



## **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 17<sup>th</sup>, 2025

**TITLE:** PUBLIC HEARING regarding Board Approval to Vacate Winchester Hills, 4<sup>th</sup> Filing, Lot 10, Block 4, Laramie County, WY.

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### **EXECUTIVE SUMMARY**

The landowners, Clifford and Melissa Brownell have submitted an application for Board Approval for the above listed parcel in order to vacate Winchester Hills, 4<sup>th</sup> Filing, Lot 10, Block 4, and return it to metes and bounds. The parcel to the west was created by a surveying error within Bison Crossing, 7<sup>th</sup> Filing. The parcels will return to metes and bounds in order to remove the surveying error and consolidate to one tract of land.

### **BACKGROUND**

The subject property is currently zoned AR – Agricultural Residential zone district and surrounded by further AR, MR – Medium Density Residential, and PUD – Planned Unit Development zone district properties. The subject property is 6920 Elmwood Avenue.

### **Pertinent Regulations**

**Wyoming State Statute: Section 34-12-100 through 34-12-111.**

**Section 1-2-1040** governing public notice.

**Section 2-1-101(m)** governing vacations.

### **DISCUSSION**

The Laramie County Comprehensive Plan designates this area as Rural Metro (RM) which is generally located outside the Urban Interface of Cheyenne and more in-line with the Metropolitan Planning Organization (MPO) boundaries. Properties within this area are likely to develop on private, small, shared water and septic/sewer systems, and within these areas these systems are encouraged.

This area is part of the Amez Zone 2 area; however, this property is within the Winchester Hills water/sewer system, which provides for smaller lots sizes.

Public notice was published, and neighbor notice letters were sent by certified mail. Staff received written comments from adjacent landowner(s) to the northeast of this parcel of land indicating there was an error along this abutting border as well, however, the applicant's surveyor did not concur with this error. All agency comments were addressed accordingly.

### **RECOMMENDATION and FINDINGS**

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

- a. This application does meet the criteria for vacation pursuant to section 2-1-101(m) of the Laramie County Land Use Regulations**

**and that the Board may approve the Vacation of Winchester Hills, 4<sup>th</sup> Filing, Lot 10, Block 4, Laramie County, WY with no conditions.**

### **PROPOSED MOTION**

**I move to approve the Vacation of Winchester Hills, 4<sup>th</sup> Filing, Lot 10, Block 4, Laramie County, WY with no conditions.**

### **ATTACHMENTS**

- Attachment 1: Location Map**
- Attachment 2: Pre-Application Email**
- Attachment 3: Project Narrative Email Correspondence**
- Attachment 4: Agency Review Comments**
- Attachment 5: Resolution, attach Exhibit A**
- Attachment 6: Exhibit A – Boundary Retracement Survey**
- Attachment 7: Exhibit B – Winchester Hills, 4<sup>th</sup> Filing**
- Attachment 8: Exhibit C – Bison Crossing, 7<sup>th</sup> Filing**



This aerial map displays a residential neighborhood with property boundaries and lot numbers. A yellow outline highlights a specific lot (6920) and its adjacent lots (6810, 6811, 6802, 6954, 1382, 1431, 1311, 1307, 1305). The map includes a scale bar (100 ft) and a north arrow.

Streets shown include TROYER DR, ELMWOOD CT, ASHFORD DR, and TERRY RANCH RD.

Lot numbers visible include 6802, 6811, 6810, 6920, 6954, 1382, 1431, 1311, 1307, 1305, 6712, 6805, 1306, 1309, 1315, 1128, 1124, 1122, 1120, 1118, 1116, 1114, 1112, 6905, 6911, 1125, 1123, 1121, 1119, 1117, 1115, 1113, 1111, 1208, 1206, 1202, 1128, 1126, 1124, 1122, 1120, 1118, 1116, 1114, 1209, 1205, 1201, 1129, 1125, 1123, 1121, 1119, 1117, 1115, 1113, 1111, 1215, 1217, 1219, 1211, 1207, 1203, 1201, 1129, 1125, 1123, 1121, 1119, 1117, 1115, 1113, 1111, 1215, 1217, 1219, 1211, 1207, 1203, 1201, 1129, 1125, 1123, 1121, 1119, 1117, 1115, 1113, 1111.

VACATION OF WINCHESTER  
HILLS, 4TH FILING, LOT 10, BLOCK  
4 AND APPROVE METES AND  
BOUNDS LEGAL DESCRIPTION OF  
A PARCEL OF LAND SITUATED IN  
THE EAST 1/2, SECTION 31, T13N,  
R66W, LARAMIE COUNTY, WY.

WINCHESTER HILLS UTILITY  
SERVICES

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 6/9/2025





RE: Winchester Hills, 4th Filing: L...

## Consolidation



Justin Arnold

Jan 30



Good [↑ 6 previous messages](#) our  
discussion yesterday you have the 3 follo...



Justin Arnold



9:40 AM



To: Me ▾

Good morning Mr. Brown,

Thanks for get the metes and bounds taken care of. You or your agent will need to submit a Board Approval application on the online permitting portal to start the process. If you have any additional questions please feel free to contact me.

Regards,

Justin



Justin Arnold

 Jan 31 



To: Me ▾

Good morning Mr. Brownell,

If you complete and administrative plat with a vacation you would become Winchester Hills 05; Lot 1. If you simply vacate Tract 10 you will no longer technically be a part of Winchester Hills 04 Subdivision, rather you would need to have your surveyor create a new metes and bounds deed for the legal of the two parcels once combined. As I have mentioned, the protective covenants typically run with the land regardless of whether it is vacated by the Commissioners so if really wouldn't have an impact either way we go. But as I had mentioned, if you do the vacate you will not need to have the surveyor create a new plat, just a new legal description and deed for the newly consolidated lot which will likely be more cost effective and accomplish the same goal. I hope this helps. Have a great day.

Regards,

Permit Notes

Permit Number: PZ-25-00034

Applicant: BROWNELL, CLIFFORD D ET UX

Owner: BROWNELL, CLIFFORD D ET UX

Project Description: Board Approval to Vacate Lot 10, Block 4, Winchester Hills Fourth Filing

Parcel Number: 13663111100700

Site Address: 6920 ELMWOOD AVE

Cheyenne, WY 82007

Submitted: 04/24/2025

Technically Complete: 04/29/2025

Approved:

Issued:

<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>
04/30/2025	04/30/2025	Workflow	COUNTY ASSESSOR REVIEW	GENERAL	Note: For tax assessment purposes, before the combination can be completed, the owners name must be identical on all properties to be combined (i.e. middle name vs. middle initial and et als); the property must be contiguous; must be in the same neighborhood; must be in the same tax district and have the same use. Properties that are contiguous, but within different subdivisions are not to be combined.	CINDY.KEMIVES@LARAMIECOUNTY WY.GOV
05/19/2025		Application	PZ-25-00034	GENERAL	Early in the application process. Concur with Planner's comments in application and narrative and reserve future comment as things develop.	LARAMIECOUNTY ATTORNEY@LARA MIECOUNTYWY.G OV

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

**A RESOLUTION FOR BOARD APPROVAL TO VACATE WINCHESTER HILLS, 4<sup>TH</sup> FILING, LOT 10, BLOCK 4, 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**, the proposed Vacation is in accordance with W.S. §34-12-106 to §34-12-111; and

**WHEREAS**, the proposed Vacation is in accordance with the Laramie County Land Use Regulations, Section 2-1-101(m); and

**WHEREAS**, this resolution shall vacate Winchester Hills, 4<sup>th</sup> Filing, Lot 10, Block 4.

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

The Laramie County Board of Commissioners finds that:

- a. The application is in conformance with W.S. §34-12-106 to §34-12-111.
- b. The application is in conformance with Section 2-1-101 (m) of the Laramie County Land Use Regulations.

**And the Board approves the vacation of Winchester Hills, 4<sup>th</sup> Filing, Lot 10, Block 4, Laramie County WY, as shown on the attached 'Exhibit A' – Boundary Retracement Survey.**

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

LARAMIE COUNTY BOARD OF COMMISSIONERS

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

ATTEST:

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

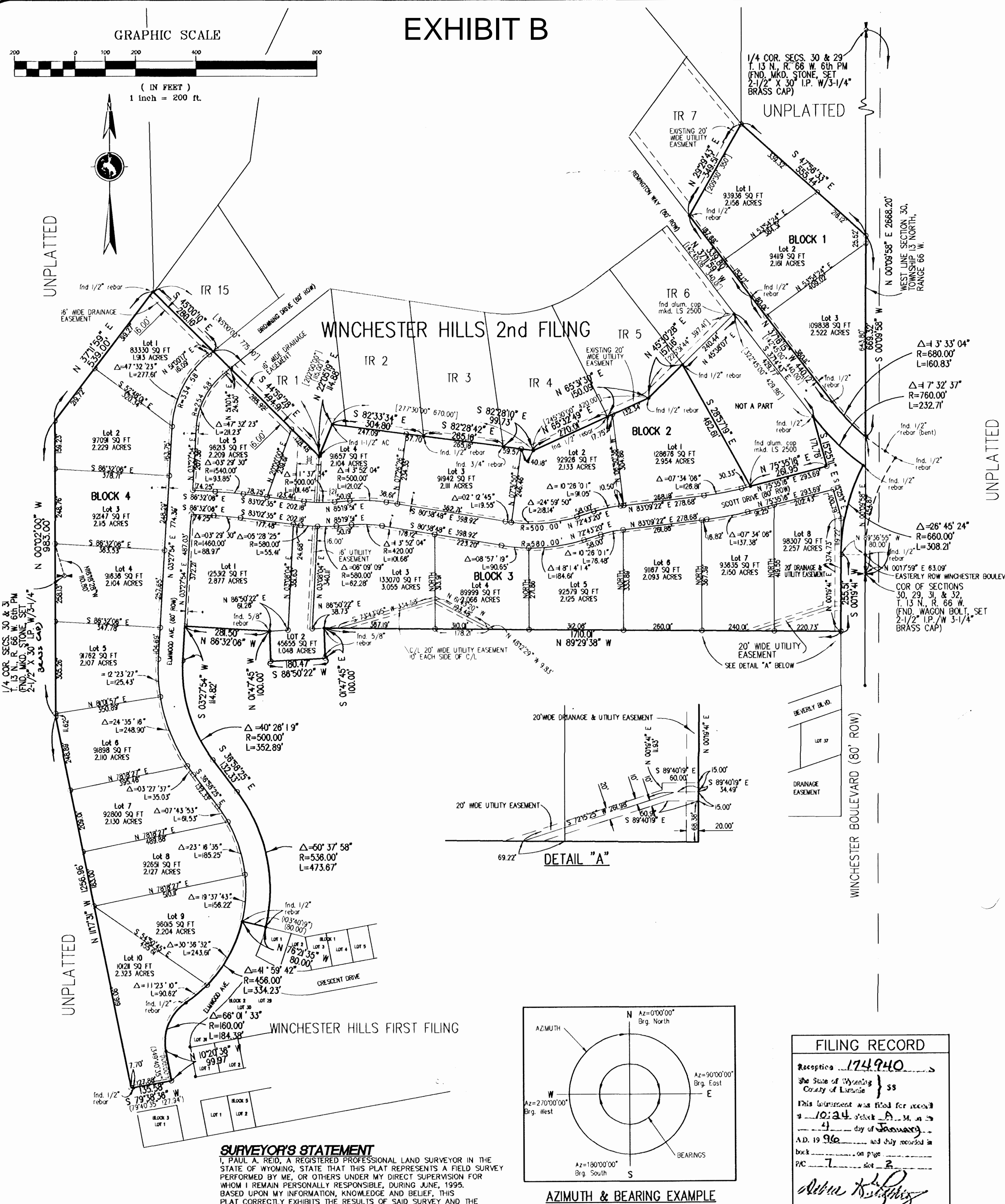
Reviewed and approved as to form:

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

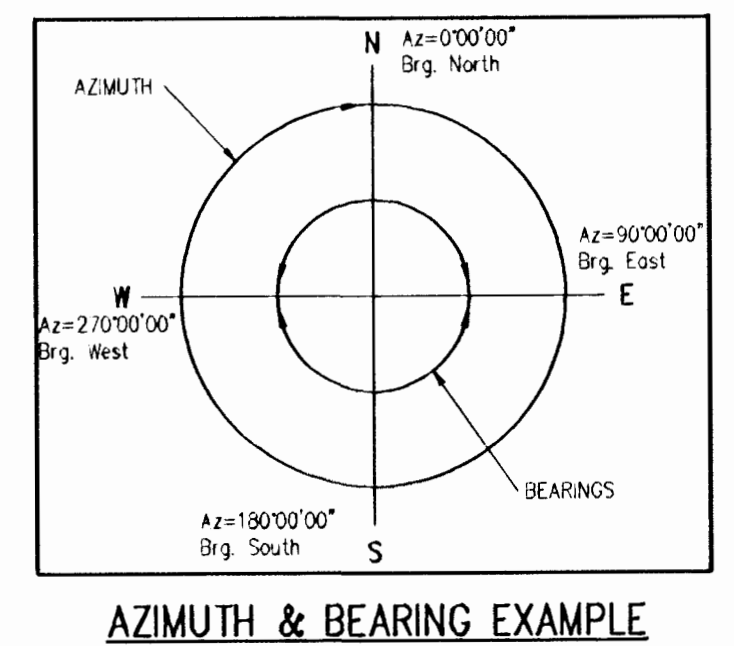








**SURVEYOR'S STATEMENT**  
I, PAUL A. REID, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, STATE THAT THIS PLAT REPRESENTS A FIELD SURVEY PERFORMED BY ME, OR OTHERS UNDER MY DIRECT SUPERVISION FOR WHOM I REMAIN PERSONALLY RESPONSIBLE, DURING JUNE, 1995, BASED UPON MY INFORMATION, KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY EXHIBITS THE RESULTS OF SAID SURVEY AND THE MONUMENTS FOUND OR SET AS SHOWN HEREON.



FILING RECORD	
Reception	174940
the State of Wyoming	
County of Laramie	
This instrument was filed for record	10:24 o'clock A.M. on
the day of January	4, 1996
A.D. 1996	and duly recorded in
book	7
page	2
Copy Clerk & Ex Officio Register & Deeds	
S. Patricia Tanner, Deputy	

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT: W.A. INC., A WYOMING CORPORATION; AND T.F.S., L.L.C., A LIMITED LIABILITY COMPANY; AND FRONTIER WEST CONSTRUCTION, A WYOMING CORPORATION, OWNERS IN FEAS SIMPLE OF THE LAND EMBRACED IN THIS PLAT OF "WINCHESTER HILLS FOURTH FILING," DO HEREBY DECLARE THE SUBDIVISION OF SAID LAND TO BE THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHTS OF WAY, ALLEYS AND EASEMENTS AS SHOWN HEREON.

*Roy S. Troyer*  
ROY S. TROYER, PRESIDENT  
W.A. INC.  
*Roy S. Troyer*  
ROY S. TROYER, MANAGING PARTNER  
T.F.S., L.L.C., A LIMITED LIABILITY CO.  
*M. V. Federer*  
M. V. FEDERER, SEC. TREAS.  
FRONTIER WEST CONSTRUCTION COMPANY

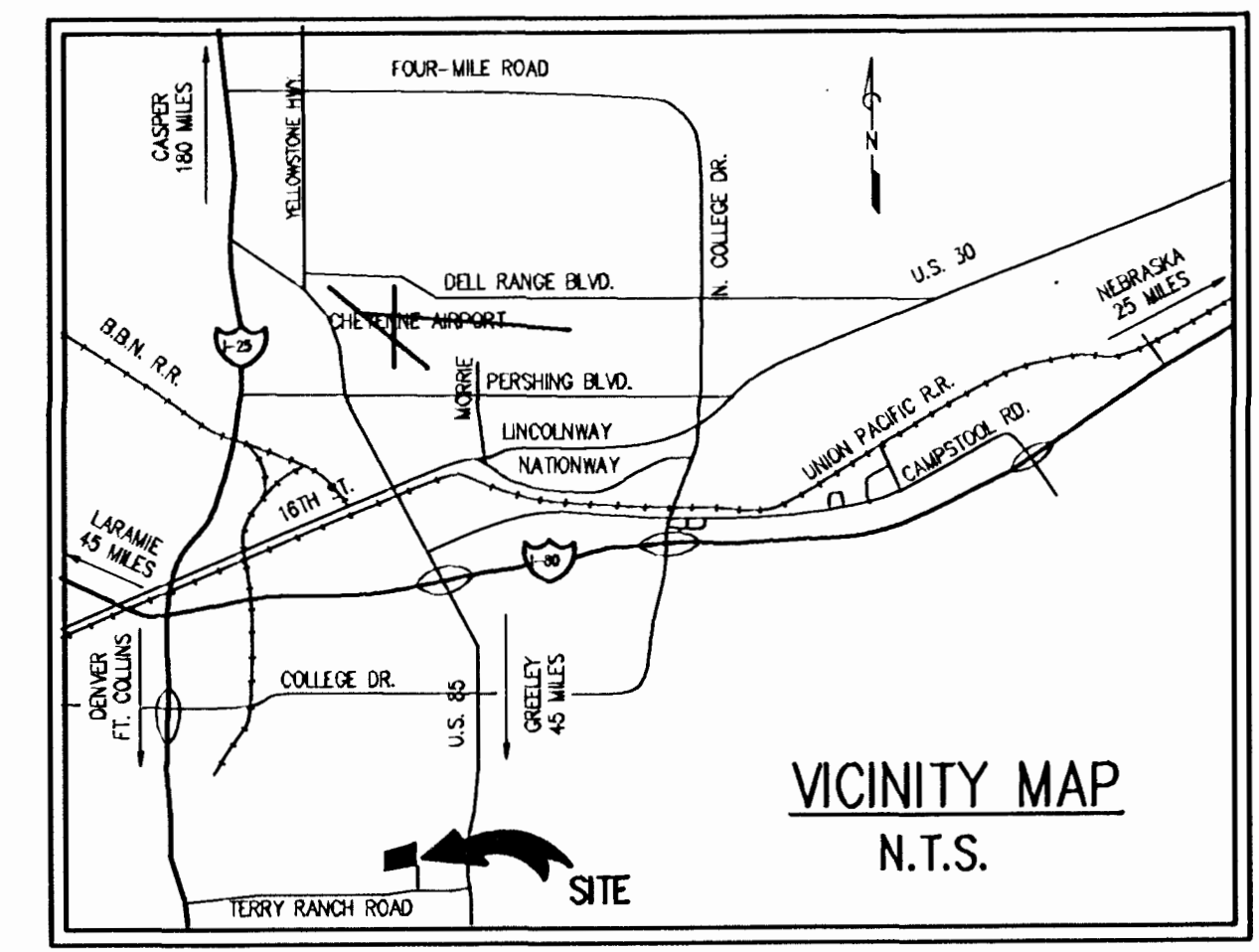
**ACKNOWLEDGMENTS**

STATE OF WYOMING } S.S.  
COUNTY OF LARAMIE }  
THE DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ROY S. TROYER, SEC. TREAS. FRONTIER WEST CONSTRUCTION CO. THIS 29<sup>th</sup> DAY OF December, 1995.

NOTARY PUBLIC *Brett A. Uisinger*  
MY COMMISSION EXPIRES March 5, 1997

STATE OF WYOMING } S.S.  
COUNTY OF LARAMIE }  
THE DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ROY S. TROYER, MANAGING PARTNER T.F.S., L.L.C., A LIMITED LIABILITY COMPANY; ROY S. TROYER, PRESIDENT, W.A. INC., THIS 29<sup>th</sup> DAY OF December, 1995.

NOTARY PUBLIC *Brett A. Uisinger*  
MY COMMISSION EXPIRES March 5, 1997



**BASIS OF BEARINGS**

BEARINGS ARE BASED UPON "WINCHESTER HILLS SECOND FILING" SUBDIVISION PLAT FROM THE NORTHWEST CORNER OF SECTION 32 TO THE U.S.C.&G. CONTROL MONUMENT "MERMA" BEING EXHIBITED ON SAID PLAT AS AN AZIMUTH OF 127°08'34" AND BEING CONVERTED TO A BEARING OF S 52°5'26" E. ALSO SAID AZIMUTH BEING FOUND TO BE 0°01'07.2" (COUNTERCLOCKWISE) TO CITY OF CHEYENNE DATUM.

**LEGEND + NOTES:**

- DENOTES SET NO. 5 X 24" REBAR W/ 2" ALUM. CAP STAMPED "A.V.I., P.C. PLS. 2927"
- DENOTES FOUND MONUMENT AS NOTED
- ( ) DENOTES RECORD PER FINAL PLAT OF WINCHESTER HILLS FIRST FILING
- [ ] DENOTES RECORD PER FINAL PLAT OF WINCHESTER HILLS 2ND FILING
- ||| 80' WIDE DRAINAGE EASEMENT
- { } 16' WIDE UTILITY EASEMENT
- - - 8' WIDE UTILITY EASEMENT

**LEGAL DESCRIPTION**

DESCRIPTIONS OF PARCELS OF LAND BEING SITUATED IN THE EAST ONE HALF OF SECTION 30 AND THE EAST ONE HALF OF SECTION 31, TOWNSHIP 13 NORTH RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 30; THENCE N 01°59'58" E ALONG THE EASTERLY RIGHT OF WAY OF WINCHESTER BOULEVARD A DISTANCE OF 63.09 FEET; THENCE N 89°38'55" W A DISTANCE OF 80.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF SAID WINCHESTER BOULEVARD, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S 04°47'45" W ALONG SAID WESTERLY RIGHT OF WAY A DISTANCE 255.51 FEET; THENCE N 89°29'38" W A DISTANCE OF 170.01 FEET; THENCE S 04°47'45" E A DISTANCE OF 100.00 FEET; THENCE S 88°50'22" W A DISTANCE OF 180.47 FEET; THENCE N 04°47'45" W A DISTANCE OF 100.00 FEET; THENCE N 88°32'08" W A DISTANCE OF 28.50 FEET; THENCE S 03°27'54" W A DISTANCE OF 14.82 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40°26'19" ALONG A RADIUS OF 500.00 FEET A DISTANCE OF 352.89 FEET TO THE END OF SAID CURVE THE CHORD OF SAID CURVE BEARS S 16°45'15" E, 345.62 FEET; THENCE S 36°58'25" E A DISTANCE OF 182.33 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 50°37'58" ALONG A RADIUS OF 536.00 FEET A DISTANCE OF 473.67 FEET TO THE END OF SAID CURVE, THE CHORD OF SAID CURVE BEARS S 11°39'26" E A DISTANCE OF 458.41 FEET SAID POINT ALSO BEING THE NORTHERLY CORNER OF LOT 1 BLOCK 1 WINCHESTER HILLS FIRST FILING; THENCE N 16°27'35" W ALONG THE NORTH LINE OF SAID WINCHESTER HILLS FIRST FILING A DISTANCE OF 80.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF ELMWOOD AVE AND A POINT ON A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE AND SAID WESTERLY RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 4°59'42" ALONG A RADIUS OF 456.00' A DISTANCE OF 334.71 FEET TO A POINT OF REVERSE CURVE; THE CHORD OF SAID CURVE BEARS S 34°39'37" W, 326.80 FEET; THENCE ALONG SAID REVERSE CURVE TO THE LEFT AND SAID WESTERLY RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 66°01'33" ALONG A RADIUS OF 160.00 FEET A DISTANCE OF 184.38 FEET TO THE END OF SAID CURVE, THE CHORD OF SAID CURVE BEARS S 22°40'02" W, 174.34 FEET; THENCE S 10°20'36" E ALONG SAID WESTERLY RIGHT OF WAY A DISTANCE OF 99.97 FEET TO THE NORTHERLY RIGHT OF WAY OF ASHFORD DRIVE; THENCE S 79°38'36" W ALONG SAID NORTHERLY RIGHT OF WAY A DISTANCE OF 135.58 FEET; THENCE N 11°17'31" W A DISTANCE OF 1258.96 FEET; THENCE N 00°02'00" W A DISTANCE OF 16.83 FEET; THENCE N 37°15'58" E ALONG SAID WESTERLY RIGHT OF WAY OF ELMWOOD AVE TO THE WESTERLY CORNER OF TRACT 15 WINCHESTER HILLS SECOND FILING; THENCE ALONG THE SOUTHERLY LINE OF SAID WINCHESTER HILLS SECOND FILING THE FOLLOWING COURSES AND DISTANCES AS MONUMENTED ON THE GROUND:

S 45°00'00" E A DISTANCE OF 280.0 FEET;  
THENCE S 44°59'28" E A DISTANCE OF 494.91 FEET;  
THENCE N 22°05'19" E A DISTANCE OF 114.88 FEET;  
THENCE S 82°53'14" E A DISTANCE OF 504.80 FEET;  
THENCE S 82°28'42" E A DISTANCE OF 265.16 FEET;  
THENCE S 82°28'10" E A DISTANCE OF 99.73 FEET;  
THENCE N 65°32'49" E A DISTANCE OF 270.01 FEET;  
THENCE N 65°31'50" E A DISTANCE OF 150.09 FEET;  
THENCE N 45°30'28" E A DISTANCE OF 157.6 FEET TO A POINT;  
THENCE S 28°57'19" E A DISTANCE OF 462.61 FEET; THENCE N 75°35'16" E A DISTANCE OF 793.69 FEET; THENCE N 15°25'05" E A DISTANCE OF 17.78 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF REMINGTON WAY AND TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG SAID CURVE AND SAID SOUTHWESTERLY RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 17°32'37" ALONG A RADIUS OF 780.00 FEET A DISTANCE OF 1032.71 FEET TO THE END OF SAID CURVE AND A POINT ON A CURVE TO THE LEFT AND A POINT ON A CURVE TO THE WESTERLY RIGHT OF WAY OF WINCHESTER BOULEVARD, THE CHORD OF SAID CURVE BEARS S 45°32'05" E, 231.80 FEET; THENCE ALONG SAID CURVE AND SAID WESTERLY RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 26°45'24" ALONG A RADIUS OF 680.00 FEET A DISTANCE OF 308.21 FEET TO THE END OF SAID CURVE AND TO THE TRUE POINT OF BEGINNING, THE CHORD OF SAID CURVE BEARS S 13°42'23" W, 305.42 FEET.

SAID PARCEL CONTAINS 58.582 ACRES MORE OR LESS.

AND ALSO A PARCEL OF LAND BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE N 0°09'58" E ALONG THE EAST LINE OF SAID SECTION 30 A DISTANCE OF 454.87 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING N 0°09'58" E ALONG SAID EAST LINE A DISTANCE OF 689.32 FEET; THENCE N 47°58'53" W A DISTANCE OF 556.44' TO THE NORTHEASTLY CORNER OF TRACT 7, WINCHESTER HILLS SECOND FILING; THENCE S 29°29'43" W ALONG THE SOUTHEASTLY LINE OF SAID TRACT 7 A DISTANCE OF 349.51 FEET TO THE SOUTHERLY CORNER OF SAID TRACT 7 AND THE NORTHEASTLY RIGHT OF WAY OF REMINGTON WAY; THENCE S 37°15'58" E ALONG SAID NORTHEASTLY RIGHT OF WAY A DISTANCE OF 338.80 FEET; THENCE CONTINUING ALONG SAID NORTHEASTLY RIGHT OF WAY S 37°16'15" E A DISTANCE OF 440.12 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13°33'04" ALONG A RADIUS OF 680.00 FEET A DISTANCE OF 160.83 FEET TO THE END OF SAID CURVE, THE CHORD BEARS S 43°33'30" E, 160.45 FEET, SAID POINT ALSO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 8.839 ACRES MORE OR LESS.

**APPROVALS**

APPROVED BY THE CHEYENNE-LARAMIE COUNTY REGIONAL PLANNING COMMISSION THIS 5<sup>th</sup> DAY OF September, 1995.

*[Signature]*  
DEVELOPMENT DIRECTOR

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING THIS 19<sup>th</sup> DAY OF September, 1995.

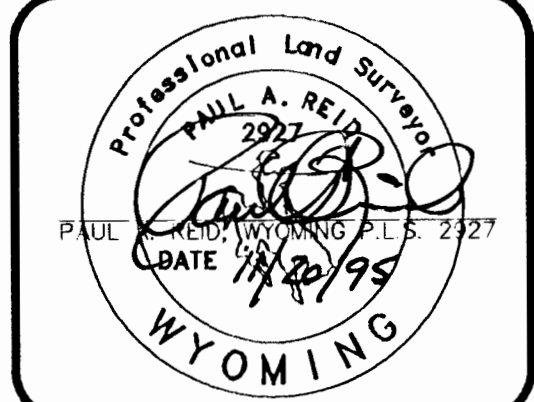
*[Signature]*  
COUNTY CLERK

*[Signature]*  
CHAIRMAN OF THE BOARD

NO PUBLIC WASTEWATER SYSTEMS ARE PROPOSED

**WINCHESTER HILLS  
FOURTH FILING**  
A PLAT OF A PORTION OF THE EAST ONE HALF OF SECTION 30,  
AND THE EAST ONE HALF OF SECTION 31  
TOWNSHIP 13 NORTH, RANGE 66 W. OF THE 6TH P.M.  
LARAMIE COUNTY, WYOMING.

T.F.S., L.L.C. A LIMITED LIABILITY CO.  
1124 DUNN AVE.  
CHEYENNE, WY. 82001



APPROVALS:

NO.	REVISIONS	DATE

PROJECT: WINCHESTER HILLS 4TH FILING

DRAWING TITLE: FINAL PLAT  
FILE: C:\1918\FINAL.DWG

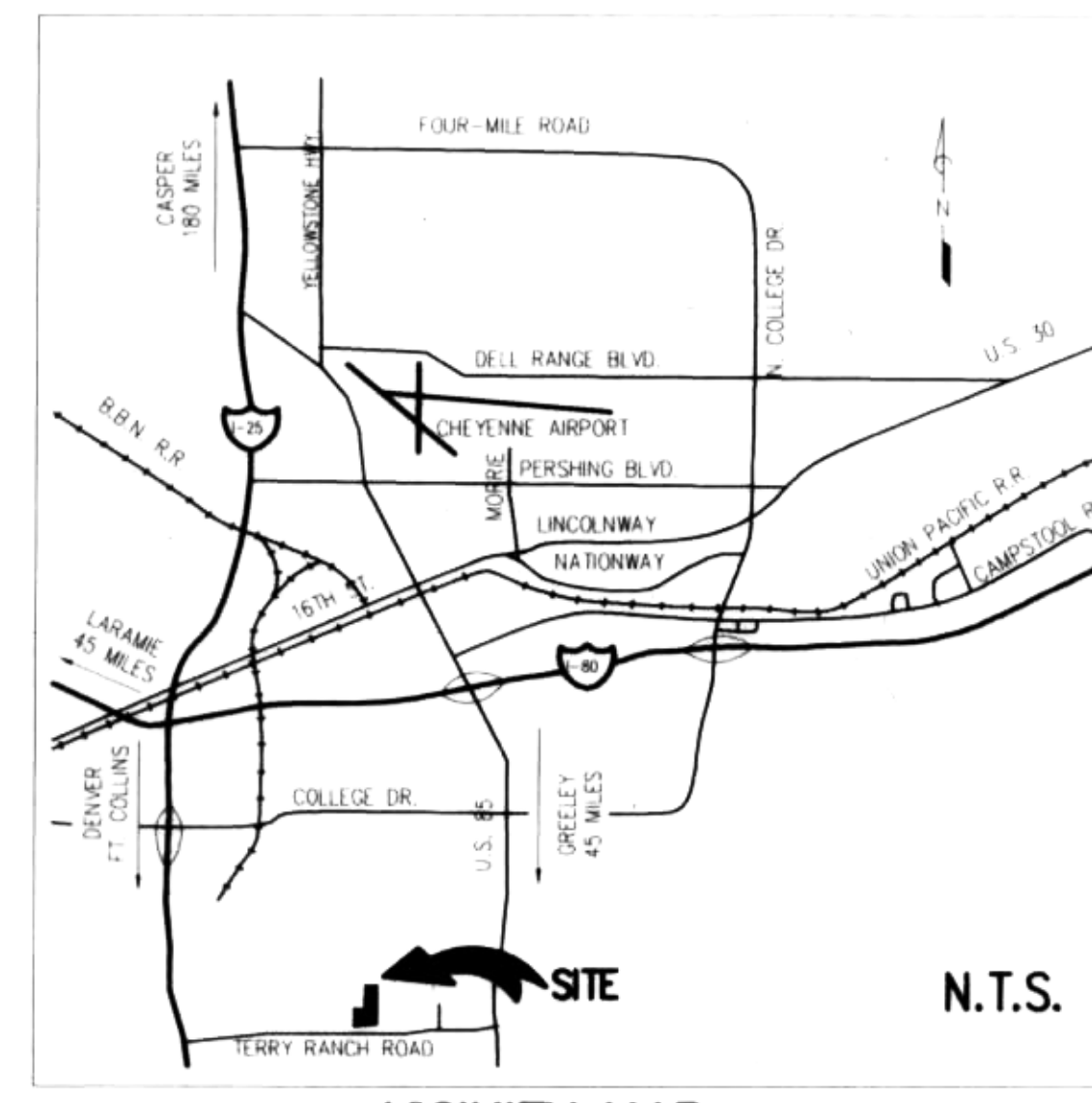
DESIGNED: S.R.L.  
CHECKED: P.A.R.  
DATE: 10/25/95



JOB NO.: 2-1918.95  
DRAWING NO.: 1  
OF 1



EXHIBIT C



VICINITY MAP  
NOT TO SCALE

SOILS NOTES:

1. SOILS ON SOME LOTS MAY BE EXCESSIVELY PERMEABLE AND MAY REQUIRE SPECIAL ENGINEERING IN THE DESIGN AND CONSTRUCTION OF SEPTIC SYSTEMS.
2. AREAS WITHIN THE SUBDIVISION CONTAIN IMPERMEABLE LAYERS WITHIN 6 FEET OF GROUND SURFACE AND/OR EXCESSIVELY PERMEABLE SOILS. ADDITIONAL SITE-SPECIFIC INVESTIGATION MUST BE COMPLETED ON EACH LOT PRIOR TO THE DESIGN AND CONSTRUCTION OF TYPICAL SEPTIC SYSTEMS TO ENSURE THAT SUBSURFACE CONDITIONS ARE SUCH THAT REGULATORY DESIGN STANDARDS INCLUDING SEPARATION DISTANCES CAN BE MET. WHERE REGULATORY DESIGN STANDARDS AND SEPARATION DISTANCES CANNOT BE MET DUE TO SUBSURFACE CONDITIONS, AN ALTERNATIVE SEPTIC DISPOSAL SYSTEM DESIGNED TO MEET REGULATORY STANDARDS AND CERTIFIED BY A WYOMING LICENSED PROFESSIONAL ENGINEER IS REQUIRED.

BASIS OF BEARINGS

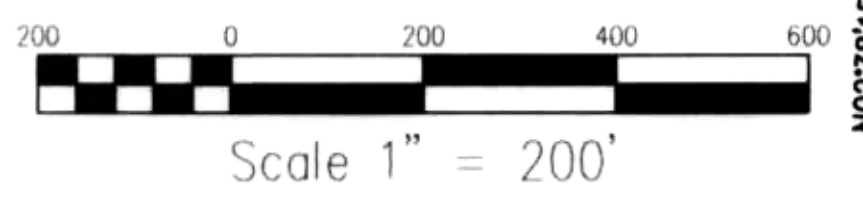
BEARINGS ARE BASED ON GEODETIC NORTH AS DETERMINED BY GPS OBSERVATION

LEGEND & NOTES

- DENOTES SET NO. 5 x 24" REBAR W/ 1-1/2" ALUM. CAP STAMPED "P.E. & P.L.S. 2331"
- ◇ DENOTES SET NO. 5 x 24" REBAR W/ 2-1/2" ALUM. CAP STAMPED "P.E. & P.L.S. 2331"
- DENOTES FOUND NO. 5 x 24" REBAR W/ ALUM. CAP
- ◎ DENOTES FOUND BRASS CAP
- ◆ DENOTES FOUND REBAR
- ( ) DENOTES RECORD DATA

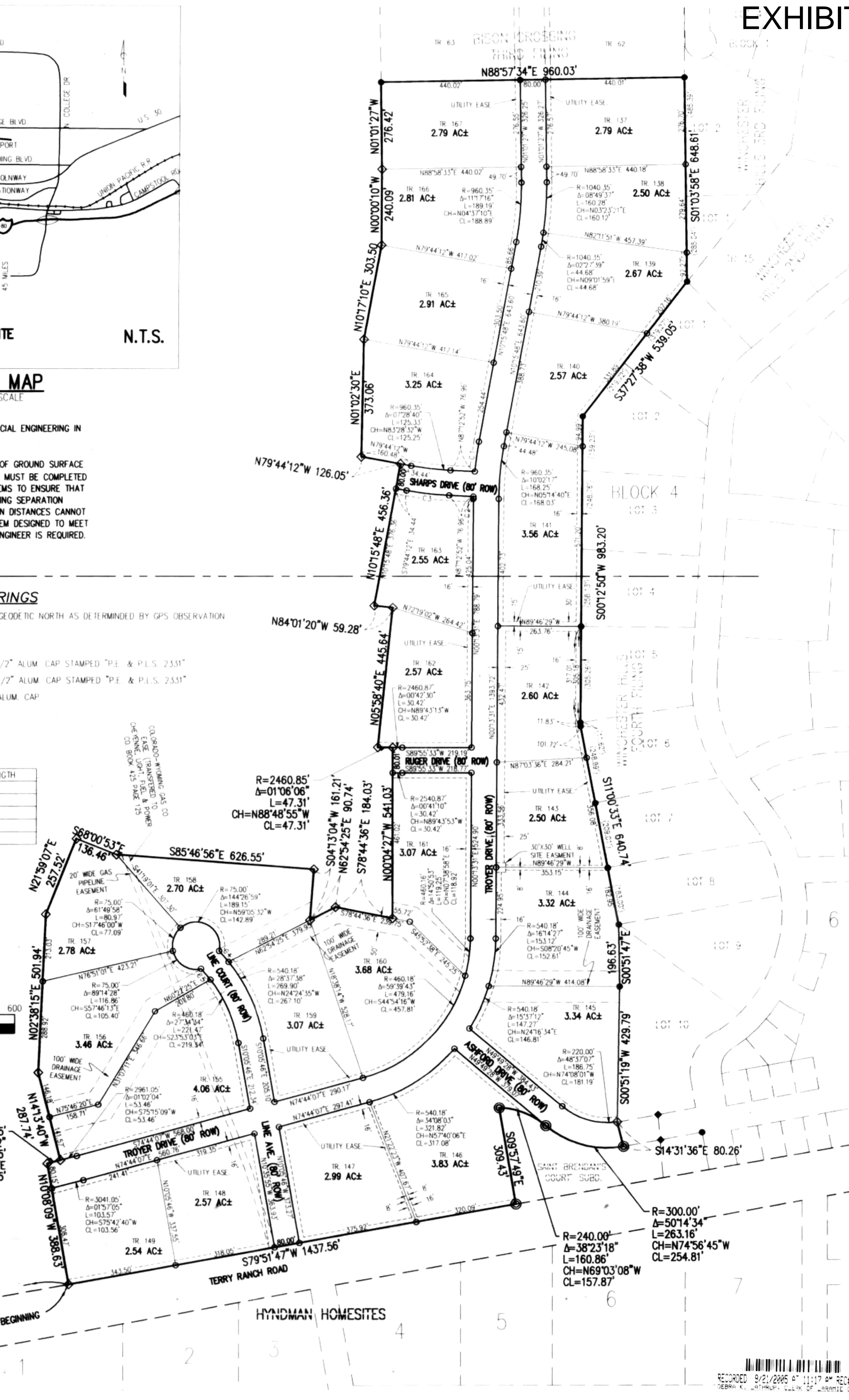
CURVE TABLE

NUMBER	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	1040.35	05°16'25"	95.76	N07°37'36"E	95.72
C2	1040.35	00°21'22"	6.47	N00°24'12"E	6.47
C3	1040.35	07°28'40"	135.78	N83°28'32"W	135.68
C4	540.18	04°50'35"	45.66	N41°08'41"W	45.65
C5	460.18	05°42'34"	45.85	S40°31'36"E	45.83



GENERAL NOTES:

1. NO DIRECT VEHICULAR ACCESS TO BE ALLOWED FROM OR ONTO TERRY RANCH ROAD FROM TRACTS 146 THROUGH 149 INCLUSIVE.



FIRE PROTECTION TO BE PROVIDED BY FIRE DIST. #1

WATER WILL BE PROVIDED BY A COMMUNITY WATER SYSTEM

NO PUBLIC SEWAGE TREATMENT SYSTEM PROPOSED

LEGAL DESCRIPTION

DESCRIPTION OF A PARCEL OF LAND BEING SITUATED IN SECTIONS 30 AND 31, TOWNSHIP 13 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY WYOMING AND BE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID SECTION 31 AND THE NORTHERLY RIGHT OF WAY LINE OF 'TERRY RANCH ROAD' FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 31 BEARS N02°22'31"E, A DISTANCE OF 2430.93 FEET; THENCE N79°51'47"E ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1043.52 FEET TO THE POINT OF BEGINNING; THENCE N10°08'09"W A DISTANCE OF 388.63 FEET TO A POINT ON A CURVE TO THE LEFT, THE RADIUS OF SAID CURVE BEING 29610.05 FEET, THE CENTRAL ANGLE OF SAID CURVE BEING 0°49'52", THE CHORD OF SAID CURVE BEARS N76°11'07"E, A DISTANCE OF 42.95 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 42.95 FEET TO A POINT; THENCE N14°13'40"W, A DISTANCE OF 287.74 FEET TO A POINT; THENCE N02°38'15"E, A DISTANCE OF 501.94 FEET TO A POINT; THENCE N21°59'07"E, A DISTANCE OF 257.52 FEET TO A POINT; THENCE S68°00'53"E, A DISTANCE OF 136.46 FEET TO A POINT; THENCE S85°46'56"E, A DISTANCE OF 626.55 FEET TO A POINT; THENCE S04°13'04"W, A DISTANCE OF 161.21 FEET TO A POINT; THENCE N62°54'25"E, A DISTANCE OF 90.74 FEET TO A POINT; THENCE S78°44'36"E, A DISTANCE OF 184.03 FEET TO A POINT; THENCE N00°04'27"W, A DISTANCE OF 541.03 FEET TO A POINT ON A CURVE TO THE RIGHT, THE RADIUS OF SAID CURVE BEING 2460.85 FEET, THE CENTRAL ANGLE OF SAID CURVE BEING 01°06'06", THE CHORD OF SAID CURVE BEARS N88°48'55"W, A DISTANCE OF 47.31 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 47.31 FEET; THENCE N05°58'40"E, A DISTANCE OF 445.64 FEET TO A POINT; THENCE N84°01'20"W, A DISTANCE OF 59.28 FEET TO A POINT; THENCE N10°15'48"E, A DISTANCE OF 456.36 FEET TO A POINT; THENCE N79°44'12"W, A DISTANCE OF 126.05 FEET TO A POINT; THENCE N01°02'30"E, A DISTANCE OF 373.06 FEET TO A POINT; THENCE N10°17'10"E, A DISTANCE OF 303.50 FEET TO A POINT; THENCE N00°00'10"W, A DISTANCE OF 240.09 FEET TO A POINT; THENCE N01°01'27"W A DISTANCE OF 276.42 FEET TO THE SOUTHWEST CORNER OF TRACT 63 'BISON CROSSING THIRD FILING'; THENCE N88°57'34"E ALONG THE SOUTHERLY LINE OF SAID 'BISON CROSSING THIRD FILING', A DISTANCE OF 960.03 FEET TO THE SOUTHEAST CORNER OF TRACT 62 'BISON CROSSING THIRD FILING', SAID POINT ALSO BEING ON THE WESTERLY LINE OF 'WINCHESTER HILLS THIRD FILING'; THENCE S01°03'58"E ALONG SAID WESTERLY LINE OF SAID 'WINCHESTER HILLS THIRD FILING', A DISTANCE OF 648.61 FEET TO THE NORTHERLY CORNER OF LOT 1, BLOCK 4, 'WINCHESTER HILLS FOURTH FILING'; THENCE S37°27'38"W ALONG WESTERLY LINE OF SAID 'WINCHESTER HILLS FOURTH FILING', A DISTANCE OF 539.05 FEET TO A POINT; THENCE S00°12'50"W ALONG SAID WESTERLY LINE OF 'WINCHESTER HILLS FOURTH FILING', A DISTANCE OF 983.20 FEET TO A POINT; THENCE S11°00'33"E ALONG SAID WESTERLY LINE OF 'WINCHESTER HILLS FOURTH FILING', A DISTANCE OF 196.63 FEET; THENCE S00°51'19"W A DISTANCE OF 429.79 FEET; THENCE S14°31'36"E, A DISTANCE OF 80.26 FEET TO A POINT ON A CURVE TO THE RIGHT, THE RADIUS OF SAID CURVE BEING 500.00 FEET, THE CENTRAL ANGLE OF SAID CURVE BEING 50°14'34", THE CHORD OF SAID CURVE BEARS N74°56'45"W, A DISTANCE OF 254.81 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 263.16 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, THE RADIUS OF SAID CURVE BEING 240.00 FEET, THE CENTRAL ANGLE OF SAID CURVE BEING 38°23'18", THE CHORD OF SAID CURVE BEARS N69°03'08"W, A DISTANCE OF 157.87 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 160.86 FEET; THENCE S9°57'49"E A DISTANCE OF 309.43 FEET TO A POINT OF INTERSECTION WITH SAID NORTHERLY RIGHT OF WAY LINE OF 'TERRY RANCH ROAD'; THENCE S79°51'47"W ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1437.56 TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 89.62 ACRES MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT: T.F.S. II, L.L.C., A LIMITED LIABILITY COMPANY OWNER IN FEE SIMPLE OF THE LAND EMBRACED IN THIS PLAT OF 'BISON CROSSING SEVENTH FILING', DO HEREBY DECLARE THE SUBDIVISION OF SAID LAND TO BE THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER THE RIGHTS OF WAY, AND GRANT EASEMENTS AS SHOWN HEREON.

Brett H. Vajna  
BRETT VAJNA, MANAGING MEMBER  
T.F.S. II, L.L.C. A LIMITED LIABILITY CO.

ACKNOWLEDGMENTS

STATE OF WYOMING )  
COUNTY OF LARAMIE )  
THE DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY BRETT VAJNA, MANAGING MEMBER T.F.S. II, L.L.C. A LIMITED LIABILITY COMPANY, THIS 22 DAY OF September, 2005.

NOTARY PUBLIC  
MY COMMISSION EXPIRES 3-8-08  
M. Smith  
COUNTY OF LARAMIE  
STATE OF WYOMING  
MY COMMISSION EXPIRES 3-8-08

APPROVALS

APPROVED BY THE CHEYENNE-LARAMIE COUNTY REGIONAL PLANNING COMMISSION THIS DAY OF October, 2004  
APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING THIS DAY OF September, 2005  
COUNTY CLERK  
THE BOARD

SURVEYOR'S STATEMENT

I, JON L. ANDERSON, A REGISTERED PROFESSIONAL ENGINEER AND PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, STATE THAT THIS PLAT REPRESENTS A FIELD SURVEY PERFORMED BY ME, OR OTHERS UNDER MY DIRECT SUPERVISION FOR WHOM I REMAIN PERSONALLY RESPONSIBLE, DURING OCTOBER, 2004, BASED UPON MY INFORMATION, KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY EXHIBITS THE RESULTS OF SAID SURVEY AND THE MONUMENTS FOUND OR SET AS SHOWN HEREON.



FILING RECORD	
Reception	427947
The State of Wyoming as	County of Laramie
This instrument was filed for record	
at 11:19 o'clock A.M. on the	21 day of Sept
A.D. 2005 and duly recorded in	
book _____ on page _____	
P/C 8	also 164
County Clerk & Ex-Officio Register at	
Deeds by _____	

FINAL PLAT  
OF  
BISON CROSSING SEVENTH FILING  
A SUBDIVISION OF A PORTION OF SECTIONS 30  
AND 31, TOWNSHIP 13 NORTH, RANGE 66 WEST  
OF THE 6th PM, LARAMIE COUNTY, WYOMING

RECORDED 9/21/2005 AT 11:17 AM REC# 427947 X# 8 PG# 164  
TERRY L. ANDERSON, CLERK OF LARAMIE COUNTY, WY. PAGE 1 OF 1