



## LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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Planning • Building

### MEMORANDUM

**TO:** Laramie County Board of Commissioners

**FROM:** Sonny M. Keen, Associate Planner

**DATE:** June 3<sup>rd</sup>, 2025

**TITLE:** PUBLIC HEARING: Board Approval for the easement naming of Wilson Acres, Tract 2, Laramie County, WY.

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### EXECUTIVE SUMMARY

Steil Surveying Services, on behalf of G & G Enterprises, has submitted a Board Approval application to name the recorded easement of Wilson Acres, Tract 2, to Willow Brook Lane. This was a condition of the subdivision permit as the Geographical Information Specialist (GIS) advised they were not able to address these new parcels from Road 146 and therefore, the easement would need to be named to allow for further addresses within Pita Ranch, 2<sup>nd</sup> Filing.

### BACKGROUND

This parcel of land, known as Wilson Acres, Tract 2, is comprised of 1.94 acres. It was recorded as a dedicated easement on July 23<sup>rd</sup>, 2019, that was signed by tract owner Tanner Leuning, as well as the plat for Thunder Basin Estates, 4<sup>th</sup> Filing, and Pita Ranch. Both subdivision plats show this tract of land as an 80' x 100' ingress/egress, utility, and drainage easement.

Pertinent Laramie County Land Use Regulations or Statutory Provisions include:

Section 1-2-104 governing public notice.  
Section 2-2-126(a)(iv) governing Road Naming.

### DISCUSSION

The subject property is required by Laramie County Land Use GIS standards to be named Willow Brook Land solely for the purpose of addressing. The parcels that have now been created with the formation of Pita Ranch, 2<sup>nd</sup> Filing, cannot be addressed from Road 146, therefore, the solution was to name the access tract an official Road to accommodate those additional parcels of land.

A development sign was posted, and adjacent property owners were notified via certified mail. Public comments were received from the Wilson Acres, Tract 2, landowner that this was a transfer of ownership, however, that is not the case. This is strictly naming the access tract of privately owned land an official Road for addressing purposes. The existing recorded plats and easement have been attached to this report for reference.

Staff finds this application is in conformance with the plans and policies of Laramie County.

### **RECOMMENDATION and FINDINGS**

**Based on evidence provided, staff recommends the Laramie County Board of Commissioners find that:**

- a. This application is in conformance with Section 2-2-126(a)(iv) of the Laramie County Land Use Regulations governing Road Naming.

**and that the Board approve Wilson Acres, Tract 2, to be named and known as “Willow Brook Lane” with no conditions.**

### **PROPOSED MOTION**

**I move to grant Board Approval for Wilson Acres, Tract 2, to be named and known as “Willow Brook Lane” and adopt the findings of facts a of the staff report.**

### **ATTACHMENTS**

- Attachment 1: Location and Jurisdiction Map**
- Attachment 2: Agency Review Comments**
- Attachment 3: Applicant Justification Letter**
- Attachment 4: Resolution**
- Attachment 5: Resolution Exhibit A – Board Approval Map**
- Attachment 6: Exhibit B – Thunder Basin Estates, 4<sup>th</sup> Filing**
- Attachment 7: Exhibit C – Pita Ranch**
- Attachment 8: Exhibit D – Wilson Acres, Tract 2, Affidavit Grant of Easement**



## Laramie County Wyoming MapServer

PZ-25-00027

WILSON ACRES, TRACT 2 TO BE  
NAMED "WILLOW BROOK LANE"



This map/data is made possible through the  
Cheyenne and Laramie County Cooperative GIS  
(CLCCGIS) Program and is for display purposes  
only. The CLCCGIS invokes its sovereign and  
governmental immunity in allowing access to or use  
of this data, and makes no warranties as to the  
validity, and assumes no liability associated with the  
use or misuse of this information.  
printed 5/27/2025

## Permit Notes

**Permit Number:** PZ-25-00027

**Parcel Number:** 14633440500200

**Submitted:** 04/17/2025

**Site Address:** UNKNOWN

**Technically Complete:** 04/17/2025

**Applicant:** Steil Surveying Services, LLC  
**Owner:** LEUNING, TANNER J

Laramie County, WY 00000

**Approved:**  
**Issued:**

**Project Description:**

<u>Begin Date</u>	<u>End Date</u>	<u>Permit Area</u>	<u>Subject</u>	<u>Note Type</u>	<u>Note Text</u>	<u>Created By</u>
04/22/2025	04/22/2025	Workflow	PUBLIC WORKS REVIEW	GENERAL	1. I believe there needs to be a 'GIS Review' added for addressing purposes for this application. 2. At time of review by Public Works, the review engineer comments had not been submitted. If the comments need further conversation and/or clarification, please do not hesitate to reach out to Public Works. 3. All comments from the review engineer and/or surveyor shall be addressed.	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV
04/28/2025	04/28/2025	Application	PZ-25-00027	GENERAL	No comments.	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV
05/01/2025		Application	PZ-25-00027	GENERAL	Complex legal issues and history precede this application, which required substantial resources to unravel due to the bare bones presentation of issues and plat, and a more thorough discussion with Planning and the Board of County Commissioners may be required, to make certain previous conditions on the underlying properties are satisfied. [MV and BL]	LARAMIECOUNTY.ATTORNEY@LARAMIECOUNTY.WY.GOV
05/05/2025		Workflow	PLAN REVIEW BY PLANNING AND ZONING	GENERAL	GIS has been made aware of the addressing issues through the subdivision application process, and is being addressed through the easement naming application. Current easement owner, Tanner Leuning, has previously signed the Pita Ranch 1 plat, Thunder Basin, 4th Filing plat, and the Wilson Acres, Tract 2, easement agreement. This application is only to name the easement for addressing purposes for Pita Ranch, 2nd Filing, which had an approved resolution and BOCC approval on May 7th, 2024.	SONNY.HOOPS@LARAMIECOUNTY.WY.GOV
05/07/2025		Application	PZ-25-00027	GENERAL	The application for this Road and Easement naming is being submitted at the request of Laramie County GIS staff for purposes of parcel addressing and required as a condition of approval for Pita Ranch 2nd Filing. Legal access to the Pita Ranch 02 parcel has been demonstrated and it understood via the previously recorded plats and easement documentation. Given an affected party is unwilling or unable to be a signatory to the application, the LCLUR dictates the road naming be approved by the Board of County Commissioners.	JUSTIN.ARNOLD@LARAMIECOUNTY.WY.GOV

## Re[4]: 938 Road 146 Deed and Justification



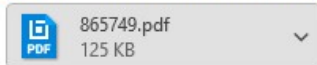
Shane Hansen <shansen@steilsurvey.com>

To Sonny Keen

Cc Victoria Ganskow

Retention Policy 2 Year Email Retention (2 years)

This sender shansen@steilsurvey.com is from outside your organization.



Expires 4/17/2027

Reply Reply All Forward

Thu 4/17/2025 1:27 PM

Sonny,

As a condition of approval for PITA Ranch 2nd Filing, Laramie County is requesting the access road to be named for addressing purposes. The assessor states they do not have enough addresses to give the lots from the county road. Laramie County is driving the need for this road naming application.

Thank you and have a great day!

*Respectfully,*

**Shane Hansen, CST**

Director Planning and Development

**STEIL SURVEYING SERVICES, LLC**

**LAND | CONSTRUCTION | ALTA | SITE PLANNING**

1102 West 19th Street | Cheyenne, Wyoming 82001

Office: 307.634.7273

Cell: 307.630.6035

[shansen@steilsurvey.com](mailto:shansen@steilsurvey.com)



**STEIL SURVEYING SERVICES, LLC**  
**PROFESSIONAL LAND SURVEYORS**

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756 GILCHRIST ST. WHEATLAND, WY. 82201 ◊ (307) 322-9789  
[www.SteilSurvey.com](http://www.SteilSurvey.com) ◊ [info@SteilSurvey.com](mailto:info@SteilSurvey.com)



RESOLUTION # \_\_\_\_\_

**A RESOLUTION FOR BOARD APPROVAL FOR WILSON ACRES, TRACT 2, TO BE NAMED AND KNOWN AS “WILLOW BROOK LANE,” SITUATED IN THE N ½ S ½, OF SECTION 34, T14N, R63W, OF THE 6<sup>TH</sup> P.M., LARAMIE COUNTY, WY.**

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

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

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

**WHEREAS**, this application is in conformance with section 2-2-126(a)(iv) governing Road Naming regulations.

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

The Laramie County Board of Commissioners finds that:

- a. This application is in conformance with Section 2-2-126(a)(iv) of the Laramie County Land Use Regulations governing Road Naming regulations.

**And the Board approves Wilson Acres, Tract 2, to be named and known as “Willow Brook Lane, situated in the N ½ S ½, of Section 34, T14N, R63W, of the 6<sup>th</sup> P.M., Laramie County WY, as shown on the attached ‘Exhibit A’ – Board Approval Map.**

**PRESENTED, READ, PASSED, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.**

LARAMIE COUNTY BOARD OF COMMISSIONERS

\_\_\_\_\_  
Gunnar Malm, Chairman

ATTEST:

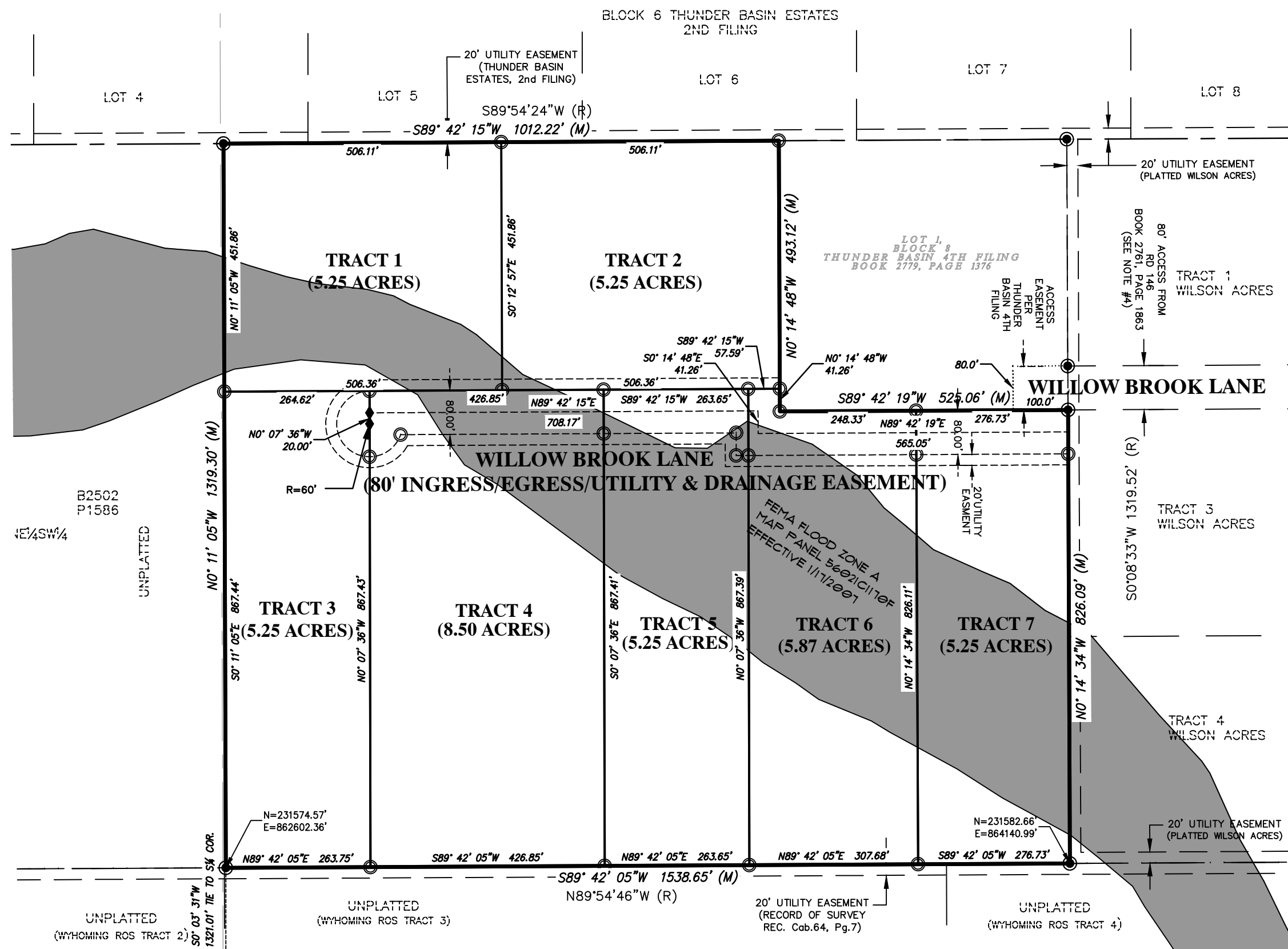
\_\_\_\_\_  
Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

  
\_\_\_\_\_  
Laramie County Attorney's Office

# EXHIBIT A

NO PUBLIC DOMESTIC WATER OR SANITARY SEWER SERVICES • FIRE PROTECTION TO BE PROVIDED BY LARAMIE COUNTY FIRE DISTRICT #6 • THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE •



## DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Victoria N. Ganskow and G & G Enterprises of Wyoming, LLC, owners in fee simple of Tract 1, PITA Ranch and a parcel of land situate in a portion of the N $\frac{1}{2}$ S $\frac{1}{2}$ , of Section 34, Township 14 North, Range 63 West of the 6th P.M., Laramie County, Wyoming, recorded in Book 2779, Page 1376, more particularly described as follows;

Beginning at a point on the north boundary of the S $\frac{1}{2}$  of said section 34, which point bears N89°54'24"W a distance of 1094.33 feet from the East  $\frac{1}{4}$  corner of said section 34, thence proceeding S0°08'33"W a distance of 1319.52 feet; thence proceeding N89°54'46"W a distance of 2859.17 feet; thence proceeding N0°12'20"E a distance of 1319.81 feet; thence proceeding S89°54'24"E a distance of 2857.61 feet to the point of beginning.

## EXCEPT

A parcel of land located in the SW $\frac{1}{4}$  of section 34, T14N, R63W, of the 6th P.M., Laramie County, Wyoming, being more particularly described as follows: the W $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ .

## EXCEPT

A parcel of land located in the SW $\frac{1}{4}$  of section 34, T14N, R63W, of the 6th P.M., Laramie County, Wyoming, being more particularly described as follows: the E $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ , now known as Lot 1, Block 8, Thunderbasin Estates, 4th Filing.

Have caused the same to be surveyed, vacated and platted to be known as PITA RANCH 2ND 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; and do furthermore grant the easements for the purposes indicated hereon.

Victoria N. Ganskow,

Victoria N. Ganskow for G & G Enterprises of Wyoming, LLC.

## OWNER ACKNOWLEDGEMENT

STATE OF WYOMING }  
COUNTY OF LARAMIE } SS

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2024, by Victoria N. Ganskow and Victoria N. Ganskow, Member, G & G Enterprises of Wyoming, LLC.

Notary Public, Laramie County, Wyoming

My Commission Expires: \_\_\_\_\_

## APPROVALS

Approved by the Laramie County Planning Commission, this \_\_\_\_ day of \_\_\_\_\_, 2024.

Chairman

Approved by the Board of Laramie County Commissioners of Laramie County, Wyoming, this \_\_\_\_ day of \_\_\_\_\_, 2024.

Chairman

ATTEST: \_\_\_\_\_  
County Clerk

## 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.

REVISED: 4/3/2024  
23327 FP.DWG

## GENERAL NOTES

- BASIS OF BEARINGS - NORTH BOUNDARY OF THE S $\frac{1}{2}$  OF SECTION 34, HAVING A BEARING OF N89°42'19"E. WYOMING STATE PLANE COORDINATES EAST ZONE, NAD83-2011, US SURVEY FEET. GRID DISTANCES. SITE COMBINATION FACTOR = 0.9997238931
- ALL UNMONUMENTED LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MONUMENTED WITH 1 $\frac{1}{2}$ " ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON  $\frac{5}{8}$ "x24" REBAR.
- 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. 56021C1170F, DATED JANUARY 17, 2007. A PORTION OF THE PARENT PARCEL (REMAINDER) IS ENCUMBERED BY A SFHA.
- LEGAL ACCESS TO THIS SUBDIVISION IS FROM ROAD 146, PROVIDED VIA EASEMENT "TO THE PUBLIC" ACROSS ABUTTING TRACT 2, WILSON ACRES ESTABLISHED IN BOOK 2761, PAGE 1863 IN THE REAL ESTATE OFFICE OF THE LARAMIE COUNTY CLERK. EASEMENT TO BE NAMED WILLOW BROOK LANE ALL THE WAY TO ROAD 146.
- THE SUBJECT PROPERTY DOES NOT FALL WITHIN THE CWPP.

## VACATION STATEMENT

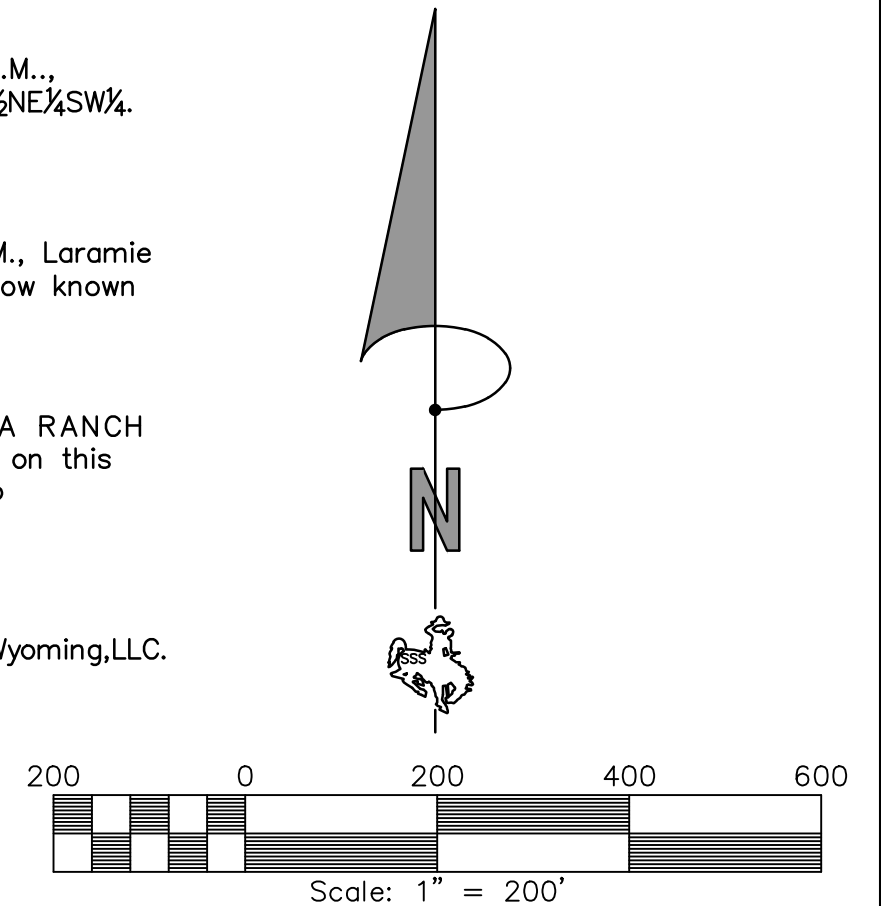
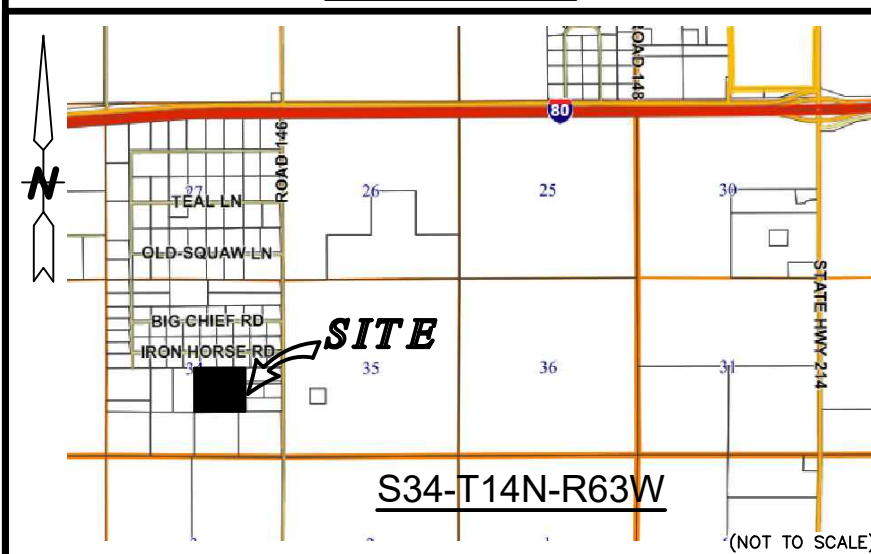
IT IS THE INTENT OF THIS REPLAT TO VACATE ALL OF TRACT 1, PITA RANCH, SITUATE IN A PORTION OF THE N $\frac{1}{2}$ S $\frac{1}{2}$ , OF SECTION 34, T14N, R63W, 6th P.M., LARAMIE COUNTY, WYOMING

## FILING RECORD

## LEGEND

- SET 1 $\frac{1}{2}$ " ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON  $\frac{5}{8}$ " x 24" REBAR
- FOUND 1 $\frac{1}{2}$ " ALUMINUM CAP STAMPED LS 519

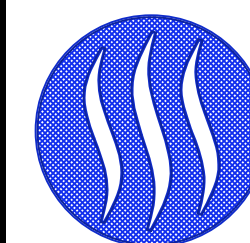
## VICINITY MAP



## PITA RANCH 2ND FILING

A SUBDIVISION OF ALL OF TRACT 1, PITA RANCH AND A PORTION OF THE N $\frac{1}{2}$ S $\frac{1}{2}$ , OF SECTION 34, T14N, R63W, 6th P.M., LARAMIE COUNTY, WYOMING

PREPARED OCTOBER 2023

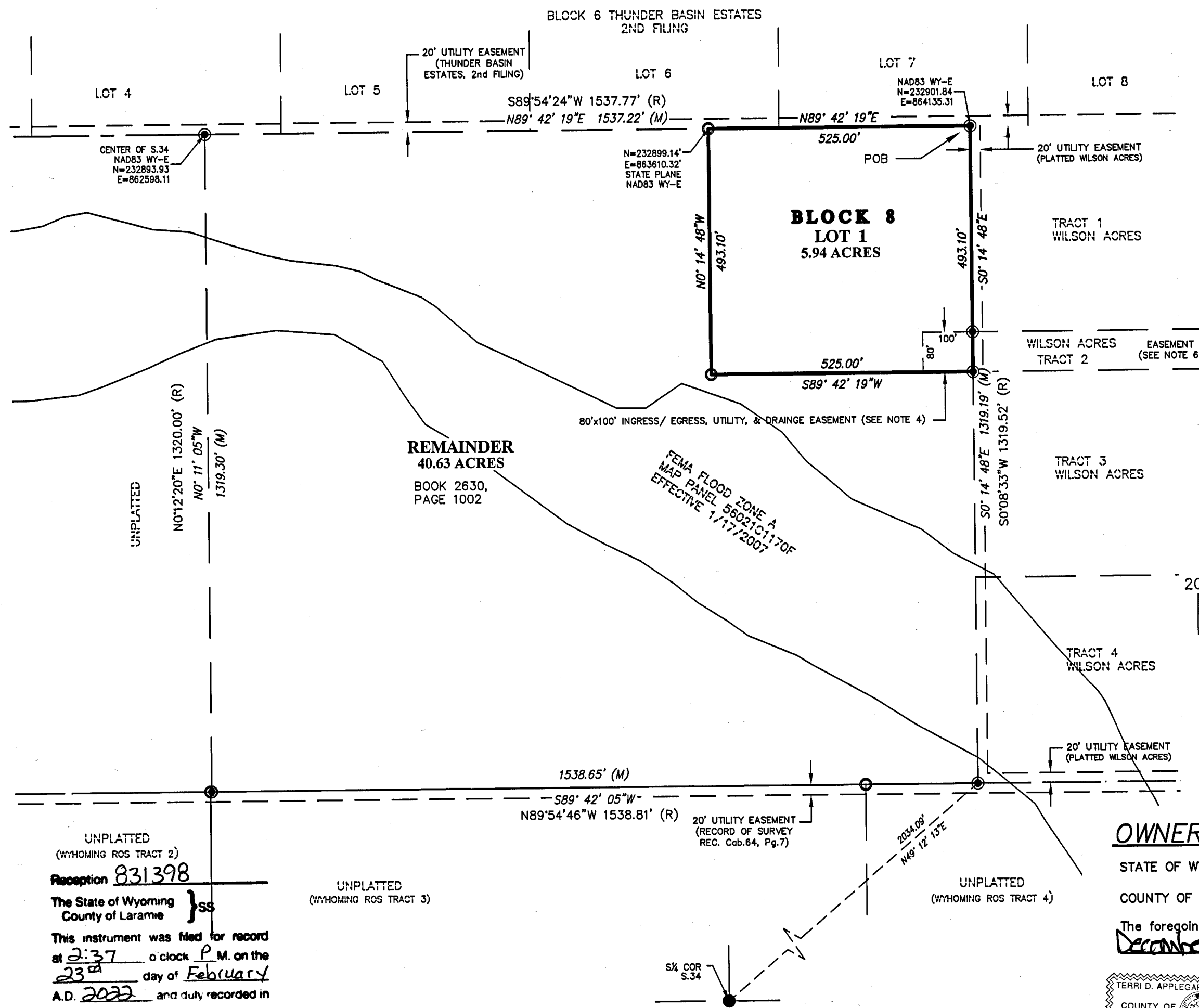


**STEIL SURVEYING SERVICES, LLC**  
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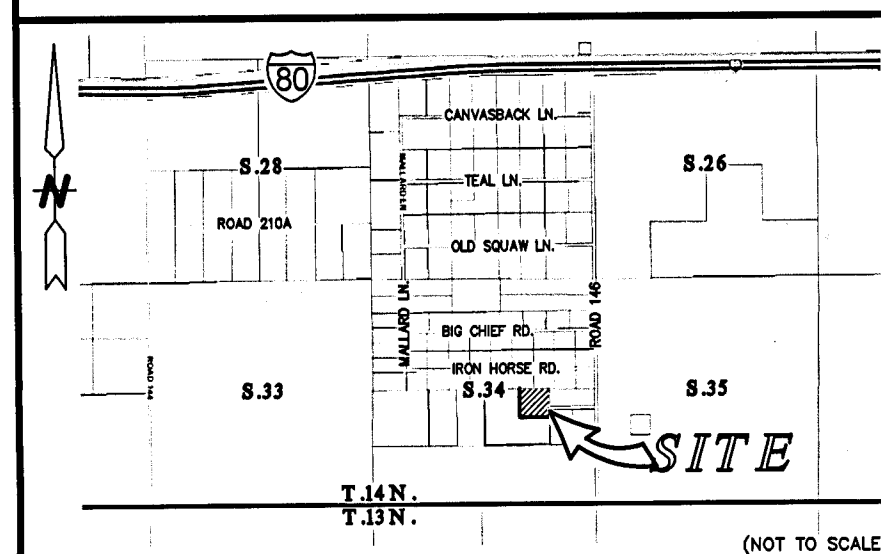
# EXHIBIT B

NO PUBLIC DOMESTIC WATER OR SANITARY SEWER SERVICES - FIRE PROTECTION TO BE PROVIDED BY LARAMIE COUNTY FIRE DISTRICT #6 - THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE



UNPLATTED  
(WYOMING ROS TRACT 2)  
Reception 831398  
The State of Wyoming } ss  
County of Laramie }  
This instrument was filed for record  
at 2:37 o'clock P.M. on the  
23rd day of February  
A.D. 2022 and duly recorded in  
book or page  
P/C 12 slot 98  
Debra K. Lee  
County Clerk & Ex-Officio Register at Deeds  
By [Signature] Deputy

VICINITY MAP



## APPROVALS

Approved by the Laramie County Planning Director this  
16 day of December, 2021.

[Signature]  
Planning Director, Laramie County, Wyoming

Approved by the Director of Laramie County Public  
Works this 16 day of December, 2021.

[Signature]  
Director of Public Works, Laramie County, Wyoming

## FILING RECORD

RECEIVED 2/23/2022 AT 2:37 PM BK# 12 PG# 98  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

## DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Tanner J. Leuning, owner in fee simple of a parcel of land Situate in a portion of the N $\frac{1}{2}$ S $\frac{1}{2}$  of Section 34, Township 14 North, Range 63 West of the 6th P.M., Laramie County, Wyoming, being a portion of that parcel recorded in Book 2630, Page 1002, more particularly described as follows:

Beginning at a point on the north boundary of the S $\frac{1}{2}$  of said section 34, said point being the Northwest corner of Tract 1, Wilson Acres, which point bears S89°42'19"W a distance of 1094.33 feet from the East  $\frac{1}{4}$  corner of said Section 34; thence S00°14'48"E, along the West line of Wilson Acres, a distance of 493.10 feet; thence S89°42'19"W, a distance of 525.00 feet; thence N00°14'48"W, a distance of 493.10 feet to the South line of Thunder Basin Estates 2nd Filing; thence N89°42'19"E, along said South line, a distance of 525.00 feet to the point of beginning.

Has caused the same to be surveyed and platted to be known as THUNDER BASIN ESTATES, 4th FILING, and does hereby declare the subdivision of said land as it appears on this plat, to be his free act and deed and in accordance with his desires; and does furthermore grant the easements for the purposes indicated hereon.

[Signature]  
Tanner J. Leuning

## GENERAL NOTES

- 1) BASIS OF BEARINGS - NORTH BOUNDARY OF THE S $\frac{1}{2}$  OF SECTION 34, HAVING A BEARING OF N89°42'19"E. WYOMING STATE PLANE COORDINATES EAST ZONE, NAD83-2011, US SURVEY FEET. GRID DISTANCES. SITE COMBINATION FACTOR = 0.9997238931
- 2) ALL UNMONUMENTED LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MONUMENTED WITH 1 $\frac{1}{2}$ " ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON  $\frac{3}{8}$ "x24" REBAR.
- 3) NO 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. 56021C1170F; DATED JANUARY 17, 2007. A PORTION OF THE PARENT PARCEL (REMAINDER) IS ENCUMBERED BY A SFHA.
- 4) "80' x 80' INGRESS/ EGRESS, UTILITY, & DRAINAGE EASEMENT" GRANTED HEREON TO THE OWNER(S) OF THE NW $\frac{1}{4}$ SE $\frac{1}{4}$  OF SECTION 34, T.14 N., R.63 W., 6th P.M. AND THE WEST 222.00 FEET OF THE NE $\frac{1}{4}$ SE $\frac{1}{4}$  OF SECTION 34, T.14 N., R.63 W., 6th P.M.

LOT 1, BLOCK 8 SHALL UTILIZE EXISTING ON-SITE DOMESTIC WELL AND SEPTIC SYSTEM.  
LEGAL ACCESS TO THIS SUBDIVISION LOT (AND REMAINDER) FROM ROAD 146 IS PROVIDED VIA EASEMENT ACROSS ABUTTING TRACT 2, WILSON ACRES ESTABLISHED IN BOOK 2761, PAGE 1863 IN THE REAL ESTATE OFFICE OF THE LARAMIE COUNTY CLERK.

## 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.

## THUNDER BASIN ESTATES 4th FILING

AN ADMINISTRATIVE PLAT OF  
A PORTION OF LAND  
SITUATED IN THE N $\frac{1}{2}$ S $\frac{1}{2}$  OF SECTION 34,  
T14N, R63W, 6th P.M.,  
LARAMIE COUNTY, WYOMING

PREPARED June, 2021

## STEIL SURVEYING SERVICES, LLC PROFESSIONAL LAND SURVEYORS PLANNING & DEVELOPMENT SPECIALISTS

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## OWNER ACKNOWLEDGEMENT

STATE OF WYOMING } SS  
COUNTY OF LARAMIE }

The foregoing instrument was acknowledged before me this 16 day of December, 2021 by Tanner J. Leuning

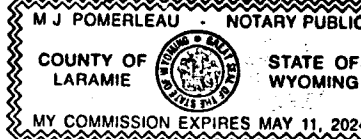


My Commission Expires: April 20, 2022

## COUNTY ACKNOWLEDGEMENT

STATE OF WYOMING } SS  
COUNTY OF LARAMIE }

The foregoing instrument was acknowledged before me this 22 day of February, 2022, by Brad Emmons Laramie County Planning Director and Molly Bennett as Director for Laramie County Public Works.



My Commission Expires: May 11, 2024

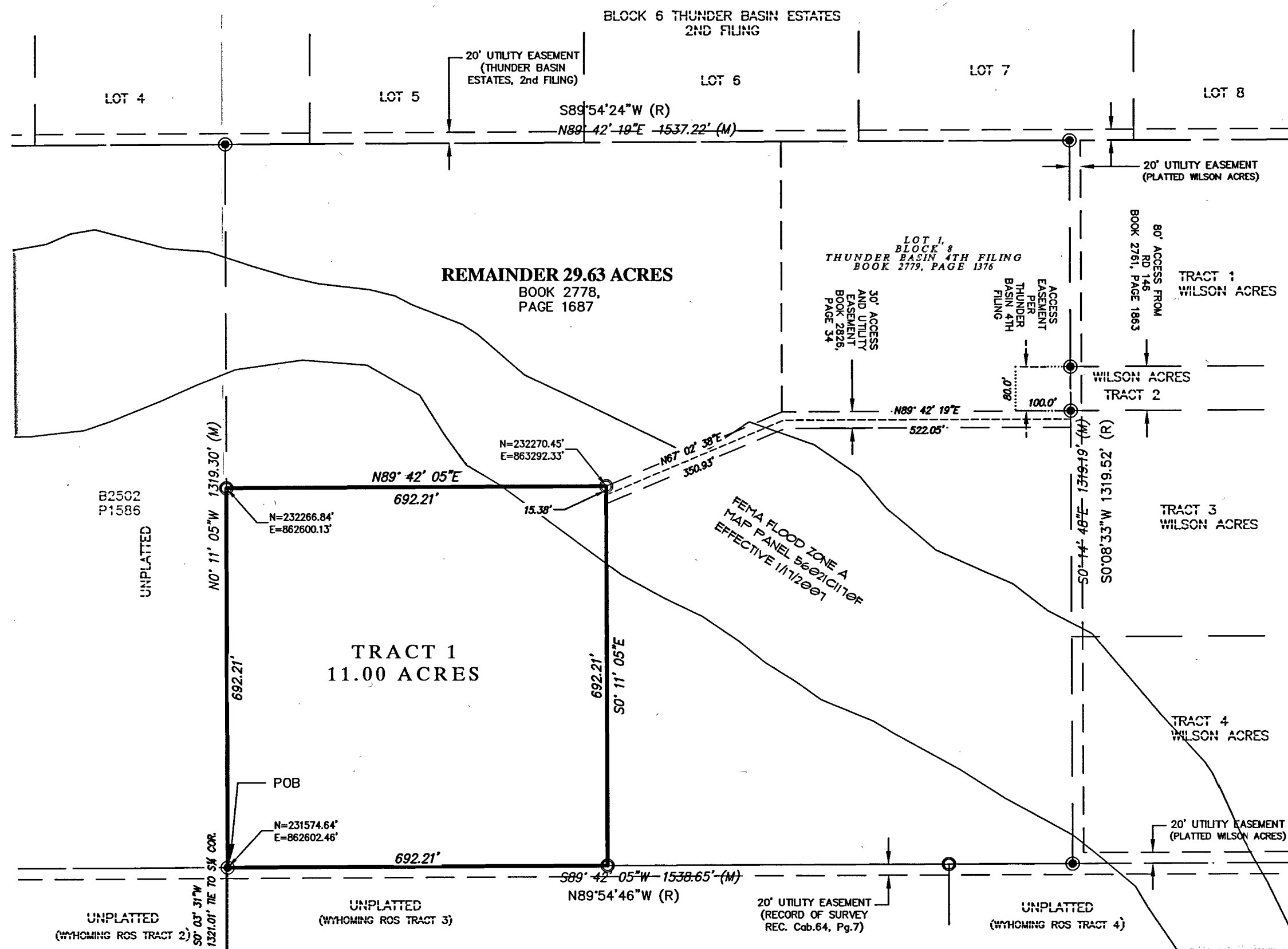
REVISED: 12/3/2021

2021 DWG\21248 TBE4 S34-14-63 ADMIN.DWG



# EXHIBIT C

NO PUBLIC DOMESTIC WATER OR SANITARY SEWER SERVICES • FIRE PROTECTION TO BE PROVIDED BY LARAMIE COUNTY FIRE DISTRICT #6 • THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE •



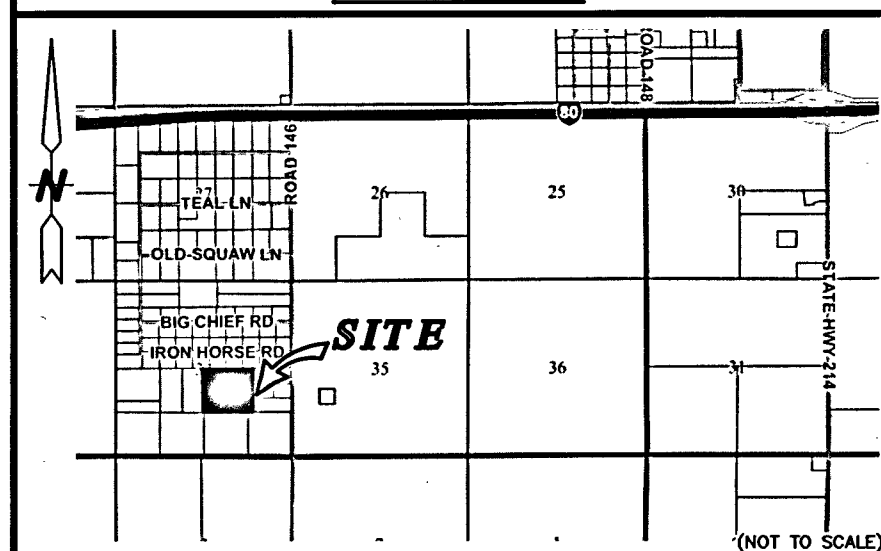
## GENERAL NOTES

- 1) BASIS OF BEARINGS - NORTH BOUNDARY OF THE S $\frac{1}{2}$  OF SECTION 34, HAVING A BEARING OF N89°42'19"E. WYOMING STATE PLANE COORDINATES EAST ZONE, NAD83-2011, US SURVEY FEET. GRID DISTANCES. SITE COMBINATION FACTOR = 0.9997238931
- 2) ALL UNMONUMENTED LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MONUMENTED WITH 1 $\frac{1}{2}$ " ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON  $\frac{5}{8}$ " x 24" REBAR.
- 3) 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. 56021C1170F, DATED JANUARY 17, 2007. A PORTION OF THE PARENT PARCEL (REMAINDER) IS ENCUMBERED BY A SFHA.
- 4) LEGAL ACCESS TO THIS SUBDIVISION LOT (AND REMAINDER) FROM ROAD 146 IS PROVIDED VIA EASEMENT ACROSS ABUTTING TRACT 2, WILSON ACRES ESTABLISHED IN BOOK 2761, PAGE 1863 IN THE REAL ESTATE OFFICE OF THE LARAMIE COUNTY CLERK.
- 5) THE SUBJECT PROPERTY DOES NOT FALL WITHIN THE CWPP.

## LEGEND

- SET 1 $\frac{1}{2}$ " ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON  $\frac{5}{8}$ " x 24" REBAR
- FOUND 1 $\frac{1}{2}$ " ALUMINUM CAP STAMPED LS 519

## VICINITY MAP



## FILING RECORD

RECP #: 855606  
RECORDED 5/3/2023 AT 8:27 AM BK# 13 PG# 24  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY. PAGE 1 OF 1

## DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Tanner J. Leuning and G & G Enterprises of Wyoming, as joint tenants with rights of survivorship AND Abigail E. Leuning, owners in fee simple of a parcel of land Situate in a portion of the N $\frac{1}{2}$ S $\frac{1}{2}$  of Section 34, Township 14 North, Range 63 West of the 6th P.M., Laramie County, Wyoming, being a portion of that parcel recorded in Book 2779, Page 1376, more particularly described as follows:

Beginning at a point on the North line of the S $\frac{1}{2}$ SE $\frac{1}{4}$  from which the S $\frac{1}{4}$  corner of Section 34 bears, S0°03'31"W, a distance of 1321.01 feet, said point being the Southwest corner of that parcel recorded in Book 2778, Page 1687; thence N0°11'05"W, along the West line of said parcel, a distance of 692.21 feet; thence N89°42'05"E, a distance of 692.21 feet; thence S00°11'05"E, a distance of 692.21 feet to the South line of said parcel; thence S89°42'05"W, along said South line, a distance of 692.21 feet to the point of beginning. Containing 11 acres more or less.

Have caused the same to be surveyed, vacated and platted to be known as PITA RANCH, 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; and do furthermore grant the easements for the purposes indicated hereon.

Tanner J. Leuning & Victoria Ganskow, Member, G & G Enterprises of Wyoming, as joint tenants with rights of survivorship

Abigail E. Leuning

## OWNER ACKNOWLEDGEMENT

STATE OF WYOMING } SS  
COUNTY OF LARAMIE }

The foregoing instrument was acknowledged before me this 14th day of April 2023 by Tanner J. Leuning & Victoria Ganskow, Member, G & G Enterprises of Wyoming as joint tenants with rights of survivorship AND Abigail E. Leuning.

TERRI D. APPELGARTH  
NOTARY PUBLIC  
STATE OF WYOMING  
COMMISSION ID: 146621  
MY COMMISSION EXPIRES: APR 20, 2028

Notary Public, Laramie County, Wyoming

My Commission Expires: April 20, 2028

## APPROVALS

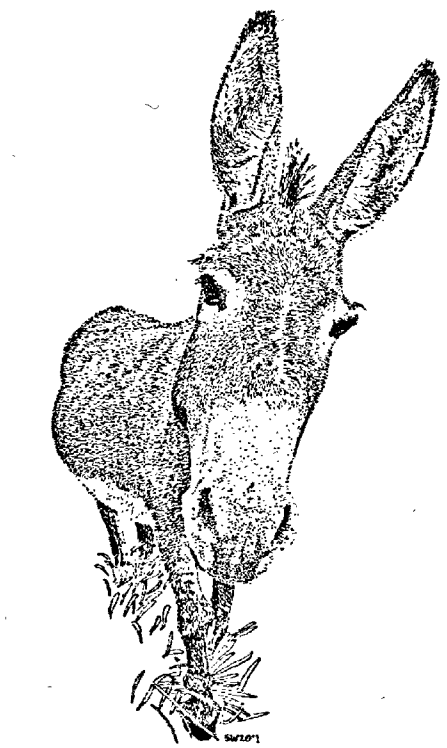
Approved by the Laramie County Planning Commission, this 9th day of February 2023.

Chairman

Approved by the Board of Laramie County Commissioners of Laramie County, Wyoming, this 7th day of March 2023.

Chairman

ATTEST: Debra K. Lee  
County Clerk



## PITA RANCH

A SUBDIVISION OF  
A PORTION OF LAND  
SITUATED IN THE N $\frac{1}{2}$ S $\frac{1}{2}$  OF SECTION 34,  
T14N, R63W, 6th P.M.,  
LARAMIE COUNTY, WYOMING

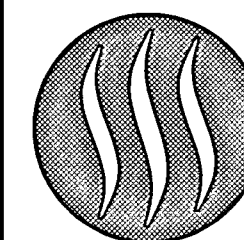
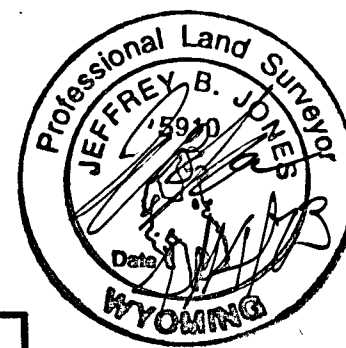
PREPARED DECEMBER 2022

## 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.

REVISED: 4-10-23

22442 34-14-63 FINAL.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

# EXHIBIT D

## \*\*\*\*\*AFFIDAVIT\*\*\*\*\* GRANT OF EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS THAT: TANNER J. LEUNING (Grantor), owner in fee simple of Tract 2, Wilson Acres, in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged by and between the parties:

HEREBY GRANTS an **80' INGRESS/EGRESS, UTILITY, DRAINAGE, & EMERGENCY ACCESS EASEMENT** to the owner(s), their legal successors and/or assigns, of that abutting Parcel of land situate in the N1/2S1/2, of Section 34, Township 14 North, Range 63 West of the 6th P.M., Laramie County, Wyoming (Grantee); said Parcel described in that certain Warranty Deed recorded on the 23<sup>rd</sup> day of July, 2019 at Book 2630, Page 1002 in the Real Estate Records of the Laramie County Clerk.

Said Easement encompasses the entirety of said Tract 2 and is provided for the above-mentioned purposes as currently exist or as may be necessary in the future.

This Easement mutually grants to the parties all rights and privileges necessary or convenient for the full enjoyment and use thereof for the above-mentioned purposes.

The Grantor states that it is the lawful owner of the real property described herein; that it has good and lawful right and authority to grant, sell and convey said property or any part thereof and that it warrants the title of said property.

Grantor agree that Grantee shall maintain the facilities contained within the Easement in good working order. "Good working order" is defined as operating as designed and constructed in accordance with the review and approval of the Laramie County Public Works Department and the Laramie County Engineer; including but not limited to, maintaining the structures and land surface of the Easement free of debris, impoundments and/or alterations to the above-mentioned purposes.

Grantor reserves the right to use the Easement for purposes which will not interfere with the Grantees full enjoyment of the rights hereby granted. Both Grantor and Grantee shall have the right to make improvements within the Easement, with the approval of Grantor, so long as such improvements do not interfere with the function or capacity of the facilities and their good working order. No permanent structures are to be located within the Easement which would interfere with the function or capacity of the drainage and its improvements or fixtures hereinafter installed by the Grantor within the area of the Easement.

It is expressly understood and agreed the enforcement and conditions of this agreement and all rights contained herein shall be strictly reserved to the Grantor. Nothing contained in this agreement shall give any claim or right whatsoever by any third person or entity. It is the express intention of the Grantor that any such person or entity, other than the Grantor, receiving services or benefits under this agreement shall be deemed an incidental beneficiary only.

This grant of Easement is binding upon the heirs, executors, administrators, successors and assigns of the parties hereto.

Grantor make no additional representations or warranties, express or implied.

REMAINDER OF PAGE INTENTIONALLY BLANK  
SEE FOLLOWING PAGE FOR SIGNATURE AND ACKNOWLEDGEMENT



RECP #: 823640  
RECORDED 11/3/2021 AT 11:58 AM BK# 2761 PG# 1863  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 2

IN WITNESS WHEREOF,

Grantor has hereunto set their hands and seals this 21 day of October 2021.

By

Tanner J. Leuning

\*\*\*\*\*

**ACKNOWLEDGMENT**

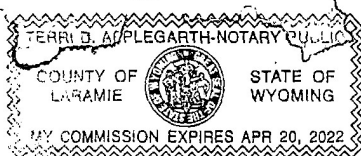
STATE OF WYOMING

COUNTY OF LARAMIE

) ss.

Before me, a Notary Public in and for the state and county aforesaid, personally appeared Tanner J. Leuning, who executed the foregoing instrument for the purposes therein contained, by signing his/her name.

Witness my hand and official seal at office in the state and county aforesaid, this 21<sup>st</sup> day of October, 2021.



Terry D. Aplegarth  
Notary Public, Laramie County, Wyoming

My Commission Expires: April 20, 2022



RECP #: 823640  
RECORDED 11/3/2021 AT 11:58 AM BK# 2761 PG# 1864  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 2 OF 2