

## State of Wyoming Corner Record

(In compliance with the *CORNER PERPETUATION AND FILING ACT*, Wyoming Statutes, 1997, Section 33-29-140, et seq., and the Rules and Regulations of the Board of Registration for Professional Engineers and Professional Land Surveyors)

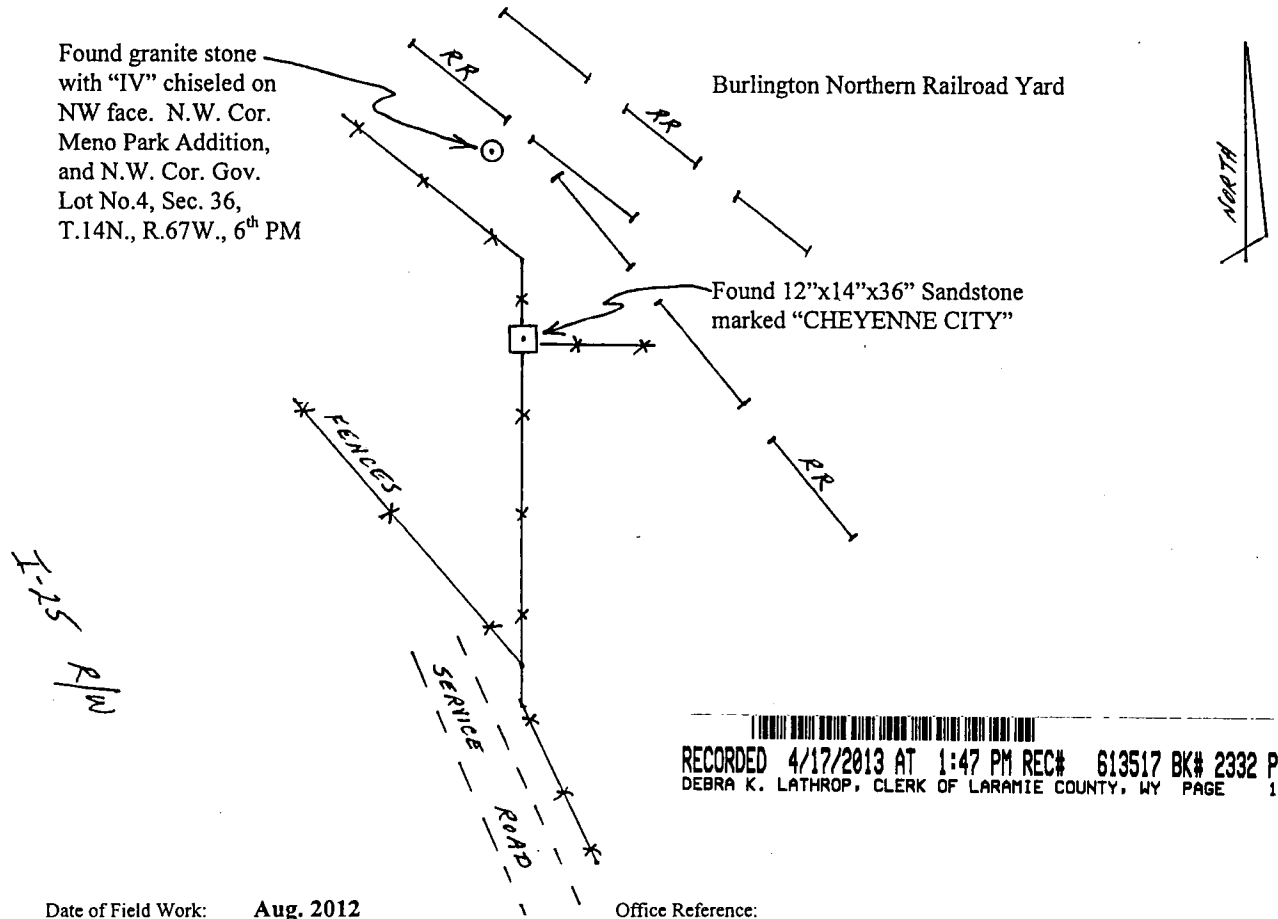
Reverse side of this form may be used if more space is needed.

Record of original survey and citation of source of historical information (if corner is lost or obliterated). Description of corner monumentation evidence found and/or monument and accessories established to perpetuate the location of this corner. Sketch of relative location of monument, accessories, and reference points with course and distance to adjacent corner(s) (if determined in this survey). Method and rationale for reestablishment of lost or obliterated corner.

**The Original City of Cheyenne survey completed by Fred Bond, City Engineer in April and May, 1890, recorded in the office of the County Clerk and Recorder of Laramie County, Wyoming, on June 16, 1890, and recorded in Book 40, Page 190. Pursuant to an Ordinance of the City Council dated March 18, 1890; in compliance with the provisions of an Act of the Eleventh Legislative Assembly of the Territory of Wyoming entitled "An act concerning the location of the boundaries, and providing for the extension of the limits of cities and towns, approved March 14 A.D. 1890".**

**RECORD:** NORTHWEST CORNER - Per review and approval of the field notes as recorded in Cheyenne City - Ordinance Book 2, Pages 376 - 380; "set a Sandstone 12"x14"x36", eighteen inches in the ground and marked 'Cheyenne City' in a plain and permanent manner on the south face."

**FOUND:** Original stone monument. SEE - SURVEYOR'S REPORT on following pages, and RECORD OF SURVEY recorded in the Laramie County Clerk's Office under Reception No. 606184 in Bk. 2313 Pg. 41.



Date of Field Work: Aug. 2012

Office Reference: \_\_\_\_\_

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This corner record was prepared by me or under my direction and supervision.  
SEAL & SIGNATURE



## SURVEYOR'S REPORT

**N.W. CORNER - BOND SURVEY OF 1890** - This stone is found, but has actually been buried since the construction of Interstate Highway 25 (I-25) through the Cheyenne area in 1957. Parole evidence report from Larry T. Perry, PLS No. 3047, states that this stone was in fact reset as a part of the I-25 construction by Malcolm D. Martin, PLS No. 228. Reportedly, they referenced the stone's position and then removed it. Then, with a large hole dug on site they re-set the stone well below construction grade in order to preserve its location. Although I have not been able to locate field notes of this re-setting of the stone in the City Engineer field survey books or Malcolm Martin's field survey books, the physical evidence on the stone itself seems to support this report. The NW corner stone has chiseled lines on the top of the stone for the original position of the point. However, another chiseled "X" and a Philips head screw were set on the top of the stone to locate the precise reset position. I speculate that the stone was reset in a deep hole and that it was difficult to shift or move the stone to place the original chiseled intersection in the precise position. Instead of realigning the original chiseled lines and point of intersection to the precise original position from the reference points, that the surveyors simply accepted being able to relocate on the reset stone and chiseled a new "X" position and set the Philips head screw on the reset referenced position, which is evident today.

When Bond executed his survey in 1890, it was reported in the City Ordinance that *"the original corners of the Dodge Survey of 1867 were destroyed or indiscernible."* Bond's field notes make no mention of finding evidence of the original corners of the Dodge Survey of 1867.

However, the original survey of the Military Reservation (MR) boundaries was completed within a week of the Dodge Survey of 1867, with Dodge's northwesterly corner of Cheyenne City being the point of beginning for the MR boundary survey. A copy of this plat is available on the BLM Web site for the township. In the 1870 GLO Survey for T.14N., R.67W., this point is identified as the "INITIAL POINT" for the MR boundary. Then, in 1902, there is a GLO Survey entitled "160 ACRE TRACT CEDED TO THE STATE OF WYOMING", completed by Edward F. Stahle, U.S. Deputy Surveyor, which ties to the "INITIAL POINT". This tie is found in the GLO field notes, Pg. 877, and calls for *"... the initial point for the survey of the Fort D.A. Russell Military Reservation, which is a sawed pine post 4 ins square 2.4 ft above ground firmly set."* I make note here that this survey reports the existence of the Dodge corner 12 years after the Bond survey says no evidence was found.

Another reason I make note of Edward F. Stahle being the GLO surveyor in 1902, is because I believe the same "Ed. F. Stahle, surveyor" also completed a subdivision plat for "MENO PARK ADDITION TO CHEYENNE" recorded on April 8, 1891, in the Laramie County Clerk's Office. The westerly boundary of this "MENO PARK ADDITION" was the easterly boundary of the MR, and Ed. F. Stahle appears to be knowledgeable about the original location of this boundary and the "INITIAL POINT" or "NW CORNER CHEYENNE CITY". Another stone survey monument is located in the Burlington Northern Railroad yard with the Roman Numeral "IV" chiseled into its northwesterly face. It turns out, this stone is in the general location of the northwesterly corner of said "MENO PARK ADDITION", and this northwesterly corner is the fourth corner described in the legal description for the Dedication on that subdivision plat. Thus, perhaps we have an explanation for the chiseled Roman Numeral "IV" on this stone. I also located a more recent survey completed by John A. Steil, PLS No. 2500, identifying this "IV" stone as the northwesterly corner of the GLO Lot 4 of Section 36, which would be coincidental with said northwesterly corner of the said "MENO PARK ADDITION".

Having observed this "IV" stone, I then computed the position of the other corners of the now vacated plat. Using these computations I located their positions on the ground. At what would be the southeasterly corner of the "MENO PARK ADDITION" plat I found modern day survey markers platting the same general position. My position fell 0.4' north, so I tried digging to see if I encounter another stone. But to no avail, after excavating nearly two feet, this area appears to be a fill area, and I had no idea how much further I might need to excavate before reaching natural ground. This was sufficient evidence to persuade me that the "IV" stone was in fact the original northwesterly corner of said "MENO PARK ADDITION" and northwesterly corner of the GLO Lot 4.

I then inspected the surveys of record for Francis E. Warren Air Force Base concerning identification of the easterly boundary of the MR. The first survey of the MR was completed within a week or two of the Dodge Survey of 1867. In this first survey of 1867 we have two boundary courses with the same bearing of SOUTH (by compass) for the easterly line of the MR, indicating a straight line course for the combined calls. The next map is entitled "TOPOGRAPHICAL MAP OF FORT D.A. RUSSELL, WYO" dated March 10, 1898, and this map shows the easterly boundary as one line with a single dimensional course of 2¾ mile. The next map is entitled "RESERVATION FORT D.A. RUSSELL, WYO" dated July 23, 1909, and shows the easterly boundary with one bearing and distance. These three maps indicate a single straight line for the easterly boundary of the MR.

We then have a series of five maps dated May 1910, Nov. 1931 (revised Jan. 1951), Aug. 1935, Mar. 1949, and Oct. 1998. The earliest of which very specifically described the Bond Stone of 1890 as the "INITIAL POINT". Each of these maps identify three monuments along this easterly boundary of the MR as Boundary Monument No. 23 (BM 23) to the north (the northeast corner of MR), Boundary Monument No. 24 (BM 24) as the Bond Stone of 1890, and then Boundary Monument No. 1 (BM 1) to the south (the southeast corner of MR). Each of these maps also recite courses from BM 23 to BM 24 as S0°02'E, 7608' and from BM 24 to BM 1 as S0°24'W, 5288'. Thus showing a significant 26 minutes of angular deflection in the line at the Bond Stone (BM 24) on this easterly boundary of the MR. My observations of these three points resulted in 25 minutes of angular deflection and distances within 0.3' of record. However, the "IV" stone falls 20.5' (a perpendicular distance) westerly of the line from BM 23 to BM 24 (Bond stone).

I computed a straight line between BM 23 and BM 1, and found that the "IV" stone fell within 0.4' of this computed line. This indicates that Ed. F. Stahle surveyed the easterly MR boundary as a straight line between what we today identified as BM 23 and BM 1, along with the field evidence Stahle recites in the GLO Survey of 1902.

The "IV" stone is located in Section 36, T14N, R67W, 6<sup>th</sup> PM. I observed the present NE Corner of Section 36 (not an original stone), and projected westerly the record distance for the closing corner on the MR boundary. This projected position fell 2.97' east of the straight line between BM 23 and BM 1; and 11.37' west of the line from BM 23 and BM 24 (Bond stone). This closing corner projection falls much nearer to the straight line survey of Ed. F. Stahle between BM 23 and BM 1. Unfortunately, there was no closing corner or survey tie on the MR boundary in the GLO notes for the Township boundary survey of T14N, R67W, along the southerly line of Section 36, to further establish the original MR boundary in relation to the original GLO Township survey of 1870.

In conclusion, it is this Professional Surveyor's opinion that the "IV" stone was set by Ed. F. Stahle, surveyor, as the northwesterly corner of MENO PARK ADDITION, coinciding with the northwesterly corner of Government Lot 4 as called for by John A. Steil, PLS No. 2500, and located on the original easterly boundary of the Military Reservation. Also, the Bond stone of 1890, set at the northwesterly corner of Cheyenne City, is not located on the original Military Reservation boundary, but is located 20.5' +/- easterly of said boundary. Therefore, it is not located in the same position as the Dodge corner of 1867, and the Bond Survey of 1890 is not a faithful retracement of the Dodge Survey of 1867.

#### RECORDED PLATS OR REFERENCES

- MENO PARK ADDITION - APRIL 1891 - VACATED Mar. 4, 1919
- 84 LUMBER COMPANY SITE - NOV. 1977
- GRIFFIN ADDITION - FEB. 11, 1994
- COBETTO SUBDIVISION - FEB. 2006
- WYDOT RECORD OF SURVEY PLAT - BK 2069, PG 1184 & 5
- WYDOT RECORD OF SURVEY PLAT - BK 2175, PG 1000 - 1017



Figure 1 - "X" for reset position.



Figure 2 - "CHEYENNE CITY" on south face.

RECORDED 4/17/2013 AT 1:47 PM REC# 613517 BK# 2332 PG# 176  
 DEBRA K. LATHROP, CLERK OF LARAMIE COUNTY, WY PAGE 3 OF 3

