



# LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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Planning • Building

## MEMORANDUM

**TO:** Laramie County Board of Commissioners

**FROM:** Seth Frentheway, Associate Planner

**DATE:** June 19<sup>th</sup>, 2018

**TITLE:** Review and action of a Subdivision Permit and Plat for Granite Springs Subdivision, a replat of a portion of Tract 3, Prosser Tracts, Laramie County, WY.

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### EXECUTIVE SUMMARY

CEPI, Inc, on behalf of Granite Springs Apartments, LLC and AYH, LLC, has submitted a Subdivision Permit and Plat application for Granite Springs Subdivision, located northeast of E. Jefferson Rd. & Avenue C. The application has been submitted for the purpose of re-platting the four tracts owned by Granite Springs, LLC and AYH, LLC into three lots.

### BACKGROUND

The proposed subdivision will reconfigure the existing four (4) tracts into three separate lots. The property is being replatted to correct previous lot line location errors and to consolidate the Granite Springs Apartments onto one legally-subdivided lot.

The property is within one mile of the City of Cheyenne jurisdiction, which requires a dual application process. A preliminary plat was submitted to the City and scheduled for final reading by the City Council on July 23<sup>rd</sup>, 2018.

### **Pertinent Regulations**

**Section 2-1-101** (a-e) of the Laramie County Land Use Regulations governing the criteria for a subdivision permit.

**Section 4-2-104** of the Laramie County Land Use Regulations, governing the MR (Medium Density Residential) zone district.

## **DISCUSSION**

The applicant is seeking approval of the subdivision permit and plat to prepare for development of Lot 1. On November 9<sup>th</sup>, 2017 the Laramie County Planning Commission approved a Site Plan for the proposed construction of two (2) Multi-family Apartment Complexes.

The Laramie County Comprehensive Plan identifies the area as Urban Rural Interface (URI). The Urban Rural Interface areas are intended to accommodate a mix of more intensive land uses than other areas. These areas may have public water and sewer services, a higher level of vehicular access, and a greater overall level of community services. Higher density residential, intensive commercial, employment centers and industrial uses are preferred in these areas. The subject property is located within the South Cheyenne Water & Sewer District.

PlanCheyenne categorizes these tracts as Urban Residential (UR). Areas designated as Urban Residential provide a gradual transition from the urbanized areas of the Cheyenne Area to the rural areas on the periphery, with a mix of rural and residential uses. The primary uses are a broader variety of residential types, including single-family residences, duplexes, patio homes, townhomes, condominiums, and apartments.

The subject property is located within the MR (Medium Density Residential) zoned boundary. Multi-family residential uses are Uses by Right within the MR zone district.

Public notice was published and neighbor notice letters were sent by certified mail. Staff received no comments from adjacent landowners. Most of the agency comments have been addressed with a revised plat submitted June 7<sup>th</sup>, 2018, a copy of which is attached. One remaining comment per County Engineer is required to be met prior to recordation of the plat.

Staff finds the proposed Subdivision Permit and Plat is in conformance with the plans and policies of the Laramie County Comprehensive Plan, and the Laramie County Land Use Regulations.

The Laramie County Planning Commission held a public hearing of this application on May 24<sup>th</sup>, 2018. No public comment was received. The Planning Commission voted 3 – 0 to recommend approval of this application to the Board with conditions 1 and 2.

The attached resolution shall serve as the Subdivision Permit upon approval by the Board.

## **RECOMMENDATION and FINDINGS**

**Based on evidence provided, staff recommends the Board 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 of the Laramie County Land Use Regulations.

**and that the Board recommend approval of the Subdivision Permit and Plat for Granite Springs Subdivision to the Laramie County Board of Commissioners with the following condition:**

1. The 20' utility easement shown on the northern portion of Lot 3 shall be addressed per County Engineer comments.

## **PROPOSED MOTION**

**I move to recommend that the Board approve of the Subdivision Permit and Plat for Granite Springs with condition 1, and adopt the findings of facts a and b of the staff report.**

## **ATTACHMENTS**

- Attachment 1: Aerial Map**
- Attachment 2: Comprehensive Plan Map**
- Attachment 3: PlanCheyenne Map**
- Attachment 4: Current Zoning Map**
- Attachment 5: Agency Review Comments**
- Attachment 6: Planning Commission Meeting Minutes**
- Attachment 7: Resolution**
- Attachment 8: Plat – Revised June 7, 2018**

# Laramie County, Wyoming



**Granite Springs Subdivision**

**Subdivision Permit & Plat**

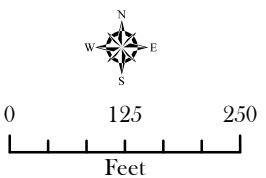
**PZ-18-00093**

**Aerial Map**

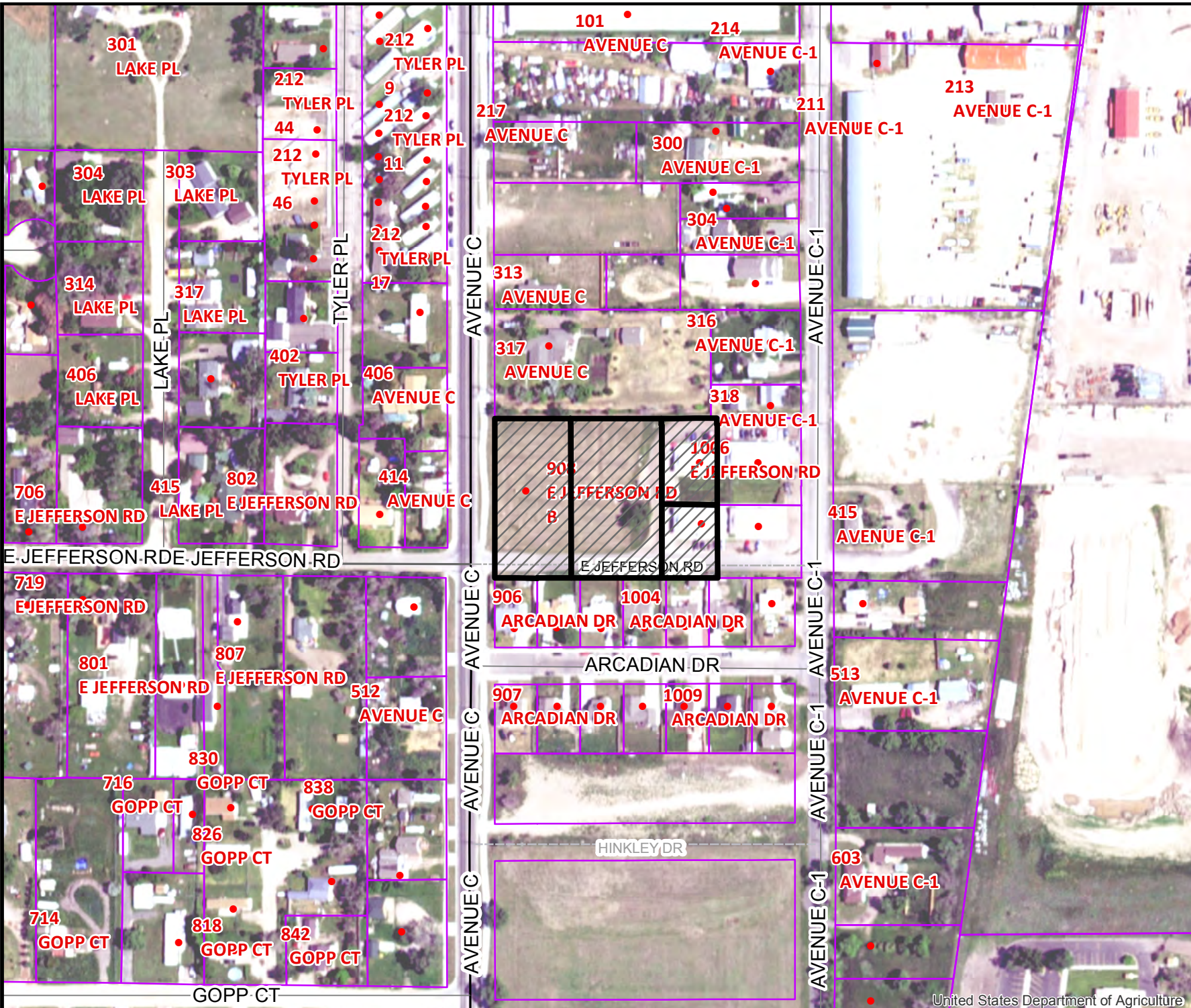
## Legend

- Addresses
- Interstate
- Arterial
- Collector
- Local
- Platted, Not Built
- Private
- Subject Property

Printed on March 22, 2018



United States Department of Agriculture



This map is made possible through the Cheyenne and Laramie County Cooperative GIS Program (CLCCGIS). The data contained herein was collected for its use and is for display and planning purposes only. The CLCCGIS will not be held liable as to the validity, correctness, accuracy, completeness, and/or reliability of the data. The CLCCGIS furthermore assumes no liability associated with the use or misuse of this information.

# Laramie County, Wyoming



## Granite Springs Subdivision

### Subdivision Permit & Plat

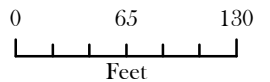
PZ-18-00093

### Comprehensive Plan

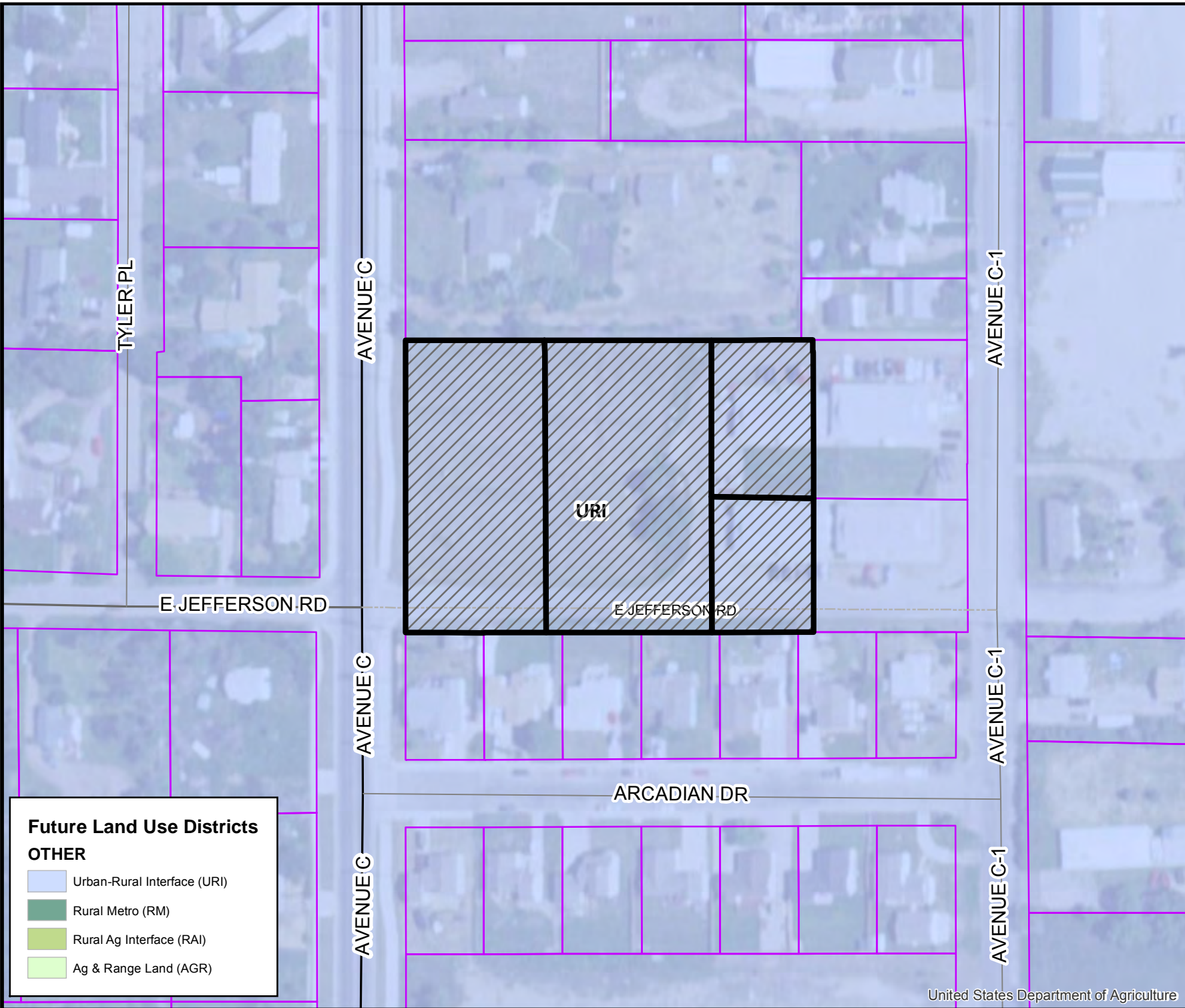
#### Legend

- Interstate
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Printed on March 22, 2018



United States Department of Agriculture



#### Future Land Use Districts

##### OTHER

- Urban-Rural Interface (URI)
- Rural Metro (RM)
- Rural Ag Interface (RAI)
- Ag & Range Land (AGR)

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# Laramie County, Wyoming

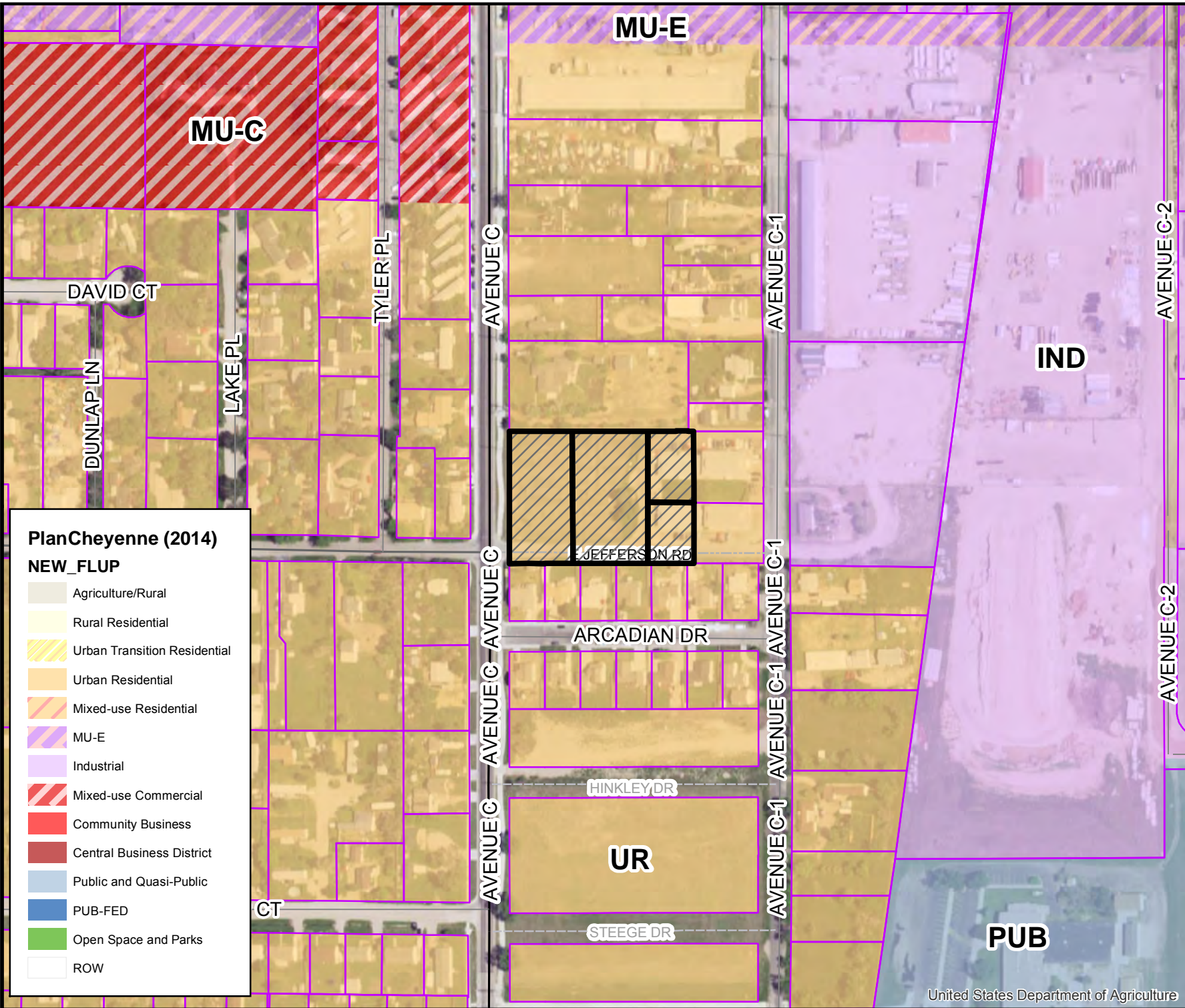


**Granite Springs Subdivision**

**Subdivision Permit & Plat**

**PZ-18-00093**

**PlanCheyenne Map**



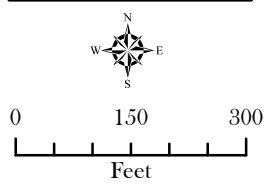
**PlanCheyenne (2014)**  
**NEW\_FLUP**

- Agriculture/Rural
- Rural Residential
- Urban Transition Residential
- Urban Residential
- Mixed-use Residential
- MU-E
- Industrial
- Mixed-use Commercial
- Community Business
- Central Business District
- Public and Quasi-Public
- PUB-FED
- Open Space and Parks
- ROW

**Legend**

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

Printed on March 22, 2018



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# Laramie County, Wyoming



**Granite Springs Subdivision**

**Subdivision Permit & Plat**

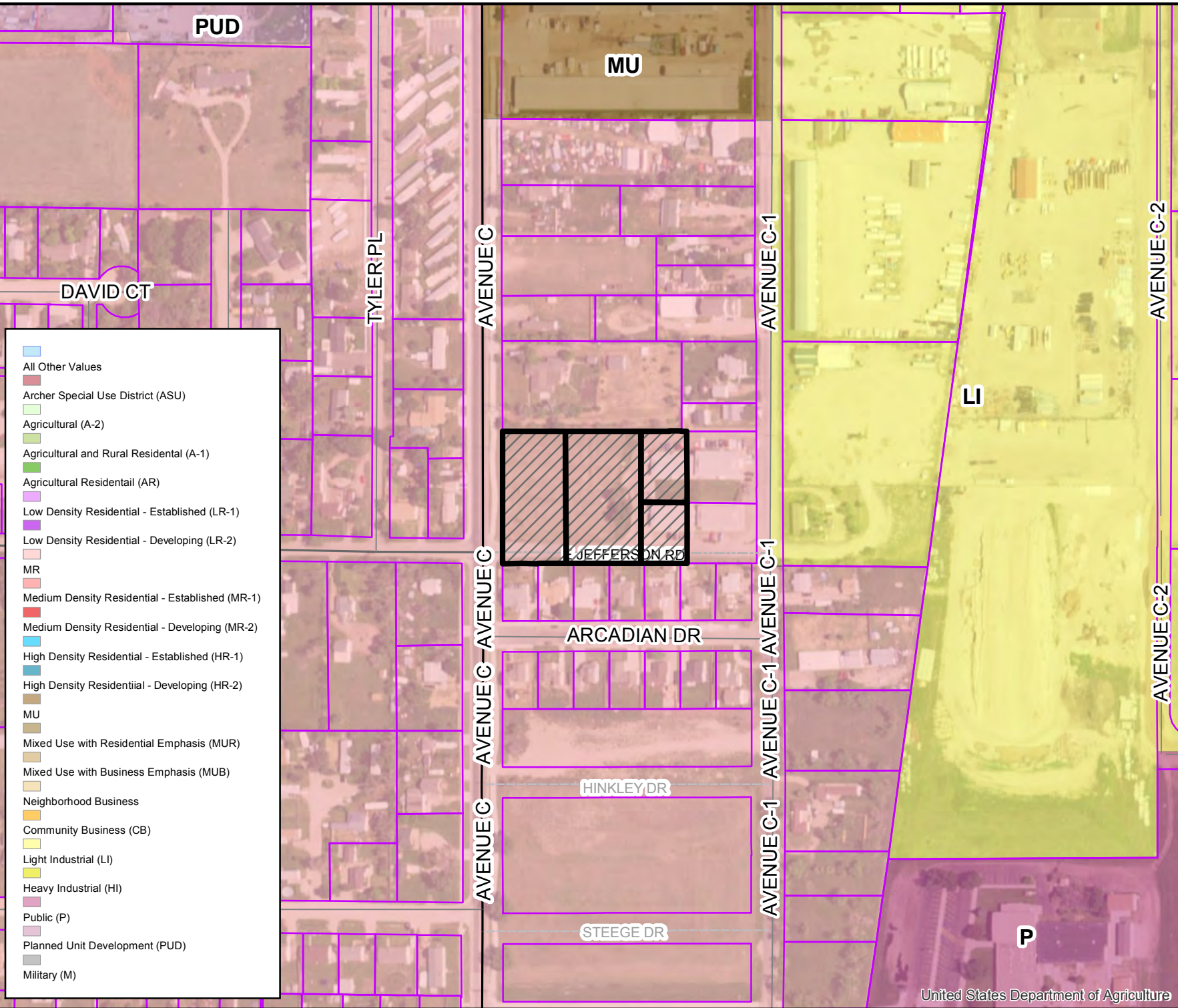
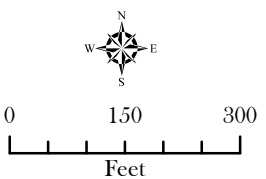
**PZ-18-00093**

**Current Zoning Map**

## Legend

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

Printed on March 22, 2018



- All Other Values
- Archer Special Use District (ASU)
- Agricultural (A-2)
- Agricultural and Rural Residential (A-1)
- Agricultural Residentail (AR)
- Low Density Residential - Established (LR-1)
- Low Density Residential - Developing (LR-2)
- MR
- Medium Density Residential - Established (MR-1)
- Medium Density Residential - Developing (MR-2)
- High Density Residential - Established (HR-1)
- High Density Residential - Developing (HR-2)
- MU
- Mixed Use with Residential Emphasis (MUR)
- Mixed Use with Business Emphasis (MUB)
- Neighborhood Business
- Community Business (CB)
- Light Industrial (LI)
- Heavy Industrial (HI)
- Public (P)
- Planned Unit Development (PUD)
- Military (M)

United States Department of Agriculture

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**County Engineer:** Scott Larson COMMENTS ATTACHED 05/03/2018**Engineer Review**

1. A Traffic Study and Drainage Study was submitted with the Site Plan application and approved.
2. On Note 5, please modify the note or add a statement along the lines of “No part of this platted area lies within the FEMA Flood Hazard Area per FIRM Panel 1356....”

**Surveyor Review**

1. For subdivisions within one (1) mile of the city limits of Cheyenne, survey tie(s) by bearing/azimuth and the distance to two (2) of the City of Cheyenne’s Horizontal Control Network monuments shall be accurately described on the plat. In addition, for the purposes of enhancing the City and County GIS Program framework, all public land survey corners on or within the subdivision boundary shall have field observation coordinates provided on the plat. These coordinates shall reference Wyoming State Plane Coordinate System, East Zone, U.S. Survey foot, NAD 1983(CORS96). The coordinates shall be observed and verified at the time of the plat survey. According to an email memo from Jack Studley, Cheyenne City Surveyor “the conversion of City Ordinance requirements from the City Ground Datum system to the Wyoming State Plane Coordinate system was recently approved” and all future filings in the City should have State Plane coordinates and a combined scale factor for the project. I am not sure exactly when that would take affect or if it would specifically apply to this plat. This plat provides coordinates on the City of Cheyenne Datum only.
2. The 20’ UTILITY EASEMENT across a portion of the northern part of Lot 3 does not include adequate dimension and boundary tie information to identify and locate it.
3. There is an 18’ wide east-west strip of land located in the southern portion of Lot 1, which is sandwiched between a 20’ WIDE UTILITY EASEMENT and a 20’ WIDE ACCESS & UTILITY EASEMENT, which is not identified/labeled. It’s use should be spelled out.

**County Public Works Department:** David Bumann COMMENTS ATTACHED 05/02/2018

This site plan was approved 11-9-17 and construction of improvements have commenced. This plat was to clean up property lines/set backs to bring both tracts (this and neighbor to the east into compliance with Laramie county land use regulations).

**County Real Estate Office:** Laura Pate COMMENTS ATTACHED 04/30/2018

Signature and notary for Granite Springs Apartments have wording issues. In signature area it has “Member of the Member of the Managing Member” and doesn’t have Granite Springs Apartments LLC. And then the notary statement has “Member of the member of the managing member of Granite Springs Apartments LLC.

**Cheyenne Development Services:** Lisa Pafford COMMENTS ATTACHED 04/24/2018

This subdivision is occurring within a mile of the City and requires Governing Body review (W.S. 18-5-308(b) and approval.



**Cheyenne MPO:** Nancy Olson COMMENTS ATTACHED 04/27/2018

The north and south access easements do not need to extend as far west as Avenue C because access should only be from Jefferson Rd a private local street. This comment will be made on the site plan review as well.

**Black Hills Energy:** Dustin McKen COMMENTS ATTACHED 04/20/2018

Please provide a 10' utility easement along Avenue C

**Planners:** Seth Frentheway COMMENTS ATTACHED 05/03/2018

- Signature of Owner (Nathan Richards)has some clerical issues that need attending.
- Approvals need to read "Laramie County Planning Commission" and "Laramie County Board of Commissioners"
- Name and Ownership of owners to N and E need to be addressed.
- Northens and Eastings need to be re-positioned to be legible.
- Plat needs clarity regarding the 18' gap between the two 20' utility and access easements.

**Cheyenne Engineering Services:** Nathan Beauheim COMMENTS ATTACHED 04/23/2018

We cannot support the addition of another access point onto Avenue C. All of the required access for this project should be from Jefferson. Plan Cheyenne shows the traffic volumes on Avenue C rising from their current level of 4500 vehicles per day to 5700 vehicles per day in 2040 (Fiscally constrained scenario). Sweetgrass' traffic impact study tends to indicate that it will be the driver of much of that increase in traffic (as would be expected) so we may see the majority of that traffic growth in the next ten years.

**AGENCIES WITH NO COMMENTS:**

Fire District No. 1  
Building Dept.:

**AGENCIES WITH NO RESPONSE:**

Cheyenne Urban Planning Office  
County Assessor  
County Attorney  
County Treasurer  
County Conservation District  
US Post Office  
Combined Communications Center  
Emergency Management  
Sheriff's Office  
South Chey Community Development  
South Cheyenne Water & Sewer

**County Engineer:** Scott Larson COMMENTS ATTACHED 05/15/2018

Engineer 2nd Review

1. All previous comments have been adequately addressed.

Surveyor 2nd Review

1. According an email memo from Jack Studley, City of Cheyenne Surveyor, "the conversion of City Ordinance requirements from the City Ground Datum system to the Wyoming State Plane Coordinate system was recently approved" and all future filings in the City should have State Plane coordinates and a combined scale factor for the project. I am not sure whether that requirement applies to this plat or not.

2. Surveyor Comment - "The 20' UTILITY EASEMENT" across a portion of the northern part of Lot 3 does not include adequate dimension and boundary tie information to identify and locate it." CEPI responded that it had been removed. The subject 20' UTILITY EASEMENT is still shown on the revised plat provided on May 14, 2018.

3. The subject 18' strip has been removed.

**County Engineer:** Scott Larson COMMENTS ATTACHED 05/15/2018

Engineer 3<sup>rd</sup> Review

There is a 20' UTILITY EASEMENT shown on the current plat across a portion of the northern boundary of Lot 3. The easement is 20' wide north-south and appears to extend to the east boundary of Lot 3. This easement does not extend to the west boundary of Lot 3 and there is no east-west dimension provided on the plat leaving the location of the west end of the easement undefined. It also does not appear to touch the north boundary of Lot 3.

The May 11 response of CEPI indicates that the referenced 20' UTILITY EASEMENT has been removed, but it still appears on the plat.

**Minutes of the Proceedings**  
**Granite Springs Subdivision Permit and Plat**  
**Laramie County Planning Commission**  
**Prepared by the Laramie County Planning & Development Office**  
**Laramie County Wyoming**

Thursday, May 24, 2018

**180524 00** The Laramie County Planning Commission met in regular session on Thursday, May 24, 2018 at 3:30 p.m.

Members in attendance were: Commissioner Jody Clark, Chairperson; Commissioners Jason Caughey and Bert Macy; Brad Emmons, Planning Director; Nancy Trimble, Associate Planner; Bryan Nicholas, Associate Planner; Antony Pomerleau, Chief Building Official.

The meeting register was signed by: Casey Palma, 1102 W 19th St, Cheyenne; Maeke Ermarth, 714 E Gopp Ct, Cheyenne; Fritz W. Ermarth, 714 E Gopp Ct, Cheyenne; Bill Fehringer, 6080 Enterprise, Casper; Nathan Fitzpatrick, 6805 Westedt Rd, Cheyenne.

**02** Review and action of a Subdivision Permit and Plat for Granite Springs Subdivision, a replat of a portion of Tract 3, Prosser Tracts, Laramie County, WY.

Agenda Item 02 Subdivision Permit and Plat for Granite Springs Subdivision, a replat of a portion of Tract 3, Prosser Tracts

County Planner introduced the application, pertinent regulations and the applicant's agent.

Mr. Fehringer stated that reason for the re-plat is to provide ownership and parking space to the existing apartments.

County Planner provided staff report, and recommendations for approval with condition that the existing buildings be removed from the plat and that clerical issues on the plat are addressed prior to the public hearing by the board.

Commissioner Clark opened the hearing to public comment, no public comment. Commissioner Clark closed public comment and asked for a motion. Commissioner Caughey provided motion to approve, Commissioner Macy seconded the motion.

Subdivision Permit & Plat Approved with conditions (3-0).

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR  
GRANITE SPRINGS SUBDIVISION,  
A REPLAT OF A PORTION OF TRACT 3, PROSSER TRACTS,  
LARAMIE COUNTY, WY.**

**WHEREAS**, Wyoming State Statutes §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 proposed subdivision and plat is in accordance with section 4-2-104 of the Laramie County Land Use Regulations; and

**WHEREAS**, this resolution is the subdivision permit for Granite Springs Subdivision.

**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 2-1-101 (a-e) of the Laramie County Land Use Regulations.
- b. This application is in conformance with section 4-2-104 of the Laramie County Land Use Regulations.

**And the Board approves the Subdivision Permit and Plat for Granite Springs Subdivision with the following condition.**

1. The 20' utility easement shown on the northern portion of Lot 3 shall be addressed per County Engineer comments.

**PRESENTED, READ AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.**

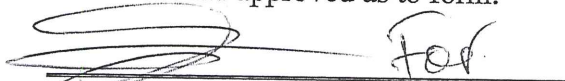
LARAMIE COUNTY BOARD OF COMMISSIONERS

\_\_\_\_\_  
K.N. Buck Holmes, Chairman

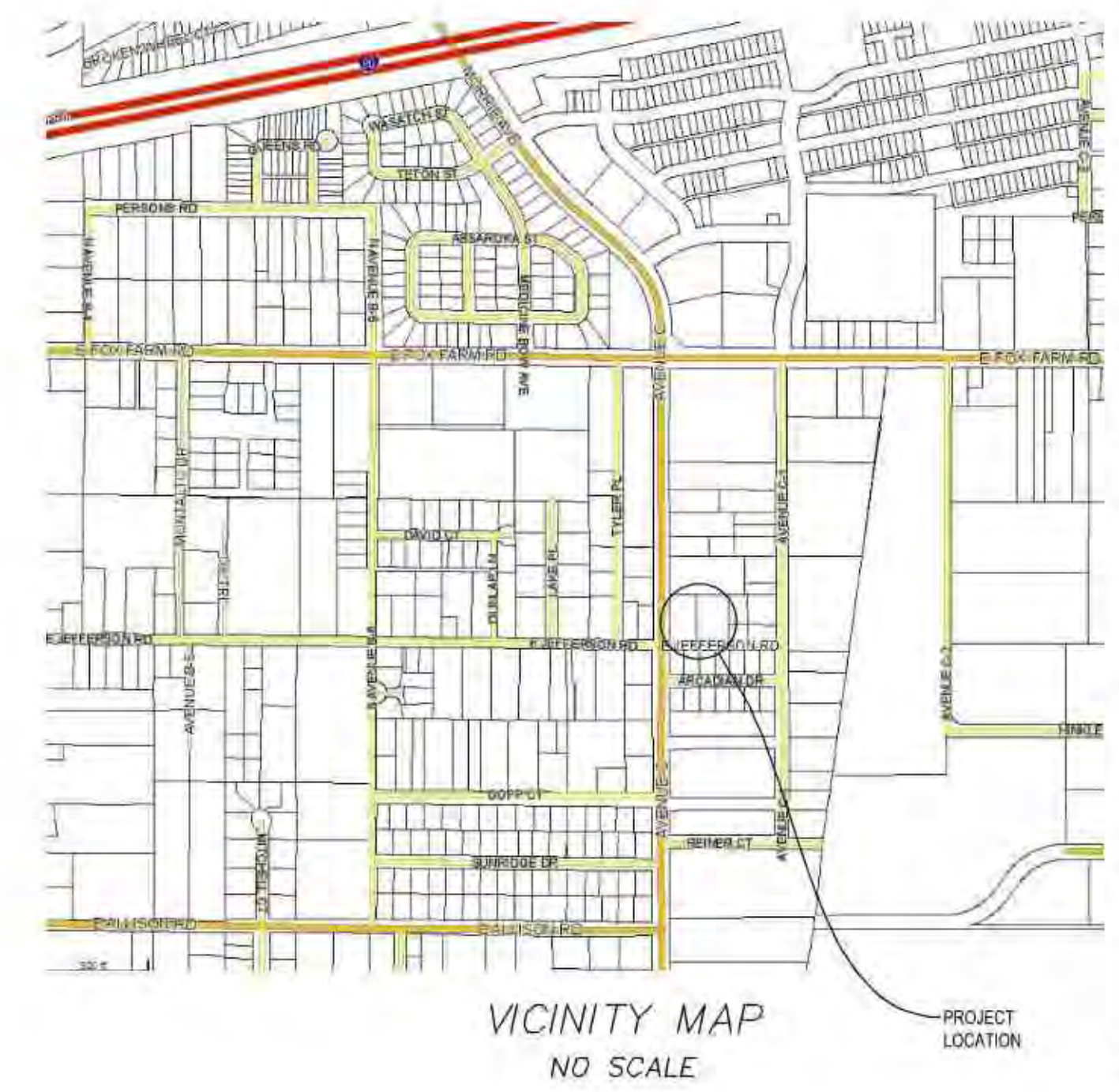
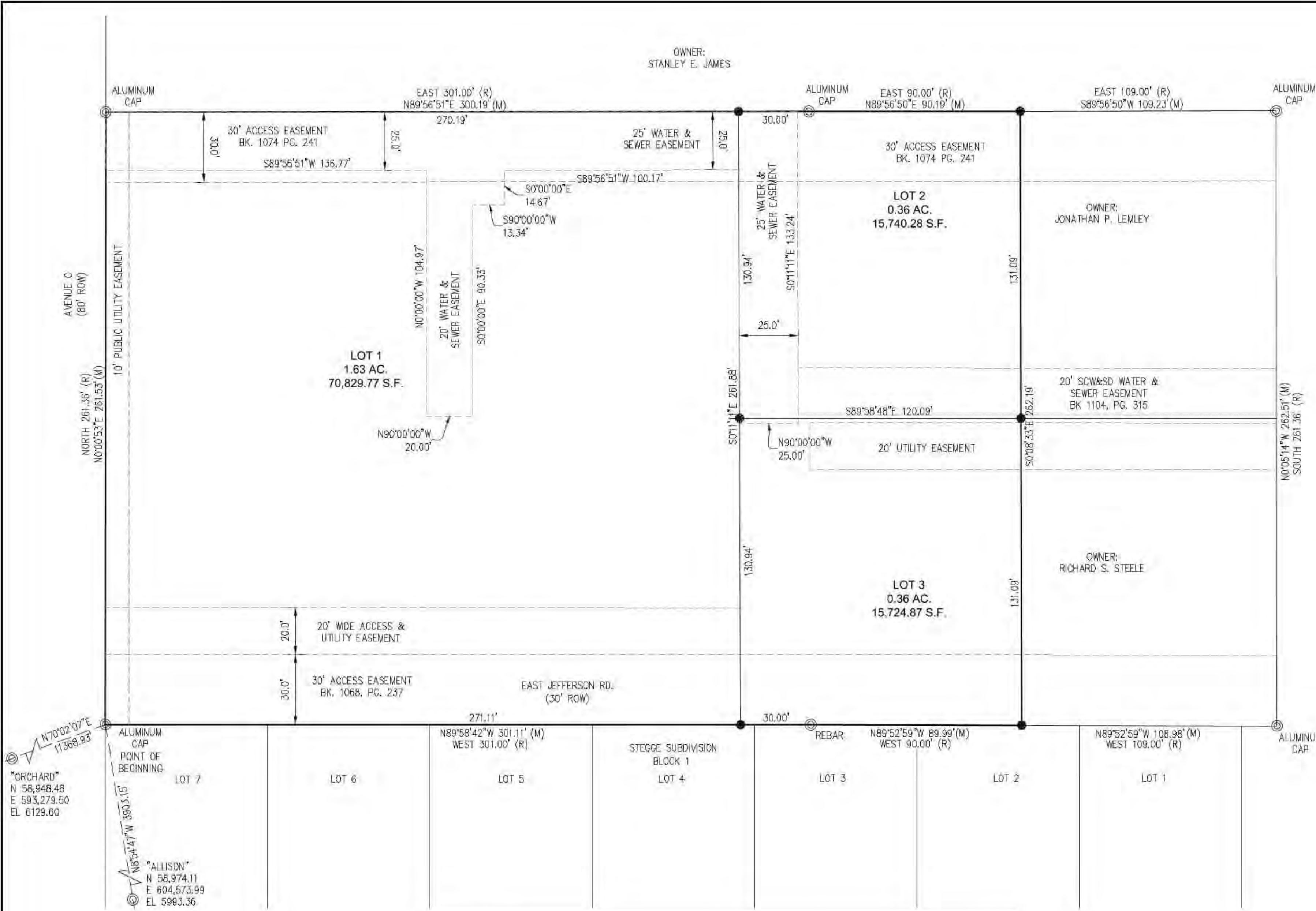
ATTEST:

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

Reviewed and approved as to form:

  
\_\_\_\_\_  
Mark T. Voss, Laramie County Attorney

\\land 2017\Engineering\17-021 Granite Springs\Survey\Plat\REV\Granite Springs\Survey\Plat\REV\1/3/2018\_B01



**CERTIFICATE OF DEDICATION**

STATE OF WYOMING }  
 COUNTY OF NATRONA }SS

THE UNDERSIGNED, GRANITE SPRINGS APARTMENTS, LLC AND AYH, LLC, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND SITUATE IN THE NW¼ OF SECTION 9, T.13N., R.66W., 6TH P.M., AND BEING A PORTION OF TRACT 3, PROSSER TRACTS, LARAMIE COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 3, MONUMENTED BY AN ALUMINUM CAP AND BEING THE POINT OF BEGINNING OF THIS PARCEL:

THENCE N00°00'53"E, ALONG THE WEST LINE OF SAID TRACT 3 AND THE EAST LINE OF AVENUE C, A DISTANCE OF 261.53 FEET TO THE NORTHWEST CORNER OF THE PARCEL, MONUMENTED BY AN ALUMINUM CAP;

THENCE N89°56'51"E, ALONG THE NORTH LINE OF THE PARCEL, A DISTANCE OF 300.19 FEET TO A POINT MONUMENTED BY AN ALUMINUM CAP;

THENCE N89°56'50"E, ALONG THE NORTH LINE OF THE PARCEL, A DISTANCE OF 90.19 FEET TO THE NORTHEAST CORNER OF THE PARCEL, MONUMENTED BY AN ALUMINUM CAP;

THENCE S00°08'33"E, ALONG THE EAST LINE OF THE PARCEL, A DISTANCE OF 262.19 FEET TO THE SOUTHEAST CORNER OF THE PARCEL, LOCATED ON THE SOUTH LINE OF SAID TRACT 3, MONUMENTED BY AN ALUMINUM CAP;

THENCE N89°52'59"W, ALONG THE SOUTH LINE OF THE PARCEL AND OF SAID TRACT 3, A DISTANCE OF 89.99 FEET TO A POINT MONUMENTED BY AN ALUMINUM CAP;

THENCE N89°58'42"W, ALONG THE SOUTH LINE OF THE PARCEL AND OF SAID TRACT 3, A DISTANCE OF 301.11 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 2.35 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS, AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

THE TRACT OF LAND, AS IT APPEARS ON THIS PLAT, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. THE NAME OF THE SUBDIVISION SHALL BE "GRANITE SPRINGS SUBDIVISION" AND THE OWNERS HEREBY GRANT TO THE PUBLIC AND PRIVATE UTILITY COMPANIES AN EASEMENT AND LICENSE TO LOCATE, CONSTRUCT, USE AND MAINTAIN CONDUITS, LINES, WIRES AND PIPES, ANY OR ALL OF THEM, UNDER AND ALONG THE STRIPS OF LAND MARKED "PUBLIC UTILITY EASEMENT", AS SHOWN ON THIS PLAT. AVENUE C AND EAST JEFFERSON ROAD AS SHOWN HEREON HAVE PREVIOUSLY BEEN DEDICATED TO THE USE OF THE PUBLIC.

AYH, LLC  
1503 SOUTH AVENUE C  
CHEYENNE, WY 82007

FATEN MG MORDAHL - MEMBER/MANAGER MOE MORDAHL - MEMBER/MANAGER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY FATEN MG MORDAHL, MEMBER/MANAGER OF AYH, LLC, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MOE MORDAHL, MEMBER/MANAGER OF AYH, LLC, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC

GRANITE SPRINGS APARTMENTS, LLC  
1004 SOUTH AVE. WEST  
MISSOULA, MT 59801

NATHAN RICHMOND - MEMBER OF THE MEMBER OF THE MANAGING MEMBER - GRANITE SPRINGS APARTMENTS, LLC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY NATHAN RICHMOND - MEMBER OF THE MEMBER OF THE MANAGING MEMBER OF GRANITE SPRINGS APARTMENTS, LLC, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC

**GRANITE SPRINGS SUBDIVISION**

VACATION & REPLAT OF  
A PORTION OF  
TRACT 3, THE PROSSER TRACTS  
LARAMIE COUNTY, WYOMING  
SITUATE WITHIN A PORTION OF THE NW¼  
SECTION 9, T.13N., R.66W., 6TH P.M.  
LARAMIE COUNTY, WYOMING  
JANUARY, 2018  
W.O. #17-021

**APPROVALS**  
APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

DEVELOPMENT DIRECTOR \_\_\_\_\_

APPROVED BY THE LARAMIE COUNTY BOARD OF COMMISSIONERS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

CHAIRMAN \_\_\_\_\_ ATTEST: \_\_\_\_\_ COUNTY CLERK

APPROVED BY THE CITY COUNCIL OF THE CITY OF CHEYENNE, WYOMING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

MAYOR \_\_\_\_\_ ATTEST: \_\_\_\_\_ CITY CLERK

**CERTIFICATE OF SURVEYOR**  
STATE OF WYOMING }  
COUNTY OF NATRONA }SS

I, WILLIAM R. FEHRINGER, A LICENSED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 6528, DO HEREBY CERTIFY THAT THIS PLAT OF GRANITE SPRINGS SUBDIVISION, WAS PREPARED FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN JUNE AND DECEMBER, 2017, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.  
WITNESS MY HAND AND OFFICIAL SEAL  
MY COMMISSION EXPIRES \_\_\_\_\_  
NOTARY PUBLIC

**RECORDED**  
FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK OF LARAMIE COUNTY, WYOMING  
THIS DAY OF \_\_\_\_\_, 2018.  
INSTRUMENT NO. \_\_\_\_\_

**NOTES**  
1. ERROR OF CLOSURE EXCEEDS 1:364,908.  
2. BASIS OF BEARINGS IS THE CITY OF CHEYENNE DATUM REFERENCED FROM POINTS ALLISON & ORCHARD.  
3. PUBLIC WATER AND SANITARY SEWER WILL BE PROVIDED BY THE SOUTH CHEYENNE WATER & SEWER DISTRICT.  
4. FIRE PROTECTION WILL BE PROVIDED BY THE LARAMIE COUNTY FIRE DISTRICT NO. 1.  
5. PROPERTY IS SHOWN ON FIRM PANEL 1356 OF 1650, MAP NUMBER 56021C1356F, WITH AN EFFECTIVE DATE OF JANUARY 17, 2007. NO PART OF THIS PROPERTY LIES WITHIN THE FEMA FLOOD HAZARD AREA PER THE REFERENCED FIRM PANEL.  
6. ALL DISTANCES ARE GROUND.

**VACATION STATEMENT**  
IT IS THE INTENT OF THIS REPLAT TO VACATE THE FOLLOWING:  
1. A PORTION OF TRACT 3, PROSSER TRACTS, LARAMIE COUNTY, WYOMING AS DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 1154, PAGE 154.  
2. A PORTION OF TRACT 3, PROSSER TRACTS, LARAMIE COUNTY, WYOMING AS DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 1234, PAGE 32.  
3. A PORTION OF TRACT 3, PROSSER TRACTS, LARAMIE COUNTY, WYOMING AS DESCRIBED IN WARRANTY DEED RECORDED IN BOOK 2166, PAGE 728.

- LEGEND**
- SET MONUMENT 5/8" REBAR & ALUMINUM CAP
  - ⊙ FOUND MONUMENT AS NOTED

