



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Cate Cundall, Associate Planner

DATE: July 18, 2023

TITLE: PUBLIC HEARING regarding a vacation of Tracts 21, 22 and 23, Green Subdivision, 3rd Filing, located in the SW1/4 SW1/4 of Section 22, Township 14 North, Range 66 West, of the 6th PM, Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying Services, LLC, on behalf of Robert A Grandpre, has submitted a vacation for Tracts 21, 22 and 23, Green Subdivision, 3rd Filing located between 3420 Green Court and 3410 Green Court. The vacation has been submitted to create an Administrative Plat so the three (3) tracts may be combined into one (1) 0.42-acre tract.

BACKGROUND

The subject properties are approximately 0.14-acres and located within a MR – Medium Density Residential zoning district. Currently this is vacant residential land, with water and sanitary sewer provided by the Cheyenne Board of Public Utilities.

Pertinent Statutes and Regulations include:

Wyoming State Statute: Section 34-12-101 through 34-12-115.
Section 1-2-100, governing Board Approval process.
Section 1-2-104, governing Public Notice.
Section 2-1-101(m), governing Board vacation of a subdivision plat.
Section 4-2-104, governing the Medium Density Residential zone district.

DISCUSSION

The property was originally platted as Green Subdivision, Lot 4 and 5, which was approved by the Board September 1, 2020. The replat will combine the three (3) 0.14 acres tracts into one 0.42 acre tract.

Public notice was provided as required. One public comment was received regarding drainage which will be addressed between the two parties. All agency comments have been addressed.

The property has an Outside User Water/Sewer Services Agreement, dated October 9, 2020, between the City of Cheyenne, acting through the Board of Public Utilities (BOPU), and the current owner for Tract 21, Green Subdivision, 3rd Filing.

Section 1-2-100 (a) outlines the Laramie County Board of Commissioners Board Approval process. The application for vacation has met the public notice requirements as outlined in the regulations. State statutes requires the Board of County Commissioners to approve a vacation or any portion thereof of a plat established under Wyoming State Statute §18-5-306.

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 2-1-100** of the Laramie County Land Use Regulations.
- b. This application meets the criteria for a partial 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 may approve the Vacation of Tracts 21, 22 and 23, Green Subdivision, 3rd Filing, Laramie County WY, and approve the Administrative Plat for Green Subdivision, 4th Filing.

PROPOSED MOTION

I move to adopt the findings of facts a, b, and c of the staff report, to approve the Vacation of Tracts 21, 22, and 23, Green Subdivision, 3rd Filing, Laramie County, WY which shall take effect upon recordation of the Administrative Plat of Green Subdivision, 4th Filing, and to approve the Administrative Plat of Green Subdivision, 4th Filing.

ATTACHMENTS

- Attachment 1: Project Map**
- Attachment 2: Applicant Narrative**
- Attachment 3: Agency Review Comments and Applicant Responses**
- Attachment 4: Public Comment**
- Attachment 5: Outside User Water/Sewer Service Agreement**
- Attachment 6: To be Vacated - Green Subdivision, 3rd Filing Plat**
- Attachment 7: Green Subdivision, 4th Filing Plat**
- Attachment 8: Resolution**



Laramie County Wyoming

**Green Subdivision, 4th Filing
Administrative Plat
PZ-23-00080**

**Green Subdivision, 3rd Filing
Tract 21, 22 and 23**

**Medium Density Residential
Zone District**

Laramie County Fire Authority

AMEC Zone 2

Urban Rural Interface



7/11/2023, 8:16 AM



June 1, 2023

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

InRe: LETTER OF JUSTIFICATION – GREEN SUBDIVISION, 4TH FILING

Steil Surveying Services, agent for the owner, intends to VACATE and REPLAT all of Tracts 21, 22 and 23, Green Subdivision, 3rd Filing, Laramie County, Wyoming, for Mixed Use. A zone change is required from MR to MU.

The overall density of the replat is 0.41 acres. The proposed replat will consist of ONE (1) tract of 0.41 acres.

Please contact me with any questions or concerns.

Sincerely,

A handwritten signature in blue ink that reads "Michael S. Hansen". The signature is written in a cursive style with a large, stylized initial 'M'.

Shane Hansen

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

Permit Notes

Permit Number: PZ-23-00080

Parcel Number: 14662232001700

Submitted: 06/02/2023

Site Address: UNKNOWN

Technically Complete: 06/07/2023

Applicant: Steil Surveying Services, LLC

Laramie County, WY 00000

Approved:

Owner: GRANDPRE, ROBERT A

Issued:

Project Description: Vacate and replat Tracts 21, 22 and 23, Green Subdivision, 3rd Filing into one tract

<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>
10/10/1910		Parcels	14662232001500	GENERAL	Permit: 14662232001500 Attributes ATTRIBUTE: TaxDist VALUE: 0117 ATTRIBUTE: ZoneCHR VALUE: N ATTRIBUTE: Fire District VALUE: LCFA ATTRIBUTE: Firm Panel VALUE: 56021C1092F_REV ATTRIBUTE: School District VALUE: LCSD #1 ATTRIBUTE: Lot Acres VALUE: 0.14 ATTRIBUTE: Zoning VALUE: MR ATTRIBUTE: Ward VALUE: 0 ATTRIBUTE: Map Page VALUE: D-65C ATTRIBUTE: Lot SqFt VALUE: 6026.00 ATTRIBUTE: ZoneDI VALUE: N ATTRIBUTE: HistDist VALUE: N ATTRIBUTE: Jurisdiction VALUE: COUNTY ATTRIBUTE: Flood Zone VALUE: UNDETERMINED	MIGRATION
10/10/1910		Parcels	14662232001600	GENERAL	Permit: 14662232001600 Attributes ATTRIBUTE: HistDist VALUE: N ATTRIBUTE: Flood Zone VALUE: UNDETERMINED ATTRIBUTE: Jurisdiction VALUE: COUNTY ATTRIBUTE: ZoneDI VALUE: N ATTRIBUTE: Lot SqFt VALUE: 6024.00 ATTRIBUTE: Map Page VALUE: D-65C ATTRIBUTE: Ward VALUE: 0 ATTRIBUTE: ZoneCHR VALUE: N ATTRIBUTE: Fire District VALUE: LCFA ATTRIBUTE: TaxDist VALUE: 0117 ATTRIBUTE: Zoning VALUE: MR ATTRIBUTE: School District VALUE: LCSD #1 ATTRIBUTE: Firm Panel VALUE: 56021C1092F_REV ATTRIBUTE: Lot Acres VALUE: 0.14	MIGRATION

Permit Notes

10/10/1910		Parcels	14662232001700	GENERAL	Permit: 14662232001700 Attributes ATTRIBUTE: ZoneDI VALUE: N ATTRIBUTE: Jurisdiction VALUE: COUNTY ATTRIBUTE: Flood Zone VALUE: UNDETERMINED ATTRIBUTE: HistDist VALUE: N ATTRIBUTE: Lot Acres VALUE: 0.14 ATTRIBUTE: Firm Panel VALUE: 56021C1092F_REV ATTRIBUTE: Zoning VALUE: MR ATTRIBUTE: School District VALUE: LCSD #1 ATTRIBUTE: ZoneCHR VALUE: N ATTRIBUTE: TaxDist VALUE: 0117 ATTRIBUTE: Fire District VALUE: LCFA ATTRIBUTE: Lot SqFt VALUE: 6010.00 ATTRIBUTE: Map Page VALUE: D-65C ATTRIBUTE: Ward VALUE: 0	MIGRATION
06/26/2023		Fees	PUBLIC SAFETY FEES	ADJUST AMOUNT	Adjusted Amount - \$1,000.00 did not calculate	CATHERINE.CUNDA LL@LARAMIECOUNT YWY.GOV
07/11/2023	07/11/2023	Workflow	ENGINEERS REVIEW	GENERAL	1.I concur with the request for a waiver of a detailed Drainage Study and Traffic Study since this development will have negligible impact on both. 2.The notes at the top of the plat drawing indicate no proposed centralized water or sewer systems for this property. However, Note 4 indicates water and sewer will be served by Cheyenne BOPU. The notes at the top of the page need to be changed to reflect that.	SCOTT.LARSON@LA RAMIECOUNTYWY.G OV

Catherine Cundall

From: Tyler Gibbs <tdgibbs2@gmail.com>
Sent: Friday, July 7, 2023 11:10 AM
To: Planning
Cc: info@steilsurvey.com
Subject: Comments Regarding Administrative Replat: PZ - 23 - 00080

Attention: This email message is from an **external(non-County)** email address. Please exercise caution and/or verify authenticity before opening the email/attachments/links from an email you aren't expecting.

Hello,

I'm reaching out in response to a letter we received in the mail regarding an administrative replat to combine Tracts 21, 22 and 23 of the Green Subdivision, 3rd Filing (Project number: PZ-23-00080). My wife and I own Tract 24. We completely support Bob combining his 3 parcels into 1 parcel. However, we politely ask you to consider utilizing this administrative replat to resolve the storm drainage issue in the area.

The stormwater drain on the northwest corner of our lot (Tract 24) was poorly engineered. Runoff coming from north of Tracts 21 thru 24 would need to flow uphill to reach the storm drain in the northwest corner of Tract 24. Unfortunately, this results in runoff pooling in the alleyway on the northern side of Tracts 21 thru 24 as well as in the apartment building parking lot north of our lots. The water pooling results in potholes in the alleyway and becomes an ice skating rink in the apartment parking lot when it freezes in the winter. Water also tends to drain diagonally across our lot from the northwest corner across our lot to Tract 23.

I have no experience managing stormwater but I suggest considering the addition of a stormwater drainage easement (i.e. a small drainage ditch) between Tract 23 and Tract 24 to allow the water to drain from north to south from the alley to Green Court. Thank you for your consideration.

Respectfully,

Tyler D. Gibbs
2365 Plain View Road
Cheyenne, WY 82009
(307) 620-1462
tdgibbs2@gmail.com

**OUTSIDE USER WATER/SEWER
SERVICES AGREEMENT**

Approved as to
form only:

Date: 7/16/2020

This agreement made this 9 day of October, 2020 between the City of Cheyenne, hereinafter referred to as the "CITY," a municipal corporation organized pursuant to the laws of the State of Wyoming, acting by and through its Board of Public Utilities, hereinafter referred to as the "BOPU," and SJT, LLC, hereinafter referred to as the "USER(S)."

WITNESSETH:

WHEREAS, the USER(S) are the current owners of and are desirous of connecting the property described as follows to CITY water and sanitary sewer system:

Tract 21, Green Subdivision, 3rd Filing
Situated in the SW ¼, SW ¼ of Section 22, T.14N., R.66W.,
6th . P.M. Laramie County ,Wyoming

; and

WHEREAS, the BOPU has exclusive control of all CITY owned waterworks and sanitary sewer systems and operates the same for the CITY and may furnish surplus water and sanitary sewer facilities to persons outside the CITY pursuant to WYO. STAT. § 15-7-404 (a) (1977) and Title 13 of the Cheyenne City Code.

NOW, THEREFORE, in consideration of the mutual promises and covenants herein contained, the parties agree as follows:

1. The BOPU shall allow the USER(S) to connect the above-referenced property to the existing BOPU water distribution system and sanitary sewer system at points determined by the BOPU.

2. The BOPU shall provide all necessary inspections for the construction and installation of the service line connections. The USER(S) shall provide the BOPU with a certificate of compliance, signed in affidavit form by a contractor licensed in the CITY, verifying that all construction materials and trade installation of service lines, service line fittings, and termination points at or in USER(S) dwellings and at the location of the USER(S) dwellings and at the location of the USER(S) water meter are in accordance with applicable provisions of federal, state and local codes, laws, and/or ordinances. Specific codes in effect include BOPU'S standards, International Plumbing Codes and International Mechanical Codes. Specific reference shall be given stating that 1) there are no taps off of the service line between the water meter and the water main; 2) that a BOPU water meter has been installed; 3) a backflow prevention device has been installed; and (4) that the service lines are only servicing one building. Inspection fees to be paid by the USER(S) shall compensate the BOPU at 1.5 times the then current inspection fee charged to in-CITY users. The cost of the water meters installed will be paid for by the BOPU, not the users.

3. The USER(S) shall retain ownership of all improvements from the point of tapping into the water and sewer mains and shall be responsible for the maintenance, repair and upkeep thereof. The BOPU shall retain ownership of the water meter and shall be responsible for the maintenance, repair and upkeep thereof.

4. The USER(S) shall comply with all applicable federal, state and local laws, rules, regulations and ordinances governing sanitary sewer systems including but not limited to the applicable chapters of Cheyenne City Code Title 13. The USER(S) shall comply with all technical codes applicable to in-CITY construction which use or connect to the sewer mains including the BOPU standards, International Plumbing Codes and International Mechanical Codes.

5. The USER(S) shall pay 1.5 times the BOPU water and sewer rates presently in effect for in-CITY users and shall be subject to all subsequent changes thereof. The USER(S) shall pay 1.5 times the BOPU water and sewer tap fees, system development fees and all other applicable rates and fees. In the event the BOPU negotiates a different water and/or sewer rate with a similarly situated user, the BOPU and USER(S) agree to adjust the water and/or sewer rates in a manner consistent with that negotiated with the similarly situated user. In the event the BOPU negotiates a

water and/or sewer agreement with a district hereinafter created, the BOPU and USER(S) agree to adjust the water and/or sewer rates in a manner consistent with the water and/or sewer rates charged to the customers in said district by the water and/or sewer district. If annexation to the CITY takes place, the water and sewer rate and tap fees and other such charges will be not more than those charged to all other CITY users.

6. The USER(S) hereby consents to the annexation of the above-referenced property in the event said property qualifies for annexation to the CITY in accordance with WYO. STAT. § 15-1-402 and Cheyenne City Code Chapter 1.16 as the same may be hereafter amended and, by warranty deed covenants, will require future USER(S) to consent to the terms and conditions of this agreement including the annexation of the above-referenced property which utilizes the water and sewer mains in the event said property qualifies for annexation to the CITY in accordance with WYO. STAT. 15-1-402 and Cheyenne City Code Chapter 1.16 as the same may be hereafter amended.

7. No drilling of water wells will be allowed within said property and no water wells shall be connected to the BOPU water system so long as water service is furnished by the BOPU or its successors. No septic systems will be allowed within said property so long as sanitary sewer service is furnished by the BOPU or its successors.

8. The USER(S) shall include the affirmative covenant attached hereto as Exhibit A and made a part hereof by this reference, with appropriate book and page numbers from the filing of this agreement with the Laramie County Clerk of Deeds, in all deeds from USER(S) conveying property included in the above-referenced property and hereby assign an equal right to the CITY to enforce the same.

9. The BOPU reserves the right to increase said water and sewer rate (to 2.0 times the in-CITY rate or the maximum allowed by law) to any property or lot within the above-referenced property not annexed to the CITY if said property or lot qualifies for annexation to the CITY and the CITY requests such annexation.

10. The BOPU and CITY reserve all governmental/sovereign immunities as provided by law. The USER(S) shall indemnify and hold harmless the BOPU and CITY, their officers, agents, employees and representatives from any claim or liability arising out of the failure to comply with the terms and conditions of this agreement or from any other action regarding the construction of said water distribution and sanitary sewer systems.

11. If a provision, section, subsection, sentence, clause or phrase of this agreement is invalidated by any court of competent jurisdiction, such holding shall not affect the validity of the remainder of the agreement, which shall continue in full force and effect.

12. The terms and conditions contained herein shall be a covenant running with the land and shall extend to and be binding upon the USER(S), their heirs, devisees, personal representatives, successors and assigns.

13. This agreement contains all the agreements of the representations between the parties. None of the terms of this agreement shall be waived or modified to any extent, except by written instrument signed and delivered by both parties.

THE REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

 RECP #: 790692
RECORDED 10/9/2020 AT 1:15 PM BK# 2699 PG# 42
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 2 OF 4

IN WITNESS WHEREOF, the parties hereto have executed this agreement on the date first above written.

BOARD OF PUBLIC UTILITIES
CITY OF CHEYENNE, WYOMING

By: Bradley A. Brooks
Bradley A. Brooks,
Director of the Board of Public Utilities
Of the City of Cheyenne, Wyoming

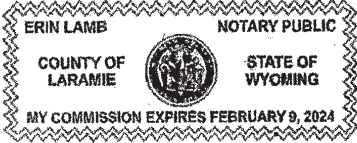
STATE OF WYOMING)
) ss)
COUNTY OF LARAMIE)

Before me, a Notary Public in and for the state and county aforesaid, personally appeared Bradley A. Brooks, with whom I am personally acquainted, and who, upon oath, acknowledged that he is the Director of Board of Public Utilities of the City of Cheyenne, Wyoming, and that he executed the foregoing instrument for the purposes therein contained, by signing his name as such officer.

Witness my hand and official seal at office in the state and county aforesaid, this 8 day of OCTOBER, 2020

[Signature]
Notary Public

My commission expires: 2/9/2024



User: SJT, LLC

By: [Signature]
Signature
Scott T. Norsen Owner
Print Name and Title

STATE OF)
) ss)
COUNTY OF)

Before me, a Notary Public in and for the state and county aforesaid, personally appeared SCOTT NORSEN, with whom I am personally acquainted, and who, upon oath, acknowledged that he/she is the OWNER of SJT LLC, and that he/she executed the foregoing instrument for the purposes therein contained, by signing his/her name as such officer.

Witness my hand and official seal at office in the state and county aforesaid, this 29 day of JULY, 2020

[Signature]
Notary Public

My commission expires: 2/9/2024

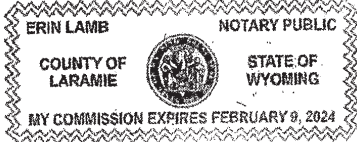


EXHIBIT "A"

COVENANT

The above conveyance is expressly made subject to the terms and conditions of the USER WATER & SANITARY SEWER SERVICES AGREEMENT recorded in book _____ and pages _____ with the Laramie County Clerk of Deeds, such terms and conditions to be binding upon and to be observed by the Grantee(s) herein and (his, her, their) heirs, executors, administrators and assigns, and to run with and bind the land in favor of and to be enforceable by the Grantor and their legal representatives, heirs, successors and assigns including the City of Cheyenne, Wyoming. In the event of a violation or non-observance of the terms and conditions of said USER WATER & SANITARY SEWER SERVICES AGREEMENT, the Grantor, their legal representatives, heirs, successors and assigns including the City of Cheyenne, Wyoming, shall have the right to enforce the same including but not limited to granting consent to the annexation on behalf of the Grantee(s); and no act or admission upon the part of any of the beneficiaries of this clause shall be a waiver of the operation or enforcement of such condition.

\\Bopueng1\Users\HNOE\Development Procedures\Outside City Users\user agreements\USER Agreements-2011\User Water-sewer Agree-2011.doc
01/16/2014



RECP #: 790692

RECORDED 10/9/2020 AT 1:15 PM BK# 2699 PG# 44
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 4 OF 4

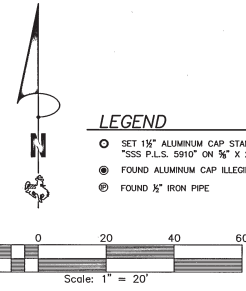
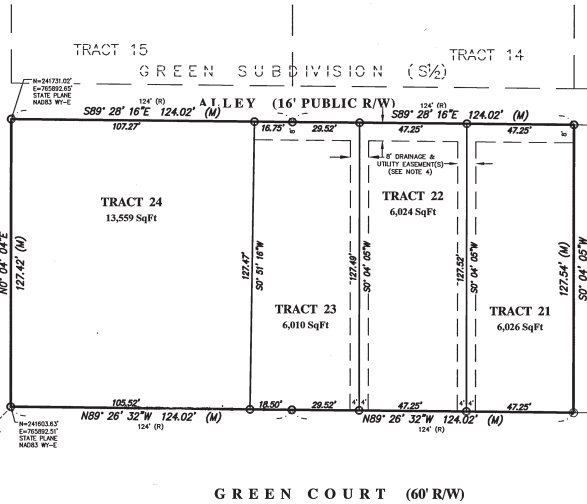
DOMESTIC WATER & SANITARY SEWER PROVIDED BY CITY OF CHEYENNE BOPU. FIRE PROTECTION TO BE PROVIDED BY LARAMIE COUNTY FIRE DISTRICT #2. THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.

Reception 789427
 The State of Wyoming }
 County of Laramie } SS
 This instrument was filed for record at 1:58 p.m. on the 23rd day of September A.D. 2020 and duly recorded in book on page P/C 11 slot 190
 Debra K. Yee
 County Clerk & Ex-Officio Register of Deeds
 By: [Signature] Deputy

TRACT 20, DELL RANGE ADDITION

RIDGE ROAD (80' R/W)

OP BALDWIN
 N=24910.40 E=746262.42
 OP 2018
 N=218975.72 E=746242.41



LEGEND
 ○ SET 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON 3/4" X 24" REBAR
 ● FOUND ALUMINUM CAP ILLEGIBLE
 ⊙ FOUND 1/2" IRON PIPE

GENERAL NOTES

1. BASIS OF BEARINGS: CITY OF CHEYENNE CONTROL MONUMENTS SHOWN AS WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET, DISTANCES ARE GRID DISTANCES.
2. ALL TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A SET 1/2" X 24" LONG REBAR WITH 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910", UNLESS NOTED OTHERWISE.
3. NO PORTION OF THE LANDS CONTAINED WITHIN THIS REPLAT FALL WITHIN A FEMA SFHA AS SHOWN ON F.I.R.M. PANEL No. 56021C1092F DATED JANUARY 17, 2007.
4. "S" DRAINAGE EASEMENT(S) SHOWN HEREON PROVIDED FOR EXISTING AND FUTURE SURFACE FLOWS TO EXISTING STORMWATER INLET(S).
5. INTENT:
 A. PURSUANT TO LARAMIE COUNTY LAND USE REGULATIONS §2-2-122 AND THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) NATIONAL MANUFACTURED HOUSING CONSTRUCTION AND SAFETY STANDARDS ACT OF 1974 (42 U.S.C. §5401, et seq.), THIS SUBDIVISION IS NOT A "MANUFACTURED HOME PARK OR SUBDIVISION", AND IS NOT DESIGNATED FOR MANUFACTURED OR MOBILE HOMES.
 B. THIS SUBDIVISION FALLS WITHIN THE JURISDICTION OF LARAMIE COUNTY AND INTENDS TO UTILIZE ADJACENT CITY OF CHEYENNE WATER AND SEWER SERVICES VIA OUTSIDE USER AGREEMENT (OUA).
 ALL DEVELOPMENT ON THE LANDS CONTAINED WITHIN THIS REPLAT SHALL BE IN CONFORMANCE WITH APPLICABLE LAND USE AND ENVIRONMENTAL HEALTH REGULATIONS, CODES, AND STATUTES. AN OUA MUST BE APPROVED BY THE CITY OF CHEYENNE AND THE BOARD OF PUBLIC UTILITIES PRIOR TO ANY DEVELOPMENT OF ADDITIONAL SINGLE-FAMILY RESIDENTIAL USES.

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: SJT, LLC owner in fee Simple of Tracts 4 & 5, Green Subdivision (S1/2), Laramie County, Wyoming

Have caused the same to be surveyed, vacated and re-platted to be known as GREEN SUBDIVISION, 3rd 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.

SJT, LLC
 [Signature]
 Scott T. Norwood as REGISTERED AGENT for SJT, LLC

ACKNOWLEDGEMENT

STATE OF WYOMING }
 COUNTY OF LARAMIE } SS
 The foregoing instrument was acknowledged before me this 23rd day of SEPTEMBER, 2020, by Scott T. Norwood as REGISTERED AGENT for SJT, LLC.



[Signature]
 Notary Public, Laramie County, Wyoming

My Commission Expires: 09/23/2022

VACATION STATEMENT

IT IS THE INTENT OF THIS REPLAT TO VACATE ALL OF TRACTS 4 & 5, GREEN SUBDIVISION, SOUTH HALF, LARAMIE COUNTY, WYOMING

APPROVALS

Approved by the Laramie County Planning Commission this 13th day of August 2020.

[Signature]
 Chairperson

Approved by the Board of Commissioners of Laramie County, Wyoming this 1st day of September 2020.

[Signature]
 Chairperson

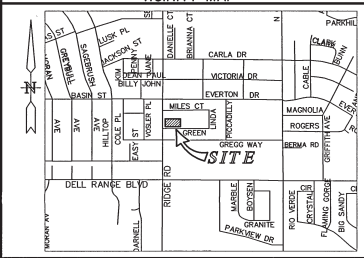
ATTEST: [Signature]
 County Clerk

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, A Professional Land Surveyor in the State of Wyoming, for and on behalf of Steel 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.



VICINITY MAP



FILING RECORD

REC # 789427
 RECORDED 9/23/2020 AT 1:58 PM BK# 13 PG# 190
 Debra K. Lee, CLERK OF LARAMIE COUNTY, WY. PAGE 1 OF 1

REVISED: 7/31/2020

2020 DWG\2020104 LOT 4-5 GREEN SUB REPLAT.DWG



STEEL 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.SteelSurvey.com • info@SteelSurvey.com

GREEN SUBDIVISION, 3rd FILING

A REPLAT OF ALL OF TRACTS 4 & 5, GREEN SUBDIVISION, (S1/2) SITUATED IN THE SW1/4SW1/4 OF SECTION 22, T.14 N., R.66 W., 6th P.M. LARAMIE COUNTY, WYOMING PREPARED MARCH, 2020

GREEN SUBDIVISION (S/2)

ALLEY (16' PUBLIC R/W)

N89° 12' 12"W 140.64'

GREEN SUB. 3RD FILING(S/2)
TRACT 24

LOT 1
BLOCK ONE
(0.41 ACRES +/-)
(18041 SQ. FT. +/-)

GREEN
SUB.(S/2)
TRACT
3

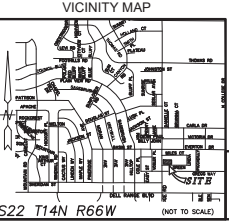
GREEN COURT (60' R/W)

TRACT 7
GREEN SUBDIVISION (S/2)

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



S22 T14N R66W (NOT TO SCALE)

- WATER SYSTEM IS BOPU OUTSIDE USER AGREEMENT - SEWAGE SYSTEM BOPU OUTSIDE USER AGREEMENT - FIRE PROTECTION TO BE PROVIDED BY LCFA -
- 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: Robert A. Grandpre, owner in fee simple of Tracts 21, 22 and 23, Green Subdivision, 3rd Filing.
Has caused the same to be surveyed, vacated and re-platted and known as: Green Subdivision, 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.
Robert A. Grandpre

OWNER ACKNOWLEDGEMENT

STATE OF WYOMING } SS
COUNTY OF LARAMIE }
The foregoing instrument was acknowledged before me this ___ day of ____, 2023, by Robert A. Grandpre.
Notary Public, Laramie County, Wyoming

My Commission Expires: _____

NOTES

1. BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET; GRID DISTANCES; COMBINATION FACTOR = 0.9999661734.
2. ALL UNMONUMENTED TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1 1/2" ALUMINUM CAP STAMPED "SSS PLS 5910" SET 3/4" x 24" REBAR.
3. NO PORTION OF THIS PLAT FALLS WITHIN A FEMA 100-YEAR SFHA PER F.I.R.M. PANEL #59021C1092F; DATED JANUARY 17, 2007.
4. THIS SUBDIVISION FALLS WITHIN THE JURISDICTION OF LARAMIE COUNTY AND INTENDS TO UTILIZE ADJACENT CITY OF CHEYENNE WATER AND SEWER SERVICES VIA OUTSIDE USER AGREEMENT (OUA).
5. CWPP - SUBJECT PROPERTY DOES NOT FALL WITHIN THE CWPP.
6. IT IS THE INTENT OF THIS REPLAT TO VACATE ALL OF TRACTS 21, 22 AND 23, GREEN SUBDIVISION 3RD FILING, INCLUDING THE EASEMENTS PLATTED THEREON.
7. EXISTING EASEMENTS TO REMAIN AS SHOWN. (6' UTILITY AND DRAINAGE EASEMENT)

LEGEND

- FOUND ALUMINUM CAP STAMPED "SSS PLS. 5910"
- ⊙ Found 3/4" iron pipe.

APPROVALS

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

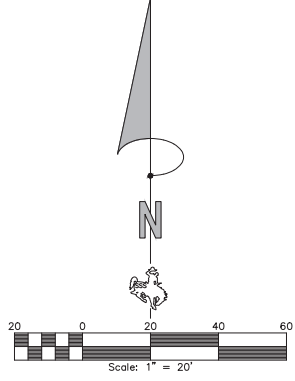
Chairman ATTEST: County Clerk

Approved by the Laramie County Planning Director this ___ day of ____, 2023.

Justin Arnold, Planning Director, Laramie County, Wyoming

Approved by the Director of Laramie County Public Works this ___ day of ____, 2023.

Molly Bennett, Director of Public Works, Laramie County, Wyoming



GREEN SUBDIVISION
4TH FILING

AN ADMINISTRATIVE REPLAT OF
TRACT 21, 22 & 23,
GREEN SUBDIVISION 3RD FILING,
SITUATE IN THE SW4SW4 OF
SECTION 22, T.14 N., R.66 W. OF THE 6th P.M.
LARAMIE COUNTY, WYOMING
PREPARED JUNE, 2023

STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS
1108 WEST 2ND ST. CHEYENNE, WY. 82001 • (307) 634-2828
335 GILBERT ST. WHEATLAND, WY. 82201 • (307) 333-8700
www.steilsurvey.com • info@steilsurvey.com

REVISED: 7/11/2023
23207 ADMIN REPLAT.DWG

RESOLUTION NO. _____

A RESOLUTION TO APPROVE A VACATION OF TRACTS 21, 22 AND 23, GREEN SUBDIVISION, 3RD FILING, LOCATED IN THE SW ¼ SW ¼ SECTION 22, TOWNSHIP 14 NORTH, RANGE 66 WEST, OF THE 6TH P.M., 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 the vacation is in accordance with the Laramie County Land Use Regulations, 2-1-101; and

WHEREAS, the proposed Vacation is in accordance with section §34-12-106 to §34-12-111 of the Wyoming State Statutes; and

WHEREAS, this resolution is the Vacation for Tracts 21, 22 and 23, Green Subdivision, 3rd Filing, located in the SW ¼ SW ¼ of Section 22, Township 14 North, Range 66 West of the 6th P.M., Laramie County, WY.

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 §34-12-106 to §34-12-111.
- b. The vacation has been submitted to create an Administrative Plat on Tracts 21, 22 and 23, Green Subdivision, 3rd Filing, to be combined into one tract and known as Green Subdivision, 4th Filing..

And the Board approves the Vacation for Tracts 21, 22 and 23, Green Subdivision, 3rd Filing, located in the SW ¼ SW ¼ of Section 22, Township 14 North, Range 66 West, of the 6th P.M., Laramie County, WY. in order to create an Administrative Plat.

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

LARAMIE COUNTY BOARD OF COMMISSIONERS

Troy Thompson, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

Laramie County Attorney's Office