MEMORANDUM

TO: **Laramie County Board of Commissioners**

FROM: **Bryce Hamilton, Associate Planner**

DATE: **May 2nd, 2023**

TITLE: **PUBLIC HEARING regarding a Vacation and Replat of Tract 16, The Horse Creek Ranch, Situated on a portion of Section 34, Township 15 North, Range 67 West of the 6th P.M., Laramie County, WY.**

EXECUTIVE SUMMARY

Shane Hansen, Steil Surveying, on behalf of Frank Sanchez and Sanchez Land Development LLC, has submitted a vacation for Tract 16, The Horse Creek Ranch, located at Butch Cassidy Trail, Cheyenne, WY 82009. The vacation has been submitted in order to perform an Administrative Plat on Tract 16, The Horse Creek Ranch, to be replatted as The Horse Creek Ranch, Third Filing, with a new drainage easement reflecting the updated FEMA floodplain mapping from 2007.

BACKGROUND

The subject property is residential vacant land currently zoned A-1 - Agricultural. It is currently platted as Tract 16, The Horse Creek Ranch, Laramie County, Wyoming, a subdivision which obtained Board of County Commissioners approval on December 7th, 1998. The property is partially located within a FEMA 100-year floodplain.

Pertinent Statutes and Regulations include:

W.S. § 34-12-101 thru 34-12-115.
LCLUR Section 1-2-100, governing Board Approval Process.
LCLUR Section 1-2-104, governing Public Notice.
LCLUR Section 2-1-101(m), governing Board vacation of a subdivision plat.
LCLUR Section 4-2-101, governing the A-1 Zoning District.

DISCUSSION

The property was originally platted as Tract 16 under the Horse Creek Ranch filing, approved by the Board on December 7th, 1998. At that time, the 100-year FEMA floodplain according to FIRM Map Panel 5600290505D, covered about two-thirds of the subject property. A drainage easement on the property runs concurrently with that FIRM panel, as with every tract in the original filing. That FIRM Map Panel was dated September 27, 1991.

FEMA updated most FIRM Map Panels, including the panel affecting the subject property, most recently in 2007. In the more recent FIRM panel 56021C1080F, the 100-year floodplain covers a significantly smaller area of the property.

The intention of the vacation of Tract 16 of The Horse Creek Ranch is to allow a new Administrative Plat to be approved. This is reflected in the Vacation Statement on the proposed replat, attached as Attachment 5. The old drainage easement to be vacated, as well as the location of the new floodplain that was calculated, are shown therein. The replat will allow a significantly larger buildable area given the updates to the location of the FEMA 100-year floodplain.

Certified letters were mailed to neighboring property owners on February 16, 2023. A legal ad was printed in the local Cheyenne newspaper on March 10, 2023. Staff did not receive any phone calls or written communication from the public about the proposal. Comments were received by county administrative agencies and Staff has determined that all comments have been addressed.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff recommends the Board find that:

- **a.** This application meets the criteria for Board Approval pursuant to **Section 1-2-100** of the Laramie County Land Use Regulations.
- **b.** This application meets the criteria for vacation of a plat pursuant to **Section 2-1-101(m)** of the Laramie County Land Use Regulations.
- **c.** The application fulfills the intent of **Wyoming State Statute 34-12-108** as it does not abridge any of the rights of properties situated in the same subdivision.

And that the Board approve the Vacation of Tract 16, The Horse Creek Ranch, Laramie County, WY.

PROPOSED MOTION

I move to approve the Vacation of Tract 16, The Horse Creek Ranch, Laramie County, WY, upon approval of the Administrative Plat and adopt the findings of facts a, b, and c of the staff report.

ATTACHMENTS

Attachment 1: Aerial Map
Attachment 2: Narrative
Attachment 3: Agency Review Comments
Attachment 4: CivilWorx Report
Attachment 5: Original filing – Horse Creek Ranch
Attachment 6: Horse Creek Ranch, Third Filing Plat

Aerial and Location Map

The Horse Creek Ranch, Third Filing

PZ-23-00018

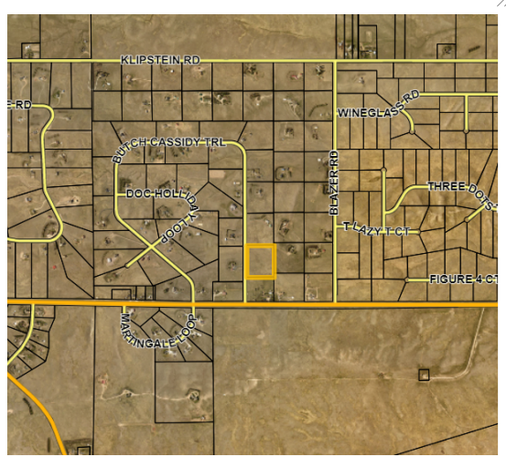
Comprehensive Plan- Rural Metro (RM)

PlanCheyenne- Rural Residential (RR)

Laramie County Fire Authority

AMEC MEMO- ZONE 2

Within SEO Control Area



NORTH

Steil Surveying Services
Professional Land Surveyors & Development Specialists

February 13, 2023

Laramie County Planning & Development Office
3966 Archer Parkway
Cheyenne, WY 82007
(307) 633-4303

InRe: LETTER OF JUSTIFICATION – THE HORSE CREEK RANCH THIRD FILING

Steil Surveying Services, agent for the owner, intends to replat TRACT 16, THE HORSE CREEK RANCH, to vacate the drainage easement on Tract 16 from the original plat. The floodplain has been corrected on this tract effectively reducing the floodway.

The overall density of the subdivision is 9.37 acres. The Proposed subdivision will consist of ONE (1) tract of 9.37 acres.

Please contact me with any questions or concerns.

Sincerely,

Shane Hansen

Director Planning and Development
Steil Surveying Services, LLC
shansen@steilsurvey.com

PZ-23-00018
First Review Combined Comments Report

Planners: Planners, Mason Schuricht Comments Attached 03/08/2023
1. Acres or sq. ft will need to be labeled on the tract itself. Added

2. To be more descriptive, ownership labels could be placed on the NE and NW corner properties of the plat. Not needed.

3. Book and page for all current easements. Easements are per recorded plat.

County Assessor: County Assessor, Dawn Lanning No Comments 02/21/2023
No Comments

County Attorney: County Attorney, LC Attorney's Office Comments Attached 03/02/2023
If this plat is as a result of a prior vacation, please ensure there are adequate descriptions - meets and bounds - to assist the county assessor.

No additional comments. Not a prior vacation

County Clerk: County Clerk, Dale Davis No Response 03/08/2023
No Comments

County Conservation District: County Conservation District, Shaun Kirkwood No Response 03/08/2023
No Comments

County Engineer: County Engineer, Scott Larson Comments Attached 03/01/2023
Engineer Review
1. The letter report submitted by CivilWorx, on page 3 includes a figure (Figure 2) that labels a floodway and floodplain fringe. I believe it is incorrectly labeled as a floodway and needs to be changed. FEMA has not established a floodway within this floodplain and I do not believe the intent is to create one now. For the plat drawing, it should only show the newly established floodplain which is labeled on Figure 2 as the floodplain fringe and should not show and/or label what is currently referred to as the floodway. It is my understanding that the purpose of the area labeled as the floodway as the area no structures should encroach on in order to have no significant impact on the floodplain

and/or base flood elevation. The other area labeled as the floodplain fringe is an area that could potentially allow a structure and not significantly impact the floodplain or base flood elevation. The current plat also labels the Floodplain and Floodway incorrectly -- they should be reversed in order to line up with Figure 2. However, as previously mentioned, the plat should only show the floodplain area and the letter report should be modified to change the label and any reference to “floodway” to something else. Maybe it could be labeled as “no encroachment area” or something similar but not use FEMA terminology that contradicts existing FEMA designations for this floodplain area. This letter report will be important for any proposed structures within the newly designated floodplain area, which would still require a floodplain development permit application. A copy of this report should be included with any floodplain development application and/or building permit application to the County. Corrected
2. If it is the intent of the plat to create a new drainage easement following the newly established floodplain, a mete and bounds description (i.e. bearings, distances, curve data, etc.) of the new easement is required. It would be my suggestion that a new easement be established for the floodplain that generally follows the new floodplain boundary (similar to the existing drainage easement that is being vacated) instead of following it exactly due to all the bend, curves, etc. If the intent is to only create a drainage easement for the area that is currently labeled on Figure 2 as the floodway, then that needs to be clarified on the plat and in the letter report. The letter report should then clearly explain why the easement is not for the entire newly established floodplain. In either case, the proposed drainage easement needs to be clearly labeled on the plat drawing along with bearings and distances for the easement boundary. The easement is being vacated. There will not be a new easement. The easement was created by the floodplain on the original plat. An easement on a floodplain is not necessary.
3. The plat refers to the letter report prepared by CivilWorx and it refers to Kelley Hafner which should be spelled Kelly and not Kelley. Based on the statement on the plat, the report will need to be recorded with the plat since it refers to it on the plat. I assume the applicant plans on doing that but wanted to verify. We will record with plat
4. The plat title needs to include that it is an Administrative Plat and it needs to include the Township, Range, and Section. Added
5. The approvals are incorrect for an Administrative Plat. This is an administrative plat, however it requires board approval for vacation of the drainage easement.
6. 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. Thank you.
7. Due to the various different line types illustrated and used on the plat drawing to designate various boundaries, it would be beneficial to add the line types to the Legend. Shown

Surveyor Review
1. The designation (LOT OR TRACT number) of the re-platted TRACT 16 is not shown on the plat. Added
2. The area (i.e. acreage/sq.ft.) of the re-platted TRACT 16 is not shown on the plat. added
3. Even though this subdivision is a re-plat of a portion of a previously platted subdivision and shows the roads in the immediate vicinity, the Vicinity Map would be more congruent with the Title Block requirements if one were to add information such as, at a minimum, the Section, Township and Range data with enough detail to indicate the location of the subdivision within the Section. Added

4.
5. There is a label (DRAINAGE EASEMENT PER PLAT), shown just north of the northwest corner of this subdivision, that is not specifically connected to anything.
The label is on the easement line shown

County Public Works Department: County Public Works Department, Molly Bennett Comments Attached 03/02/2023
1. Any work taking place within the boundaries of the designated floodplain and/or floodway will require an approved “Floodplain Development Permit” through the Laramie County Planning and Development office.
2. All comments from the review engineer and surveyor shall be resolved appropriately.
3. As an FYI, Public Works processed and approved an Access Permit(#A22120 issued 8/4/2022) for this parcel.

County Real Estate Office: County Real Estate Office, Laura Pate No Comments 02/23/2023
No Comments

County Treasurer: County Treasurer, Tammy Deisch Comments Attached 02/22/2023
02/22/23 - 1st 1/2 2022 taxes are delinquent since 11/10/22 - 2nd 1/2 due by 05/10/23

Emergency Management: Emergency Management, Matt Butler No Comments 02/27/2023
No Comments

High West Energy: High West Energy, David Golden No Comments 02/16/2023
No Comments

Intraoffice: Planners, Cambia McCollom Comments Attached 02/22/2023
Title block should say “Administrative Plat”
The approval signatures are incorrect for an Administrative Plat. This is an administrative plat, however it requires board approval for vacation of the drainage easement.

Laramie County Weed & Pest: Laramie County Weed & Pest, Brett Nelson No Response 03/08/2023
No Comments

RT Communications: RT Communications, Austin Triplett No Response 03/08/2023
No Comments

Sheriff's Office: Sheriff's Office, Amber Shroyer No Response 03/08/2023
No Comments

US Post Office: US Post Office, Denise Null No Response 03/08/2023
No Comments

Environmental Health: Environmental Health Department, Tiffany Gaertner Comments Attached 03/03/2023
Small wastewater permit is required for lot. Small wastewater system must have 50' setback from property lines and intermittent bodies of water i.e. adjusted flood plain/drainage. A signed final plat must be submitted to this office prior to application for any permits.

Black Hills Energy: Black Hills Energy, Eric Underhill No Response 03/08/2023
No Comments

CenturyLink: CenturyLink, Darrin Klawon No Response 03/08/2023
No Comments

Cheyenne MPO: Cheyenne MPO, Christopher Yaney No Comments 02/23/2023
No Comments

Cheyenne Planning: Cheyenne Development Services, Seth Lloyd Comments Attached 02/16/2023
1. Plat is over one mile from City limits - Official City comment letter is not necessary.
2. No other comments.

Laramie County Fire Authority: Laramie County Fire Authority, Manuel Muzquiz No Comments 02/27/2023
No Comments

PZ-23-00018
Second Review Comments Report

County Attorney: County Attorney, LC Attorney's Office No Comments 03/16/2023
No Comments

County Engineer: County Engineer, Scott Larson Comments Attached 03/14/2023
1. The report by CivilWorx needs to be revised to address the previous comments and resubmitted to the County. The plat references the report and the date of the report, so the date of the revised report needs to match the date of the report stated on the plat drawing. Currently the plat drawing has the date of the report as October 17, 2022, but I don't know what the date of the revised report will be and the two will need to match. CORRECTED
2. As mentioned in the first round of comments, this revised letter report by CivilWorx will be important for any future proposed structures within the newly designated floodplain area, which would still require a floodplain development permit application. A copy of this report shall be included with any future floodplain development application and/or building permit application to the County. ACKNOWLEDGED
3. All other previous comments have been adequately addressed.

County Attorney: County Attorney, LC Attorney's Office No Response 03/09/2023
No Comments

Intraoffice: Planners, Cambia McCollom No Comments 03/10/2023
No Comments

October 17, 2022

Molly Bennett
Director and Floodplain Administrator
Laramie County Public Works Department
13797 Prairie Center Circle
Cheyenne, WY 82009
(307) 633.4302

Re: Base Flood Assessment Tract 16 Horse Creek Ranch
Laramie County, WY

Dear Molly:

We are submitting our assessment of the floodplain conditions for Tract 16 Horse Creek Ranch located in the SE¼ of Sect. 34, T15N, R67W of the 6th PM, Laramie County, WY and as shown in Figure 1. The subject property is located north of Horse Creek Road and west of Interstate 25 northwest of Cheyenne. This parcel is located along a tributary of Ninemile Draw, a sub-drainage of Lodgepole Creek.

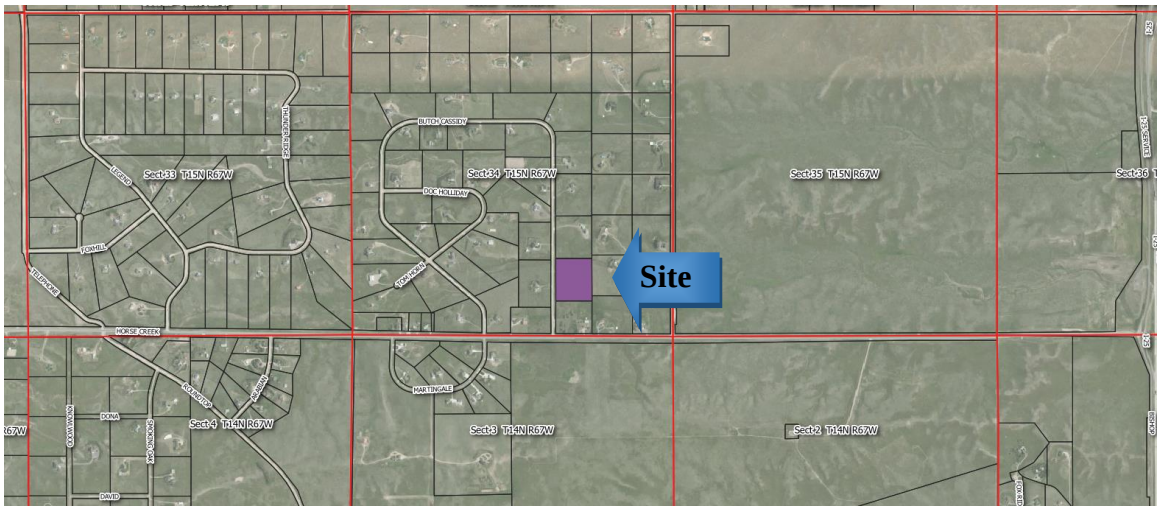


Figure 1. Vicinity Map

The intent of this letter is the document the floodplain assessment which includes calculations for the Base Flood Elevation (BFE) for the 1% annual chance flood event (i.e. 100-Year). The assessment is for an existing Zone 'A' or approximate zone Special Flood Hazard Area (SFHA) in potentially covering this property. This letter is intended to accompany a request for building permit, a potential Letter of Map Revision based on Fill (LOMR-F) should the site be modified, or elevation certificates submitted to Laramie County and potentially to FEMA to request a determination to confirm or reject the subsequent findings.

The basis for the assessment is as follows:

Project Site:	Tract 16 Horse Creek Ranch
Local Drainage:	Main Reach of Ninemile Draw (Lodgepole Creek) (Tributary 820-2)
Drainage Basin:	Lodgepole Creek & Tributaries Tributary Area: 8.117 Sq. Miles
Hydrological Analysis:	USGS Regression (current NSS - 2003) Soils Index 1.8 from NSS Plate Overlay Used 2.1 per calibration of the regression The property contains a drainageway along the northern portion of the site.
Hydraulic Analysis	HEC-RAS (6.2) – 1-dimensional analysis. Q_{100} = 1,440 cfs Q_{500} = 3,180 cfs Manning's 'n' = 0.030 for defined channel w/ low impedance and 0.04 for overbank areas. Datum NAVD 88 based on a site topographic survey from Steil Surveying Services, LLC.

Analysis and Findings:

The base flood elevation was established using a 1-Dimensional assessment was completed with six (6) cross-sections (Figure 2, next page) representing the upstream and dowstream limits of the property. The estimated 1% annual chance event inundation area is shown on the attached mapping. Per the 'A' Zone requirements, we expanded the assessment to determine an allowable encroachment to maintain the net increase in base flood less than 1'. The results of the assessment show the lot can include a reasonable amount of fill around the main drainage. Base Flood Elevations (BFEs) calculated with this report for are listed with Table 1 along with the encroachment findings. All supporting information is attached to this report.

Table 1. Base Flood Elevations

Cross-Section	River Station	BFE (NAVD 88) No Encroachment	BFE (NAVD 88) w/ Encroachment	Net Surcharge (ft)
A	733	6304.14	6304.95	0.81
B	599	6302.55	6303.43	0.88
C	483	6301.75	6302.73	0.98
D	372	6300.85	6301.43	0.58
E	251	6300.36	6301.25	0.89
F	5	6299.34	6300.01	0.67

Cross-section A represents the western or upstream downstream limit of the assessment. Cross-section F being downstream the property outfall at the east end of the area of study.

Figure 2. HEC-RAS Model w/Base Flood and Encroachment (Floodway)

Based on this assessment and the topographic data, the Base Flood can pass through this Tract and allow for a reasonable building area. It is our recommendation that the owner and surveyor utilize this assessment for potential building pads and use the BFE w/ encroachment to set the top of foundation for new structures. The area above shown as floodway should not be encroached upon with fill.

"I hereby attest that this report for the Tract 16 Horse Creek Ranch hydrological and hydraulic assessment was prepared by me (or under my direct supervision) for the responsible parties thereof and that I am a duly registered Professional Engineer under the laws of the State of Wyoming. The submitted mapping represents, to the best of my knowledge, true conditions found in the field as of the date of this investigation. The hydrological and hydraulic analysis completed with this report was completed in accordance with sound engineering practices."

Please feel free to contact me if you have any questions or need any additional information.

Respectfully,

Kelly W. Hafner, P.E.
Senior Project Engineer
CivilWorx, LLC

Encl: 1) NSS Hydrological Assessment
- Tributary Area
- Topographic Workmap
- Manning's 'n'

2) HEC-RAS Output
- Reports
- Cross-Sections
- Profile

NSS Hydrological Assessment
National Streamflow Statistics Program
Version 6.1

Site: Laramie County, WY, Wyoming
User: KWH
Date: October 6, 2022 04:10 PM

Equations for Wyoming developed using English units

Rural Estimate: Tract 16 Horse Creek Ranch
Basin Drainage Area: 8.13 square miles

Region: Region_3_Eastern_Basins_and_Eastern_Plains (Miller, Kirk A., 2003, Peak-flow Characteristics of Wyoming Streams: U.S. Geological Survey Water-Resources Investigations Report 03-4107, 79 p.)
Drainage_Area = 8.13 square miles
Mean_Basin_Hydrologic_Soils_Index = 2.1 dimensionless
Crippen & Bue Region 11

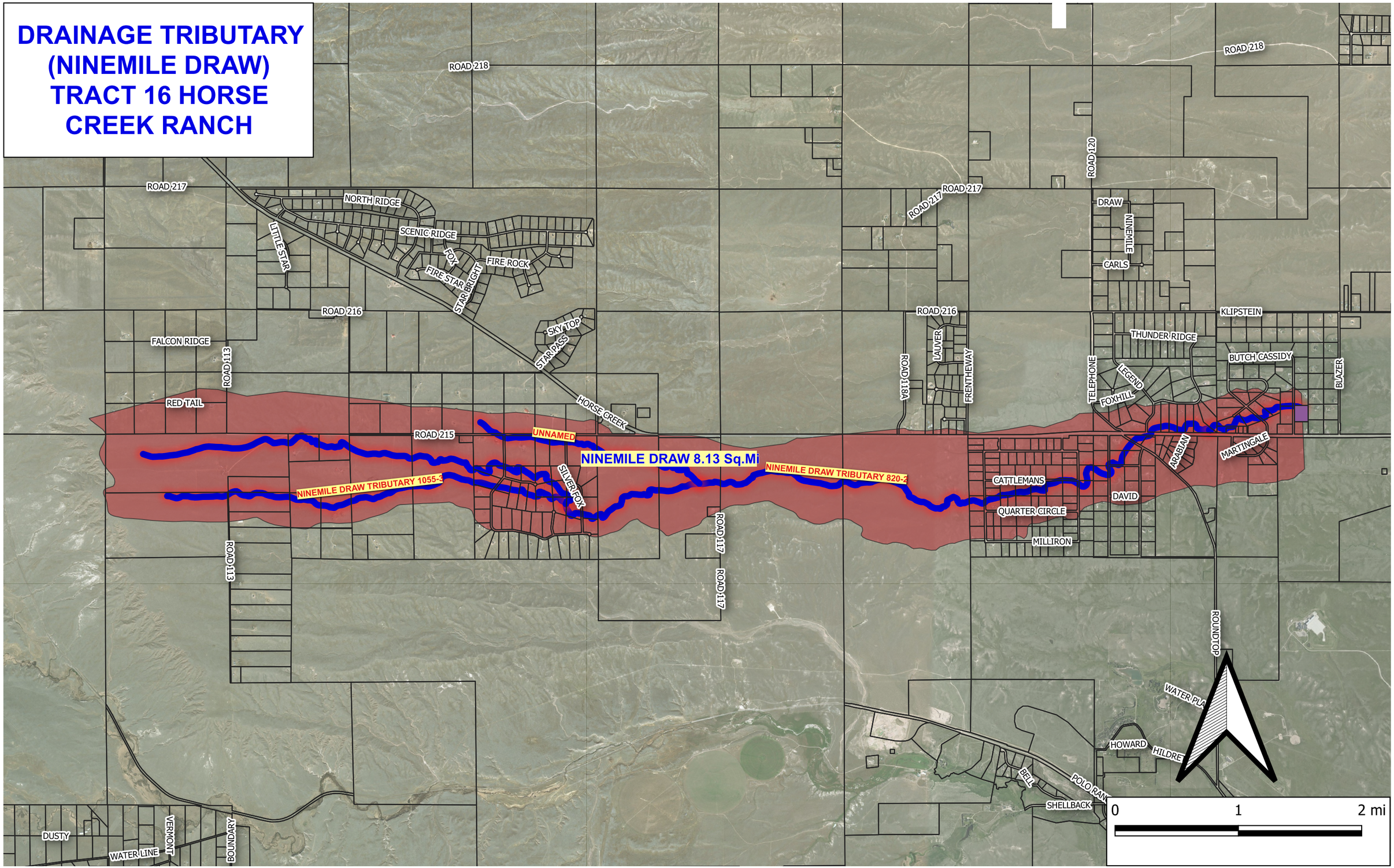
Results for: Tract 16 Horse Creek Ranch

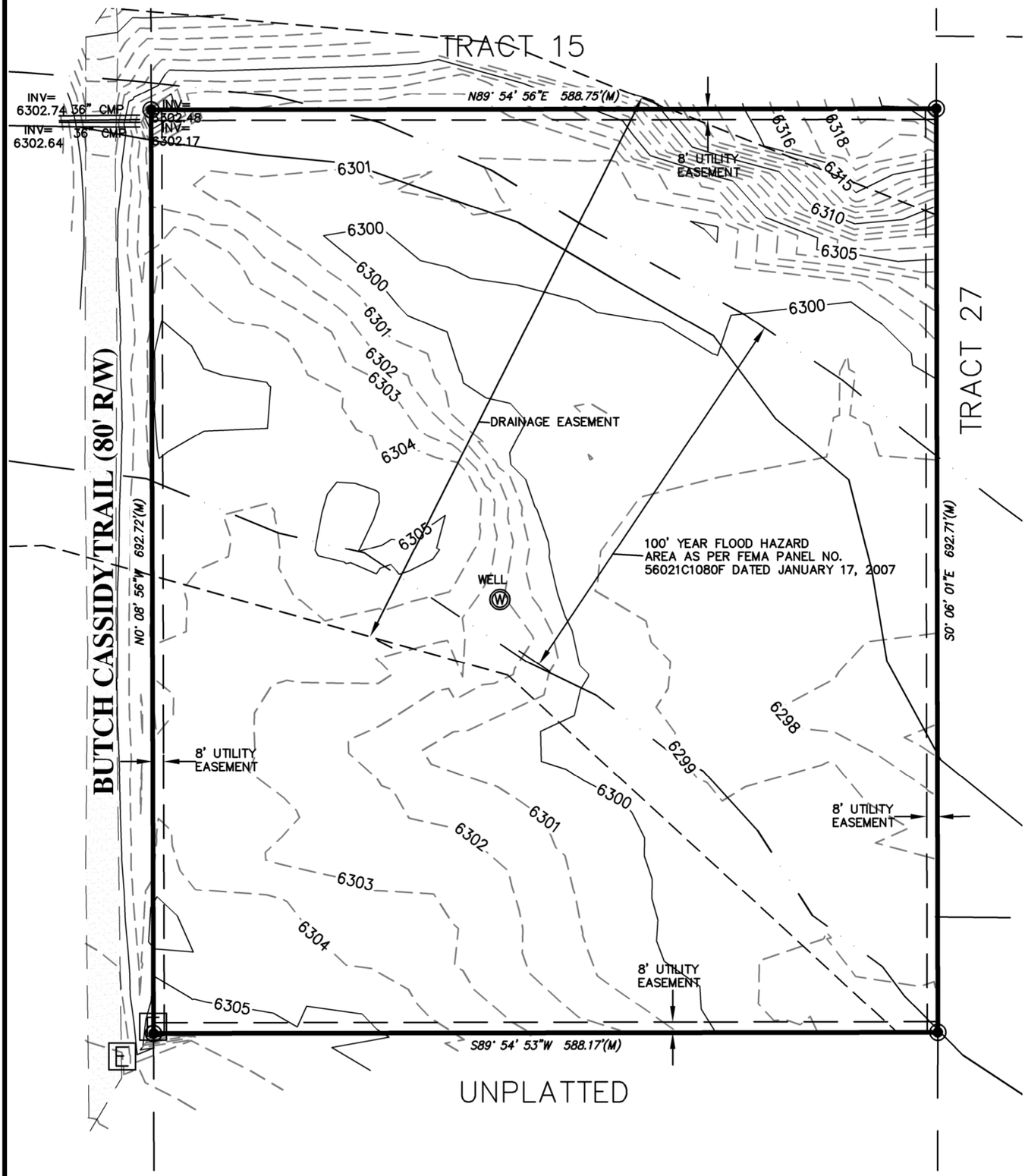
Equations used:
PK1_5 = 1.12* (DRNAREA)^(0.401)* (SOILINDEX)^(3.01)
PK2 = 2.28* (DRNAREA)^(0.402)* (SOILINDEX)^(2.9)
PK2_33 = 3.1* (DRNAREA)^(0.403)* (SOILINDEX)^(2.84)
PK5 = 10.1* (DRNAREA)^(0.407)* (SOILINDEX)^(2.6)
PK10 = 21.9* (DRNAREA)^(0.41)* (SOILINDEX)^(2.44)
PK25 = 48.8* (DRNAREA)^(0.416)* (SOILINDEX)^(2.27)
PK50 = 80.9* (DRNAREA)^(0.423)* (SOILINDEX)^(2.16)
PK100 = 127* (DRNAREA)^(0.432)* (SOILINDEX)^(2.05)
PK200 = 193* (DRNAREA)^(0.441)* (SOILINDEX)^(1.94)
PK500 = 323* (DRNAREA)^(0.454)* (SOILINDEX)^(1.8)

Statistic	Value, ft3/s	Pred. Intervals Low	High	Prediction Error, %	Equivalent Years
PK1_5	24.2	3.33	176	130	2
PK2	45.5	8.64	240	98	2.6
PK2_33	59.3	12.7	276	89	3.1
PK5	163	52.2	510	61	7.7
PK10	316	119	837	51	14
PK25	629	254	1550	46	24
PK50	**975**	**386**	**2460**	**48**	**28**
PK100	**1440**	**535**	**3860**	**51**	**30**
PK200	2050	698	6030	56	29
PK500	**3180**	**931**	**10900**	**66**	**27**

maximum: 17300 (for C&B region 11)

DRAINAGE TRIBUTARY (NINEMILE DRAW) TRACT 16 HORSE CREEK RANCH





BASIS OF BEARINGS:
WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83–2011, US SURVEY FEET, DISTANCES ARE GRID DISTANCES.
ELEVATIONS:
NAVD88, BASED ON OPUS AND GEOID18.

LEGEND

- ◉ FOUND 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 2500"
- E EXISTING ELECTRIC BOX

N

0 100'

Scale: 1"=100'

TOPOGRAPHIC SURVEY FOR TRACT 16, HORSE CREEK RANCHES, LARAMIE COUNTY, WYOMING.

Date prepared: 10–11–22

REVISED: 10/11/2022

22069 TOPO TR 16 HORSE CREEK RANCHES.DWG

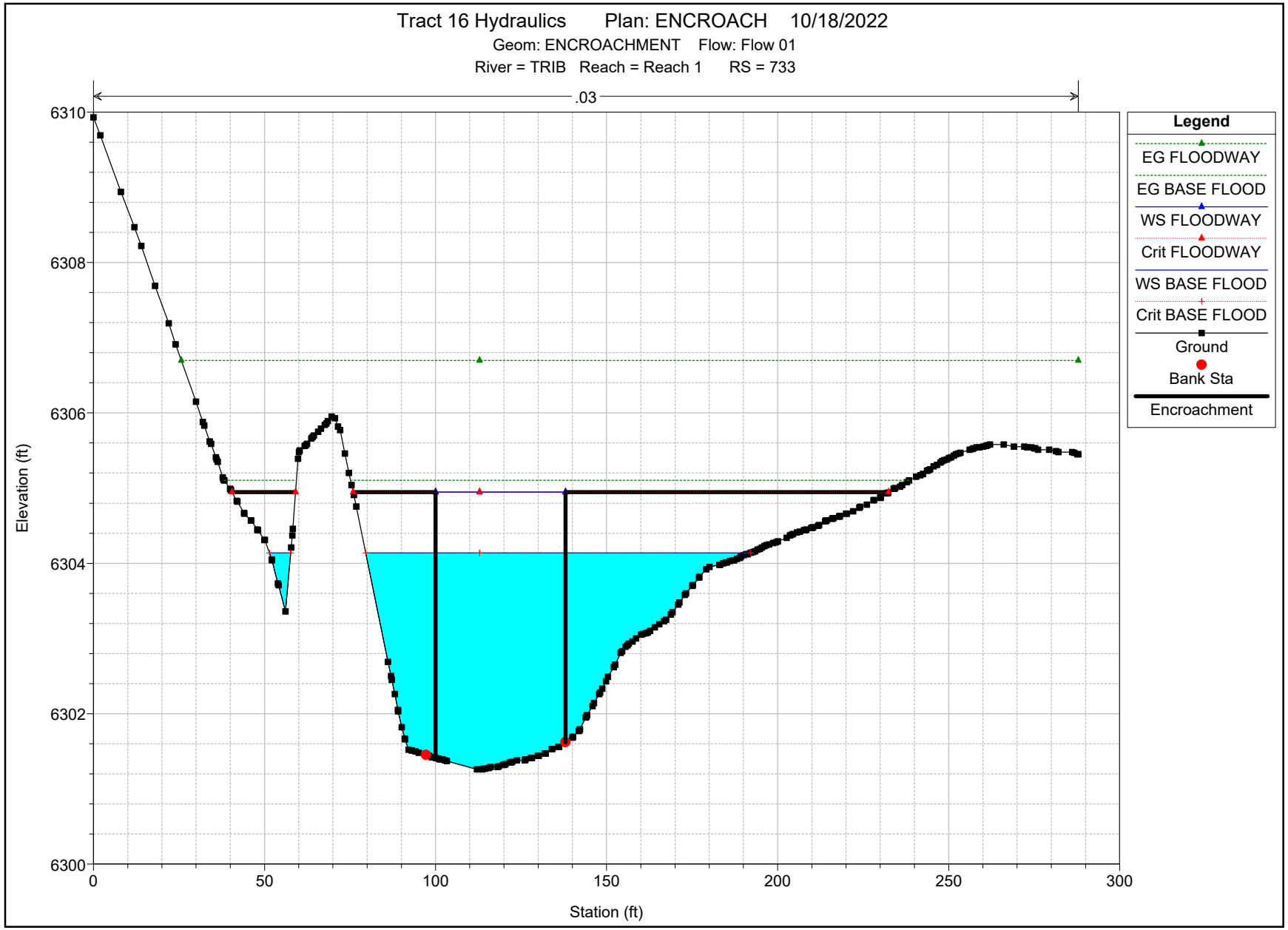
STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS
1102 WEST 19th ST. CHEYENNE, WY. 82001 ○ (307) 634 .7273
756 GILCHRIST ST. WHEATLAND, WY. 82201 ○ (307) 322 .9789
www.SteilSurvey.com ○ info@SteilSurvey.com

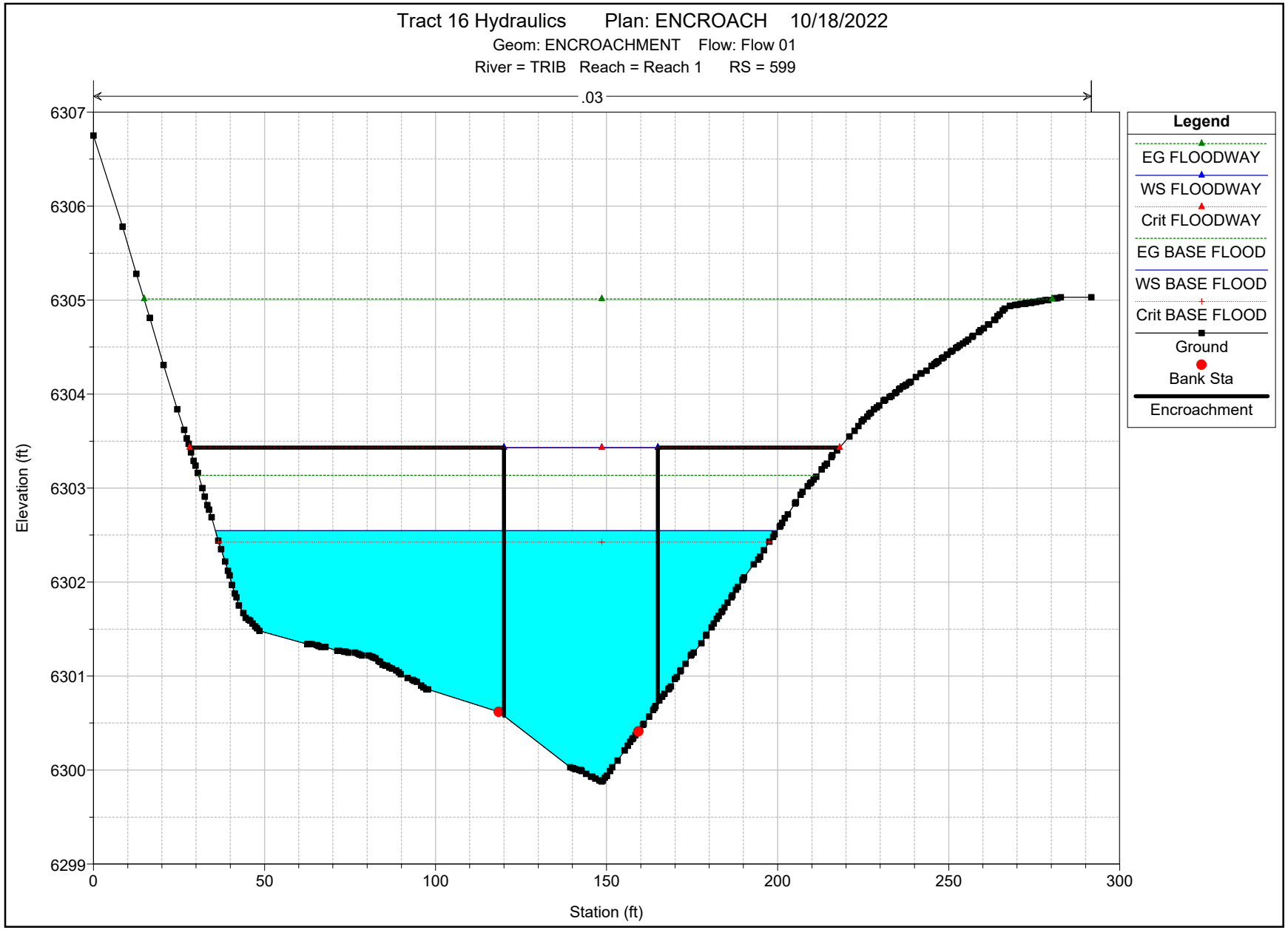
C. *Excavated or Dredged Channels*			
1. Earth, straight and uniform			
a. Clean, recently completed	0.016	0.018	0.020
b. Clean, after weathering	0.018	0.022	0.025
c. Gravel, uniform section, clean	0.022	0.025	0.030
d. With short grass, few weeds	0.022	0.027	0.033
2. Earth, winding and sluggish			
a. No vegetation	0.023	0.025	0.030
b. Grass, some weeds	0.025	0.030	0.033
c. Dense weeds or aquatic plants in deep channels	0.030	0.035	0.040
d. Earth bottom and rubble side	0.028	0.030	0.035
e. Stony bottom and weedy banks	0.025	0.035	0.040
f. Cobble bottom and clean sides	0.030	0.040	0.050

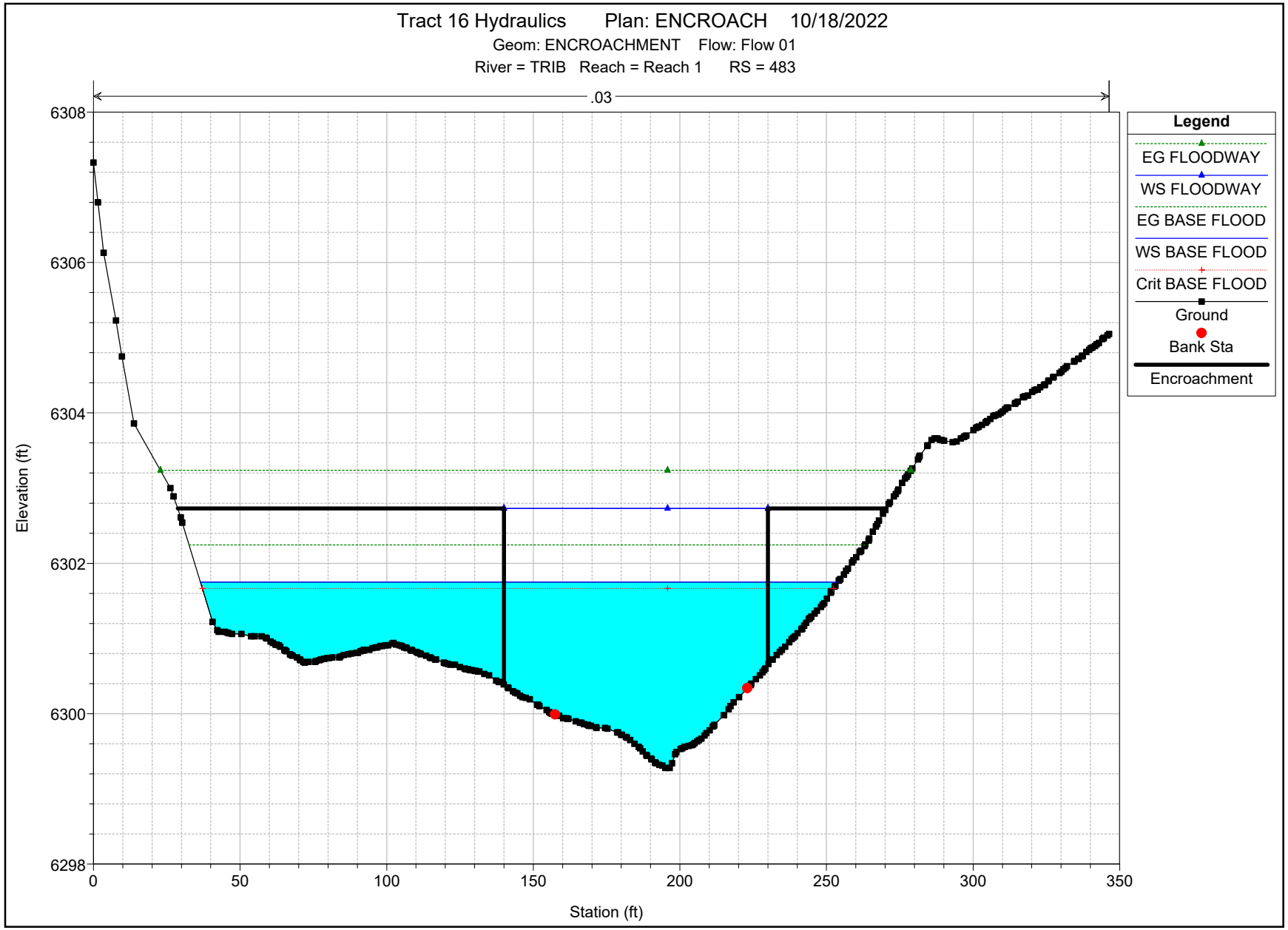
Table 3-1 Manning's n Values
Table 3-3 Subcritical Flow Contraction and Expansion Coefficients

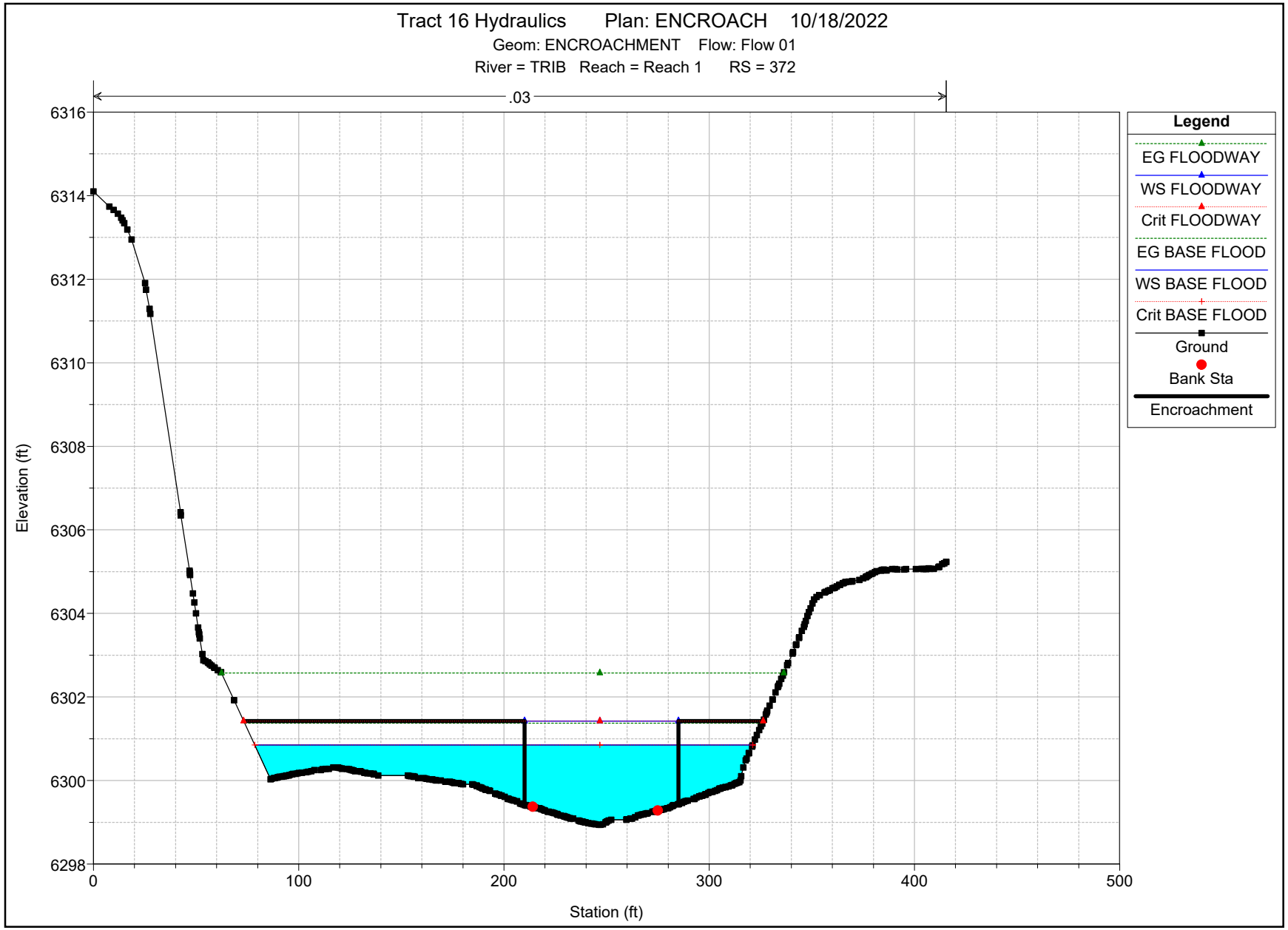
HEC-RAS Plan: ENCROACH River: TRIB Reach: Reach 1

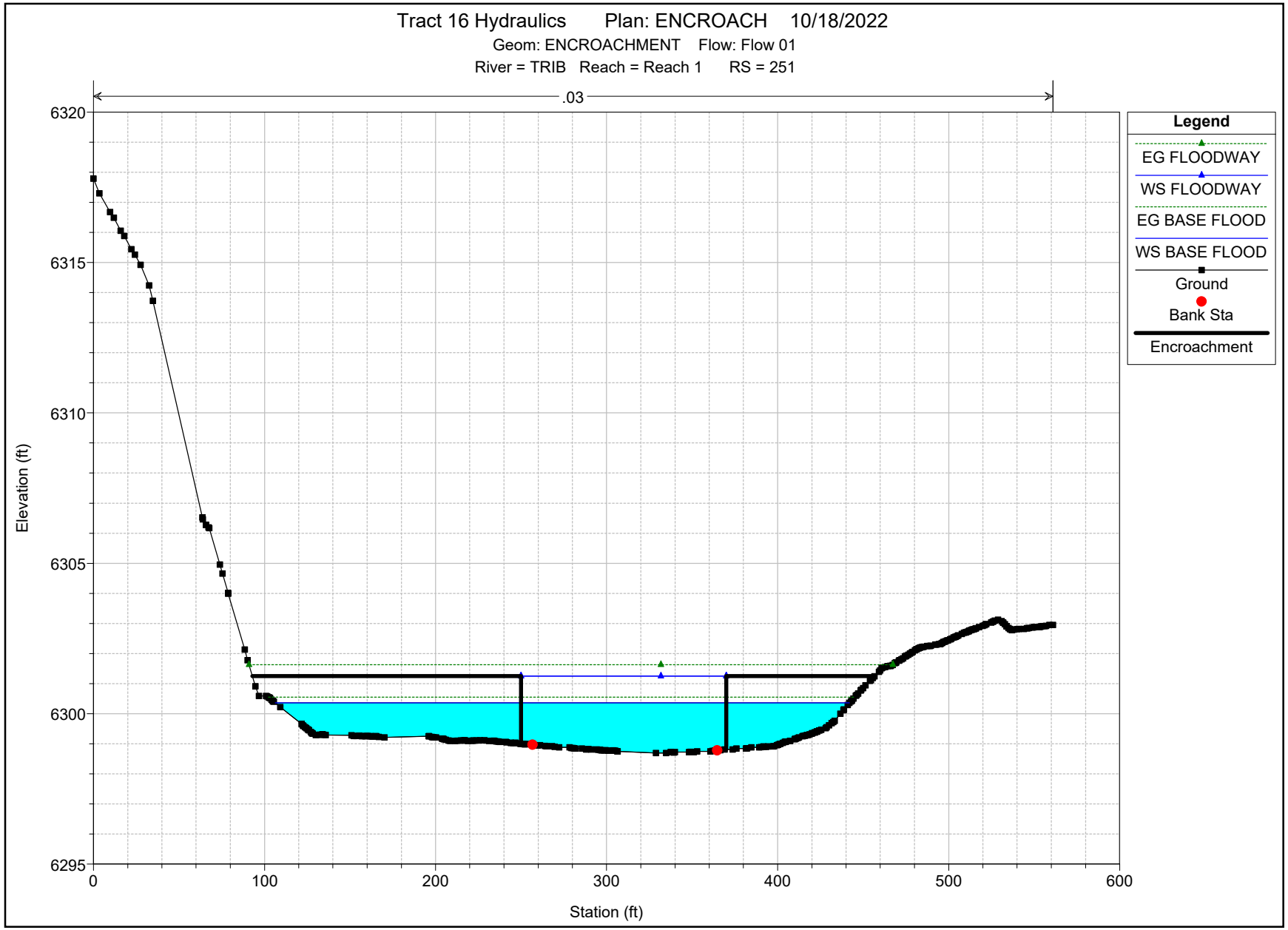
Reach	River Sta	Profile	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
			(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)	
Reach 1	733	BASE FLOOD	1440.00	6301.26	6304.14	6304.14	6305.11	0.008181	8.81	200.17	118.68	0.94
Reach 1	733	FLOODWAY	1440.00	6301.26	6304.95	6304.95	6306.70	0.010511	10.62	135.63	38.00	0.99
Reach 1	599	BASE FLOOD	1440.00	6299.88	6302.55	6302.43	6303.14	0.006912	7.28	250.28	164.18	0.84
Reach 1	599	FLOODWAY	1440.00	6299.88	6303.43	6303.43	6305.01	0.009837	10.29	144.17	45.00	1.01
Reach 1	483	BASE FLOOD	1440.00	6299.28	6301.75	6301.66	6302.25	0.006855	6.52	276.71	217.37	0.81
Reach 1	483	FLOODWAY	1440.00	6299.28	6302.73		6303.24	0.003309	5.91	256.15	90.00	0.60
Reach 1	372	BASE FLOOD	1440.00	6298.94	6300.85	6300.85	6301.37	0.009147	6.82	267.71	242.63	0.91
Reach 1	372	FLOODWAY	1440.00	6298.94	6301.43	6301.43	6302.57	0.010441	8.82	169.27	75.00	1.03
Reach 1	251	BASE FLOOD	1440.00	6298.69	6300.36		6300.55	0.003330	3.87	424.19	335.75	0.54
Reach 1	251	FLOODWAY	1440.00	6298.69	6301.25		6301.63	0.003064	5.00	294.21	120.00	0.56
Reach 1	5	BASE FLOOD	1440.00	6296.94	6299.34	6299.23	6299.65	0.005007	5.49	392.70	472.65	0.69
Reach 1	5	FLOODWAY	1440.00	6296.94	6300.01	6299.50	6300.65	0.005001	6.66	225.92	90.00	0.73

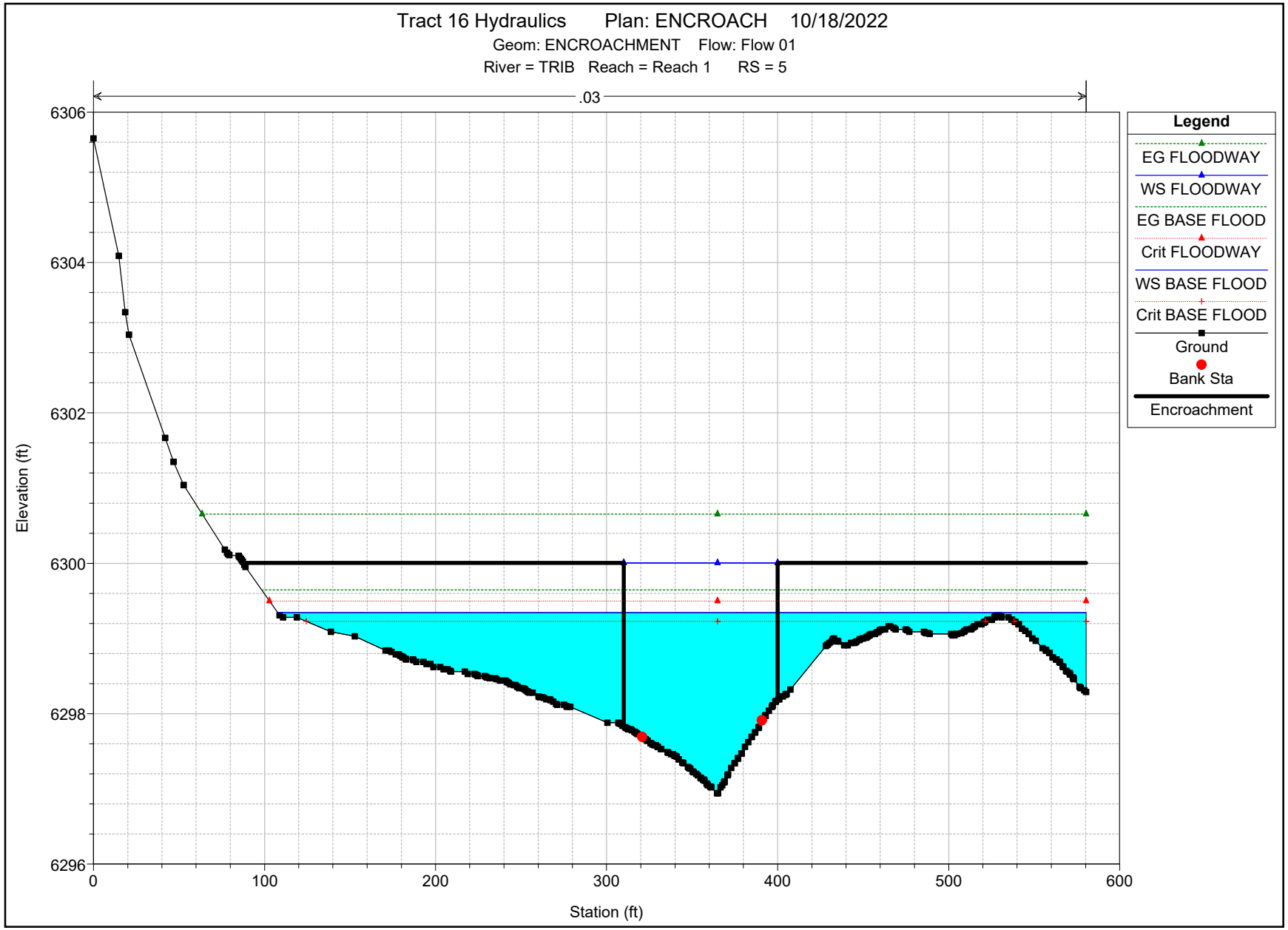

Tract 16 Hydraulics Plan: ENCROACH 10/18/2022
Geom: ENCROACHMENT Flow: Flow 01
River = TRIB Reach = Reach 1 RS = 733
.03
Legend
EG FLOODWAY
EG BASE FLOOD
WS FLOODWAY
Crit FLOODWAY
WS BASE FLOOD
Crit BASE FLOOD
Ground
Bank Sta
Encroachment
Elevation (ft)
6310
6308
6306
6304
6302
6300
0
50
100
150
200
250
300
Station (ft)

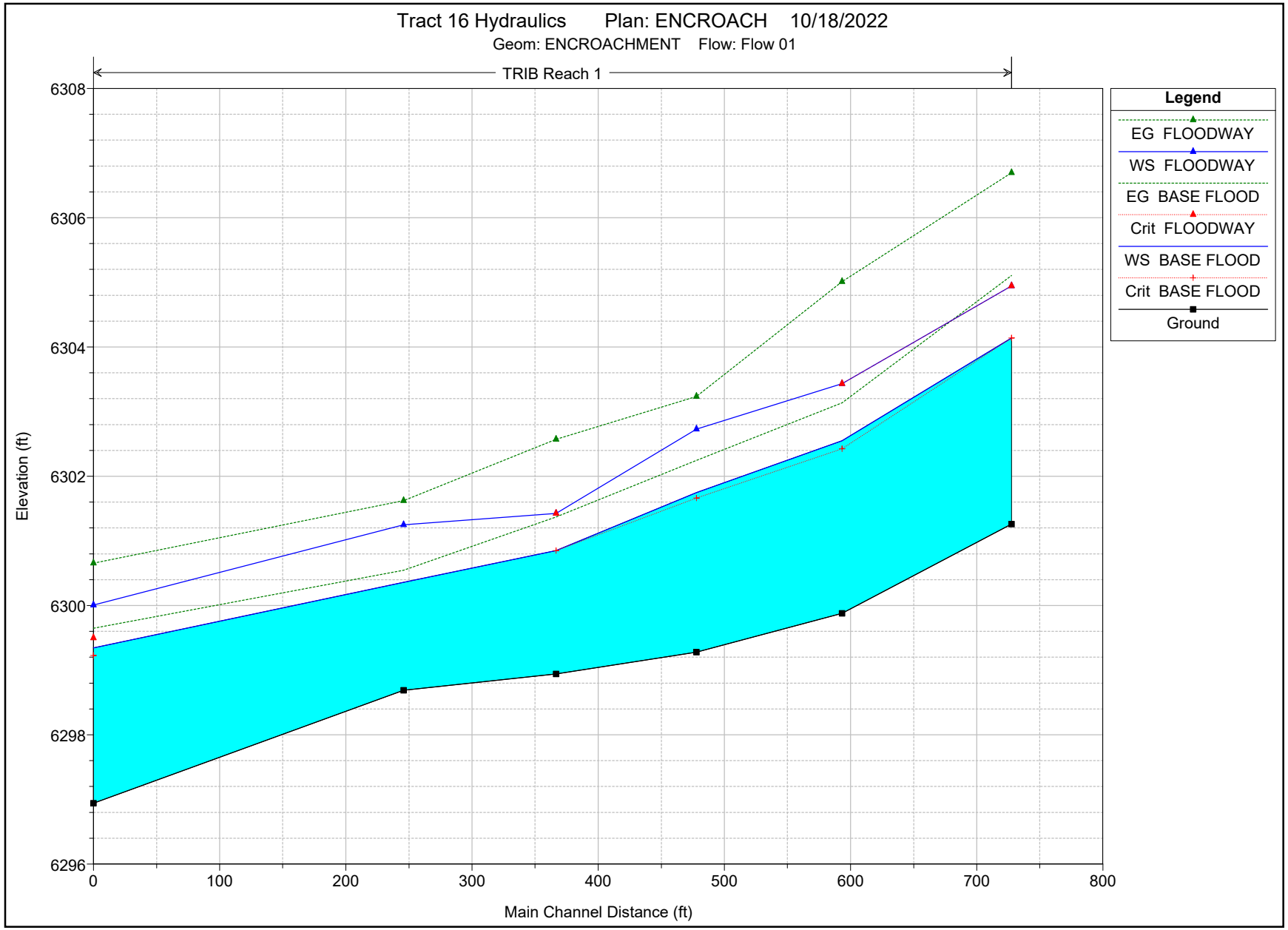

Tract 16 Hydraulics Plan: ENCROACH 10/18/2022
Geom: ENCROACHMENT Flow: Flow 01
River = TRIB Reach = Reach 1 RS = 599
.03
Legend
EG FLOODWAY
WS FLOODWAY
Crit FLOODWAY
EG BASE FLOOD
WS BASE FLOOD
Crit BASE FLOOD
Ground
Bank Sta
Encroachment
Elevation (ft)
6307
6306
6305
6304
6303
6302
6301
6300
6299
0
50
100
150
200
250
300
Station (ft)


Tract 16 Hydraulics Plan: ENCROACH 10/18/2022
Geom: ENCROACHMENT Flow: Flow 01
River = TRIB Reach = Reach 1 RS = 483
.03
Legend
EG FLOODWAY
WS FLOODWAY
EG BASE FLOOD
WS BASE FLOOD
Crit BASE FLOOD
Ground
Bank Sta
Encroachment
Elevation (ft)
6308
6306
6304
6302
6300
6298
0
50
100
150
200
250
300
350
Station (ft)

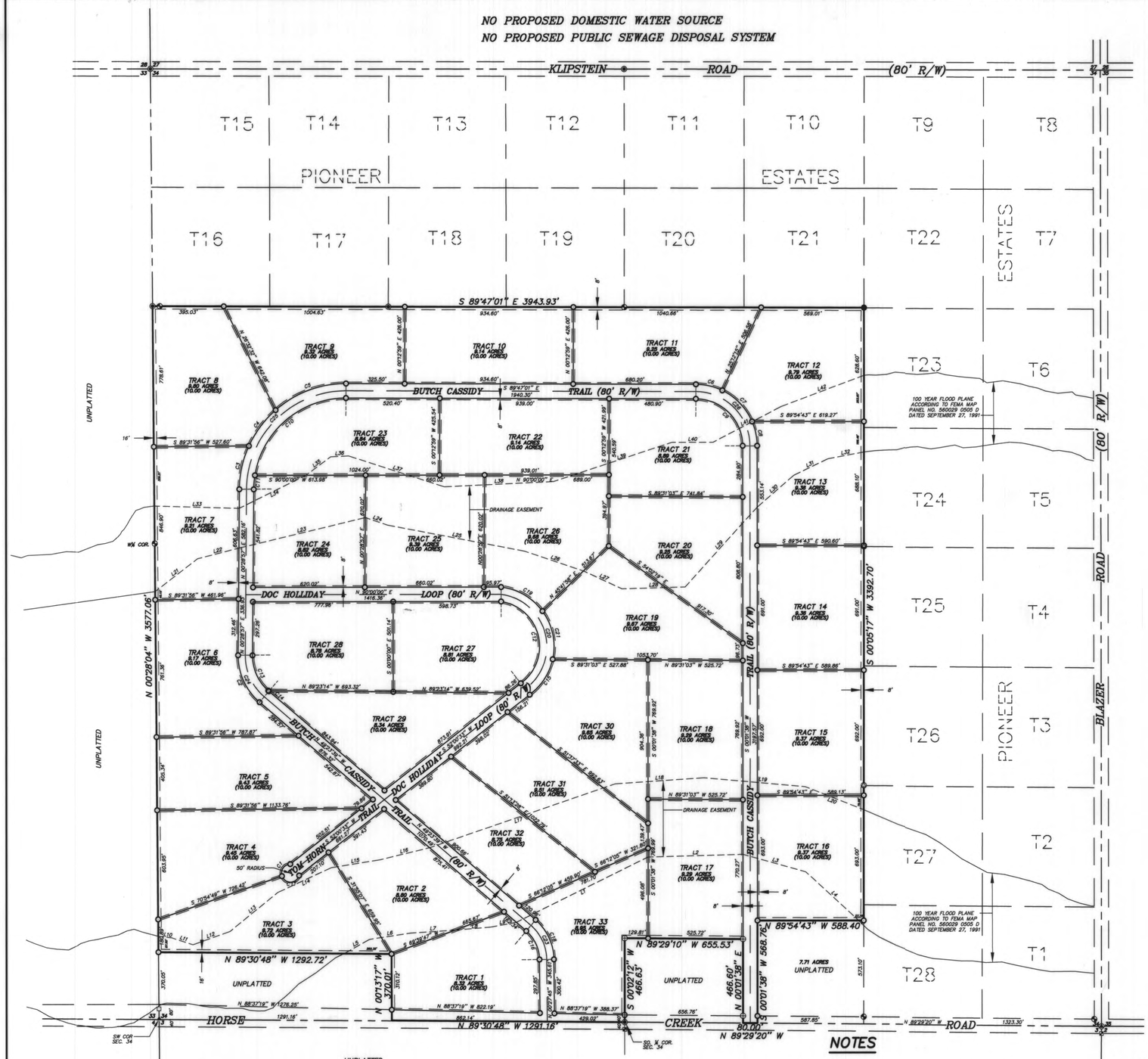

Tract 16 Hydraulics Plan: ENCROACH 10/18/2022
Geom: ENCROACHMENT Flow: Flow 01
River = TRIB Reach = Reach 1 RS = 372
.03
Legend
EG FLOODWAY
WS FLOODWAY
Crit FLOODWAY
EG BASE FLOOD
WS BASE FLOOD
Crit BASE FLOOD
Ground
Bank Sta
Encroachment
Elevation (ft)
6316
6314
6312
6310
6308
6306
6304
6302
6300
6298
0
100
200
300
400
500
Station (ft)


Tract 16 Hydraulics Plan: ENCROACH 10/18/2022
Geom: ENCROACHMENT Flow: Flow 01
River = TRIB Reach = Reach 1 RS = 251
.03
Legend
EG FLOODWAY
WS FLOODWAY
EG BASE FLOOD
WS BASE FLOOD
Ground
Bank Sta
Encroachment
Elevation (ft)
6320
6315
6310
6305
6300
6295
0
100
200
300
400
500
600
Station (ft)


Tract 16 Hydraulics Plan: ENCROACH 10/18/2022
Geom: ENCROACHMENT Flow: Flow 01
River = TRIB Reach = Reach 1 RS = 5
.03
Legend
EG FLOODWAY
WS FLOODWAY
EG BASE FLOOD
Crit FLOODWAY
WS BASE FLOOD
Crit BASE FLOOD
Ground
Bank Sta
Encroachment
Elevation (ft)
6306
6304
6302
6300
6298
6296
0
100
200
300
400
500
600
Station (ft)


Tract 16 Hydraulics Plan: ENCROACH 10/18/2022
Geom: ENCROACHMENT Flow: Flow 01
TRIB Reach 1
Elevation (ft)
6308
6306
6304
6302
6300
6298
6296
0
100
200
300
400
500
600
700
800
Main Channel Distance (ft)
Legend
EG FLOODWAY
WS FLOODWAY
EG BASE FLOOD
Crit FLOODWAY
WS BASE FLOOD
Crit BASE FLOOD
Ground

NO PROPOSED DOMESTIC WATER SOURCE
NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM

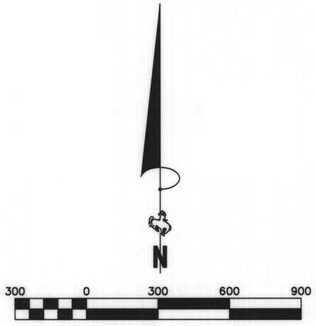


CURVE DATA TABLE

NUMBER	Delta	Ch.	R'	L'	Ch. L'
C1	107°57'58"	S 34°53'47" W	50.00	94.22	80.88
C2	49°32'51"	S 24°27'13" E	340.00	296.00	286.74
C3	24°08'06"	N 12°33'00" E	590.00	248.53	246.70
C4	24°12'57"	N 36°43'32" E	590.00	249.36	247.51
C5	41°22'58"	S 69°31'30" W	590.00	426.14	416.94
C6	29°51'01"	N 77°01'30" W	340.00	151.42	150.17
C7	40°54'06"	N 43°48'58" W	340.00	243.72	237.59
C8	23°23'32"	S 11°40'08" E	340.00	138.81	137.85
C9	89°46'38"	S 44°52'41" E	260.00	407.55	367.09
C10	80°54'29"	S 49°46'45" W	510.00	720.18	661.81
C11	08°49'33"	N 04°53'44" E	510.00	78.56	78.48
C12	135°01'23"	N 13°26'37" W	253.10	596.45	467.70
C13	48°49'58"	N 23°55'45" W	260.00	221.60	214.95
C14	01°02'54"	N 48°53'12" W	260.00	4.76	4.76
C15	41°13'29"	N 73°01'08" E	330.47	238.41	234.27
C16	48°55'54"	S 24°55'42" E	210.00	179.34	173.94
C17	143°46'28"	S 89°01'55" W	50.00	127.21	85.57
C18	48°55'54"	N 24°55'42" W	290.00	247.67	240.21
C19	47°01'47"	S 59°43'58" E	330.47	272.90	265.30
C20	136°08'42"	N 14°12'57" W	292.73	695.41	543.04
C21	48°36'27"	S 11°54'50" E	330.47	282.06	273.67
C22	162°18'18"	N 78°20'53" W	300.00	848.82	592.85
C23	48°55'54"	N 24°55'42" W	250.00	213.51	207.08
C24	49°32'51"	N 24°27'13" W	300.00	261.18	253.01
C25	89°44'02"	N 45°20'58" E	550.00	861.38	778.01
C26	89°48'39"	S 44°52'41" E	300.00	470.25	423.56

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N63°30'30"E	813.92'
L2	N88°26'37"E	525.90'
L3	S74°21'36"E	361.24'
L4	S47°39'15"E	396.92'
L5	N60°47'34"E	160.99'
L6	N81°26'27"E	230.20'
L7	N86°18'47"E	248.15'
L8	N85°11'42"E	199.08'
L9	N79°48'44"E	142.74'
L10	S83°48'16"E	74.82'
L11	S71°58'00"E	123.83'
L12	N70°21'10"E	217.92'
L13	N51°11'06"E	341.38'
L14	N65°19'08"E	326.76'
L15	N80°53'28"E	271.09'
L16	N76°27'24"E	284.68'
L17	N71°00'39"E	1086.67'
L18	N88°09'20"E	492.81'
L19	S84°53'31"E	564.00'
L20	S66°16'34"E	348.23'
L21	N52°31'18"E	297.07'
L22	N76°40'34"E	236.19'
L23	N78°32'08"E	721.26'
L24	S71°10'27"E	129.78'
L25	S79°11'22"E	775.71'
L26	S71°23'37"E	341.90'
L27	S85°09'15"E	234.71'
L28	N88°23'38"E	350.69'
L29	N42°17'42"E	594.33'
L30	N48°50'41"E	268.84'
L31	N64°11'19"E	211.09'
L32	N79°19'32"E	201.45'
L33	S88°30'02"E	470.59'
L34	N63°38'18"E	414.16'
L35	N53°14'28"E	170.28'
L36	N86°54'48"E	99.13'
L37	S72°00'15"E	558.89'
L38	N87°13'17"E	606.01'
L39	N71°42'25"E	691.63'
L40	N89°59'29"E	228.37'
L41	N62°23'46"E	427.22'
L42	N69°35'42"E	487.44'



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: The Horse Creek Ranch, a Wyoming LC, owner in fee simple of a portion of Section 34, Township 15 North, Range 67 West of the 6th P.M., Laramie County, Wyoming, all more particularly described as follows:

Beginning at a point on the west line of said Section 34 from which the southwest corner of said Section 34 bears S.00°28'04"E., a distance of 370.05 feet; thence N.00°28'04"W., along said west line, a distance of 3577.06 feet to the southwest corner of Pioneer Estates Subdivision; thence S.89°47'01"E., along the south line of said Pioneer Estates Subdivision, a distance of 3943.93 feet to the northwest corner of Tract 23 of said Pioneer Estates Subdivision; thence S.00°05'17"W., along the west line of said Pioneer Estates Subdivision, a distance of 3392.70 feet; thence N.89°54'43"W., a distance of 588.40 feet; thence S.00°01'38"W., a distance of 568.76 feet to the south line of said Section 34; thence N.89°29'20"W., along said south line, a distance of 80.00 feet; thence N.00°01'38"E., a distance of 466.60 feet; thence N.89°29'10"W., a distance of 655.53 feet; thence S.00°02'21"W., a distance of 466.63 feet to the south quarter corner of said Section 34; thence N.89°30'48"W., along the south line of said Section 34, a distance of 1291.16 feet; thence N.00°13'17"W., a distance of 370.01 feet; thence N.89°30'50"W., a distance of 1292.72 feet to the point of beginning. Containing 330.741 acres more or less.

Has caused the same to be surveyed, platted and known as THE HORSE CREEK RANCH, does hereby declare the subdivision of said land as it appears on this plat to be their free act and deed and in accordances with their desires, and does hereby dedicate for the use of the public the roads and grant the easements for the purposes indicted hereon.

The Horse Creek Ranch, a Wyoming LC

June C. Casey, member

ACKNOWLEDGEMENTS

STATE OF WYOMING } SS
COUNTY OF LARAMIE }

The dedication instrument was acknowledged before me this 22nd day of April 1999, by June C. Casey, member of The Horse Creek Ranch, a Wyoming LC.

CAROL T. STEIL - NOTARY PUBLIC
COUNTY OF LARAMIE — STATE OF WYOMING
My Commission Expires August 12, 2000

Carol T. Steil
Notary Public, Laramie County, Wyoming
My Commission Expires 8-12-2000

APPROVALS

Approved by the Cheyenne-Laramie County Regional Planning Commission this 16th day of December, 1998.

D.A. Wilson
Development Director

Approved by the County Commissioners of Laramie County, Wyoming, this 22nd day of December, 1998.

Chairman

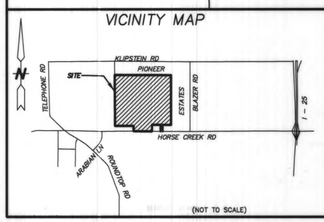
ATTEST: County Clerk

CERTIFICATE OF SURVEYOR

I, John A. Steil, Registered Professional Land Surveyor in the State of Wyoming, hereby certify that this plat of THE HORSE CREEK RANCH, 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 June, 1998, that the monuments are set or found as shown and that this plat correctly represents said survey of the land depicted hereon to the best of my knowledge.

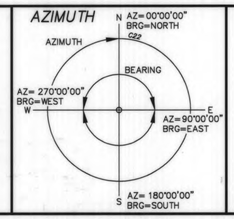
Professional Land Surveyor — JOHN A. STEIL — 2500 — Date 4-22-99 — WYOMING

VICINITY MAP



(NOT TO SCALE)

AZIMUTH



FILING RECORD

Reception 250445

The State of Wyoming } SS
County of Laramie }

This instrument was filed for record at 4:40 o'clock P M, on the 23rd day of April A.D. 1999 and duly recorded in P/C 7 slot 77

County Clerk & Ex-Officio Register of Deeds
By Deputy

NOTES

1.) UTILITY AND DRAINAGE EASEMENTS AS SHOWN BY DASHED LINES ARE 16' WIDE AND CENTERED ON TRACT LINES UNLESS OTHERWISE SHOWN.

2.) (ACRES) DENOTES TRACT AREA TO CENTERLINE OF ADJACENT ROAD RIGHT OF WAYS.

3.) BASIS OF BEARING – WEST LINE OF SECTION 34, HAVING A BEARING OF N 00°28'04" W.

4.) THE SELLER DOES NOT WARRANT TO THE PURCHASER THAT HE/SHE SHALL HAVE ANY RIGHTS TO THE NATURAL FLOW OF ANY STREAM WITHIN OR ADJACENT TO THE PROPOSED SUBDIVISION. THE SELLER FURTHER STATES THAT THE WYOMING LAW DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS TO THE CONTINUED NATURAL FLOW OF A STREAM OR RIVER FOR PERSONS LIVING ON THE BANKS OF THE STREAM OR RIVER.

5.) SUITABLE LOCATIONS FOR LEACH FIELD AND REPLACEMENT LEACH FIELD BE IDENTIFIED BEFORE MAKING FINAL SITING DECISIONS FOR LOTS WITHIN THE SUBDIVISION.

6.) WELL(S) SHALL BE CONSTRUCTED SUCH THAT THERE IS AT LEAST 60 FEET OF PERFORATED CASING IN THE BOTTOM PORTION OF THE WELL AND AT LEAST 100 FEET OF WATER ABOVE THE UPPERMOST CASING PERFORATIONS.

LEGEND

- ○ SET ⅝" X 24" LONG REBAR WITH 1½" ALUMINUM CAP STAMPED "SSS PLS 2500"
- ◉ FOUND ⅝" X 24" LONG REBAR WITH 2" ALUMINUM CAP STAMPED "SSS PLS 2500"
- ● FOUND 2½" ALUMINUM CAP STAMPED "LS 2500"
- ⊙ FOUND ⅝" REBAR
- ⊛ FOUND 2" BRASS CAP STAMPED "LS 519"
- ⊕ FOUND 1½" ALUMINUM CAP STAMPED "LS 2500"
- □ FOUND W.D.O.T. R/W MONUMENT
- ⊛ SET 3¼" ALUMINUM CAP STAMPED "STEIL SURVEYING SERVICES PLS 2500"
- ⊠ FOUND U.S. MILITARY RESERVATION MONUMENT
- ⊙ FOUND 1½" ALUMINUM CAP STAMPED "LS 519"
- ▲ FOUND 3¼" ALUMINUM CAP STAMPED "STEIL SURVEYING SERVICES PLS 5910"

98143F

THE HORSE CREEK RANCH

A SUBDIVISION OF

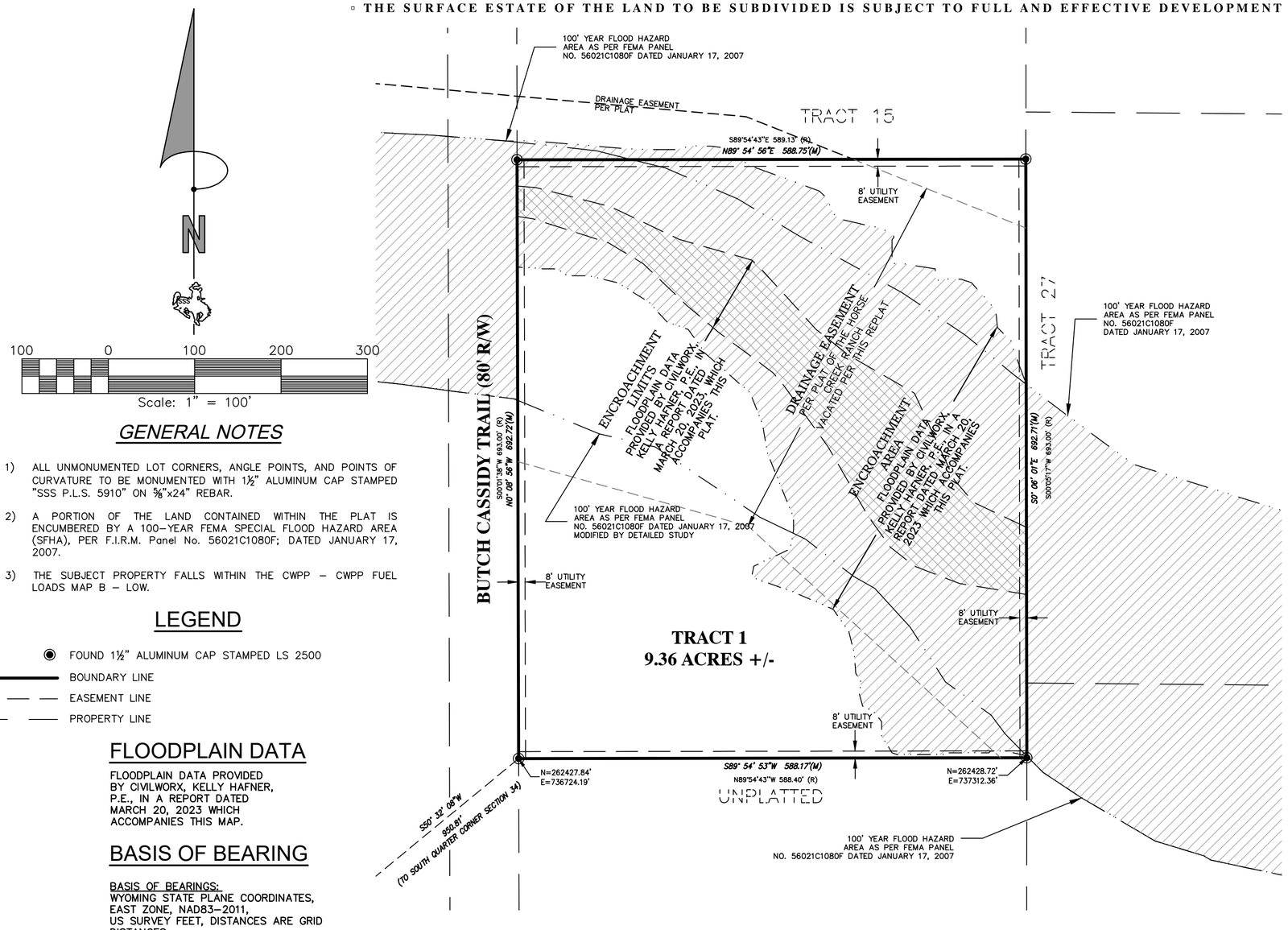
A PORTION OF SECTION 34,
TOWNSHIP 15 NORTH,
RANGE 67 WEST,
OF THE 6TH P.M.,
LARAMIE COUNTY, WYOMING.

PREPARED NOVEMBER, 1998

STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
1102 WEST 19th STREET P.O. BOX 2073
PH(307)634-7273 CHEYENNE, WY. 82003

▫ NO PROPOSED CENTRAL WATER SUPPLY SYSTEM ▫ NO PROPOSED CENTRALIZED SEWAGE SYSTEM ▫ FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT LCFA ▫

▫ THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE ▫



GENERAL NOTES

1) ALL UNMONUMENTED LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MONUMENTED WITH 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON ⅜"x24" REBAR.

2) A PORTION OF THE LAND CONTAINED WITHIN THE PLAT IS ENCUMBERED BY A 100-YEAR FEMA SPECIAL FLOOD HAZARD AREA (SFHA), PER F.I.R.M. Panel No. 56021C1080F; DATED JANUARY 17, 2007.

3) THE SUBJECT PROPERTY FALLS WITHIN THE CWPP – CWPP FUEL LOADS MAP B – LOW.

LEGEND

- FOUND 1½" ALUMINUM CAP STAMPED LS 2500
- BOUNDARY LINE
- EASEMENT LINE
- PROPERTY LINE

FLOODPLAIN DATA

FLOODPLAIN DATA PROVIDED BY CIVILWORX, KELLY HAFNER, P.E., IN A REPORT DATED MARCH 20, 2023 WHICH ACCOMPANIES THIS MAP.

BASIS OF BEARING

BASIS OF BEARINGS:
WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET, DISTANCES ARE GRID DISTANCES.
COMBINATION FACTOR = 0.999945026

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT:
Sanchez Land Development, LLC, a Wyoming limited liability company, owner in fee simple of Tract 16, The Horse Creek Ranch, situate in a portion of Section 34, Township 15 North, Range 67 West of the 6th P.M., Laramie County, Wyoming.

Has caused the same to be surveyed, vacated and platted to be known as THE HORSE CREEK RANCH, THIRD FILING, and does 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.

Frank Sanchez, Owner, Sanchez Land Development,LLC, A Wyoming limited liability company

OWNER ACKNOWLEDGEMENT

STATE OF WYOMING)
) SS
COUNTY OF LARAMIE)

The foregoing instrument was acknowledged before me this _____ day of _____, 2023 by Frank Sanchez, Owner, Sanchez Land Development, LLC, a Wyoming limited liability company.

_____
Notary Public, Laramie County, Wyoming

My Commission Expires: _____

APPROVALS

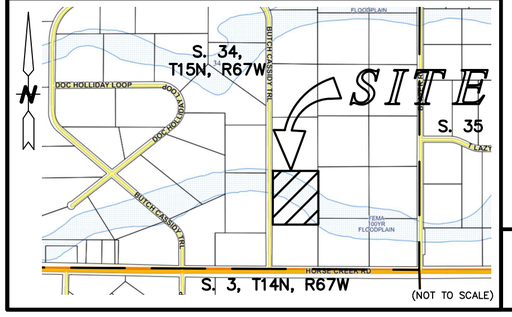
Approved by the Board of Commissioners of Laramie County, Wyoming this ___ day of _____, 2023.

_____ *ATTEST:* _____
Chairman *County Clerk*

VACATION STATEMENT

IT IS THE INTENT OF THIS REPLAT TO VACATE TRACT 16, THE HORSE CREEK RANCH AND THE DRAINAGE EASEMENT ASSOCIATED WITH SAID TRACT SHOWN HEREON
ALL OTHER EASEMENTS TO REMAIN

VICINITY MAP



CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, A Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil Surveying Services, LLC, hereby state, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct supervision; and that this map correctly shows the results of said survey and that the monuments found or set are as shown.

FILING RECORD

REVISED: March 21, 2023
23116 T16 HCR FINAL.DWG

THE HORSE CREEK RANCH THIRD FILING

AN ADMINISTRATIVE REPLAT OF TRACT 16,
THE HORSE CREEK RANCH,
SITUATE IN SECTION 34, T15N, R67W, OF THE 6TH P.M., LARAMIE COUNTY, WYOMING.

PREPARED FEBRUARY 2023

STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS
1102 WEST 19th ST. CHEYENNE, WY. 82001 ○ (307) 634-7273
756 GILCHRIST ST. WHEATLAND, WY. 82201 ○ (307) 322-9789
www.SteilSurvey.com ○ info@SteilSurvey.com