



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of County Commissioners

FROM: Cate Cundall, Associate Planner

DATE: September 19, 2023

TITLE: PUBLIC HEARING regarding a Subdivision Permit and Plat for Hillsdale South Ranchettes, 2nd Filing, a replat of Tracts 12, 13, and 14, Hillsdale South Ranchettes, 1st Filing, Laramie County, WY.

EXECUTIVE SUMMARY

Jones Land Surveying, Inc. on behalf of Gary Schroeder, has submitted a Subdivision Permit and Plat application for Hillsdale South Ranchettes, 2nd Filing, located at 876 West Road. The application has been submitted to subdivide approximately 29.39-acres of vacant land into 5 residential tracts being 5.80-acres or larger. Planning Commission public hearings on this application had been postponed on April 28, 2022, and May 12, 2022, to resolve the vacate of a portion of West Road included in the Subdivision Permit and Plat. Now that the road vacate is complete the owner has asked that the project proceed.

BACKGROUND

The subject property is vacant land currently platted as part of Hillsdale South Ranchettes, 1st Filing and located in the Land Use Zone District. The proposed subdivision is bordered on the east by Hillsdale South Ranchettes, on the south by undeveloped agricultural ground, on the west by Dolence Estates, and on the north by The Seasons Estates. These residential development lot sizes range from 5.0 to 10.0 acres.

Pertinent Statutes and Regulations include:

Wyoming State Statute: Section 34-12-101 through 34-12-115.
Section 1-2-1-4 governing public notice.
Section 2-1-101 (a-e) governing subdivision permit and plats.
Section 4-2-114 governing Land Use zone districts (LU).

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Rural Ag Interface (RAI). Rural residential uses are primarily anticipated in these areas. RAI is mostly used for rural residential purposes, and some minor commercial and retail uses at major intersections. The density of uses will be based upon availability and access to water.

The subject property is located outside the Plan Cheyenne and therefore cannot be impacted by these regulations.

Water and sewage disposal will be provided by individual well and septic systems. The proposed subdivision located in AMEC Zone 2 meets the minimum lot size requirements. All proposed septic systems and wells must meet setback requirements from the property lines and floodplain. The proposed subdivision does lie within the FEMA 100-year Floodplain (SFHA) area.

Access to the tracts will be from West Road. A partial vacation of West Road is part of the proposed replat. The West Road Vacation Petition #507 Viewer Report was approved on August 1, 2023.

The County Engineer has concurred with requests for waiver of the drainage and traffic studies since the development will have minimal impacts to both. Applicant acknowledged community facility fees must be paid prior to plat recordation.

Agency review comments have been addressed. A revised plat dated August 7, 2023, addressed the West Road vacation.

Public notice was provided per Section 1-2-104 of the Land Use Regulations. One public comment was received and is attached.

On August 24, 2023, the Laramie County Planning Commission held a public hearing on this application, and it was recommended for approval 3 – 0 with no conditions. There were no public comments at the hearing.

Staff finds this application is in conformance with the plans and policies of Laramie County. The attached resolution shall serve as the subdivision permit upon approval by the Board.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff recommends the Planning Commission find that:

- a) This application meets the criteria for a subdivision permit and plat pursuant to section 2-1-101 (a-e) of the Laramie County Land Use Regulations.
- b) This application is in conformance with section 4-2-104 governing the LU – Land Use zone district.

And that the Board approve the Subdivision Permit and Plat for Hillsdale South Ranchettes, 2nd Filing with no conditions and adopt the findings of facts a and b of the staff report.

PROPOSED MOTION

I move to approve the Subdivision Permit and Plat for Hillsdale South Ranchettes, 2nd Filing, and adopt the findings of facts a and b of the staff report.

ATTACHMENTS







- Attachment 1: Location and Jurisdiction Map**
- Attachment 2: Project Narrative**
- Attachment 3: Agency Comments Report**
- Attachment 4: Public Comment**
- Attachment 5: Traffic and Drainage Report Waiver Request**
- Attachment 6: CFF Acknowledgement**
- Attachment 7: Road Vacate Report**
- Attachment 8: Resolution**
- Attachment 9: Plat – Revised 8/7/2023**

Legend

 Property Lines

Streets

Classification

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

Laramie County, Wyoming



Hillsdale South Ranchettes, 2nd Filing

PZ-22-00101

Location Map

Subject
Properties



March 2022



0 250 500
Feet

Cheyenne and Laramie County GIS Cooperative



March 17, 2022

Laramie County Planning
3931 Archer Parkway
Cheyenne, WY 82009

RE: Hillsdale South Ranchettes, Second filing Final Plat Narrative

To whom it may concern,

Jones Land Surveying, Inc. on behalf of Gary Schroeder is seeking a recommendation of approval for the Final Plat of Hillsdale South Ranchettes, Second Filing. It is our intent to submit a Subdivision Permit and Plat for the property which is currently platted as part of Hillsdale South Ranchettes and is currently vacant land.

The final plat is proposing three (5) single-family tracts being 5.8 acres or larger.

Because the zoned boundary does not reach this property, we are required to meet the minimum acreage of 5.25 gross acres per tract which is not a problem for this plat. Access to the tracts will be from West Road. A partial vacation of West Road is also part of the proposed replat. The owners south of the project, which is active farmed ground, have given their approval to move forward with the vacation of that portion of West Road.

All proposed septic systems and wells shall meet setback requirements from the property lines and floodplain. The proposed subdivision does lie within the FEMA 100-year Floodplain (SFHA) area.

All future water wells and septic systems will meet the regulations of the State Engineer and Cheyenne/Laramie County Health Department.

Please feel free to contact my office with any questions regarding the Final Plat Application.

Regards,

A handwritten signature in black ink, appearing to read 'Cotton D. Jones'.

Cotton D. Jones, P.L.S.

County Attorney: County Attorney, Joe Chenchar Comments Attached 04/06/2022

It is our office's position that the proposed road vacation should be handled according to the provisions of Title 24, Chapter 3. Per W.S. 34-12-107, "streets and alleys so platted and laid out... may be altered or vacated in the manner provided by law for the alteration or discontinuance of highways."

County Engineer: County Engineer, Scott Larson Comments Attached 04/05/2022
Engineer Review

1. I concur with the request for a waiver of a detailed Drainage Study and Traffic Study since this development will have negligible impact on both.
2. The year indicated in the Approvals is 2021 and should be 2022.
3. If this is not an Administrative Plat, there needs to be signatures for the County Commissioner and Clerk. If it is an Administrative Plat, it should state that in the title block.
4. The proposed "cul-de-sac" easement is labeled as 60' but it doesn't indicate that the dimension is the radius and not diameter.
5. North of the proposed Tract 5, there is a label for the Tract that is not within the platted area and it is referred to as "Tract 6 Hillsdale South Ranchettes, First Filing". However, I believe that should be/is Tract 11 and not 6.

Surveyor Review

1. In the DEDICATION, the 1st phrase indicates the property in this subdivision to be "TRACTS 12, 13 AND 14, HILLSDALE SOUTH RANCHETTES, FIRST FILING...", however in the 2nd phrase it more particularly describes "ALL OF TRACTS 11, 12 AND 13, HILLSDALE SOUTH RANCHETTES, FIRST FILING...".
2. Is the southwest corner of TRACT 3 the Center 1/4 Corner of Section 2? If it is it would help if it were labeled as such.
3. Survey tie(s) by bearing/azimuth and the distance to the nearest public land survey system monument are not shown on the plat.
4. There are no Wyoming State Plane field observation coordinates shown on the plat.
5. The location and dimensions, with boundary ties, are not completely labeled for the circular 60' ACCESS AND UTILITY EASEMENT falling at the north area of TRACTS 3, 4 and 5.

County Public Works Department: County Public Works Department, Molly Bennett Comments Attached 04/06/2022

Note: West Road is a public ROW and NOT maintained by the County.

If West road is to be vacated as shown, access to the South Parcel needs to be shown on this plat. i.e. the proposed access easement to the East needs to show connecting to East Road on this plat.

County Real Estate Office: County Real Estate Office, Laura Pate Comments

Attached 04/04/2022

Is this an Administrative Plat? if it is, it needs to state Administrative Plate in the title block, otherwise the commissioners and county clerk need to sign the plat.

Environmental Health: Environmental Health Department, Roy Kroeger Comments

Attached 04/05/2022

Regulations:

LARAMIE COUNTY SMALL WASTEWATER SYSTEMS REGULATIONS

Comments:

Wastewater permits are required for each lot. All small wastewater systems must have a 50' setback from all property lines. Signed final plat must be submitted to Environmental Health Office prior to application for permits.

High West Energy: High West Energy, David Golden Comments Attached 04/06/2022

Utility easement needed to allow electric and others to serve properties per attached scan.

Planners: Planners, Marissa Pomerleau Comments Attached 04/15/2022

1. Per the Hillsdale South Ranchettes, 1st Filing plat West Road is a dedicated ROW and therefore cannot be vacated in the subdivision permit & plat process. Rights-of-way must be vacated via the ROW vacation process.
2. Property is located within Fire District #4 not 2.
3. The dedication and title list different/wrong tract numbers.
4. The approval signature blocks must be for the Planning Commission and Board of County Commissioner chairs. There must also be a line for the County Clerk.
5. Approval years will be 2022 not 2021.
6. There are no book and page numbers for the 80' public access easement and other existing utility easements.
7. Please remember to stamp the certificate of surveyor.
8. Survey ties by bearing/azimuth and the distance to the nearest public land survey system monument must be shown.
9. Wyoming State Plane field observation coordinates must be shown.
10. All differences in recorded versus measured distances must be shown along each relevant boundary line.
11. The legal description for the tract north of proposed tract 5 is tract 11 not 6.
12. The legal descriptions to the west of the subdivision are also incorrect, they contain lots and blocks.

AGENCIES WITH NO COMMENT

Building Dept., County Assessor, Intraoffice, WYDOT

AGENCIES WITH NO RESPONSE

Combined Communications Center, County Clerk, County Conservation District, County Treasurer, Emergency Management, Fire District No 4, Laramie County Weed & Pest RT Communications, Sheriff's Office, WY State Engineer's Office

PZ-22-00101 Public Comment – Doreen Wright 4/02/22




Sat 4/2/2022 10:32 PM

Doreen Wallace <dcwallace1964@gmail.com>

Hillsdale South Ranchettes 2nd Filing

To Planning

 Follow up. Start by Wednesday, April 06, 2022. Due by Wednesday, April 06, 2022.
You replied to this message on 4/6/2022 10:58 AM.

Hello,

As a land owner affected by this proposed new subdivision, I have some concerns. The main road (rd 209) is not county maintained and in the winter is not plowed, residents have to just blow through the snow. In my 21 years of living here, the more people that move out here the worse the road gets. Also West road is only wide enough for 1 car at a time. With the increased traffic, I feel, we need to widen the roads to have them County maintained.

Please let me know as I am not sure I can attend the hearings.

Sincerely,

Doreen Wright

Tract 5 Hillsdale South Ranchettes



6750 Say Kally Rd., Cheyenne, Wyoming 82009

Off. (307) 637-7107

FAX (307) 778-3979

www.joneslandsurvey.com

March 17, 2022

Laramie County Planning
3931 Archer Parkway
Cheyenne, WY 82009

RE: Hillsdale South Ranchettes, Second Filing Final Plat Traffic and Drainage Study Waiver Request

To whom it may concern,

On behalf of Mr. Gary Schroeder, we would like to request a waiver for providing a detailed Traffic Impact Study for the above-referenced development. With the subdivision consisting of five proposed tracts which is located the south end of West Road which is currently improved to the south end of Tract 14, Hillsdale South Ranchettes, the addition of five new residences, which is currently platted as three, should not increase the traffic flow enough to constitute the need for a traffic study and we therefor request a waiver for the study.

We would also like to request a waiver for a Drainage Study at this time. The proposed development will be single-family rural residential. Impacts to the existing terrain will be minimal, with most of the grading to occur for the residential structures, associated structures, and driveways. All pertinent Floodplain Development Permits, Right-of-Way and G.E.S.C. Permits will be submitted to the Laramie County Planning and Development Office prior to the start of construction.

If you have any questions or would like to discuss this project in greater detail, please contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cotton D. Jones'.

Cotton D. Jones, P.L.S.



6750 Say Kally Rd., Cheyenne, Wyoming 82009

Off. (307) 637-7107

FAX (307) 778-3979

www.joneslandsurvey.com

March 17, 2022

Laramie County Planning and Development
3966 Archer Parkway
Cheyenne, WY 82009

RE: Hillsdale South Ranchettes, Second Filing

To Whom It May Concern,

The owner and applicant acknowledge that community facility fees will be due prior to recording of the proposed subdivision.

If you have any questions or would like to discuss this project in greater detail, please contact our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cotton D. Jones'.

Cotton D. Jones, P.L.S., President



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: July 25, 2023

TITLE: PZ-22-00198 (RP# 507) Viewer's Report for West Rd. Road Petition

Commissioners,

As a result of the June 7, 2022 Board of County Commissioners (BOCC) meeting, I, Molly Bennett, was appointed as the Viewer of the petition brought before the Commission to vacate a portion of West Road. I designated Benchmark Engineers to produce a Viewer's Report for this road petition. Attached is the submitted report.

In summary, it is my recommendation as the appointed viewer that the Board of County Commissioners:

- Vacate the 60-foot Right-of-Way (ROW) known as West Road commencing at the intersection of the south lines of Tracts 13 & 14, Hilldale South Ranchettes, 1st Filing running north a distance of 657.2 feet more or less.

The property shall be returned to the adjacent landowners and an exhibit shall be provided by the petitioner/applicant for recordation and in accordance with County policy and existing regulations and laws.

Sincerely,

Molly Bennett, Director
Laramie County Public Works

**WEST ROAD VACATION PETITION
VIEWER REPORT**

Prepared for:

Laramie County Public Works Department
13797 Prairie Center Circle
Cheyenne, WY 82009
(307) 633-4302

Prepared by:

Scott D. Larson, P.E.
BenchMark Engineers, P.C.
1920 Thomes Avenue
Suite 320
Cheyenne, WY 82001
(307) 634-9064

June 28, 2023

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INTRODUCTION AND BACKGROUND

Pursuant to Wyoming State Statute 24-3-101, a petition (see Exhibit A) was submitted to vacate a portion of the 60' right-of-way (ROW) of West Road within the Hillsdale South Ranchettes, First Filing subdivision. The 657.2 feet portion of the ROW to be vacated is located between Tract 13 and 14 (see Exhibit B). Exhibit B shows property owners impacted and within the area. The total approximate area of the vacation is 0.9 acres.

The 60' ROW for West Road was created with the Hillsdale South Ranchettes, First Filing plat that was approved in June of 1977 by the Laramie County Planning Commission and Board of County Commissioners and recorded on July 18, 1977. This plat contained 16 Tracts and created two north/south roadways, West Road and East Road. The only access to this platted area was/is via County Road Number 93 which is currently Road 209 (see Exhibit B).

West Road currently exists from Road 209 south to the middle of Tracts 11 and 12. It does not currently exist to or through the proposed vacation area and never has since it was platted.

This plat did assume there would be a second filing/phase to the Hillsdale South Ranchettes as indicated by the label "SE1/4 of Sec. 2 - Proposed Second Filing", which is why both West Road and East Road were extended to the southern most property line to allow for future development to the south.

No development activities have occurred on the two Tracts adjacent to the proposed vacation and no homes currently exist on the two Tracts.

EVALUATION AND CONSIDERATIONS

In the evaluation of this petition, the main concern would be for future access to the property immediately to the south of where the West Road ROW currently terminates (referred to as Parcel A on Exhibit C). Currently the property to the south consists of 160 acres of mainly dry land farm ground. As stated previously, the original plat assumed there would be a second development to the south and both West and East Roads would be extended. However, this never happened.

If this petition were to be granted, there would only be one current/existing access to Parcel A, which would be from East Road. There is another separate 160-acre parcel of mainly dry land farm ground (referred to as Parcel B on Exhibit C) immediately to the west of Parcel A that is currently owned by the same individual. However, there are no recorded records of any existing access easement from Road 140 across Parcel B to get to Parcel A that could be found.

The south property line of Parcels A and B appear to be in very close proximity to the southern section line of Section 2, T.13 N., R. 64 W. Research indicates that County Road 208 was established along this section line from Road 140 to the east in 1922. However, a 2-mile stretch from Road 140 east was vacated in 1962. This would have provided access for Parcel A to Road 140, but since it was vacated, there is no existing access. The research documentation is included in Exhibit D.

Parcel A could potentially be developed into approximately 30 Tracts. Developments that have 12 or more lots require a second access. Therefore, there would need to be an access through Parcel B to provide a reasonable second access in addition to East Road. Even though Parcels A and B are currently owned by the same individual, they could be sold off separately and developed or not developed separately. Since the current owner of both parcels signed the petition, existing and/or future access does not seem to be a concern for the current property owner.

Currently there are a total of five (5) existing residences that access West Road. There is a total of six (6) more residences that West Road could accommodate before requiring a secondary access. If re-platting along West Road occurs in the future, the maximum number of additional Tracts that would be allowed would be six (6). There has already been splitting of Tracts along West Road and East Road to accommodate more residences. This would have to be restricted to a total of six (6) along West Road.

CONCLUSIONS AND RECOMMENDATIONS

It is recommended that the petition be granted given the following conclusions:

- West Road was originally platted in 1977 and the roadway within the proposed vacation area has never been constructed and/or utilized for access to any Tract or parcel.
- The intent in 1977 was to plat a second filing for a second phase to the south, which is most likely why West Road and East Road were extended to the southernmost property line in order to extend them into the second filing/phase area. However, the second filing/phase has never been accomplished.
- The main purpose for keeping the ROW and denying the petition would be for the parcel south of Hillsdale South Ranchettes to develop and extend both West and East Roads. However, the property owner to the south signed the petition so it would appear they do not have any concerns over potential future access to West Road.
- Although Road 208 was vacated in this area, there are other possibilities available for the parcel to the south to obtain access to Road 140 if needed for potential development or other purposes. Therefore, granting the petition would not create a landlock situation for the parcel to the south.

- If the petition is granted, the County will need to restrict the amount of re-platting along West Road to a total of six (6) additional residences from the current number of existing residences along West Road

Exhibit A – Petition

EXHIBIT A

LARAMIE COUNTY CLERK
CHEYENNE, WY

LARAMIE COUNTY ROAD PETITION

2022 MAY -6 P 2:15 ESTABLISHMENT, ALTERATION OR VACATION OF COUNTY HIGHWAY
BY PETITION, PUBLIC HEARING AND BOARD RESOLUTION
W.S. 24-3-101

" (b) (i) Any person desiring the establishment, vacation or alteration of a county highway shall file in the office of the county clerk of the proper county, a petition signed by **five (5) or more electors of the county residing within twenty-five (25) miles of the road proposed** to be established, altered, or vacated, in substance as follows: To the Board of County Commissioners of County. The undersigned ask that a county highway, commencing at and running thence and terminating at be established (altered or vacated as the case may be).

(ii) With said petition shall be filed a list containing the names and also the known post office address of each person owning or having an interest in any land over which the proposed establishment, vacation or alteration of a county highway is to be made."

TO THE BOARD OF COUNTY COMMISSIONERS OF LARAMIE COUNTY:

The undersigned ask that a public road, commencing at _____

The intersection of the south lines of Tracts 13 & 14, Hillsdale Ranchettes, First Filing

and running thence South between Tracts 13 & 14, Hillsdale Ranchettes, First Filing a distance of 657.2 feet more or less

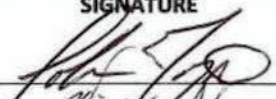
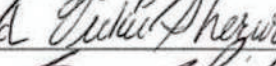


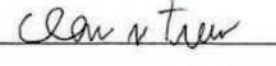


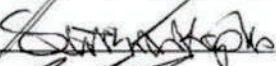

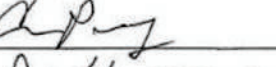


and terminating at south boundary of Hillsdale Ranchettes, First Filing

be ESTABLISHED, ALTERED or VACATED (circle one), said right-of-way is 60 feet wide, named County Road _____ aka West Road

Attached are signatures for at least five electors residing within 25 miles of said road and a list of landowners as described in 24-3-101(b) (i) and (ii).

2022 MAY -6 P 2:15
LARAMIE COUNTY CLERK
CHEYENNE, WY

ELECTORS: Five (5) or more electors residing within 25 miles of the road proposed:

| PRINTED NAME | SIGNATURE | RESIDENTIAL ADDRESS | MAILING ADDRESS (IF DIFFERENT) | TELEPHONE |
|----------------------|--|---------------------|--------------------------------|----------------|
| John Moya |  | 3619 Robitaille Ct. | Cheyenne, WY 82001 | (970) 576-4781 |
| Vickie Sherwood |  | 2016 Evans Ave | Cheyenne, WY 82001 | 307-421-8421 |
| Brian Schuch |  | 2541 E 18 | Cheyenne WY 82001 | 307 514-9152 |
| Don Fahn |  | | | |
| John N. Treu |  | 4100 Rock Spring St | | 307 274 7021 |
| John Moya |  | | | |
| Tony Moya |  | 3619 Robitaille Ct | Cheyenne WY 82001 | 970-576-1113 |
| Synthia Kaplan |  | 751 Ave C #40 | Cheyenne WY 82001 | (307) 640-6839 |
| Austin DeWitt |  | 3900 ROBITAILLE | Cheyenne WY 82001 | (660) 247-2550 |
| Carnie Perry |  | 3208 Robitaille | Cheyenne 82001 | (307) 635-2538 |
| Codi Guthrie |  | 3901 Laramie Street | Cheyenne 82001 | (307) 214-0587 |
| Stuart G. G. G. |  | 217 W. Jefferson Rd | Cheyenne 82003 | 307-221-1710 |

List containing the names and also the known post office address of each person owning or having an interest in any land over which the proposed establishment, vacation or alteration of a county highway is to be made

| | PRINTED NAME | RESIDENTIAL ADDRESS | MAILING ADDRESS (IF DIFFERENT) |
|-----|---|---------------------|--------------------------------|
| ① | Walters, Ernest Lee Jr | 893 West Rd | Hillsdale |
| ✓ ② | Wright Doreen C | 888 West Rd | Hillsdale |
| ✓ ③ | Messer, James David | 875 West Rd | Hillsdale |
| ④ | Rupp, Douglas J - clo Sessions, William L. | 881 West Rd | Hillsdale |
| ⑤ | Winslow, Rebecca L. | 889 West Rd | Hillsdale |
| ⑥ | Khiley, Carol S | 805 Rd 140 | Carpenter, WY 82054-9671 |
| | | | |
| | | | |

State of Wyoming } ss.
County of Laramie

I, H. L. Hudson, a Land Surveyor registered in the State of Wyoming, do hereby certify that this copy of a Certificate of Survey, Ranchette, First Fliling, has been prepared from the field notes of a survey made by me and completed during June, 1899, and that it corresponds to the original filed in my office, and that the following description of way and easements as shown thereon:

I further certify that said Ranchette, South Ranchette, First Fliling, is in the Township 13 North, Range 68 West, Section 36, Township 13 North, Range 68 West, South Principals Meridian, Laramie County, Wyoming, and that the said Ranchette has an area of 13.87 acres, more or less.



KNOW ALL MEN BY THESE PRESENTS, that Doctor W. McGraw and Patricia M. McGraw, vir et ux, owners in fee simple of the land embraced in the Subdivision of the above-described lands, do hereby declare the subdivision of the above-described lands, as shown on this plan, to be their free and voluntary act and deed, and in full and complete satisfaction of all claims and demands of all persons, and for the use of public forever, the road rights-of-way shown hereon, do hereby grant, sell, convey and confirm unto the public forever, all the rights and interest in and to the land shown hereon, for the specified purposes, all of the remaining easements shown hereon.

Witness my hand and seal of office, this _____ day of _____, 19____.

 Doctor W. McGraw

 Patricia M. McGraw

State of Wyoming } ss.
County of Lawrence

On the _____ day of _____, 1977, before me, a Notary Public in and for the State of Wyoming, personally appeared Dexter W. McGraw and Patricia W. McGraw, to me known to be the persons described in and who executed the within and foregoing Declaration and acknowledgment said instrument to be their free and voluntary act and deed for the purposes therein mentioned.

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

My commission expires October 13, 1979



Approved by the Franklin-Laramie County Regional Planning Commission
this 14 day of June, 1977.

Attest: James E. Brown Norman Bush Holmes
Secretary Chairman

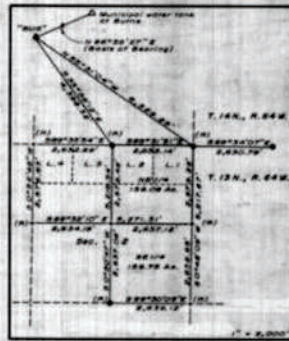
Approved by the Board of County Commissioners of Laramie County
this 14 day of June, 1977.

Attest: David D. Whitford Elmo Foster
County Clerk Chairman of the Board



1. Basis of Reading - By using observation of station "BUS", $N.E. = 40^\circ$.
2. Distances based on measurements by electronic means.
3. Intersection corners set by intersection.
4. (R) denotes Corner Recordation Form filled with Lorain County Clerk.
5. Coordinates based on local datum.

| | |
|---------|--|
| ———— | Limits of this Filing (boundary) |
| ——— | Limits of Public Access Easement |
| - - - - | Limits of Utility Easement |
| ~~~~~ | Existing barbed wire fence |
| ▲ | U.S.C.R.S. station; concrete monument with brass nailer |
| ● | U.L.O. record monument; stone |
| ⊗ | 1/2" dia. x 30" long (concrete-filled iron pipe with brass end, set) |
| ○ | 3/8" dia. x 24" long rebar with |



DATA FOR STATION "BUS"
U.S.C. & G.S. Second-order triangulation
station, established in 1939.
Geodetic Position (N.A.D. of 1927)
Lat. $41^{\circ}08'22''$ 9.59 North
Long. $104^{\circ}53'16''$ 4.28 West
Plane Coordinates (Wyo., East zone)

The **Library of Congress**
 This newspaper was filed for record
 on 205 pages. 18 of the
18 are of July
20 to 22 and only related to
1864 page 298
 J. C. L. L. L.
 George Clark of St. Albans Register at Death
Cyrus Brown

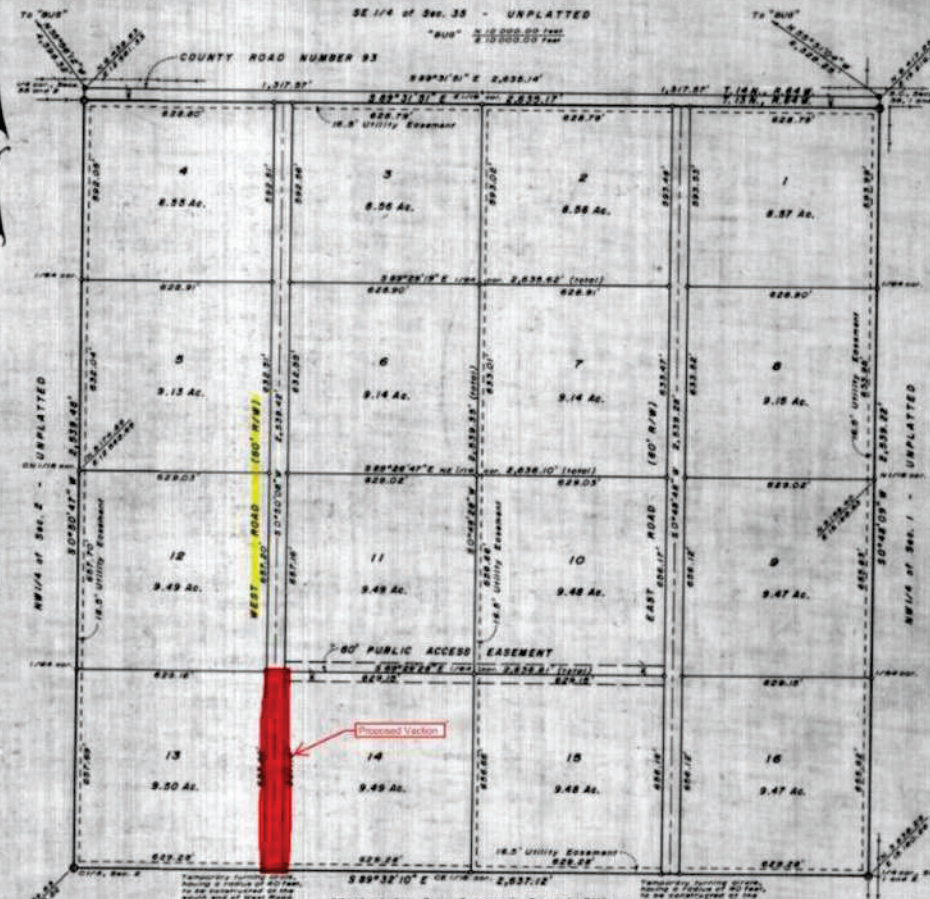
in accordance with the requirements of the
1976 Wyoming Subdivision Law (W.S. 2-2-201).
The following notices are shown herewith:

**NO PROPOSED PUBLIC SEWAGE DISPOSAL
SYSTEM.**

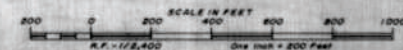
NO PROPOSED DOMESTIC WATER SOURCE.

**NO PUBLIC MAINTENANCE OF STREETS
OR ROADS.**

One foot = 0.3048 meter
One inch = 0.0254 meter
Note - For comparison of 1988, the mean
precipitation is 40.00 in.
One yard = 0.9144 meter



A SUBDIVISION SITUATE IN THE NE1/4 OF SEC. 2,
T. 13 N., R. 64 W., 6E P.M.; LARAMIE COUNTY, WYOMING



— R.L. HUDSON - LAND SURVEYOR —
Cheyenne, Wyoming
April 1977 Job No. 76-89

RESOLUTION # _____

ENTITLED: ■Acceptance of Petition for Establishment, Alteration and/or Vacation of County Highway pursuant to W.S. • 24-3-101 et seq. and Appointment of Viewer.■

WHEREAS, petitioners in the attached Laramie County road petition have requested the establishment of a county road as identified on Exhibit A, attached hereto and specifically incorporated herein by reference; and

WHEREAS, The Board of Laramie County Commissioners, having reviewed said petition and having said petition examined by the office of the Laramie County Clerk hereby determines the petition meets the requirements pursuant to W.S. • 24-3-101; and

WHEREAS, The Board having considered the Petition herein, pursuant to W.S. § 24-3-103, may appoint a suitable and disinterested person, who may be a member of the board of county commissioners, to examine into the expediency of the proposed road, alteration or vacation thereof, and to report to the Board their findings as soon as practical;

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, LARAMIE COUNTY, WYOMING, the Board hereby appoints the Laramie County Director Of Public Works or her designee as viewer in this matter pursuant to W.S. § 24-3-103 and directs said viewer to report to the board at a public meeting as soon as practically possible upon the expediency of the establishment of the road proposed by the petition attached hereto.

DATED this ____ day of _____, 2022.

BOARD OF LARAMIE COUNTY COMMISSIONERS

Troy Thompson, Chairman

ATTEST:

Debra Lee, Laramie County Clerk

Reviewed and approved as to form:



Laramie County Attorney's Office

Exhibit B – Hillsdale South Ranchettes, First Filing Plat Map

EXHIBIT B

CERTIFICATE OF SURVEYOR

State of Wyoming
County of Laramie } ss.
I, R.L. Hudson, a Land Surveyor registered in the State of Wyoming, do hereby certify that this plat of Hillsdale South Ranchettes, First Filing, has been prepared from the field notes of a survey made by me and completed during June, 1977, and that it conforms to and accurately represents said notes, of the facts, rights-of-way and easements as shown thereon.
Further, I certify that said Hillsdale South Ranchettes, First Filing, is a subdivision embracing all of the following described lands: The NE 1/4 of Section 6, Township 13 North, Range 84 West, Sixth Principal Meridian, Laramie County, Wyoming, existing and extending the north 40 feet thereof which is County Road right-of-way, containing 15.67 acres, more or less.



Wyoming L.S. No. 219

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Deane W. McGraw and Patricia W. McGraw, vic et al, owners in fee simple of the land embraced in this subdivision of the within described lands, do hereby declare the subdivision of the foregoing described lands, as appears on this plat, to be their free and voluntary act and deed and in accordance with their desire to dedicate, to the use of public forever, the road rights-of-way shown hereon, to be used for the use of the public forever, the public access easements shown hereon and do hereby grant, for the specified purposes, all of the remaining easements shown hereon.

Witness: *Deane W. McGraw* Deane W. McGraw
Patricia W. McGraw Patricia W. McGraw

ACKNOWLEDGEMENT

State of Wyoming
County of Laramie } ss.
On this day of April, 1977, before me, a Notary Public in and for the State of Wyoming, personally appeared Deane W. McGraw and Patricia W. McGraw, in the names to be the persons described in and who executed the within and foregoing Declaration and acknowledged said instrument to be their free and voluntary act and deed for the purposes therein mentioned.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of my office the day, month and year first above written.
My commission expires October 13, 1979.



Notary Public
Residing at *Paul S. Manning*

APPROVALS

Approved by the Cheyenne-Laramie County Regional Planning Commission this day of June, 1977.
Attest: *James C. Whiteland* Secretary

Approved by the Board of County Commissioners of Laramie County this day of June, 1977.
Attest: *James C. Whiteland* County Clerk
James C. Whiteland Chairman of the Board

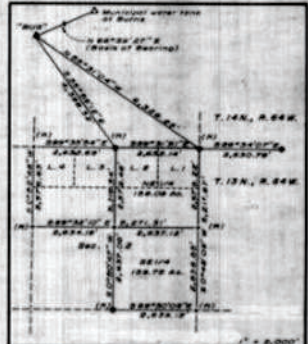


NOTES

1. Scale of Reading - By solar observation at station "BUS", N.E. x 405'.
2. Distances based on measurements by electronic means.
3. Interior corners set by intersection.
4. (N) denotes Corner Reoccupation Point filed with Laramie County Clerk.
5. Coordinates based on 1983 datum.

LEGEND

- Limits of Acre Filing (boundary)
- - - Limits of Public Access Easement
- - - Limits of Utility Easement
- - - Existing barbed wire fence
- A U.S.C.B.S. station; concrete monument with brass rod
- B U.L.O. record monument; stone
- C 1/16" dia. x 30" long (concrete-filled) iron pipe with brass cap, set
- D 3/8" dia. x 24" long rod with aluminum cap, set



CONTROL DIAGRAM

DATA FOR STATION "BUS"
U.S.C.B.S. Second-order triangulation station, established in 1936.
Geodetic Position (N.A.D. of 1927)
Lat., 41°02'27.88" North
Long., 104°31'12.42" West
Phone Coordinates (Wyo., East zone)
N, 677,627.26 Feet
E, 172,990.65 Feet

FILING RECORD

RECORDED
This instrument was filed for record on this day of June, 1977.
Attest: *James C. Whiteland* County Clerk
James C. Whiteland Chairman of the Board



NOTICES
In accordance with the requirements of the 1975 Wyoming Subdivision Law (W.S. 18-283.10) the following notices are shown hereon:
NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM
NO PROPOSED DOMESTIC WATER SOURCE
NO PUBLIC MAINTENANCE OF STREETS OR ROADS.

METRIC CONVERSIONS

One foot = 0.3048 meter
One acre = 0.4047 hectare
Note - 82 representation of 1983, the metric equivalent is indicated on the plat.

PLAT OF Hillsdale South Ranchettes, First Filing

A SUBDIVISION SITUATE IN THE NE 1/4 OF SEC. 2, T. 13 N., R. 84 W., 62 P.M., LARAMIE COUNTY, WYOMING

SCALE IN FEET
0 200 400 600 800 1000
R.F. = 1/2,400 One inch = 200 Feet

R.L. HUDSON - LAND SURVEYOR
Cheyenne, Wyoming
April 1977 JOB No. 76-293

Exhibit C – Ownership Map

EXHIBIT C

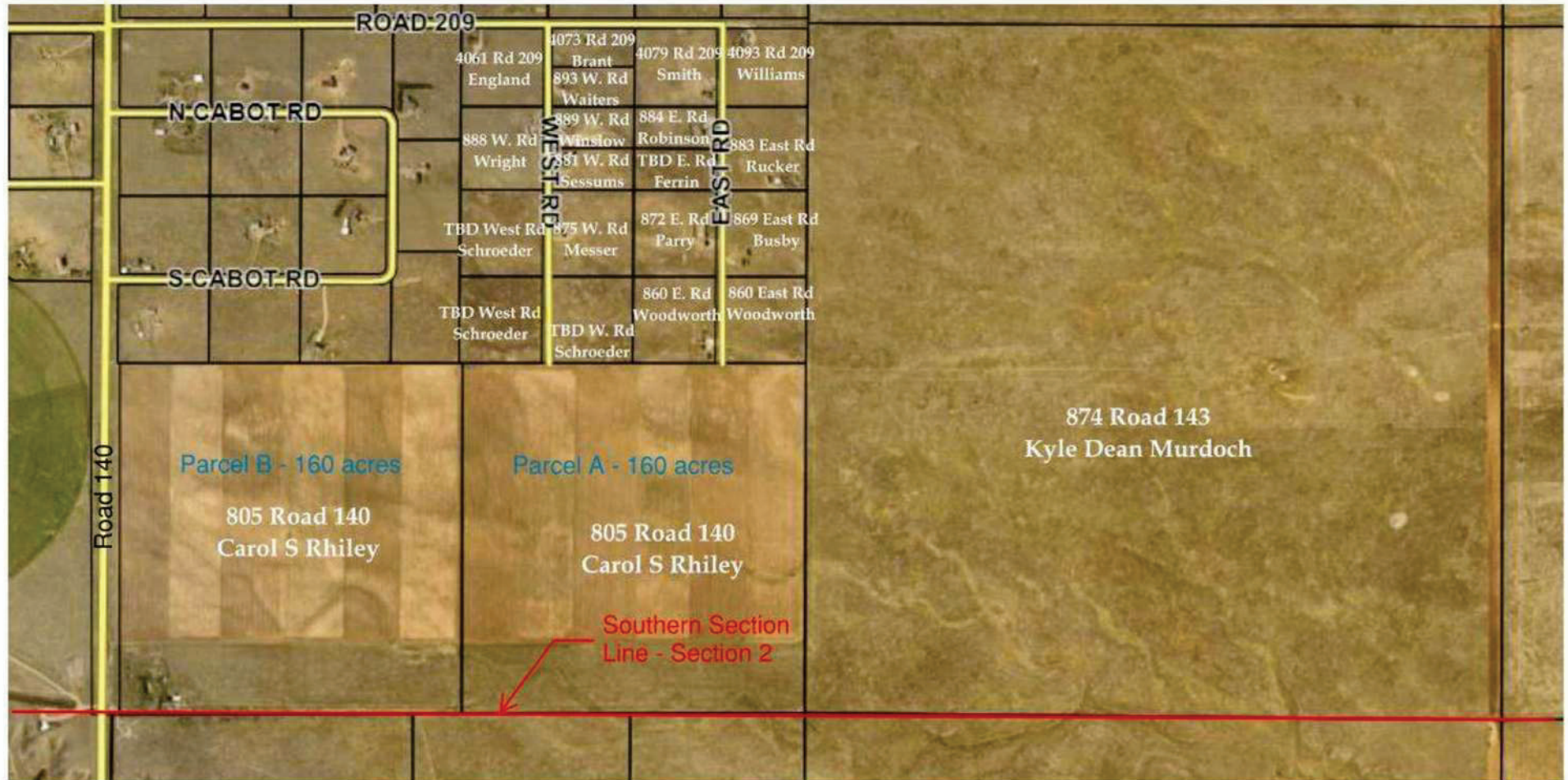


Exhibit D – County Road Research Documents

EXHIBIT D

Information from Historical Roads Database

*Information is for reference only. No assurance to its
validity or accuracy is to be assumed.*

| | | | |
|---------------------|-----------------|--------------------|-----|
| Street Name | ROAD 207 | ID | 781 |
| Additional Names | ARCOLA RD | | |
| Old Road Number | BCH CR 117 | | |
| Proposed Name | | | |
| Beginning Mile Line | 143 | Right of Way Width | |
| Ending Mile Line | 148 | Length | |
| WYDOT Reference # | 117-8 | Project Number | |

Action Information

Petition

| | | | |
|-----------------------|----------|-----------------|-----------|
| Petition before Board | 5/6/1909 | Journal/Book: H | Page: 211 |
| Viewer Appointment | 5/6/1909 | Journal/Book: H | Page: 211 |
| Viewer Report | | Journal/Book: | Page: |
| Damages Awarded | | Journal/Book: | Page: |

| | | |
|----------------------------|---------------|-------|
| Establishment Date: | Journal/Book: | Page: |
| Vacation Date: | Journal/Book: | Page: |

Other Actions NO FURTHER ACTION NOTED

Location Description

From Section 13 T13N R63W
To Section 11 T13N R64W

COMMENCING AT THE NE CORNER OF SECTION 13, T13N, R63W.; THENCE W ON SECTION LINES TO THE NW COR. SECTION 17; THENCE NORTH ONE MILE (ROAD 143); THENCE WEST ON SEC. LINES TO THE NW COR OF SECTION 11, T13N, R64W.

Surveyor Field Books
Old County Road Books
Blueprint/Drawings Book

Notes

Information from Historical Roads Database

*Information is for reference only. No assurance to its
validity or accuracy is to be assumed.*

| | | | |
|---------------------|-----------------|--------------------|----------|
| Street Name | ROAD 207 | | ID: 1630 |
| Additional Names | ARCOLA RD | | |
| Old Road Number | BCH CR 27 | | |
| Proposed Name | | | |
| Beginning Mile Line | 140 | Right of Way Width | |
| Ending Mile Line | 148 | Length | |
| WYDOT Reference # | 27-10 | Project Number | |

Action Information

Petition

| | | | |
|-----------------------|----------|-----------------|-----------|
| Petition before Board | 5/6/1909 | Journal/Book: H | Page: 211 |
| Viewer Appointment | 5/6/1909 | Journal/Book: H | Page: 211 |
| Viewer Report | | Journal/Book: | Page: |
| Damages Awarded | | Journal/Book: | Page: |

| | | |
|----------------------------|---------------|-------|
| Establishment Date: | Journal/Book: | Page: |
| Vacation Date: | Journal/Book: | Page: |

Other Actions NO FURTHER ACTION NOTED

Location Description

From Section 13 T13N R63W
To Section 11 T13N R64W

COMMENCING AT THE NE CORNER OF SECTION 13 T13N R63W, THENCE WEST ON THE SECTION LINES TO THE NW CORNER OF SECTION 17, THENCE NORTH ONE MILE, THENCE WEST ON THE SECTION LINES TO THE NW CORNER OF SECTION 11 T13N R64W.

Surveyor Field Books
Old County Road Books
Blueprint/Drawings Book

Notes

Information from Historical Roads Database

*Information is for reference only. No assurance to its
validity or accuracy is to be assumed.*

| | | |
|---------------------|-----------------|-----------------------|
| Street Name | ROAD 208 | ID: 766 |
| Additional Names | | |
| Old Road Number | CR 117 | |
| Proposed Name | | |
| Beginning Mile Line | 140 | Right of Way Width 80 |
| Ending Mile Line | 154 | Length 14 |
| WYDOT Reference # | 117-1 | Project Number |

Action Information

| | | |
|-----------------------|---------------|-------|
| Petition # | | |
| Petition before Board | Journal/Book: | Page: |
| Viewer Appointment | Journal/Book: | Page: |
| Viewer Report | Journal/Book: | Page: |
| Damages Awarded | Journal/Book: | Page: |

| | | | |
|----------------------------|-----------|-----------------|-----------|
| Establishment Date: | 10/6/1922 | Journal/Book: I | Page: 442 |
| Vacation Date: | | Journal/Book: | Page: |

Other Actions DECLARED UNDER SEC. 2977 WYO COMP STAT. 1920

Location Description

| | |
|--|--------------------------|
| | From Section 2 T13N R64W |
| | To Section 1 T13N R62W |

BEGINNING AT THE SE CORNER OF SECTION 2 T13N R64W; THENCE EAST ON THE SECTION LINES BETWEEN SECTIONS 2 AND 11, 1 AND 12, T13N, R64W.; 6 AND 7, 5 AND 8, 4 AND 9, 3 AND 10, 2 AND 11, 1 AND 12, T13N, R63W; 6 AND 7, 5 AND 8, 4 AND 9, 3 AND 10, 2 AND 11, 1 AND 12, T13N R62W TO THE SE CORNER OF SECTION 1 T13N R62W. THE LINE DESCRIBED BEING THE CENTERLINE OF AN 80' R/W.

Surveyor Field Books
Old County Road Books
Blueprint/Drawings Book

Notes CHECK POINT OF BEGINNING SHOULD THAT BE SW CORNER OF SECTION 2 T13N R64W

Information from Historical Roads Database

*Information is for reference only. No assurance to its
validity or accuracy is to be assumed.*

| | | | | |
|---------------------|-----------------|--------------------|--|---------|
| Street Name | ROAD 208 | | | ID: 785 |
| Additional Names | | | | |
| Old Road Number | CR 117 | | | |
| Proposed Name | | | | |
| Beginning Mile Line | 140 | Right of Way Width | | |
| Ending Mile Line | 142 | Length | | |
| WYDOT Reference # | 117-10 | Project Number | | |

Action Information

| | | | |
|-----------------------|--------------|-----------------|-----------|
| Petition # | L-144 | | |
| Petition before Board | 4/3/1962 | Journal/Book: N | Page: 189 |
| Viewer Appointment | 4/3/1962 | Journal/Book: N | Page: 189 |
| Viewer Report | 5/1/1962 | Journal/Book: N | Page: 194 |
| Damages Awarded | | Journal/Book: | Page: |

| | | |
|----------------------------|--------------------------|-----------|
| Establishment Date: | Journal/Book: | Page: |
| Vacation Date: | 5/1/1962 Journal/Book: N | Page: 194 |

Other Actions NO PROTESTS RECEIVED- ROAD VACATED

Location Description

| | |
|--|--------------------------|
| | From Section 2 T13N R64W |
| | To Section 1 T13N R64W |

BEGINNING AT THE SW CORNER OF SEC. 2, T13N R64W, 6TH P.M. AND RUNNING THENCE ON THE SOUTH LINE OF SECTION 2 AND THE SOUTH LINE OF SECTION 1, A DISTANCE OF TWO MILES.

| |
|--|
| Surveyor Field Books Old County Road Books Blueprint/Drawings Book |
|--|

Notes

RESOLUTION # _____

ROAD PETITION PZ-22-00198 (RP#507)

WHEREAS, the Board of County Commissioners of Laramie County has received Road Petition No. PZ-22-00198 (RP#507); petitioners in the attached Laramie County Road Petition have requested the establishment of a county road as identified on Exhibit A, attached hereto and specifically incorporated herein by reference;

WHEREAS, the Laramie County Board of Commissioners, having appointed the Laramie County Public Works Director as a viewer to examine into the expediency of the proposed alteration; and

WHEREAS, the Laramie County Public Works Director has viewed and evaluated the pertinent facts regarding the proposed alteration and recommends approval of the alteration as indicated in the Viewer's Report attached hereto and specifically incorporated herein by reference; and

WHEREAS, the Laramie County Board of Commissioners have determined that vacation of the public rights-of-way as requested by Road Petition PZ-22-00198 (RP#507) would cause no adverse effects and be in accord with the public interest;

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

1. Pursuant to Wyo. Stat. Ann. § 24-3-111, a date is appointed, to wit; September 1, 2023, which is not less than thirty days (30) from the date of the decision to vacate manifested herein, whereby all objections to the establishment, alteration or vacation of the proposed road, and claims for damages by reason thereof, shall be filed in writing with the County Clerk.
2. Should objections or claims for damages be filed, this matter shall continue with no final decision as to the vacation requested. The Board shall, at its next meeting following September 1, 2023, to wit: September 5, 2023, hear such objections and/or claims for damages. In the case of the latter, barring further decision in this matter dismissing the Petition and/or should the circumstances warrant, the matter shall be continued and, as soon as is practicable and convenient, the Board shall appoint appraisers pursuant to Wyo. Stat. Ann. § 24-3-1143, 114, and further comply with the provisions of Wyo. Stat. Ann. § 24-3-101 et seq.
3. In the event that no objections or claims for damages are received by the County Clerk by 5:00 p.m. on September 1, 2023, this decision to vacate shall be final as follows:
 - a. Vacate the 60-foot Right-of-Way (ROW) known as West Road commencing at the intersection of the south lines of Tracts 13 & 14, Hilldale South Ranchettes, 1st Filing running north a distance of 657.2 feet more or less.
 - b. The petitioner/applicant shall prepare an exhibit, in survey or plat form, accurately illustrating the said vacation suitable for recordation and in accordance with County policy and existing regulations and laws.
 - c. Upon finality of the decision to vacate herein, the property adjacent to the vacated property shall be returned to the adjacent landowners in accord with Wyo. Stat. Ann. § 34-12-109 and/or as required by applicable law.
 - d. The Laramie County Clerk shall so immortalize the vacation as provided by Wyo. Stat. Ann. § 34-12-110.

DATED THIS _____ **day of** _____, **2023.**

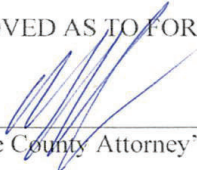
BOARD OF LARAMIE COUNTY COMMISSIONERS

Dr. Troy Thompson, Chairman

ATTEST:

Debra Lee, Laramie County Clerk

APPROVED AS TO FORM:



Laramie County Attorney's Office

RESOLUTION NO. _____

**RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR
TRACTS 12, 13, AND 14, HILLSDALE SOUTH RANCHETTES, 1ST FILING,
LARAMIE COUNTY, WY,
TO BE PLATTED AND KNOWN AS
“HILLSDALE SOUTH RANCHETTES SUBDIVISION, 2ND FILING”.**

WHEREAS, W.S. §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 adopted the Laramie County Land Use Regulations; and

WHEREAS, the proposed subdivision and plat is in accordance with section 2-1-101 (a-e) of the Laramie County Land Use Regulations; and

WHEREAS, the application is in accordance with the LU-Land Use zone district; and

WHEREAS, this resolution is the subdivision permit for Hillsdale South Ranchettes, 2nd Filing.

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

The Laramie County Board of Commissioners finds that:

- a. The application is in conformance with Section 2-1-101(a-e) of the Laramie County Land Use Regulations.
- b. This application is in conformance with section 4/2/114 governing the LU-Land Use zone district.

And the Board approves the Subdivision Permit and Plat known as Hillsdale South Ranchettes, 2nd Filing.

**PRESENTED, READ AND ADOPTED THIS _____ DAY OF
_____, 2023.**

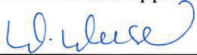
LARAMIE COUNTY BOARD OF COMMISSIONERS

Troy Thompson, Chairman

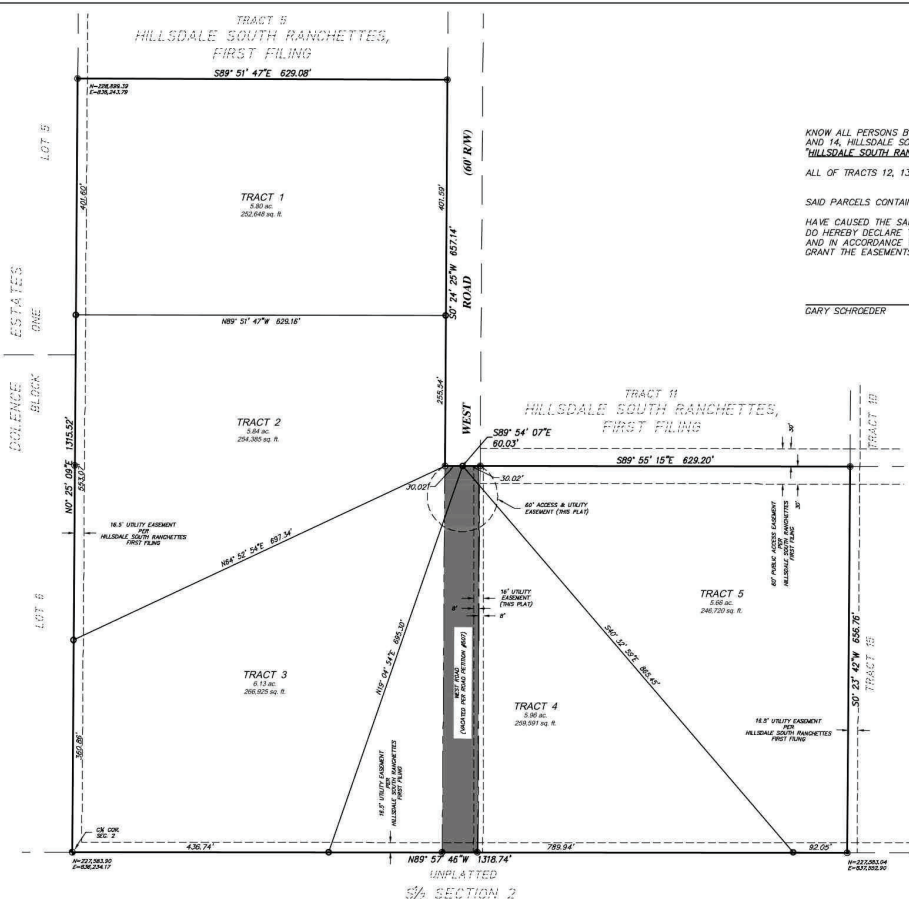
ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:



Laramie County Attorney's Office



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: GARY SCHROEDER, GRANTEE, OWNER IN FEE SIMPLE OF TRACTS 12, 13 AND 14, HILLSDALE SOUTH RANCHETTES, FIRST FILING, LARAMIE COUNTY, WYOMING TO BE KNOWN AS "HILLSDALE SOUTH RANCHETTES, SECOND FILING" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACTS 12, 13 AND 14, HILLSDALE SOUTH RANCHETTES, FIRST FILING, LARAMIE COUNTY, WYOMING.

SAID PARCELS CONTAINS 29.39 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED, PLATTED AND KNOWN AS "HILLSDALE SOUTH RANCHETTES, SECOND FILING", DO HEREBY DECLARE THE SUBDIVISION OF SAID LAND AS IT APPEARS ON THIS PLAT TO BE THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE ROADS AND GRANT THE EASEMENTS FOR THE PURPOSES INDICATED HEREON.

GARY SCHROEDER

ACKNOWLEDGMENT

STATE OF WYOMING)
COUNTY OF LARAME) SS
THE DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ 2023, BY GARY SCHROEDER, GRANTEE.

NOTARY PUBLIC, LARAMIE COUNTY, WYOMING

MY COMMISSION EXPIRES: ____

VACATION STATEMENT

THE PURPOSE OF THIS VACATION STATEMENT IS TO VACATE THE INTERIOR LOT LINES OF TRACTS 12, 13 AND 14 AND CREATE THE TRACTS AND EASEMENTS AS SHOWN WITHIN THE BOUNDS OF THIS PLAT.

APPROVALS

APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION THIS ____ DAY OF ____ 2023.

CHAIRMAN

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING, THIS ____ DAY OF ____ 2023.

CHAIRMAN ATTEST: COUNTY CLERK

NOTES

- 1.) BASIS OF BEARINGS AND COORDINATE VALUES ARE BASED ON WYOMING STATE PLANE EAST ZONE NAD83. ALL DISTANCES ARE SHOWN AS U.S. SURVEY FEET GROUND.
- 2.) SUBJECT PROPERTY DOES NOT FALL WITHIN THE SPECIAL 100 YEAR FLOOD HAZARD AREA AS SHOWN ON FEMA MAP PANEL NO. 56021C1145F & 56021C1425F, DATED JANUARY 17, 2007.
- 3.) ALL LOT AND TRACT CORNERS TO BE MONUMENTED WITH A 1 1/8" ALUMINUM CAP ON #5 X 24" REBAR STAMPED 7-L.S. 9834 AND APPROPRIATE DATA.
- 4.) THAT PORTION OF WEST ROAD AS SHOWN WAS VACATED VIA ROAD PETITION #207 ON AUGUST 1, 2023 BY THE LARAMIE COUNTY COMMISSIONERS.
- 5.) DRAINAGE THROUGH AND AROUND THE PROPERTY IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE
NO PROPOSED CENTRAL WATER SUPPLY SYSTEM FIRE PROTECTION PROVIDED BY LARAMIE COUNTY FIRE DIST. #4 NO PUBLIC SEWAGE TREATMENT SYSTEM PROPOSED

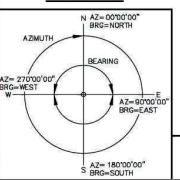
LEGEND

- FOUND 1 1/8" ALUMINUM CAP
- SET #5 X 24" LONG REBAR WITH 1 1/8" ALUMINUM CAP STAMPED "PLS 9834"
- ⊙ FOUND #4 REBAR
- ⊙ FOUND 2" BRASS CAP LS 519
- ⊙ FOUND 3/4" IRON PIPE
- COMPUTED POSITION ONLY - NOT SET
- (R) INDICATES RECORD DATA PER PLAT OF HILLSDALE SOUTH RANCHETTES, FIRST FILING.
- INDICATE THAT PORTION OF WEST ROAD TO BE VACATED THIS PLAT.

VICINITY MAP



AZIMUTH



FILING RECORD

CERTIFICATE OF SURVEYOR

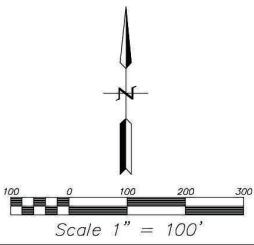
I, COTTON D. JONES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, HEREBY STATE THAT THIS PLAT OF "HILLSDALE SOUTH RANCHETTES, SECOND FILING" WAS PREPARED FROM OFFICIAL PLATS AND DEEDS OF RECORD AND FROM NOTES OF A FIELD SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION DURING THE MONTH OF DECEMBER 2021, THAT THE MONUMENTS ARE SET ON FOUND AS SHOWN AND THAT THIS PLAT CORRECTLY REPRESENTS SAID SURVEY OF THE LAND DEPICTED HEREON TO THE BEST OF MY KNOWLEDGE.

HILLSDALE SOUTH RANCHETTES, SECOND FILING A REPLAT OF

TRACTS 12, 13 AND 14 AND THAT PORTION OF VACATED WEST ROAD, HILLSDALE SOUTH RANCHETTES, FIRST FILING, SECTION 2, T. 13 N., R. 64 W., 6TH P.M., LARAMIE COUNTY, WYOMING.

PREPARED MARCH 2022

COTTON D. JONES LAND SURVEYING, INC.
Licensed in WY, CO, MT, SD, ND, ID, UT, NV
6750 Say Kelly Rd., Cheyenne, WY 82009
Ph: 307-637-7107 Cell: 307-630-4550 Email: cotton.jones@msn.com



REV. 8/07/23
REV. 4/18/22