

NO PROPOSED DOMESTIC WATER SOURCE  
 NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM  
 NO PROPOSED PUBLIC MAINTENANCE OF INTERIOR ROADS  
 FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #1  
 DESIGNATED OPEN SPACE SHALL NOT BE FURTHER DEVELOPED OR SUBDIVIDED

**PERFORMANCE STANDARDS**

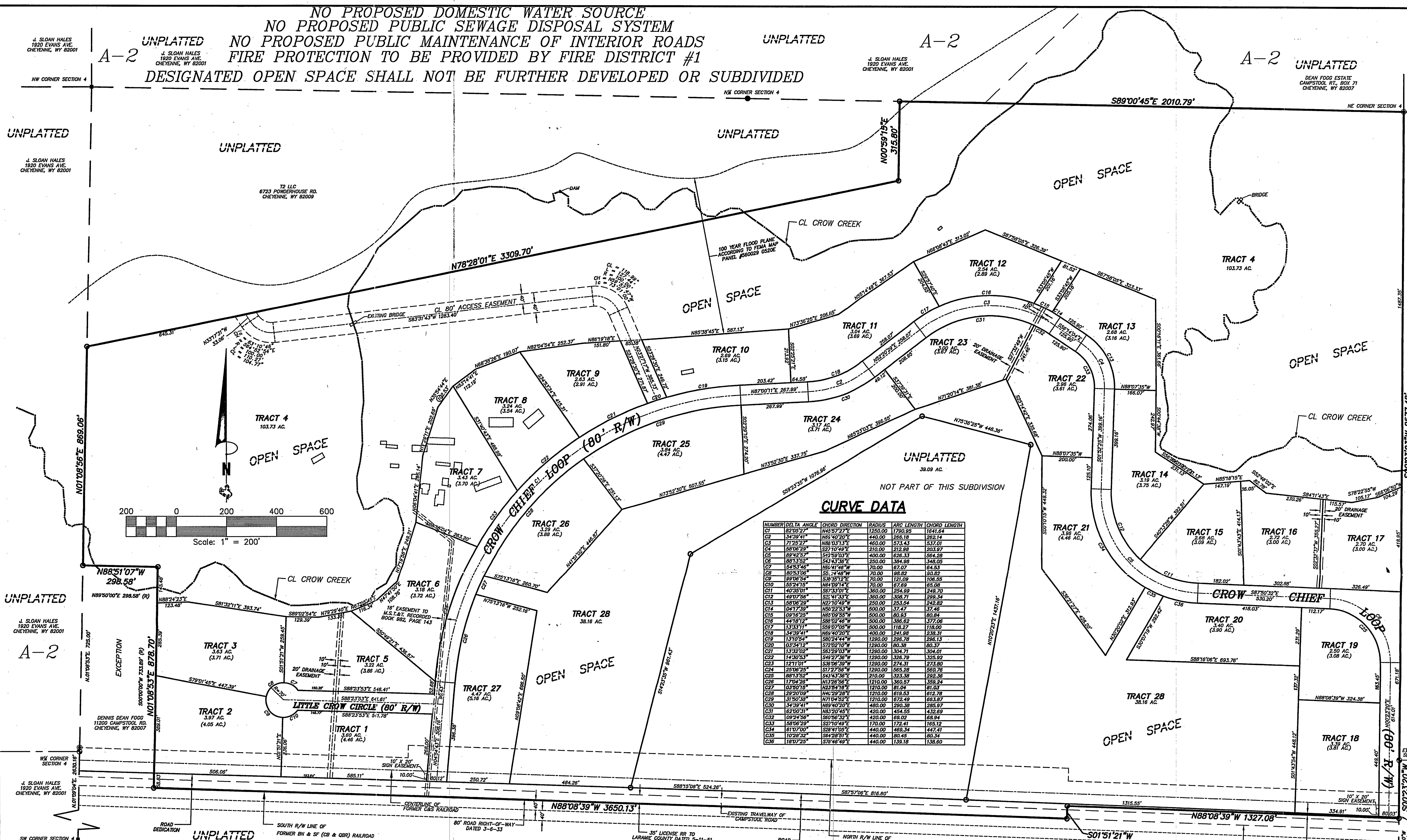
- (A) USAGE BY RIGHT:  
 1.) Single-family residential  
 (B) USES REQUIRING ADMINISTRATIVE APPROVAL:  
 1.) None  
 (C) MINIMUM LOT SIZE:  
 1.) 2.5 Acres  
 (D) MAXIMUM BUILDING AND SITE COVERAGE:  
 1.) The total coverage of each residential structure shall not exceed 5% of total lot area. Total coverage of building, parking and outside storage shall not exceed 20% of total lot area.  
 (E) MAXIMUM BUILDING HEIGHT:  
 1.) The maximum building height shall not exceed 2 stories or 30 feet from the front door elevation to the ridge line of the roof.  
 (F) SETBACKS:  
 1.) Minimum setbacks will be as follows:  
 Front Yard 50 feet  
 Rear Yard 25 feet  
 Side Yard 25 feet  
 Between Dwellings 100 feet  
 (G) DEVELOPMENT WELLNESS STANDARDS:  
 1.) Residential structures shall be constructed in accordance with the International Building Code adopted by Laramie County or currently adopted building standards as may be adopted and/or amended from time to time.  
 2.) Accessory buildings and structures mean designed and built in such a manner as not rely upon the residential structure for stability and having the capability of being self supporting.  
 (H) BUFFERING REQUIREMENTS:  
 1.) Fencing along the perimeter of the development is optional. If perimeter fencing is installed it shall have a maximum height of 6 feet.  
 (I) OPEN SPACE:  
 1.) The open space shall be owned and maintained by T2 LLC, its successors and assigns with appropriate dedication to protect against future development.  
 (J) SIGNAGE:  
 1.) One (1) typical double-faced real estate "For Sale", "For Lease" and/or "For Rent" sign per lot may be allowed provided it does not exceed an area of five (5) square feet per side. Construction signs shall not exceed 32 square feet, will be removed immediately after closing on home.  
 (K) PARKING:  
 1.) Every residential lot shall have a minimum of two (2) off-street parking spaces. No semi tractors and/or tractor trailers permissible in subdivision.  
 (L) MAINTENANCE OF INTERIOR SUBDIVISION ROADS:  
 1.) A Homeowners Association will be responsible for maintenance of the interior subdivision roads.  
 (M) PERMITTED USES AND PROHIBITED USES FOR OPEN SPACE:  
 1.) Tracts 4 and 28 of Crow Creek Estates are identified on the formal plat as open space parcels being owned by T2 LLC, its successors and assigns. The areas are reserved for the agricultural, native plant and wildlife management, drainage, and recreational enjoyment T2 LLC, its successors and assigns and guests. No residential structures will be built on those tracts. Also barns, corrals, stables, storage buildings and agricultural structures for the use of T2 LLC, its successors and assigns may be constructed by T2 LLC, its successors and assigns. Maintenance of the common area will be the responsibility of T2 LLC, its successors and assigns.

**ZONING**

PRESENT ZONING.....A-2  
 PROPOSED ZONING.....PUD

**LOT COMPUTATION TABLE**

Total Area.....	241.50 Acres
Interior Road R/W.....	13.57 Acres
Exterior Road R/W.....	5.34 Acres
Smallest Tract.....	2.89 Acres
Largest Tract.....	5.16 Acres
Residential Tracts.....	26
Open Space Tracts.....	2
Average Tract.....	3.31 Acres
Open Space Tracts.....	141.89 Acres



**CURVE DATA**

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	82°05'27"	N44°57'27"W	1250.00	1790.95	1641.64
C2	143°01'11"	N65°02'27"E	1440.00	2561.18	2214.14
C3	71°23'27"	N88°03'13"E	460.00	573.43	537.01
C4	58°08'25"	S22°10'49"W	210.00	212.98	203.97
C5	89°42'52"	S24°19'03"E	400.00	604.33	564.28
C6	85°13'52"	S43°43'32"E	250.00	394.88	348.05
C7	64°53'56"	N87°47'46"W	70.00	87.07	84.83
C8	80°53'08"	S5°24'46"W	70.00	106.82	101.89
C9	89°08'54"	S38°35'12"E	70.00	121.09	106.55
C10	55°24'15"	N84°09'14"E	70.00	67.63	65.96
C11	40°35'01"	S37°43'01"E	360.00	254.89	248.70
C12	49°07'58"	S25°41'53"E	360.00	308.71	299.34
C13	68°18'59"	N22°10'46"W	250.00	253.64	242.49
C14	04°17'39"	N55°22'53"W	500.00	37.47	37.46
C15	09°16'25"	N65°09'50"W	500.00	80.83	80.84
C16	14°18'17"	S88°10'46"E	500.00	158.62	177.08
C17	13°33'11"	S59°09'05"W	500.00	118.27	118.00
C18	34°39'41"	N69°40'20"E	400.00	241.86	238.31
C19	13°17'02"	S29°24'44"W	1200.00	1268.29	1296.13
C20	03°34'12"	S72°02'10"W	1200.00	80.39	80.37
C21	13°12'52"	S63°29'03"W	1200.00	1304.71	1304.01
C22	14°30'53"	S49°27'58"W	1200.00	358.79	355.92
C23	12°17'01"	S38°36'39"W	1200.00	274.37	273.80
C24	28°08'58"	S72°27'46"W	1200.00	668.28	668.76
C25	68°13'52"	S43°43'32"E	210.00	323.38	292.36
C26	17°04'58"	N17°28'56"E	1210.00	360.57	359.24
C27	03°10'17"	N12°10'17"E	1210.00	61.84	61.83
C28	23°20'59"	N44°29'28"E	1210.00	618.53	618.78
C29	31°50'20"	N71°04'52"E	1210.00	672.49	663.87
C30	34°19'41"	N84°10'20"E	450.00	290.39	295.97
C31	62°00'31"	N83°20'45"E	420.00	454.55	432.89
C32	09°24'58"	N60°58'52"E	420.00	89.69	88.84
C33	88°08'59"	S27°10'49"W	170.00	172.41	165.12
C34	81°07'00"	S39°41'02"E	440.00	469.34	447.41
C35	10°08'52"	S44°28'15"E	440.00	82.54	82.54
C36	18°07'20"	S72°46'49"E	440.00	139.18	138.00

- LEGEND**
- SET 3/8" X 24" LONG REBAR WITH 26" ALUMINUM CAP STAMPED "SSS PLS 2500" AND APPROPRIATE DATA
  - SET 3/8" X 24" LONG REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "SSS PLS 2500"
  - FOUND 2 1/2" BRASS CAP STAMPED "LS 519"
  - FOUND 3/4" ALUMINUM CAP STAMPED "PLS 2617"
  - FOUND G.L.O. STONE
  - FOUND 1 1/2" ALUMINUM CAP STAMPED "LS 519"
  - DENOTES DATA PER RECORDED DEED
  - DENOTES EXISTING BUILDING

**CERTIFICATE OF SURVEYOR**

I, John A. Stiel, Registered Professional Land Surveyor in the State of Wyoming, hereby certify that this plat of CROW CREEK ESTATES was prepared from official plats and deeds of record and from notes of a field survey conducted by me or under my direct supervision during the month of JANUARY, 2005, that the monuments are set or found as shown and that this plat correctly represents said survey of the land depicted hereon to the best of my knowledge.

**APPROVALS**

Approved by the Cheyenne-Laramie County Regional Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

Development Director \_\_\_\_\_

Approved by the Board of County Commissioners of Laramie County, Wyoming, this \_\_\_\_\_ day of \_\_\_\_\_, 2005.

Chairman \_\_\_\_\_ County Clerk \_\_\_\_\_

**LAND DESCRIPTION**

A tract of land situated in a portion of Section 4, Township 13 North, Range 65 West of the 6th P.M., Laramie County, Wyoming, more particularly described as follows:

Beginning at the northeast corner of said Section 4; thence S.00°23'23"W, along the east line of said Section 4, a distance of 2577.48 feet to the east quarter corner of said Section 4; thence S.00°23'20"W, along the east line of said Section 4, a distance of 230.02 feet to the south right-of-way line of the former Burlington Northern and Santa Fe Railroad; thence N.88°08'39"W, along said south right-of-way line, a distance of 1327.08 feet; thence S.01°51'21"W, along said right-of-way line, a distance of 50.00 feet; thence N.88°08'39"W, along said south right-of-way line, a distance of 3650.13 feet to a point on the east line and its southerly extension of that certain Quitclaim Deed recorded in Book 1134 Page 525; thence N.01°08'53"E, along said east line and its southerly extension, a distance of 878.70 feet to the northeast corner of said certain Quitclaim Deed; thence N.88°51'07"W, along the north line of said certain Quitclaim Deed, a distance of 298.58 feet to the west line of said Section 4; thence N.01°08'56"E, along said west line, a distance of 869.06 feet; thence N.78°28'01"E, a distance of 3309.70 feet; thence N.00°59'15"E, a distance of 315.80 feet to the north line of said Section 4; thence S.89°00'45"E, along said north line, a distance of 2010.79 feet to the point of beginning. EXCEPT the following described tract situated within the above described tract. Commencing at the east quarter corner of said Section 4; thence S.00°23'20"W, along the east line of said Section 4, a distance of 225.17 feet; thence N.89°57'06"W, a distance of 1315.55 feet to the point of beginning; thence N.10°20'23"E, a distance of 1473.16 feet; thence N.75°36'25"W, a distance of 446.36 feet; thence S.59°23'35"W, a distance of 1037.96 feet; thence S.14°23'35"W, a distance of 961.43 feet; thence S.88°15'08"E, a distance of 524.26 feet; thence S.87°57'08"E, a distance of 816.80 feet to the point of beginning.

**NOTES**

- 1.) Basis of Bearings - Global Positioning System (G.P.S.)
- 2.) ( AC ), denotes acreage including one half of adjacent road right-of-ways.
- 3.) Well permits to be obtained from Wyoming State Engineers Office, Cheyenne, Wyoming.
- 4.) Septic permits to be obtained from the City - County Health Department, Cheyenne, Wyoming.
- 5.) Set 3/8" x 24" long rebar with 1 1/2" aluminum cap stamped "SSS PLS 2500" at all tract corners, angle points and curve points.

**VICINITY MAP**

**FILING RECORD**

Reception \_\_\_\_\_

The State of Wyoming }  
 County of Laramie } SS

This instrument was filed for record at \_\_\_\_\_ o'clock \_\_\_\_\_ M., on the \_\_\_\_\_ day of \_\_\_\_\_, 2005.

A.D. 19 \_\_\_\_\_ and duly recorded in P/C \_\_\_\_\_ slot

County Clerk & Ex-Officio Register at Deeds  
 By \_\_\_\_\_ Deputy



**FINAL PUD MAP FOR CROW CREEK ESTATES**

SITUATE IN A PORTION OF SECTION 4, T.13N., R.65W., OF THE 6TH P.M., LARAMIE COUNTY, WYOMING.

PREPARED APRIL, 2005

**STIEL SURVEYING SERVICES, LLC**  
 PROFESSIONAL LAND SURVEYORS  
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 PH(307)634-7273 CHEYENNE, WY. 82003