence 142°11'51", a distance of 29.85 feet to a point;

Thence, 164°29'17", a distance of 90.78 feet to a point on the common lot line of Lots 8 and 9;

Thence, 329°21'51" along said common lot line, a distance of 116.01 feet to the point of beginning.

And

Lots 10, 11 and 12, Block 9, Meadowbrooke Park, an Addition to the City of Cheyenne, Laramie County, Wyoming.

AND

Lot 1, Block 1, Final Plat of Texas Roadhouse recorded at Rec. No. 296717 in the Official Public Records of Laramie County, Wyoming. (Not part of the title commitment provided to the surveyor).

NOTES:

- Any underground utilities shown have been located from field survey information, as-built drawings and/or utility markings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. Public utility locate request was made under Ticket Numbers 2018361473 and 2018362046 dated 09/07/18. This site was located by standard RF methods and with GPR locating.
  - Basis of bearings is the south line of Lot 1, Block 1, Final Plat of Texas Roadhouse, recorded as Rec. No. 296717 in the Official Public Records of Laramie County, Wyoming, monumented at the west end by a No. 5 rebar with a 2" aluminum cap, PLS 9006 and at the east end by a No. 5 rebar, having a measured bearing and distance of N84°53'52"W, 274.85 feet.
  - This property is located within the Regulatory Floodway and Zone AE (special flood hazard area inundated by 100-year flood, base flood elevations determined), with a determined base flood elevation of 6045' (NGVD 29) & Zone X (shaded) (0.2 percent annual chance flood hazard) as established by FEMA per FIRM panel 56021C1091F, effective date January 17, 2007.
  - This survey does not constitute a title search by Clark Land Surveying, Inc. to determine ownership or easements of record. For all information regarding easements, rights of way and title of record, Clark Land Surveying, Inc. relied upon a Commitment for Title Insurance, prepared by First American Title Insurance Company, Commitment No. NCS-922203-COL with an effective date of August 08, 2018 at 5:00 PM.
  - The lineal units used in this drawing are U.S. Survey Feet.
  - The improvements shown hereon are as of the date of field work, September 14, 2018.
  - No zoning information was provided by the client at the time of this survey.
- CURRENT ZONING INFORMATION:  
Parking Required: N/A  
Parking Provided: 72 regular spaces, 8 handicap spaces
- For additional zoning information please contact the Cheyenne Planning Department at (307) 637-6284.
- This property contains a calculated area of 152,250 square feet (3.495 acres) more or less.
  - There are improvements along portions of the boundary as shown hereon. Ownership and/or maintenance responsibilities of said improvements was not determined by this survey.
  - Access is obtained directly from Blue Grass Circle. The right of way lines of said street and the boundary lines of subject property are coterminous and contain no gaps, gores or overlaps.
  - Easements and other record documents shown or noted on this survey were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
  - This ALTA/NSPS Land Title Survey was prepared for the exclusive use of persons/parties listed in certification. Said statement does not extend to any unnamed person/parties without an express statement by the surveyor naming said person/parties.
  - The subject property is commonly known as Texas Roadhouse - Posted Address: 1831 Blue Grass Circle, Cheyenne, Wyoming.
  - There is no observable evidence of earth moving work, building construction or building additions within recent months.
  - There are no changes in street right of way lines either completed or proposed, per documents provided by title company.
  - There is no observable evidence of recent street or sidewalk construction or repairs.
  - There is no evidence of potential wetlands were observed on the subject property at the time the survey was conducted, nor have we received any documentation of any wetlands being located on the subject property. No markers were observed at the time of the survey.
  - Encroachment Statement: None.
  - SITE BENCHMARK: PK Nail set in concrete. Elevation 6052.27' (NAVD 88).

SCHEDULE B-2 EXCEPTIONS:

- Item No.
- Covenants, conditions, restrictions and easements, which contain no forfeiture or reverter clause, as contained in Instrument recorded March 15, 1963 in Book 1178, Page 1218, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).  
-AFFECTS SUBJECT PARCELS, BLANKET IN NATURE.
  - Covenants, conditions, restrictions and easements, which contain no forfeiture or reverter clause, as contained in Instrument recorded April 21, 1998 in Book 1479, Page 210, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).  
-AFFECTS SUBJECT PARCELS, BLANKET IN NATURE.
  - Easement(s), including the terms and conditions thereof, as shown on the subdivision plat:  
Recorded: March 27, 1981  
Recording Information: Plat Cabinet 4, Slot 396  
-DOES NOT AFFECT SUBJECT PARCELS.
  - Affidavit to correct plat and add utility easements as set out in instrument recorded February 10, 1982 in Book 1164, Page 76 Records of Laramie County, Wyoming.  
-DOES NOT AFFECT SUBJECT PARCELS.
- B-2 items not listed above are determined non-survey related items and are not plotted hereon.

SURVEYOR'S CERTIFICATION:

To: Texas Roadhouse Holdings LLC, a Kentucky limited liability company; Bluegrass Commons, LLC limited liability company; First American Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6a, 6b, 7a, 7b1, 7b2, 8, 9, 11, 13, 18, 20 and 21 of Table A thereof. The field work was completed on September 14, 2018.

Date of Plat or Map: September 25, 2018

DEPOSITING CERTIFICATE:

Deposited this \_\_\_\_\_ day of \_\_\_\_\_, A.D. \_\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_\_ M. in Book \_\_\_\_\_ of Land Survey Plats, at Page(s) \_\_\_\_\_, Deposit Number \_\_\_\_\_ of the records of the Clerk and Recorder's Office of Laramie County, Wyoming.

\_\_\_\_\_ By: Deputy

ALTANSPS LAND TITLE SURVEY

PORTIONS OF THE NE 1/4 SECTION 29  
TOWNSHIP 14 NORTH, RANGE 66, WEST OF THE 6TH P.M.  
CITY OF CHEYENNE, COUNTY OF LARAMIE, STATE OF WYOMING

Project No. **181045**  
Drawn By: REP  
Checked By: SLM  
Date: 09/25/2018  
Sheet 1 of 3










Revisions

No.	Description	By	Date





- FOUND MONUMENT, FLUSH W/ GARDE UNLESS OTHERWISE NOTED  
#1 - #5 REBAR W/ 2" ALUM. CAP, "PLS 9006"  
#2 - #5 REBAR  
#3 - #5 REBAR W/ 1 1/2" ALUM. CAP, "PLS 5910"
- SET MONUMENT, UNLESS OTHERWISE NOTED  
#5 REBAR W/ 2" ALUM. CAP, "PLS 6956", FLUSH W/ GRADE
- ⊗ SANITARY MANHOLE
- ⊕ CLEANOUT
- ⊞ STORM INLET (ROUND)
- ⊞ STORM INLET (RECTANGLE)
- ⚡ FIRE HYDRANT
- ⋈ WATER VALVE
- ☼ LIGHT POLE
- ⓔ ELECTRIC MANHOLE
- ⚠ ELECTRIC METER
- ⊠ ELECTRIC TRANSFORMER
- ⓔ ELECTRIC VAULT
- ⓔ FIBEROPTIC VAULT

- |   |                              |
|---|------------------------------|
|  | TELEPHONE VAULT              |
|  | TELEPHONE PEDESTAL           |
|  | HANDICAP PARKING             |
|  | REGULAR PARKING SPACES       |
|  | CONIFEROUS TREE              |
|  | DECIDUOUS TREE               |
|  | LANDSCAPED AREA              |
|  | SIGN                         |
| SS  | SANITARY LINE (UNDERGROUND)  |
| WL  | WATER LINE (UNDERGROUND)     |
| UG  | GAS LINE (UNDERGROUND)       |
| UE  | ELECTRIC LINE (UNDERGROUND)  |
| UT  | TELEPHONE LINE (UNDERGROUND) |
|  | CONCRETE AREA                |



PORTIONS OF THE NE 1/4 SECTION 29  
TOWNSHIP 14 NORTH, RANGE 66, WEST OF THE 6TH P.M.

Project No	181045	Drawn By: REP	Date: 09/25/2018
		Checked By: SIM	Sheet 2 of 3

Revisions			
No.	Description	By	Date





- 
- Rad. Brg. N55°39'12"W (C)
- PARCEL ID: R0020938  
13,292 SQ. FT.  
(0.305 ACRES±)
- L=83.11' (C)  
R=204.93' (C)  
Δ=23°14'12" (C)  
Rad. Brg. S77°11'35"E (C)
- 55' DRAINAGE EASEMENT (REC. NO. 613666)
- L=60.61' (C)  
R=147.78' (C)  
Δ=23°29'52" (C)  
Rad. Brg. S77°06'35"E (C)
- 5' UTILITY EASEMENT (REC. NO. 613666)
- ASPHALT
- 1-STORY BRICK AND TIMBER BUILDING  
7,611 S.F.±
- POSTED ADDRESS:  
"1931"  
BLUEGRASS CIR.
- MATCHLINE SHEET 2  
MATCHLINE SHEET 3
- LOT 9 BLOCK 9  
MEADOWBROOKE PARK  
OWNER: C WYO LLC C/O BLUEGRASS COMMONS LLC  
(NOT A PART OF THIS SURVEY)
- OWNER: CITY OF CHEYENNE  
PARCEL ID: R0045425
- LOT 1  
BLOCK 1  
TEXAS ROADHOUSE  
87,113 SQ. FT.  
(2.000 ACRES±)  
(NOT A PART OF  
TITLE COMMITMENT  
PROVIDED TO  
SURVEYOR)
- ZONE AE  
ZONE X
- N56°26'40"W 170.04' (C)
- N10°53'51"W 35.07' (C)
- N11°08'15"W 152.26' (C)
- 0.6' BELOW GRADE
- 0.3' BELOW GRADE
- 0.6' BELOW GRADE
- 0.5' BELOW GRADE
- 110' DRAINAGE EASEMENT (REC. NO. 613666)
- 5' UTILITY EASEMENT (REC. NO. 613666)
- N84°53'52"W 274.85' (M)  
274.72' (R)  
BASIS OF BEARINGS
- S10°04'40"W 122.59' (M)  
122.50' (R)

[illegible]

# ALTA/NSPS LAND TITLE SURVEY

PORTIONS OF THE NE 1/4 SECTION 29  
TOWNSHIP 14 NORTH, RANGE 66, WEST OF THE 6TH P.M.

Project No.	181045	Drawn By: REP	Date: 09/25/2018
		Checked By: SLM	Sheet 3 of 3

**Clark**  
Land Surveying, Inc.

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