



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Justin Arnold, Planning Program Manager

DATE: September 20, 2022

TITLE: PUBLIC HEARING regarding a Vacation of a note on the Bison Crossing, 8th Filing plat.

EXECUTIVE SUMMARY

Ronnie Lopez on behalf of Bison Crossing, 8th Filing Road Maintenance Association, has submitted a Vacation application for a note vacation on the Bison Crossing, 8th Filing plat. The application requests a vacation of Note 6 on the plat.

Upon approval of the vacation, the Public Works Department would take on all maintenance of the roads within the Bison Crossing, 8th Filing subdivision.

BACKGROUND

Bison Crossing, 8th Filing was approved on May 15, 2012. Note 6 states *“The Roadways shown on this plat are dedicated to the public, the maintenance shall be performed by the property owners by home owners association or other approved methods, no maintenance of these roads shall be performed by Laramie County.”* The subdivision consists of the three Rights-of-Way Ruger Dr, Spencer Dr, and Troyer Dr. The Public Works Department currently maintains portions of Ruger Drive and Troyer Drive that lead into the subdivision until they reach its border, at which point they will back up ending the maintenance.

Pertinent Regulations

Section 1-2-100 of the Laramie County Land Use Regulations governing the Board Approval process.

DISCUSSION

Section 1-2-100 (a) of the Laramie County Land Use Regulations requires that the Laramie County Board of Commissioners shall find the following before granting Board Approval:

- i. The proposed use is permitted by Board Approval in the proposed location and is in conformance with all applicable development standards.
- ii. The proposed use is in general conformance with all other applicable policies adopted by Laramie County.
- iii. There is no defined negative impact to the community.

Agency comments were received regarding fire apparatus access, current road maintenance, and the effects of taking on the additional ROW maintenance. Through their review of this application, the Public Works Department has determined that the note on the plat should not be vacated and that private maintenance continue on the section of roadway in question.

RECOMMENDATION and FINDINGS

Based on the information provided, staff recommends the Laramie County Board of Commissioners deny the removal of the plat note #6 requiring private maintenance of roadways within Bison Crossing, 8th Filing.

PROPOSED MOTION

I move to deny the removal of the plat note #6 requiring private maintenance of roadways within Bison Crossing, 8th Filing.

ATTACHMENTS

- Attachment 1: Location Map**
- Attachment 2: Aerial Map**
- Attachment 3: Agency Review Comments**
- Attachment 4: Applicant Project Narrative Letter**
- Attachment 5: Public Works Director Narrative Letter**
- Attachment 6: Resolution**
- Attachment 7: Resolution Exhibit 'A' Map**

Laramie County, Wyoming



**Bison Crossing,
8th Filing Plat
Note Vacation**

PZ-21-00369

Location Map

Subject Subdivision



December 2021



0 600 1,200
Feet

Eagleview

Legend

Property Lines

Streets

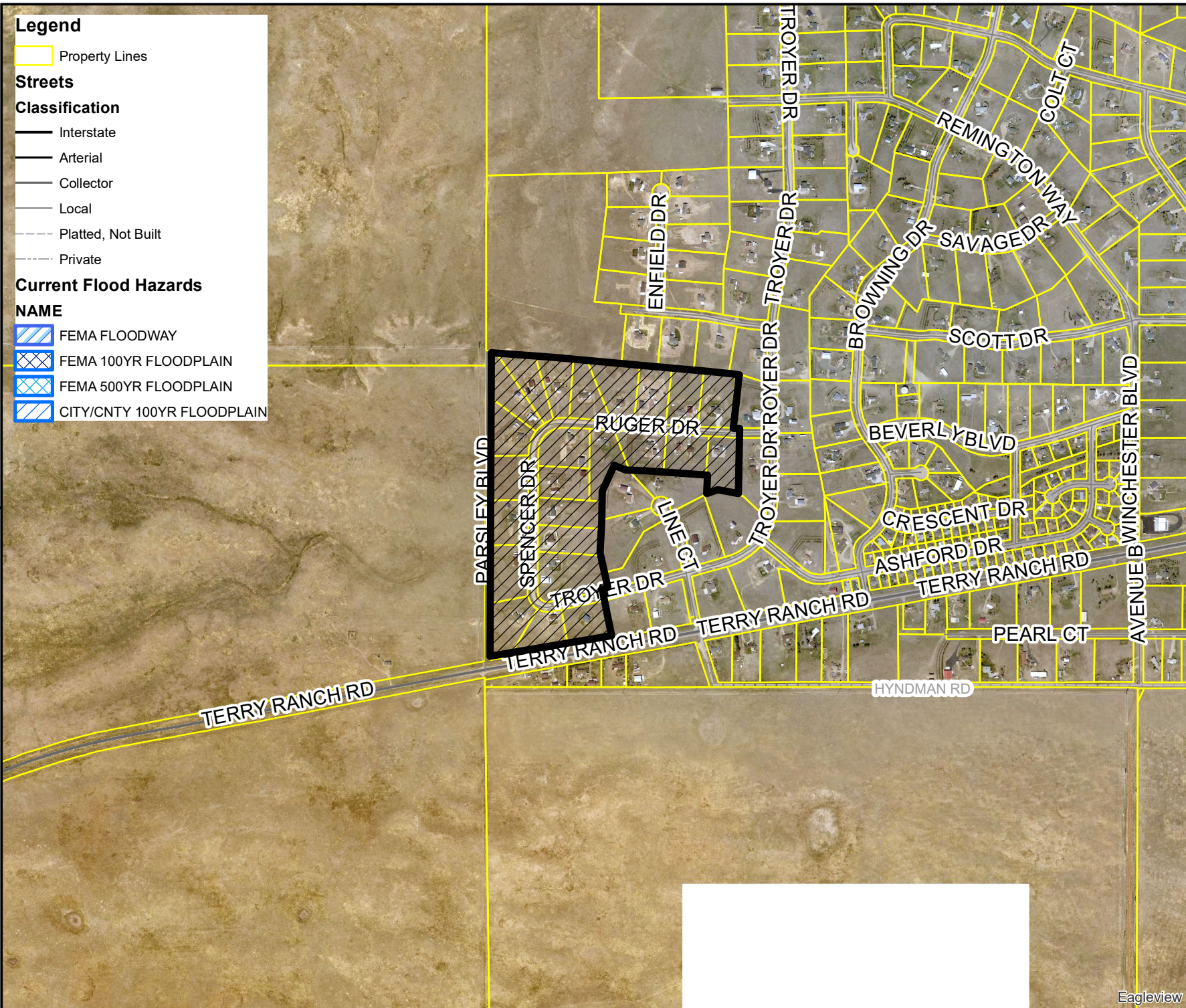
Classification

- Interstate
- Arterial
- Collector
- Local
- Platted, Not Built
- Private

Current Flood Hazards

NAME

- FEMA FLOODWAY
- FEMA 100YR FLOODPLAIN
- FEMA 500YR FLOODPLAIN
- CITY/CNTY 100YR FLOODPLAIN



Legend

Property Lines

Streets

Classification

- Interstate
- Arterial
- Collector
- Local
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- Private



Laramie County, Wyoming



Bison Crossing,
8th Filing Plat
Note Vacation

PZ-21-00369

Aerial Map

Subject Subdivision



December 2021



0 200 400
Feet

County Engineer: County Engineer, Scott Larson Comments Attached 01/11/2022

1. I would recommend denial of the request to vacate the note regarding maintenance of roadways for the following reasons:

a. It has been a requirement for a long time that the maintenance of new roadways fall on the developer/HOA. It would be detrimental to set a precedence by allowing this subdivision to go against the requirements that all others must follow.

b. Don Beard, who served as Public Works Director for numerous years, has indicated that maintaining a short stretch of roadway is not difficult as indicated in the letter submitted. It happens in numerous places throughout the County and has for years, therefore this does not result in a unique situation that would constitute granting a waiver.

c. This same argument could be made for future expansions of Bison Crossing where there are short stretches of roadways that currently exist such as Sharps Drive, Remington Drive and Redhawk Drive. Again, setting the precedent could create a domino effect with this subdivision as well as others throughout the County.

2. If the County Commissioners choose to approve this request, I would strongly suggest that the HOA pay the County not only the \$30,000 they currently have but annually the same amount the HOA members pay each year for the maintenance, etc. of the roadways per the HOA agreement, in perpetuity. And if at any time payment by the HOA is not made, the County immediately terminates the maintenance activities.

County Public Works Department: County Public Works Department, Molly Bennett Comments Attached 01/19/2022

From my understanding of this platting process, Bison Crossing 7th filing was recorded in 2005 and Bison Crossing 8th was recorded in 2012. In between those two filings, a policy decision was made by the Board of County Commissioners. That policy is the County does not take on maintenance of new roads built within newly established subdivisions.

This situation warrants further discussion in my opinion. Being that we maintain the other 7 filings within Bison Crossing, NOT maintaining this portion actually causes more problems for Public Works vs maintaining this section. Due to the boundaries of the filing being out of the ordinary, it is difficult to differentiate the start and stop locations for maintenance and snow control. This filing and the roads included would actually allow our blades and snow plows to "complete the loop" if you will during our operations. By completing the loop, this prevents our operators from having to back-up and turn around large equipment within a public Right-Of-Way.

Fire District No 1: Fire District No. 1, Darrick Mittlestadt Comments Attached 01/05/2022

Road Maintenance is extremely important for fire apparatus to access the emergency

scene when called. The impact of road maintenance spans across all of the emergency services on cleave. Fire, ambulance and law enforcement agencies.

2018 IFC requirements:

Chapter 5, Fire Service Features, pages 73 to 80.

Section 503, Fire Apparatus Access Roads, pages 73 and 74.

Subsection 503.2, Specifications, ALL

Special attention to 503.2.3 Surfaces(page74):

"Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all weather driving capabilities."

The weight of our fire apparatus ranges from 10,000 lbs. to 70,000 lbs. Road surfaces and maintenance is just as important as having water on our trucks to fight the fire.

Planners: Planners, Marissa Pomerleau Comments Attached 01/21/2022

Please see County Engineer and Public Works Dept. comments. Due to this, the Public Works Department has requested that the project be postponed at the 2/01/22 Board meeting.

Planners: Planners, Cambia McCollom Comments Attached 01/12/2022

For my understanding, the intent of this action is to adjust things so that the County can take on the additional roads that are in Bison Crossing 08. As this proceeds, please review Wyoming State Statue 24, Chapter 3 to review how roads are established.

AGENCIES WITH NO COMMENT

County Assessor, County Attorney, County Real Estate Office, Combined Communications Center

AGENCIES WITH NO RESPONSE:

Black Hills Energy, CenturyLink, Emergency Management, Sheriff's Office

Dear Laramie County,

This letter is in support of our Board Approval Application submitted by the Bison Crossing Eighth Filing Road Maintenance Association. Our application seeks to amend a note on the plat which created the Eighth Filing. Specifically, note number 6 which states: "The roadways shown on this plat are dedicated to the public, the maintenance shall be performed by the property owners by home owners association or other approved methods, no maintenance of these road shall be performed by Laramie County."

The Bison Crossing Eighth Filing is a unique phase of the Bison Crossing Subdivision. The roads contained within this phase are extensions of roads that were commenced with the Bison Crossing Seventh Filing. The roads included in this phase are Ruger Dr., beginning at Troyer Dr.; Troyer Dr. beginning at Line Ct./Line Ave.; and Spencer Dr. As mentioned, portions of both Ruger and Troyer were included in the Bison Crossing Seventh Filing and as such are maintained by the County.

In visiting with the Public Works Department, we have been informed that it really is difficult to get the grading equipment up to speed for such a short distance, only to turn that equipment around to complete the maintenance function. In addition, it seems to make sense, for uniformity in maintenance, that the roads in their entirety be maintained at the same time by the same equipment.

As a result of the County's maintenance obligations for a portion of these roadways, we are requesting that the County take over maintenance for the roads in their entirety which are included in the Eighth filing. Our Road Maintenance Association is active and currently has a balance of more than \$30,000. Should this application be approved, and the County agree to allow an amendment to the plat, thereby agreeing to take over maintenance and relieve the home owners of this obligation, we would be willing to turn funds from our account over to the County. While not a lot, these funds would help offset the cost of additional maintenance obligations taken on by the County.

We appreciate your consideration of this application.

Best Regards,



Ronne Lopez



Laramie County Public Works

13797 Prairie Center Circle Cheyenne, WY 82009

Phone: 307.633.4302

TO: Laramie County Board of County Commissioners

FROM: Molly Bennett, Director of Laramie County Public Works

DATE: September 14, 2022

TITLE: PUBLIC HEARING regarding the vacation of a note on the Bison Crossing, 8th Filing plat (postponed from February 1, 2022).

Commissioners,

It is the recommendation of Laramie County Public Works that this note not be vacated from the plat and the maintenance of this section of road not be taken over by the county.

Public Works did review this from the perspectives of safety, current personnel, budget and similar situations within other subdivisions. The policy of Laramie County Public Works, in association with WARM, is to not back up unless absolutely necessary, as this can put our employees in a hazardous situation. This is relevant in terms of snow control, in that the termination points along this road do not align with a location that would allow for easy maneuverability. In order to avoid backing, there could be instances where Laramie County Public Works is involved in snow control of this section of road. From a personnel perspective, this could add strain to the current workload of our motor grader operators. From a budgetary perspective, even though this section of road is small, the potential strain and implications of taking on additional maintenance could be large for Laramie County Public Works.

In review of the above, this is not a section of right-of-way that should be taken on by the county for maintenance in the short or long term.

Sincerely,

Molly Bennett, Director
Laramie County Public Works

RESOLUTION # _____

**A RESOLUTION DENYING A REQUEST FOR THE VACATION OF DESIGNATION
OF PRIVATE MAINTENANCE OF THE BISON CROSSING, 8TH FILING PLAT**

WHEREAS, Wyoming State Statutes §18-5-101 to 18-5-107; §18-5-201 to 18-5-208; §18-5-301 to 18-5-315 authorize Laramie County, in promoting the public health, safety, morals and general welfare of the county, to regulate the use of land through zoning in unincorporated Laramie County; and

WHEREAS, the Laramie County Board of Commissioners have adopted the Laramie County Land Use Regulations; and

WHEREAS, this application meets the criteria for a Board consideration pursuant to section 1-2-100 of the Laramie County Land Use Regulations; and

WHEREAS, the recommendation of the Laramie County Public Works Director is that this designation of private maintenance NOT be vacated from this plat; and

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF LARAMIE COUNTY, WYOMING, as follows:

The Board denies the request for the vacation of the designation of private maintenance of the Bison Crossing, 8th Filing plat.

PRESENTED, READ, DENIED, this _____ day of _____, 2022.

LARAMIE COUNTY BOARD OF COMMISSIONERS

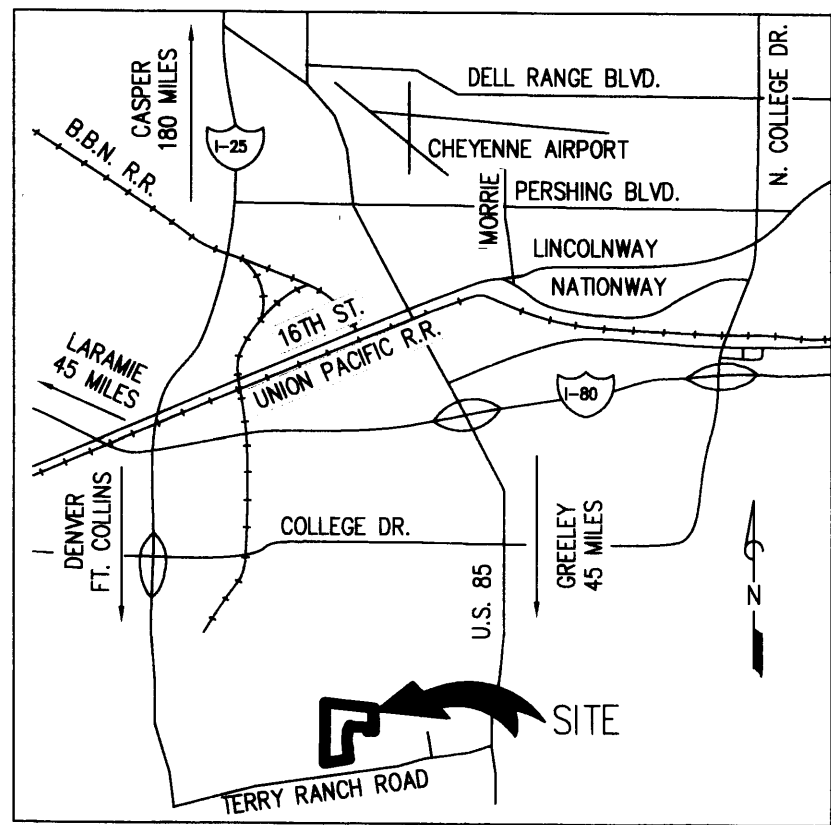
Troy Thompson, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

Laramie County Attorney's Office



VICINITY MAP
NOT TO SCALE

1. The word "Certify" or "Certificate" as shown and used hereon implies an expression of professional opinion regarding the facts and data as acquired during this survey and does not constitute any warranty or guarantee either expressed or implied.

2. This document is valid only if it has affixed thereon an original signature and the Land Surveyor has set his hand and seal attesting to the authenticity of this document and that it is facta et animo an approved document

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHD BRG	CHORD
C1	3001.05	168.60	3°13'08"	N78°01'10"E	168.58
C2	120.00	210.51	100°30'44"	S50°06'54"E	184.54
C3	240.00	393.09	93°50'33"	S47°03'44"W	350.60
C4	2500.85	156.92	3°35'42"	S87°48'51"E	156.89
C5	2961.05	168.61	3°15'45"	N78°00'10"E	168.58
C6	80.00	140.34	100°30'44"	S50°06'54"E	123.03
C7	200.00	327.57	93°50'33"	S47°03'44"W	292.17
C8	2540.85	159.92	3°36'22"	S87°49'11"E	159.89
C9	3041.05	168.60	3°10'35"	N78°02'27"E	168.58
C10	160.00	280.68	100°30'44"	S50°06'54"E	246.05
C11	280.00	458.60	93°50'33"	S47°03'44"W	409.03
C12	2460.85	153.93	3°35'03"	S87°48'28"E	153.90
C13	2460.85	106.62	2°28'57"	S87°15'27"E	106.61
C14	280.00	98.01	20°03'19"	S83°57'21"W	97.51
C15	280.00	85.35	17°27'55"	S65°11'44"W	85.02
C16	280.00	92.71	18°58'12"	S46°58'40"W	92.28
C17	280.00	182.54	37°21'06"	S18°49'01"W	179.32
C18	160.00	30.51	10°55'30"	S05°19'17"E	30.46
C19	160.00	136.26	48°47'35"	S35°10'49"E	132.18
C20	160.00	113.92	40°47'40"	S79°58'27"E	111.53
C21	2961.05	211.56	4°05'37"	N77°34'56"E	211.51
C22	2961.05	42.95	0°49'52"	S75°56'57"W	42.95
C23	2460.85	47.31	1°06'06"	S89°02'58"E	47.31
C24	2460.85	47.31	1°06'06"	S88°48'55"E	47.31
C25	2961.05	42.95	0°49'52"	S76°11'07"W	42.95

LINE TABLE		
LINE	LENGTH	BEARING
L1	105.23	N00°28'39"E
L2	50.00	S89°55'56"E
L3	59.28	S84°15'24"E
L4	184.03	N78°58'39"W
L5	90.74	S62°40'18"W
L6	136.46	N68°14'48"W
L7	50.85	S79°37'45"W
L8	27.30	S84°15'24"E
L9	105.23	N00°04'04"E
L10	65.78	N86°00'59"W
L11	27.33	N86°00'59"W
L12	24.01	S00°08'28"W
L13	9.99	N85°59'38"W
L16	218.84	N69°27'43"W
L17	161.13	N69°27'43"W
L18	111.35	N40°06'47"W
L19	203.27	N40°06'47"W
L20	59.28	S84°01'20"E
L21	184.03	N78°44'36"W
L22	90.74	S62°54'25"W
L23	136.46	N68°00'53"W

Certificate of Surveyor ~

State of Wyoming
County of Laramie } SS

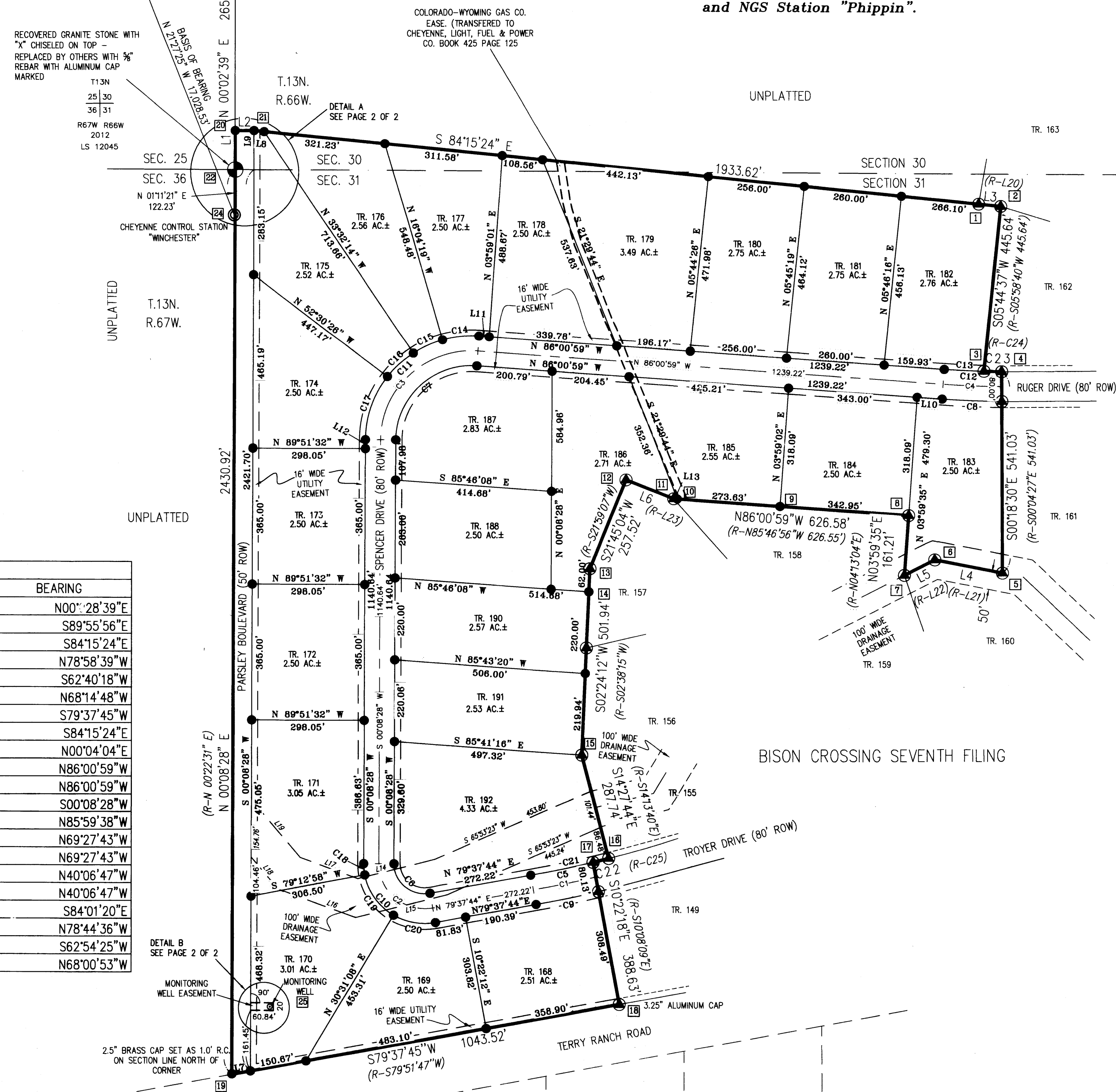
I, Larry T. Perry, a Registered Professional Land Surveyor in the State of Wyoming, do hereby certify that this Map of Survey was prepared from notes of a Survey performed under my direct supervision by Alex R. Perkins utilizing RTK GPS observations on the 3rd day of the month of September in the Year of Our Lord 2012 and from other data that are of record in Laramie County Governmental Offices, and that this map does depict and portray the boundaries as established and recovered and does depict and show the Monumentation as recovered and/or set to the best of my knowledge and belief.

Larry T. Perry L.S.
Wyo. Reg. No. L.S. 3047

Larry T. Perry L.S.
Wyo. Reg. No. L.S. 3047

Exhibit 'A'

Basis of BEARING: The Basis of Bearing was derived from the inverse of the GPS data acquired utilizing NGS Station "Phippin" and City of Cheyenne Horizontal Control Station "Winchester" and the Section corner common to Sections 25 and 36 of T.12N. R.67W. and Sections 30 and 31 of T.13N. R.66W. of the 6th P.M. and NGS Station "Phippin".



A PARCEL OF LAND LYING IN THE SW CORNER OF GLO LOT 4 OF SECTION 30 AND GLO LOT 1 AND A PORTION OF GLO LOT 2 AND A PORTION OF THE NW 1/4 OF SECTION 31, TOWNSHIP 13 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 31 ALSO BEING THE SOUTHWEST CORNER OF SECTION 30; THENCE ALONG THE WEST LINE OF SAID SECTION 30, N00°02'39"E A DISTANCE OF 105.25 FEET TO A POINT ON THE WEST LINE OF SECTION 30; THENCE, S89°55'56"E A DISTANCE OF 50.00 FEET TO A POINT; THENCE, S84°15'24"E A DISTANCE OF 1933.62 FEET TO THE SOUTHWEST CORNER OF TRACT 163 OF 'BISON CROSSING SEVENTH FILING'; THENCE, ALONG THE BOUNDARY OF SAID 'BISON CROSSING SEVENTH FILING' TO WT:

S84°15'24"E A DISTANCE OF 59.28 FEET TO A POINT; THENCE, S05°44'37"W A DISTANCE OF 445.64 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF RUGER DRIVE; THENCE, ALONG THE NORTH RIGHT-OF-WAY OF RUGER DRIVE ON A CURVE TO THE LEFT WITH A RADIUS OF 2460.85 FEET, CENTRAL ANGLE OF 0°10'06", THE CHORD BEARING S89°02'58"E A DISTANCE OF 47.31 FEET, HAVING AN ARC LENGTH OF 47.31 FEET; THENCE, S00°18'30"E A DISTANCE OF 541.03 FEET TO A POINT; THENCE, N78°58'39"W A DISTANCE OF 184.03 FEET TO A POINT; THENCE, S62°40'18"W A DISTANCE OF 90.74 FEET TO A POINT; THENCE, N70°59'35"E A DISTANCE OF 161.21 FEET TO A POINT; THENCE, N68°00'59"W A DISTANCE OF 626.58 FEET TO A POINT; THENCE, N68°14'48"W A DISTANCE OF 136.46 FEET TO A POINT; THENCE, S21°45'04"W A DISTANCE OF 257.52 FEET TO A POINT; THENCE, S24°42'12"W A DISTANCE OF 501.94 FEET TO A POINT; THENCE, S14°27'44"E A DISTANCE OF 287.74 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF TROYER DRIVE; THENCE, ALONG THE NORTH RIGHT-OF-WAY OF TROYER DRIVE ON A CURVE TO THE RIGHT WITH A RADIUS OF 2961.05 FEET, CENTRAL ANGLE OF 0°04'52", THE CHORD BEARING S75°56'57"W A DISTANCE OF 42.95 FEET, HAVING AN ARC LENGTH OF 42.95 FEET; THENCE, S10°22'12"E A DISTANCE OF 388.63 FEET TO THE SOUTHWEST CORNER OF TRACT 149 OF 'BISON CROSSING SEVENTH FILING' ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF TERRY RANCH ROAD; THENCE, ALONG THE NORTH RIGHT-OF-WAY LINE OF TERRY RANCH ROAD S79°37'45"W A DISTANCE OF 1043.52 FEET TO A POINT ON THE WEST SECTION LINE OF SAID SECTION 31; THENCE, NORTH ALONG THE WEST SECTION LINE OF SAID SECTION 31 BEARING N00°08'28"E A DISTANCE OF 2430.92 FEET TO THE NORTHWEST SECTION CORNER OF SAID SECTION 31, ALSO BEING THE POINT OF BEGINNING.

Dedication ~

Know All Men by These Presents; the undersigned, Brett Vizona, Managing Partner of T.F.S. II, LLC, owners in fee simple of the lands embraced in this plat of Bison Crossing, Eighth Filing, do hereby declare this plat of said lands to be their free act and deed in accordance with their desire, do hereby dedicate to the public forever the rights of way, and grant the easements shown hereon for the purposes indicated.

T.F.S. II, LLC

Brett Vizina
Brett Vizina, Managing Partner

Acknowledgements ~

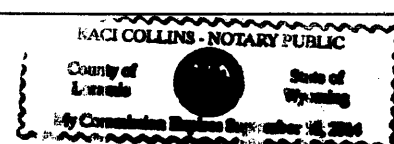
State of Wyoming } ss
County of Taramie }

On this 5th day of the month of September in the Year of our LORD Two Thousand and Twelve, I, James Earl Brett Vezina, managing member of T.F.S. II, L.L.C., a Limited Liability Company, by me duly sworn did state and declare that he is the authorized representative of T.F.S. II, L.L.C. and by the authority of said corporation, have executed the foregoing Dedication and Release of said instrument to be of full and voluntary act and deed of said Limited Liability Company for the purposes therein mentioned.

In Witness Whereof, I have hereunto set my hand and affixed the seal of my office on the day, month and year first above written.

My commission
Expires: 9/18/2014

Notary Public Kaci Collins



Approvals ~

Approved by the Laramie County Planning Commission on this 26 day of
the month of APRIL in the Year of Our LORD Two Thousand and 12

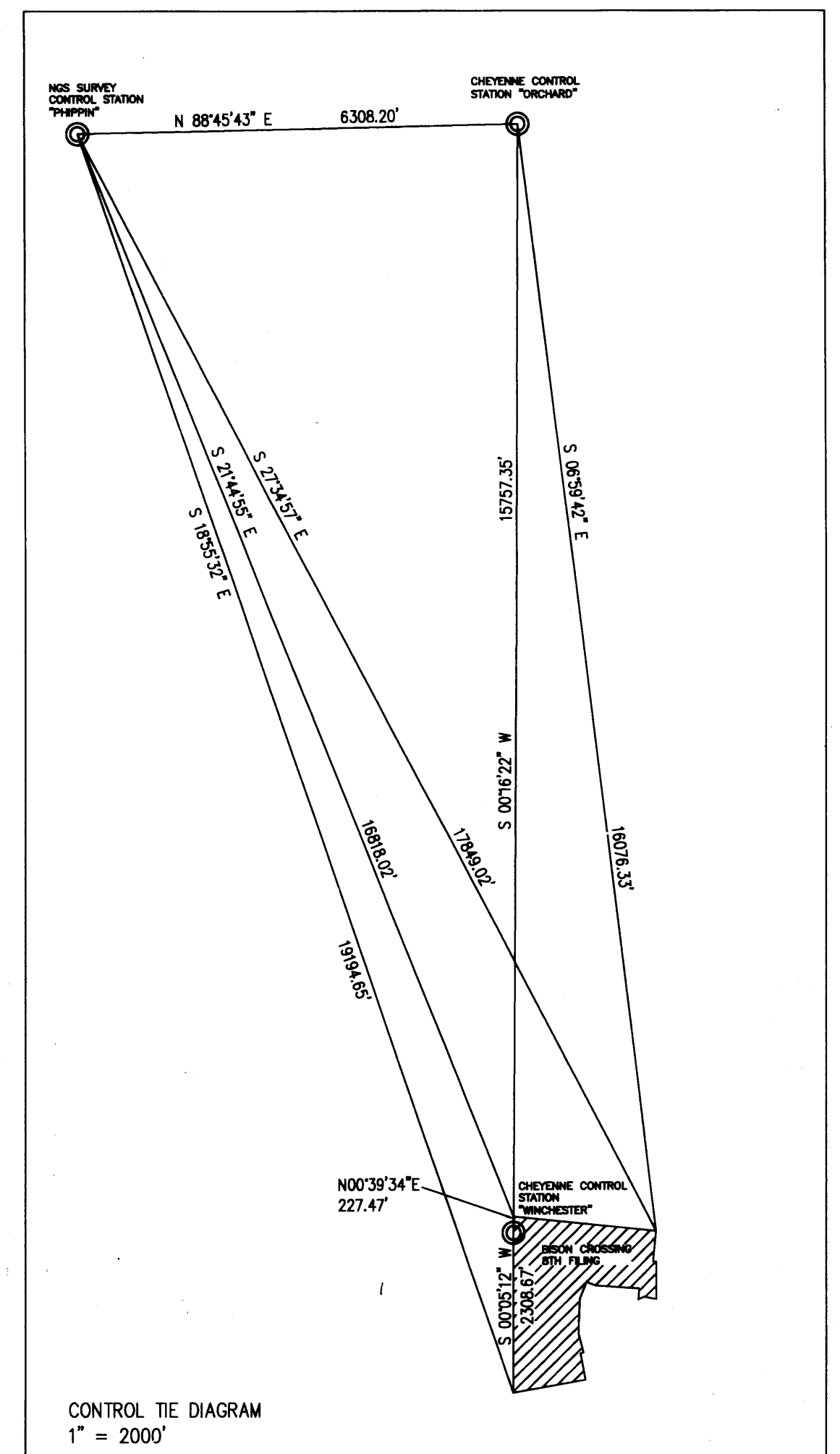
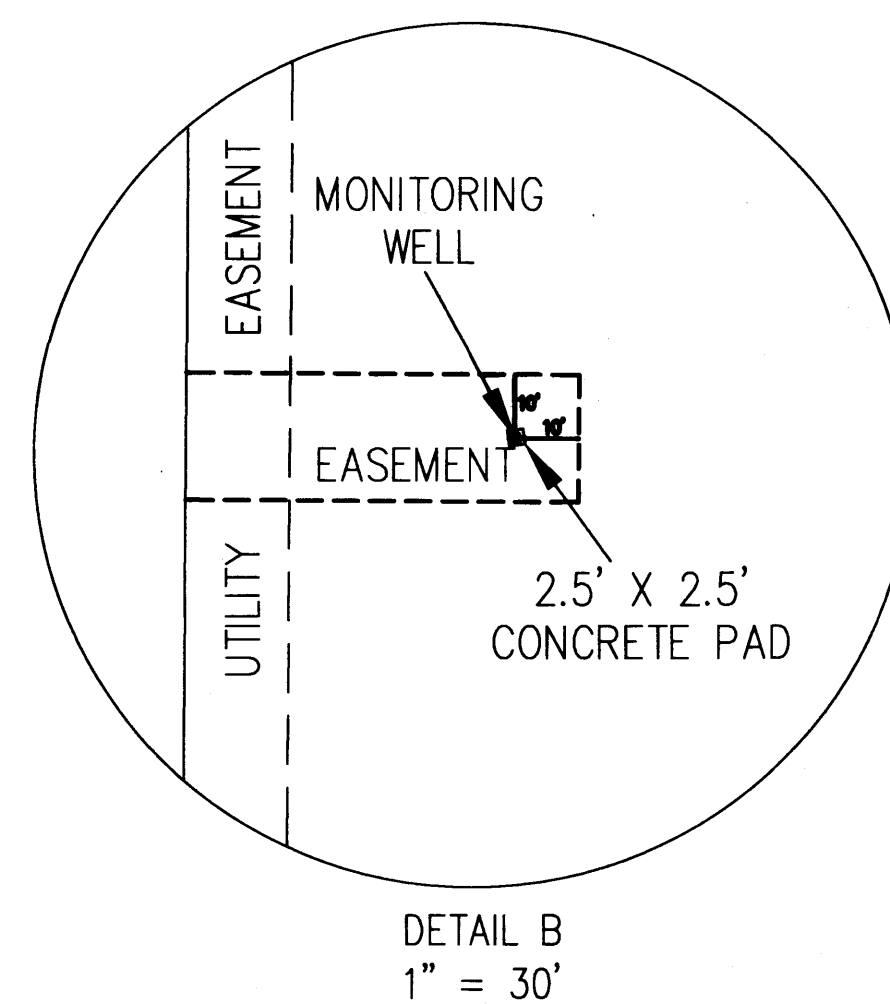
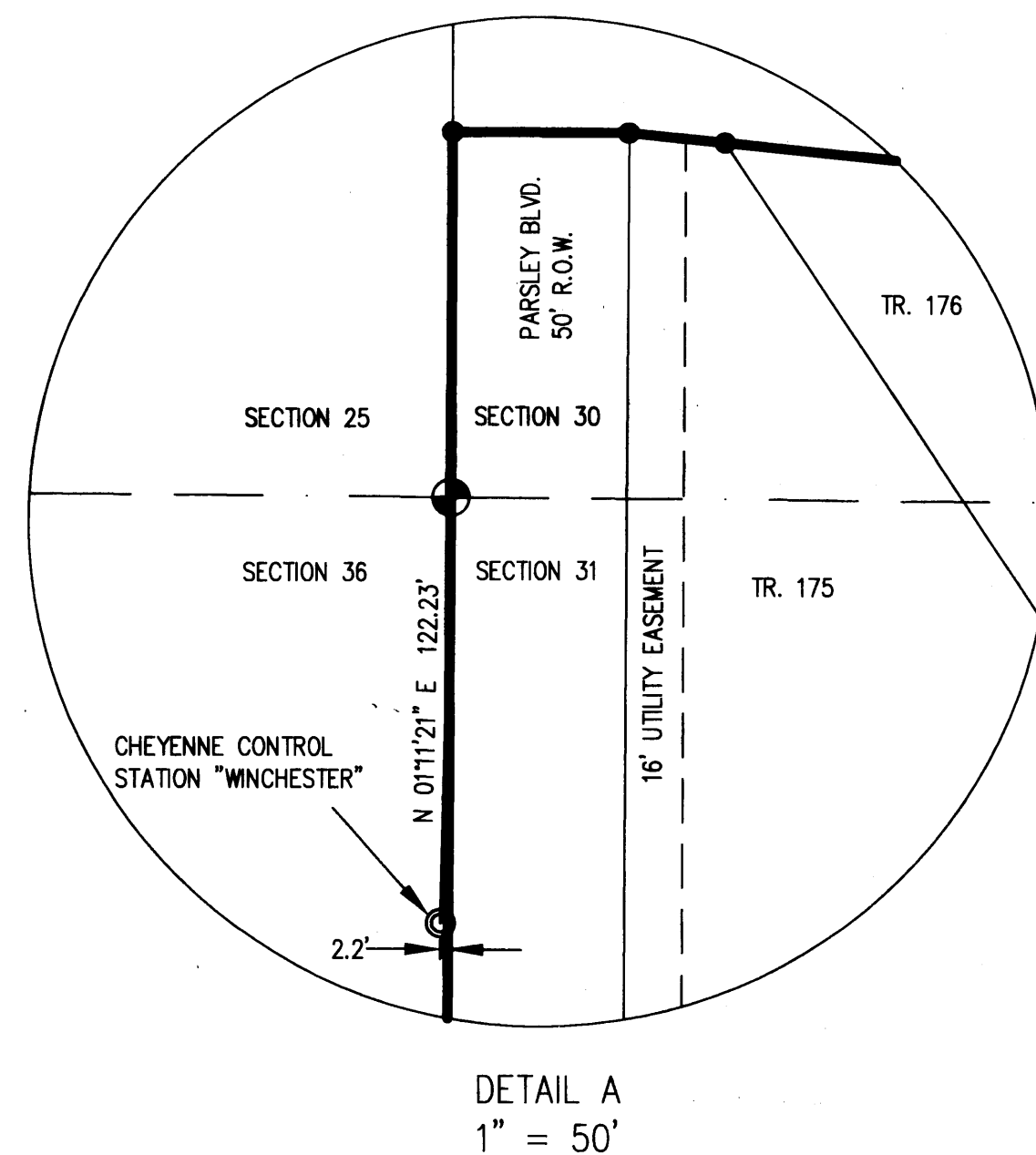
Chairman Judy T. Clark

Approved by the Commissioners of Laramie County, Wyoming on this 15 day of the month of May in the Year of Our LORD Two Thousand and 12.

Attest 
Laramie County, Clerk

Gay Woodhouse
Chairman of the Board

NAD 1983/92 - WYOMING STATE PLANE COORDINATES - EAST ZONE - US FOOT						Ground Coords. at Elev. = 6242.52' Combined Factor = 0.99965159	
NUMBER	DESCRIPTION	Latitude	Longitude	Grid North	Grid East	North	East
1	SW COR TRACT 163	N 41°3'31.290"	W -104°49'19.389"	203726.17	751201.48	203797.17	751463.29
2	NE COR TRACT 182	N 41°3'31.229"	W -104°49'18.619"	203720.24	751260.44	203791.24	751522.28
3	SE COR TRACT 182	N 41°3'26.851"	W -104°49'19.224"	203276.99	751215.86	203347.84	751477.68
4	NW COR RUGER ROW	N 41°3'26.842"	W -104°49'18.607"	203276.20	751263.15	203347.05	751524.99
5	SE COR TRACT 183	N 41°3'21.498"	W -104°49'18.596"	202735.37	751266.06	202806.03	751527.90
6	AP COR TRACT 183	N 41°3'21.852"	W -104°49'20.952"	202770.54	751085.49	202841.21	751347.26
7	SW COR TRACT 183	N 41°3'21.444"	W -104°49'22.006"	202728.90	751004.90	202799.56	751266.65
8	SE COR TRACT 184	N 41°3'23.032"	W -104°49'21.851"	202889.66	751016.12	202960.38	751277.87
9	SW COR TRACT 184	N 41°3'23.281"	W -104°49'26.314"	202913.48	750674.12	202984.20	750935.75
10	SW COR TRACT 185	N 41°3'23.479"	W -104°49'29.875"	202932.52	750401.27	203003.24	750662.78
11	AP COR TRACT 186	N 41°3'23.486"	W -104°49'30.005"	202933.18	750391.27	203003.90	750652.81
12	AP COR TRACT 186	N 41°3'23.991"	W -104°49'31.657"	202983.73	750264.58	203054.48	750526.07
13	AP COR TRACT 186	N 41°3'21.632"	W -104°49'32.914"	202744.63	750169.18	202815.29	750430.64
14	NE COR TRACT 190	N 41°3'21.020"	W -104°49'32.951"	202682.70	750166.58	202753.34	750428.03
15	SE COR TRACT 191	N 41°3'16.679"	W -104°49'33.214"	202243.30	750148.14	202313.79	750409.59
16	SE COR TRACT 192	N 41°3'13.924"	W -104°49'32.291"	201964.77	750219.97	202035.17	750481.45
17	NW COR TROYER DRIVE	N 41°3'13.823"	W -104°49'32.835"	201954.34	750178.33	202024.73	750439.79
18	SE COR TRACT 168	N 41°3'10.044"	W -104°49'31.942"	201572.20	750248.25	201642.46	750509.74
19	SW COR TRACT PARSLEY	N 41°3'08.228"	W -104°49'45.345"	201384.42	749222.15	201454.61	749483.27
20	NW COR PARSLEY	N 41°3'33.278"	W -104°49'45.137"	203919.66	749228.25	203990.74	749489.38
21	NW COR TRACT 175	N 41°3'33.276"	W -104°49'44.485"	203919.61	749278.24	203990.68	749539.38
22	SEC COR 25.36 R67W, 30.31 R66W	N 41°3'32.239"	W -104°49'45.144"	203814.45	749228.17	203885.49	749489.30
23	1/4 SEC COR 25 R67W, 30 R66W	N 41°3'58.421"	W -104°49'44.984"	206464.27	749230.17	206536.23	749491.30
24	CHEYENNE CS "WINCHESTER"	N 41°3'31.032"	W -104°49'45.183"	203692.29	749225.64	203763.28	749486.76
25	MONITORING WELL	N 41°3'10.007"	W -104°49'44.014"	201564.82	749323.40	201635.07	749584.56



FINAL PLAT
OF
Bison Crossing
Eighth
Filing

Being a Portion of the SW Corner of
GLO Lot 4 of Section 30 and GLO Lot 1
and a Portion of GLO Lot 2 and a
Portion of the Northwest One-quarter
of Section 31 Township 13 North Range
66 West of the 6th P.M. County of
Laramie, State of Wyoming

DATE OF PREPARATION:
SEPTEMBER 12, 2012

Page 2 of 2

Terrestrial Surveying & Mapping Co.
1127 Terry Ranch Road Cheyenne, Wyoming 82007
Phone: (307) 634-9360

Bahlgren Consulting
914 East 23rd Street Cheyenne, Wyoming 82001
Phone: (307) 634~3582

Owner-Developer
U.S.S. 33, H.H.O. a Limited Liability Company
1124 Dunn Avenue Cheyenne, Wyoming 82001

RECORDED 10/10/2012 AT 10:31 AM REC# 600563 BK# 10 PG# 4A
DEBRA K. LATHROP, CLERK OF LARAMIE COUNTY, WY PAGE 2 OF 3