

Carpenter 4th Street – Viewer’s Report  
PZ-21-00331  
Also known as: Road Petition #508 (RP#508)



Molly Bennett  
**Director**  
**Laramie County Public Works**  
May 31, 2023



## Executive Summary and Recommendations

Regarding the submitted petition, it is my recommendation as the appointed viewer that the Board of County Commissioners:

- Vacate the 50-foot Right-of-Way (ROW) known as 4<sup>th</sup> Street commencing at Monroe Avenue and running south to terminate at Main Avenue in Carpenter, Laramie County, Wyoming.
- All existing public infrastructure shall be encompassed within an access/utility easement executed separately of the vacation map.

According to the Laramie County Assessor’s website, all of the properties adjacent to this ROW belong to Mr. Roger Jewell. It is recommended the centerline of the ROW become the new lot lines upon vacation.



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# Introduction

As a result of the December 6, 2022 Board of County Commissioners (BOCC) meeting, I, Molly Bennett, was appointed as the Viewer of the petition brought before the Commission to vacate Fourth Street, lying south of Monroe Avenue and north of Main Avenue, Town of Carpenter, Laramie County, Wyoming. The resolution and road petition can be found in Appendix B.

The information within this report has been compiled in order to make an educated and appropriate recommendation to the BOCC. I have compiled the following report as a flow through this process and what led to my recommendations. I will discuss the background of this project/petition, my observations and my recommendations to the Board moving forward.

# Background

## Location and Subject Area

The subject area for this petition and report is located within the unincorporated Town of Carpenter in the southeast portion of Laramie County, Wyoming. The Town of Carpenter was established via plat in 1909. See Figure 1 below.

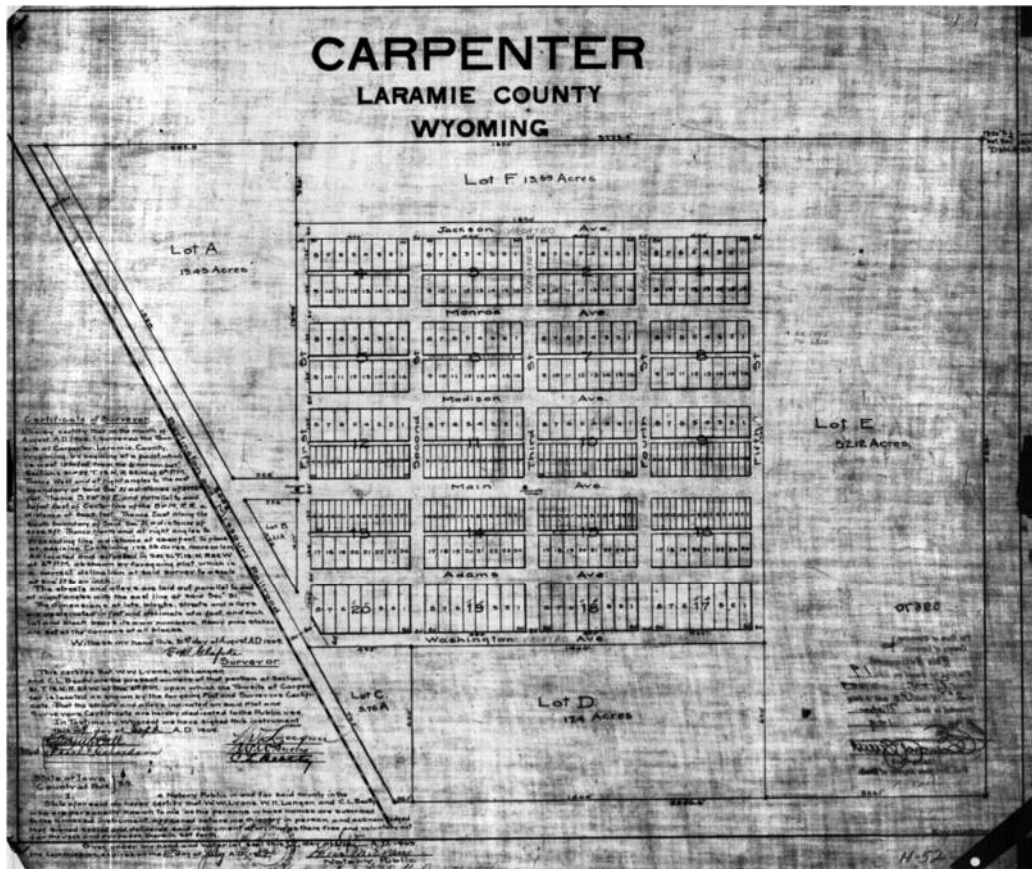


Figure 1: Town of Carpenter Plat



Figure 2 below shows the subject property and the limits of the proposed ROW to be vacated for discussion.

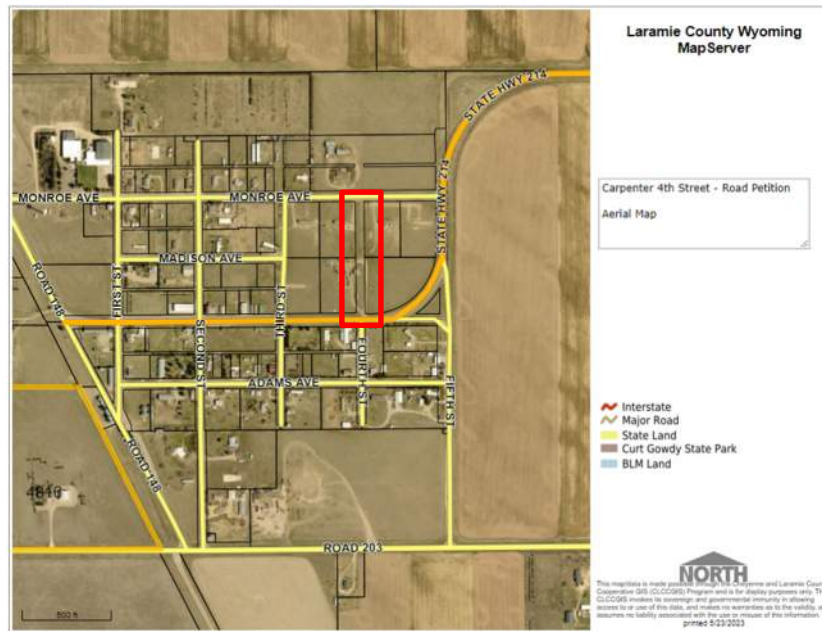


Figure 2: Subject Property Exhibit

The subject property consists of undeveloped ROW. The surrounding properties consist of rural residential properties of varying acreage.

The Laramie County Comprehensive Plan identifies the area as Rural Ag Interface (RAI), as shown in **Error! Reference source not found.** below. Rural residential uses are primarily anticipated in these areas. The subject property is located outside the PlanCheyenne and zoned boundaries.

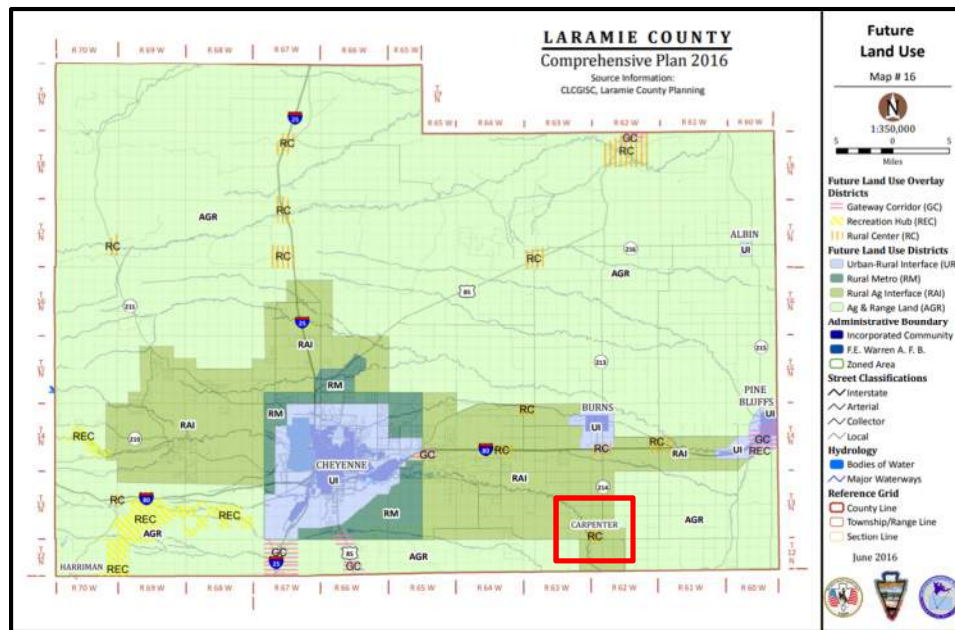


Figure 3: Comprehensive Plan Map



## Existing Conditions

For the purpose of this report, Y2 Consultants (Y2) was hired by Laramie County to research this area. Appendix A includes the report and associated documents supplied by Y2.

### Parcels/Lots for consideration within the establishment

The below list encompasses the parcel/lots that could be impacted by this vacation. This list is based on the Laramie County GIS Assessor map ([link](#)) as of May 23, 2023. Note that a few of the lots do have assigned addresses.

1. Street Address: **4847 Monroe Ave**
  - a. Name: JEWELL, ROGER
2. Street Address: **4853 Monroe Ave**
  - b. Name: JEWELL, ROGER
3. Street Address: **Main Ave**
  - a. Name: JEWELL, ROGER
  - b. Location description: CARPENTER: ALL OF THE EAST 1/2 OF BLOCK 10 (FKA LOTS 1,2, 3, 4, AND 17-24) AND THE EAST 1/2 OF THE ALLEY OF SD BLOCK AND THE EAST 1/2 OF THE SOUTH 1/2 (30') OF MADISON AVE ADJACENT TO SD LOTS 1-4, ALL VACATED PER RESOLUTION NO. 140520-24, BK 2445 PG 1358. SH
4. Street Address: **Main Ave**
  - a. Name: JEWELL, ROGER
  - b. Location description: CARPENTER: ALL OF BLOCK 9 EXCEPT THAT PORTION PLATTED TO JEWELL SUBDIVISION INCLUDING ALL OF THE ADJACENT REMAINDER OF THE VACATED ALLEY OF SD BLOCK AND THE SOUTH 1/2 (30') OF VACATED MADISON AVE ADJACENT TO VACATED LOTS 1-8; ALL VACATED BY RESOLUTION NO. 140520-24, BK 2445 PG 1358. SHOWN AS PARCEL N/P ON EXHIBIT 'A' OF SD RESOLUTION.

Further discussion on the information therein can be found later within the “Discussion” portion of this report.





## Pertinent Statutes

The Laramie County Board of Commissioners on August 17, 2021, appointed me for the purpose of viewing under Wyoming State Statues 24-3-101, 104-106.

- 24-3-101
  - “... The board of county commissioners of any county, may, on its own motion by resolution duly adopted, where it deems the public interest so requires, initiate the procedure for the establishment, vacation or alteration of a county highway, as the case may be, by setting forth in such resolution the point of commencement, the course and the point of termination of said road to be established, altered or vacated, as the case may be, and thereafter following out the provisions of article 2, chapter 52, Wyoming Revised Statutes, 1931, not inconsistent therewith. ...” (Highways, 1924/2021)

Additionally, I performed under the following procedures as set forth. The viewer’s job is defined mostly within the following three Wyoming State Statutes:

- 24-3-104
  - “The person so appointed shall be termed a viewer, and he shall be sworn by some person or officer authorized by law to administer oaths, before entering upon his duties, to faithfully and impartially discharge his duties, and he shall file his oath in the office of the county clerk. He shall not be confined to the precise matter of the petition, but may inquire or determine whether that, or any road, in the vicinity of the proposed or altered road, answering the same purpose is required.” (Highways, 1924/2021)
- 24-3-105
  - “In forming his judgment the viewer shall take into consideration both the public and private convenience, and also the expense of the proposed road.” (Highways, 1924/2021)
- 24-3-106
  - “ The said viewer shall report in writing to the board of the county commissioners, whether or not in his judgment, said proposed road is practicable, and ought or ought not be established, altered or vacated, as the case may be, stating the probable expense of the same, including damages to the property owners along the line thereof, the benefits thereto, and such other matters therein as shall enable the said board to act understandingly in the premises.” (Highways, 1924/2021)





## Discussion

Through the research of Y2 and the petition received, 4<sup>th</sup> Street between Monroe Avenue and Main Avenue in Carpenter, Wyoming has not been developed into an access or road. There are existing utilities within the area, however, none are recorded within an easement with the Laramie County Clerk’s Office in the subject area.

## Traffic Impacts and Access

Traffic impacts would not be a concern with this vacation as the ROW has not been developed previously. Access for the lots described earlier in this report can all be off of existing Monroe Avenue and Main Avenue.

## Addressing

Addressing should not be impacted regardless of the outcome of this Viewer’s report.

## Utility/Stakeholder Information

The following stakeholders were sent a letter requesting feedback:

- Carpenter Water and Sewer District
- Fire District Number 4
- Laramie County School District 2 – Transportation
- RT Communications
- High West Energy
- Black Hills
- Wyoming Department of Transportation (WYDOT)

The Carpenter Water and Sewer provided a response. A copy of the stakeholder letter and the response can be found in Appendix C of this report.

No other utility/stakeholder comment was received for this application/road petition.

## Public Impacts

These roads/accesses were never developed for use. Therefore, the public impacts with this vacation request would be minimal.

## Private Impacts

Given the lack of public infrastructure within the 4<sup>th</sup> Street ROW, a vacation will have a positive impact on the private land owners directly impacted by this petition.



## **Appendix A**

### **Y2 Consultants - Report and Findings**



PZ-22-00331

# **FOURTH STREET TOWN OF CARPENTER VACATION PETITION REPORT**

**Prepared for:**

Molly Bennett  
Director, Laramie County Public Works  
13797 Prairie Center Circle  
Cheyenne, WY 82009

**Prepared by:**



Y2 Consultants, LLC  
1725 Carey Avenue  
Cheyenne, WY 82001

**April 28, 2023**

## TABLE OF CONTENTS - 4th St., Carpenter, WY

Item	Description
Letter	Research findings, Gary N. Grigsby PE LS
Map	Existing Conditions Exhibit (with aerial image)
Map	Existing Conditions Exhibit
Records	Recorded Deeds and Documents (organized by address)

Address	Document	Grantor(s)	Grantee(s)	Book	Page	Reception #	Date Recorded
Lot 9, Block 10 (Town of Carpenter)	Warranty Deed	St. Peter, Catholic Church	Roger Jewell	2392	1350	639331	6/9/2014
Block 7,8,9, and 10 less lot 9 of Block 10 (Town of Carpenter)	Warranty Deed	Donna Mae Ford	Roger Jewell	2297	205	599764	9/20/2012
Block 7,8,9, and 10 less lot 9 of Block 10 (Town of Carpenter)	Warranty Deed	Richard R. Whited	Roger Jewell	2297	206	599765	9/13/2012

SURVEYS, PLATS, AND PETITIONS				Book	Page	Reception #	Date Recorded
Record of Survey	Survey	John J. Studley	To The Public	2754	1528	819930	9/20/2021
Record of Survey	Survey	John J. Studley	To The Public	2754	1529	819931	9/20/2021
Vacation Petition	Petition with Maps and Exhibits	Laramie County Board of Commissioners	To The Public	2445	1358-1361	661562	5/21/2015
Jewell Vacation	Survey	Laramie County Board of Commissioners	To The Public	2445	1358	661562	4/15/2014
Plat	Jewell Subdivision	Jeffrey B. Jones	To The Public	10	121	660348	4/15/2014
Easement	Corrective Right of Way Easement	Roger Jewell	The Transportation Commission of Wyoming	2436	865	657812	3/31/2015
Easement	Right of Way Easement	Howard Whited, et ux	State of Wyoming	488	242	537269	7/5/1950
Plat	Town of Carpenter	E. W. Glafcke	To The Public	H	52	-	8/31/1909
Site Plan	Sheet 2.17	States West Water Resources Corporation	Carpenter Water & Sewer District	Filed with WY State Engineer's Office Permit No. U.W. 112792			
Abstract Record	Town of Carpenter, Blocks 7, 8, 9, 10			Laramie County Clerk's Office			
Search Results	Town of Carpenter, Blocks 7, 8, 9, 10			Laramie County Clerk's Office			



# CONSULTANTS

ENGINEERING, SURVEYING & PLANNING  
NATURAL RESOURCE SERVICES, GIS

April 27, 2023

Molly Bennett  
Director, Laramie County Public Works  
13797 Prairie Center Circle  
Cheyenne, WY 82009

## **RE: Carpenter Fourth Street**

Dear Ms. Bennett,

The following report was prepared for Fourth Street between Main Avenue and Monroe Avenue in the Town of Carpenter, at your request. Y2 Consultants researched recorded documents to gather information regarding the site conditions for the project area. The findings are presented below to inform the Viewer of the matters of record and existing conditions related to the vacation petition.

### Research Methods

Documents recorded with the Laramie County Clerk's Office were reviewed to identify current deeds, easements, and miscellaneous records related to the right-of-way of Fourth Street between Main Avenue and Monroe Avenue and the related parcels. Copies of these recorded documents are compiled electronically and in printed format for your convenience.

Special attention was given to previous petitions to vacate portions of Madison Avenue and alleys in Blocks 7, 8, 9, and 10 of the Town of Carpenter. A field investigation was conducted on April 13, 2023 to view existing conditions, but a field survey was not conducted. The exhibits accompanying this report are based on recorded plats, maps, and survey exhibits and do not reflect any new survey data.

### Conclusions of Findings

It was found that the lands adjoining the petitioned portion of Fourth Street are owned by a single individual, Roger Jewell, and that no other landowners are directly affected by the vacation of Fourth Street between Monroe Avenue and Main Avenue. A wire fence was installed on the north end preventing access from Monroe Avenue and southern access is limited to driveways for home access. There was no evidence of through-traffic currently occurring in the petitioned portion of Fourth Street.

Underground water lines and overhead electrical lines appear to be located within the petitioned area, as it is common for utilities to be located in the public right of way. It is recommended that if Fourth Street is vacated as petitioned, a utility survey be conducted to verify the location of existing infrastructure. Easements will need to be created, and recorded, for access and maintenance of any existing utilities located within the petitioned right of way.

Finally, it appears the petition request did not include a map specifying the disposition of land if the right of way is vacated. Based on the field inspection and customary practice, it is recommended to consider the centerline of the right of way as the boundary for the petitioned interior lot lines.

Please contact me if you have any questions or need clarification of any items contained in this report.

Sincerely,

*Gary N Grigsby*

Gary N. Grigsby, PE LS #9283

Operations Manager

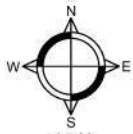
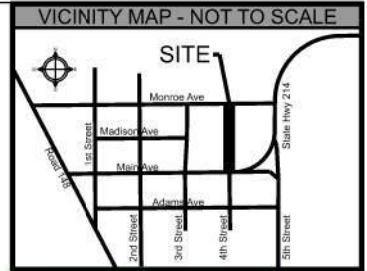
[Gary@y2consultants.com](mailto:Gary@y2consultants.com)



# EXHIBIT

PZ-22-00331

## ROAD PETITION No. 508 TOWN OF CARPENTER A PORTION OF 4TH STREET (BETWEEN MAIN AVENUE AND MONROE AVENUE)



0' 150' 300'

SCALE: 1" = 150'

### LEGEND OF SYMBOLS & ABBREVIATIONS

- RIGHT OF WAY
- EXISTING PROPERTY LINES
- UNDERGROUND WATER LINES
- EXISTING WATER VALVE
- UNDERGROUND GAS LINES
- OVERHEAD ELECTRICAL LINES
- PETITION TO VACATE RIGHT-OF-WAY



### MISCELLANEOUS NOTES

1. NO FIELD SURVEY WAS PERFORMED TO DETERMINE LOT LINES. EXHIBIT BASED ON THE FOLLOWING RECORDS:  
TOWN OF CARPENTER PLAT (H-52)  
VACATION MAP (BK 2445 PG 1358)  
EXHIBIT 'A' AND LEGAL DESCRIPTIONS (BK 2445 PG 1360)  
UTILITIES SURVEY (BK 2445 PG 1361)  
JEWELL SUBDIVISION PLAT (BK 10 PG 121)
2. BLOCKS 7, 8, 9, AND 10 ARE CURRENTLY OWNED BY ROGER JEWELL. REFERENCE: BK 2392 PG 1350, BK 2297 PG 205, BK 2297 PG 206.

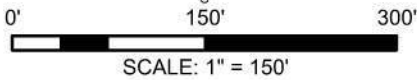
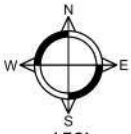
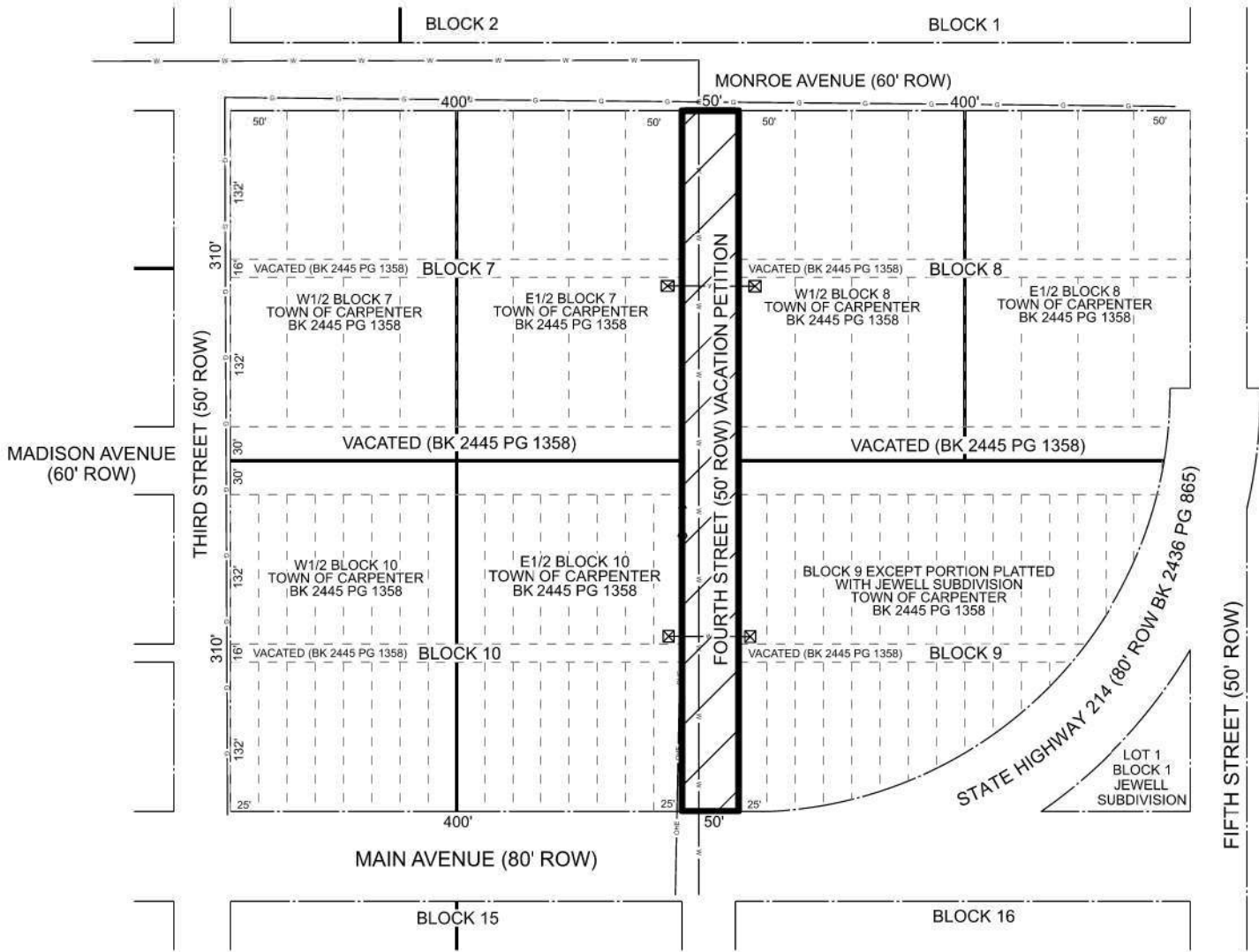
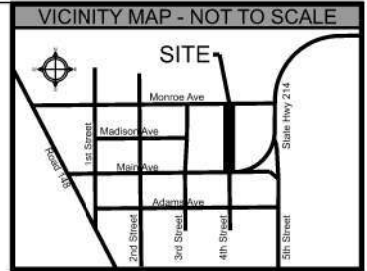
SHEET NUMBER <b>1 of 1</b>	CLIENT INFORMATION <b>LARAMIE COUNTY PUBLIC WORKS</b>	DRAWING TITLE <b>FOURTH STREET TOWN OF CARPENTER VACATION PETITION PZ-22-00331</b>	 <b>Y2 CONSULTANTS</b> ENGINEERING, SURVEYING & PLANNING LANDSCAPE ARCHITECTURE, GIS NATURAL RESOURCE SERVICES y2consultants.com 307.733.2909	April 28, 2023 EXHIBIT JOB #: 23018 ORIGINAL SHEET SIZE: 8 1/2" x 11" DRAWN BY: MXX/LB CHECKED BY: GNG
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# EXHIBIT

PZ-22-00331

## ROAD PETITION No. 508 TOWN OF CARPENTER A PORTION OF 4TH STREET (BETWEEN MAIN AVENUE AND MONROE AVENUE)



### LEGEND OF SYMBOLS & ABBREVIATIONS

	RIGHT OF WAY
	EXISTING PROPERTY LINES
	UNDERGROUND WATER LINES
	EXISTING WATER VALVE
	UNDERGROUND GAS LINES
	OVERHEAD ELECTRICAL LINES
	PETITION TO VACATE RIGHT-OF-WAY

### MISCELLANEOUS NOTES

- NO FIELD SURVEY WAS PERFORMED TO DETERMINE LOT LINES. EXHIBIT BASED ON THE FOLLOWING RECORDS:  
TOWN OF CARPENTER PLAT (H-52)  
VACATION MAP (BK 2445 PG 1359)  
EXHIBIT 'A' AND LEGAL DESCRIPTIONS (BK 2445 PG 1360)  
UTILITIES SURVEY (BK 2445 PG 1361)  
JEWELL SUBDIVISION PLAT (BK 10 PG 121)
- BLOCKS 7, 8, 9, AND 10 ARE CURRENTLY OWNED BY ROGER JEWELL. REFERENCE: BK 2392 PG 1350, BK 2297 PG 205, BK 2297 PG 206.

SHEET NUMBER <b>1 of 1</b>	CLIENT INFORMATION <b>LARAMIE COUNTY PUBLIC WORKS</b>	DRAWING TITLE <b>FOURTH STREET TOWN OF CARPENTER VACATION PETITION PZ-22-00331</b>	 <b>Y2 CONSULTANTS</b> ENGINEERING, SURVEYING & PLANNING LANDSCAPE ARCHITECTURE, INC. NATURAL RESOURCE SERVICES 307 733 2909	April 28, 2023 EXHIBIT JOB #: 23018 ORIGINAL SHEET SIZE: 8 1/2" x 11" DRAWN BY: MXX/LB CHECKED BY: GNG
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WARRANTY DEED

Catholic  
St. Peter Church, grantor(s) of Laramie County,  
State of Wyoming, for and in consideration of Ten Dollars and Other Good and Valuable  
Consideration, in hand paid, receipt whereof is hereby acknowledged, Convey and Warrant To

Roger Jewell, grantee(s),

Whose address is: 4859 Main St. Carpenter of Laramie County and  
State of Wyoming, the following described real estate, situate in Laramie County and  
State of Wyoming, to wit:

Lot 9, Block 10, Town of Carpenter, Wyoming 82054

Subject to all covenants, restrictions, reservations, easements, conditions and rights appearing of record.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the  
State of Wyoming.

Witness my/our hand(s) this 9 day of June, 2014.

*[Handwritten signatures]*  
St. Peter Catholic Church

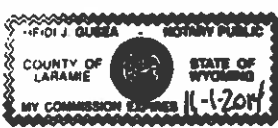
State of Wyoming

County of Laramie

This instrument was acknowledged before me on this 9<sup>th</sup> day of June  
2014, by Kevin A. Kord Rep. For St. Peter Catholic Church.

Alex S. Gush  
Notary Public

(Seal) My commission expires: 11-1-2014



RECORDED 6/09/2014 AT 10:27 AM REC# 639331 BK# 2392 PG# 1350  
DEBRA K. LATHROP, CLERK OF LARAMIE COUNTY, WY. PAGE 1 OF 1



# WARRANTY DEED

Richard R. Whited, a married person, *Grantor*, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, CONVEYS AND WARRANTS to Roger Jewell, a single person, Laramie County, Wyoming, *Grantee*, all of his interest in the following described real estate, located in Laramie County, State of Wyoming,

**In the Town of Carpenter, according to the official plat filed for record in Laramie County, Wyoming:**


- All of Lots 1 through 16, inclusive, in Block 7; and**
- All of Lots 1 through 16, inclusive, in Block 8; and**
- All of Lots 1 through 24, inclusive, in Block 9; and**
- All of Lots 1 through 8 and Lots 10 through 24, inclusive, in Block 10.**

Excepting and reserving unto *Grantor* all oil, gas, uranium, coal, shale, sand, gravel and other minerals now owned by *Grantor*.

*Subject to the following terms and conditions: 1) Residential homes are restricted to one home only, constructed on each Block; 2) Single wide trailers are not permitted; 3) Double wide trailers, 2000 model year or newer, on a permanent foundation, are permitted; 4) Junk cars are not permitted; and 5) Unsightly Storage is not permitted, and subject any and all transfers or ownership of mineral interests, rights-of-way, easements, agreements, restrictions, reservations, and covenants of record, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.*

*Grantor* further warrants that the above-described real property has never been used or occupied by his spouse and his spouse has not acquired any rights in the property under or by virtue of the Homestead Exemption Laws of the State of Wyoming.

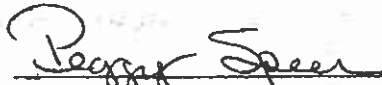
WITNESS my hand this \_\_\_ day of September, 2012.

  
Richard R. Whited

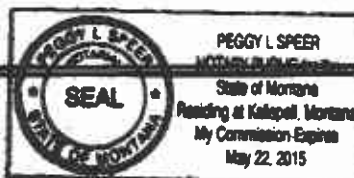
STATE OF MONTANA     )  
  ) ss.  
COUNTY OF FLATHEAD    )

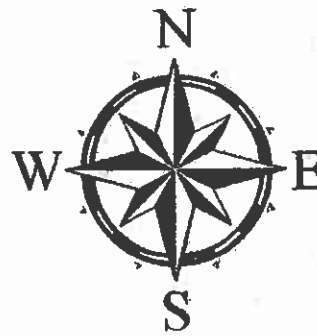
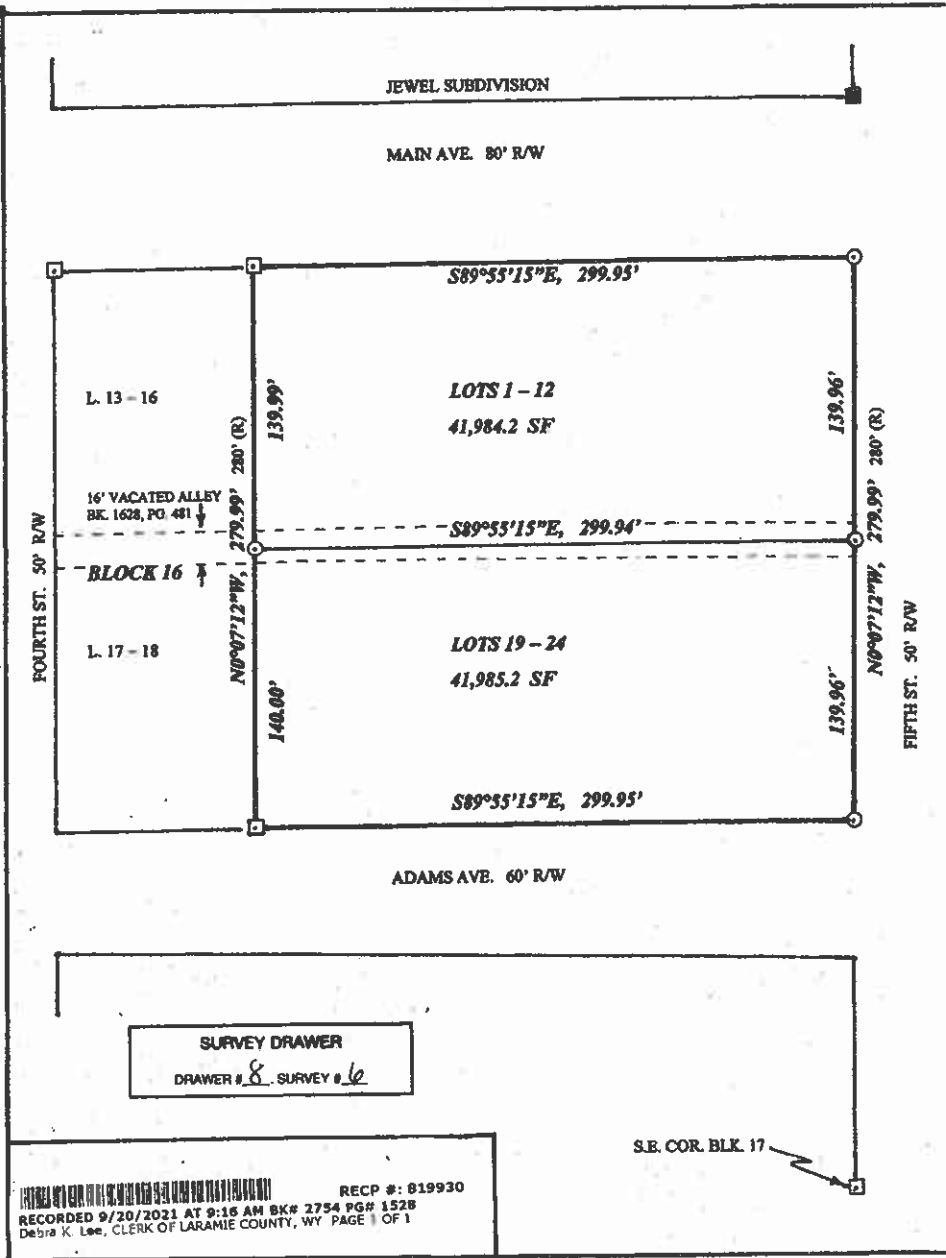
This instrument was acknowledged before me on September 13, 2012, by Richard R. Whited, a married person.

Witness my hand and official seal.

  
Notary Public

My Commission Expires:  
5-22-15





SCALE 1" = 60'

**LEGEND**

- FOUND 1 1/2" DIA. SURV CAP LS 5019.
- FOUND 1 1/2" DIA. SURV CAP LS 3881.
- SET THIS SURVEY, A 1 1/2" DIA. ALUMINUM SURVEY CAP STAMPED LS 4828 ON A 24" NO.5 REBAR.

**CERTIFICATE OF SURVEYOR**

I, John J. Studley, Wyoming Licensed Professional Land Surveyor No. 4828, do hereby certify the RECORD OF SURVEY shown hereon, was prepared from an actual survey conducted by me in September 2021, and is correct to the best of my knowledge, information and belief; and that this map correctly shows the results of said survey and that the monuments found or set are as shown hereon.



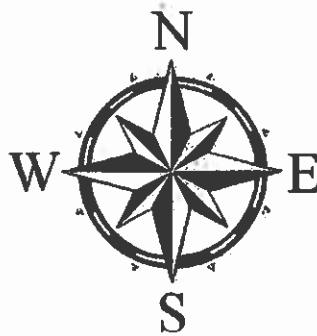
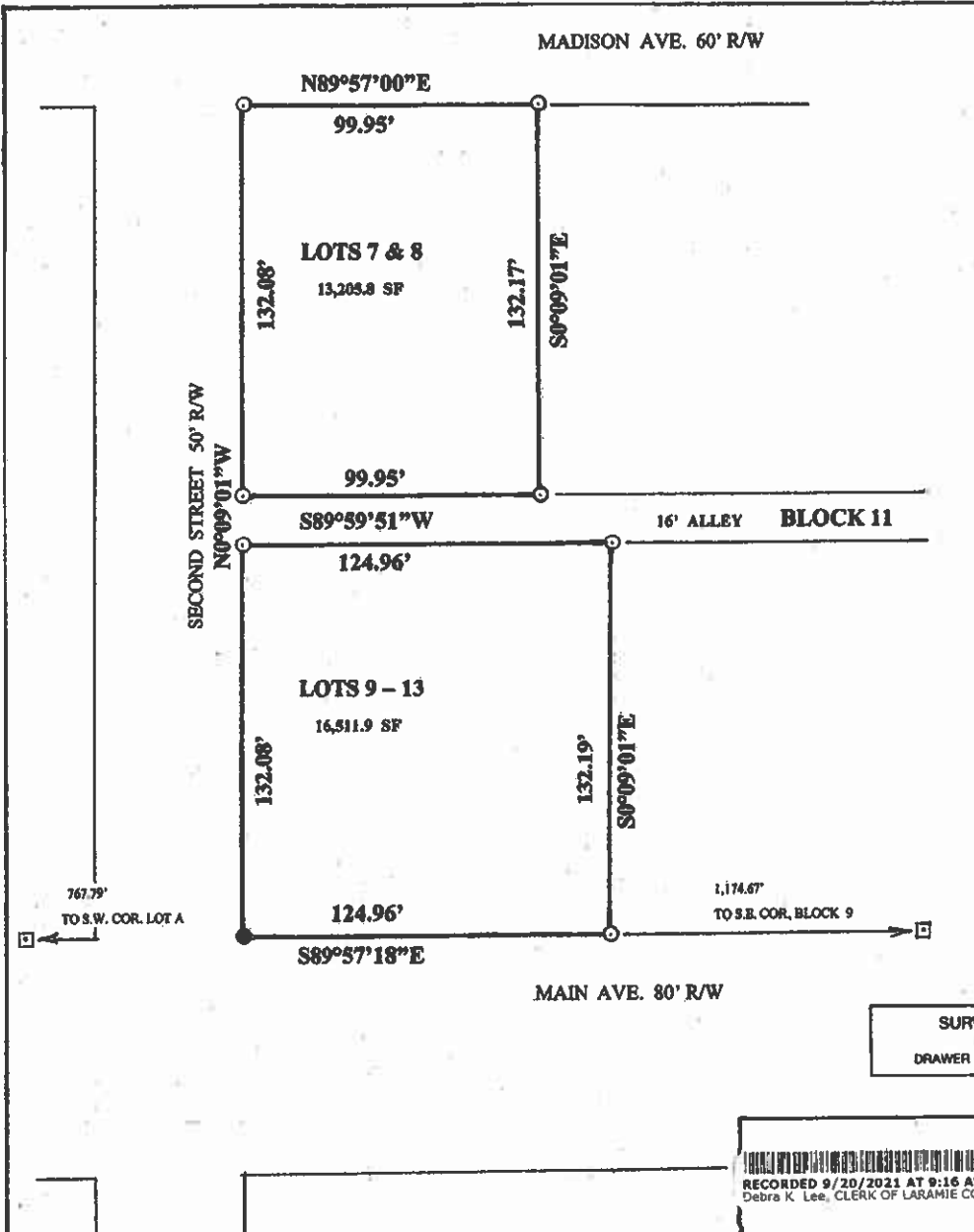
**RECORD OF SURVEY**

FOR  
 LOTS 1 - 12 AND LOTS 19 - 24, BLOCK 16,  
 CARPENTER  
 LARAMIE COUNTY, WYOMING

PREPARED SEPTEMBER 2021

SURVEY DRAWER  
 DRAWER # 8 SURVEY # 6

RECP #: 819930  
 RECORDED 9/20/2021 AT 9:16 AM BK# 2754 PG# 152B  
 Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1



SCALE 1" = 40'

**LEGEND**

- FOUND SURVEY CORNERS OF RECORD AT THE S.E. CORNER OF BLOCK 9 (LS 5019), AND THE S.W. CORNER OF LOT "A" PER PLAT OF RECORD FOR "CARPENTER".
- SET THIS SURVEY, A 1 1/2" DIA. ALUMINUM SURVEY CAP STAMPED LS 4828 ON A 24" NO.5 REBAR.
- SET THIS SURVEY, A DRILLED HOLE AND "+" IN CONCRETE SIDEWALK, 0.53' EAST AND 0.51' SOUTH OF BUILDING CORNER.

**CERTIFICATE OF SURVEYOR**

I, John J. Studley, Wyoming Licensed Professional Land Surveyor No. 4828, do hereby certify the RECORD OF SURVEY shown hereon, was prepared from an actual survey conducted by me in September 2021, and is correct to the best of my knowledge, information and belief; and that this map correctly shows the results of said survey and that the monuments found or set are as shown hereon.



**RECORD OF SURVEY**

FOR  
 LOTS 7 THROUGH 13, BLOCK 11,  
 CARPENTER  
 LARAMIE COUNTY, WYOMING

SURVEY DRAWER  
 DRAWER # 8 SURVEY # 7

RECORDED 9/20/2021 AT 9:16 AM BKN 2754 PG# 132B  
 Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1  
 REC# #: 819931

PREPARED SEPTEMBER 2021

RESOLUTION # 140520-24

**A RESOLUTION APPROVING THE JEWELL VACATION ON THE PROPERTY LOCATED WITHIN PORTIONS OF CARPENTER: LOTS 1 - 16, BLOCK 7; LOTS 1 - 16, BLOCK 8; LOTS 1 - 24, BLOCK 9; LOTS 1 - 8, 10 - 24, BLOCK 10, 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 have previously adopted the Laramie County Land Use Regulations; and

**WHEREAS**, this application meets the requirements for vacation of lot lines and rights-of-way pursuant to Section 2-1-101 of the Laramie County Land Use Regulations; and

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

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

The Laramie County Board of Commissioners finds that:

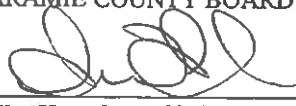
- a. This application meets the following criteria for Board Approval pursuant to section 1-2-100(a) of the Laramie County Land Use Regulations:
  - i. The proposed use is permitted by Board Approval in the proposed location and is in conformance with all applicable development standards.
  - ii. The proposed use is in general conformance with all other applicable policies adopted by Laramie County.
  - iii. There is no defined negative impact to the community.
- b. This application meets the requirements for Section 2-2-128 of the Laramie County Land Use Regulations for Vacation.

And that the Laramie County Board of Commissioners approves the Jewell Vacation of lot lines and rights-of-way, as shown on Exhibit A "Vacation Map", with the following conditions:

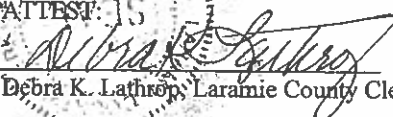
- 1. Clerical corrections shall be made to the Vacation Map to address comments from the County Assessor and Real Estate Recording Office.
- 2. Madison Avenue may only be vacated if the applicant can provide a Certified Utility Survey showing no utilities within the existing ROW. This document shall be recorded with resolution upon approval.
- 3. No public maintenance of roads is provided for within the affected area of the vacation; this shall be noted on the vacation map.

**PRESENTED, READ, PASSED, APPROVED AND ADOPTED** this 20<sup>th</sup> day of May, 2014.

LARAMIE COUNTY BOARD OF COMMISSIONERS

  
Diane Humphrey, Chairman



  
Debra K. Lathrop, Laramie County Clerk

**LARAMIE COUNTY**

JUN -2 2015

**PLANNING & DEVELOPMENT OFFICE**

Reviewed and approved as to form:

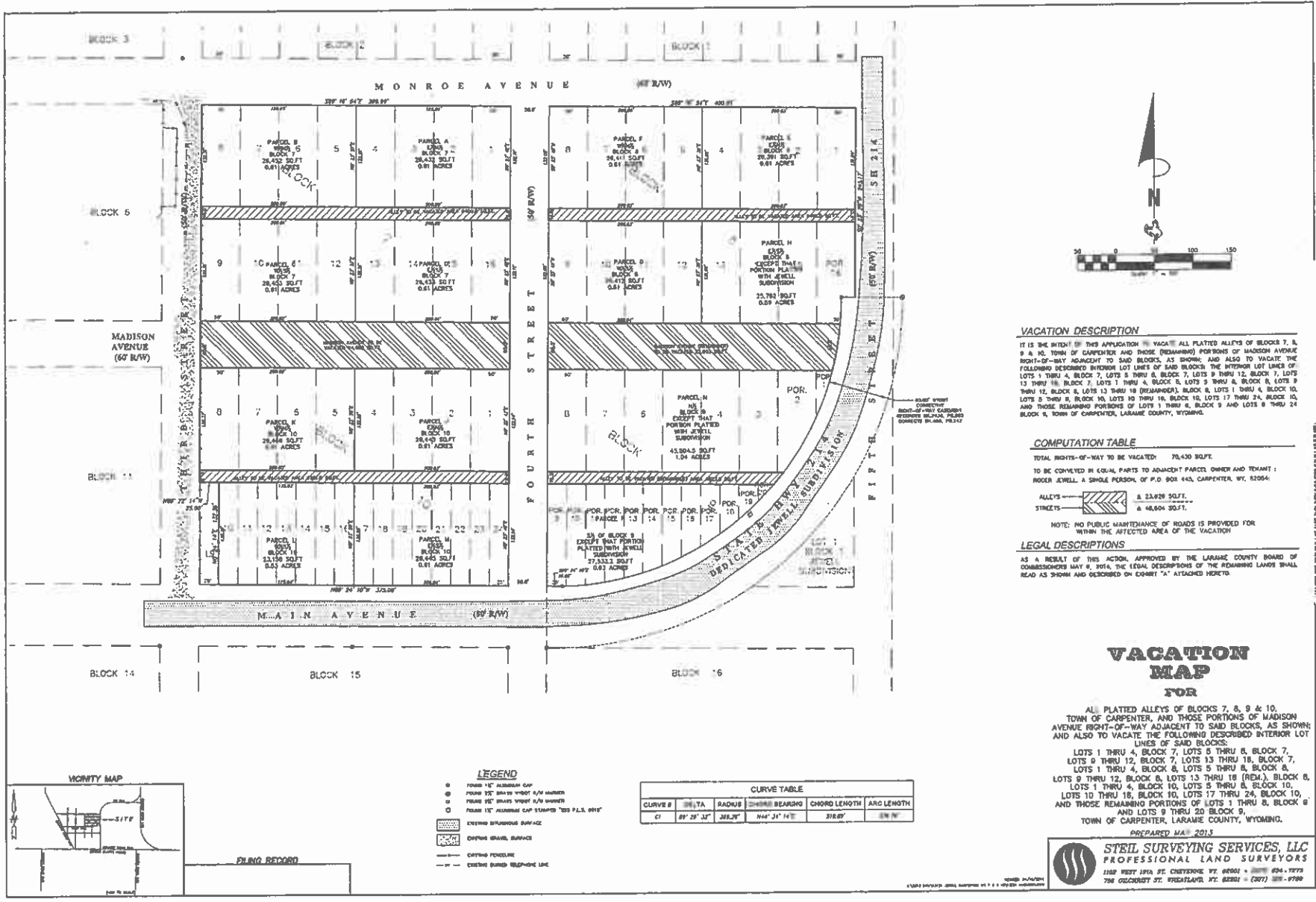
\_\_\_\_\_  
Mark T. Voss, Laramie County Attorney

RECP #: 661562  
RECORDED 5/21/2015 AT 9:46 AM BK# 2445 PG# 1358  
Debra K. Lathrop, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 4

*C. Plomms  
allert  
4/22/2015*

**COPY OF RECORD**





**VACATION DESCRIPTION**

IT IS THE INTENT OF THIS APPLICATION TO VACATE ALL PLATTED ALLEYS OF BLOCKS 7, 8, & 9 & 10, TOWN OF CARPENTER, AND THOSE REMAINING PORTIONS OF MADISON AVENUE RIGHT-OF-WAY ADJACENT TO SAID BLOCKS, AS SHOWN, AND ALSO TO VACATE THE FOLLOWING DESCRIBED INTERIOR LOT LINES OF SAID BLOCKS: THE INTERIOR LOT LINES OF LOTS 1 THRU 4, BLOCK 7, LOTS 5 THRU 8, BLOCK 7, LOTS 9 THRU 12, BLOCK 7, LOTS 13 THRU 16, BLOCK 7, LOTS 1 THRU 4, BLOCK 8, LOTS 5 THRU 8, BLOCK 8, LOTS 9 THRU 12, BLOCK 8, LOTS 13 THRU 16 (REMAINER), BLOCK 8, LOTS 1 THRU 4, BLOCK 9, LOTS 5 THRU 8, BLOCK 9, LOTS 9 THRU 12, BLOCK 9, LOTS 13 THRU 16, BLOCK 9, LOTS 1 THRU 4, BLOCK 10, AND THOSE REMAINING PORTIONS OF LOTS 1 THRU 4, BLOCK 9, AND LOTS 5 THRU 8, BLOCK 9, TOWN OF CARPENTER, LARAMIE COUNTY, WYOMING.

**COMPUTATION TABLE**

TOTAL RIGHTS-OF-WAY TO BE VACATED: 76,430 SQ. FT.

TO BE CONVERTED IN EQUAL PARTS TO ADJACENT PARCEL OWNER AND TENANT: ROGER JEWELL, A SINGLE PERSON, OF P.O. BOX 443, CARPENTER, WY, 82004:

ALLEYS	22,828 SQ. FT.
STREETS	48,604 SQ. FT.

NOTE: NO PUBLIC MAINTENANCE OF ROADS IS PROVIDED FOR WITHIN THE AFFECTED AREA OF THE VACATION

**LEGAL DESCRIPTIONS**

AS A RESULT OF THIS ACTION, APPROVED BY THE LARAMIE COUNTY BOARD OF COMMISSIONERS MAY 1, 2016, THE LEGAL DESCRIPTIONS OF THE FOLLOWING LANDS SHALL READ AS SHOWN AND DESCRIBED ON EXHIBIT "A" ATTACHED HERETO.

**VACATION MAP FOR**

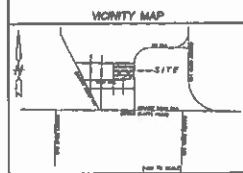
ALL PLATTED ALLEYS OF BLOCKS 7, 8, & 9 & 10, TOWN OF CARPENTER, AND THOSE PORTIONS OF MADISON AVENUE RIGHT-OF-WAY ADJACENT TO SAID BLOCKS, AS SHOWN; AND ALSO TO VACATE THE FOLLOWING DESCRIBED INTERIOR LOT LINES OF SAID BLOCKS:

LOTS 1 THRU 4, BLOCK 7, LOTS 5 THRU 8, BLOCK 7, LOTS 9 THRU 12, BLOCK 7, LOTS 13 THRU 16, BLOCK 7, LOTS 1 THRU 4, BLOCK 8, LOTS 5 THRU 8, BLOCK 8, LOTS 9 THRU 12, BLOCK 8, LOTS 13 THRU 16 (REMA), BLOCK 8, LOTS 1 THRU 4, BLOCK 9, LOTS 5 THRU 8, BLOCK 9, LOTS 9 THRU 12, BLOCK 9, LOTS 13 THRU 16, BLOCK 9, LOTS 1 THRU 4, BLOCK 10, AND THOSE REMAINING PORTIONS OF LOTS 1 THRU 4, BLOCK 9, AND LOTS 5 THRU 8, BLOCK 9, TOWN OF CARPENTER, LARAMIE COUNTY, WYOMING.

PREPARED MAY 2013

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

1102 WEST 19TH ST. CHEYENNE WY 82001 • 304.777.7778  
 706 COLLEGE ST. WHEATLAND, WY 82201 • 307.733.9780



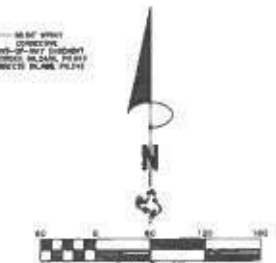
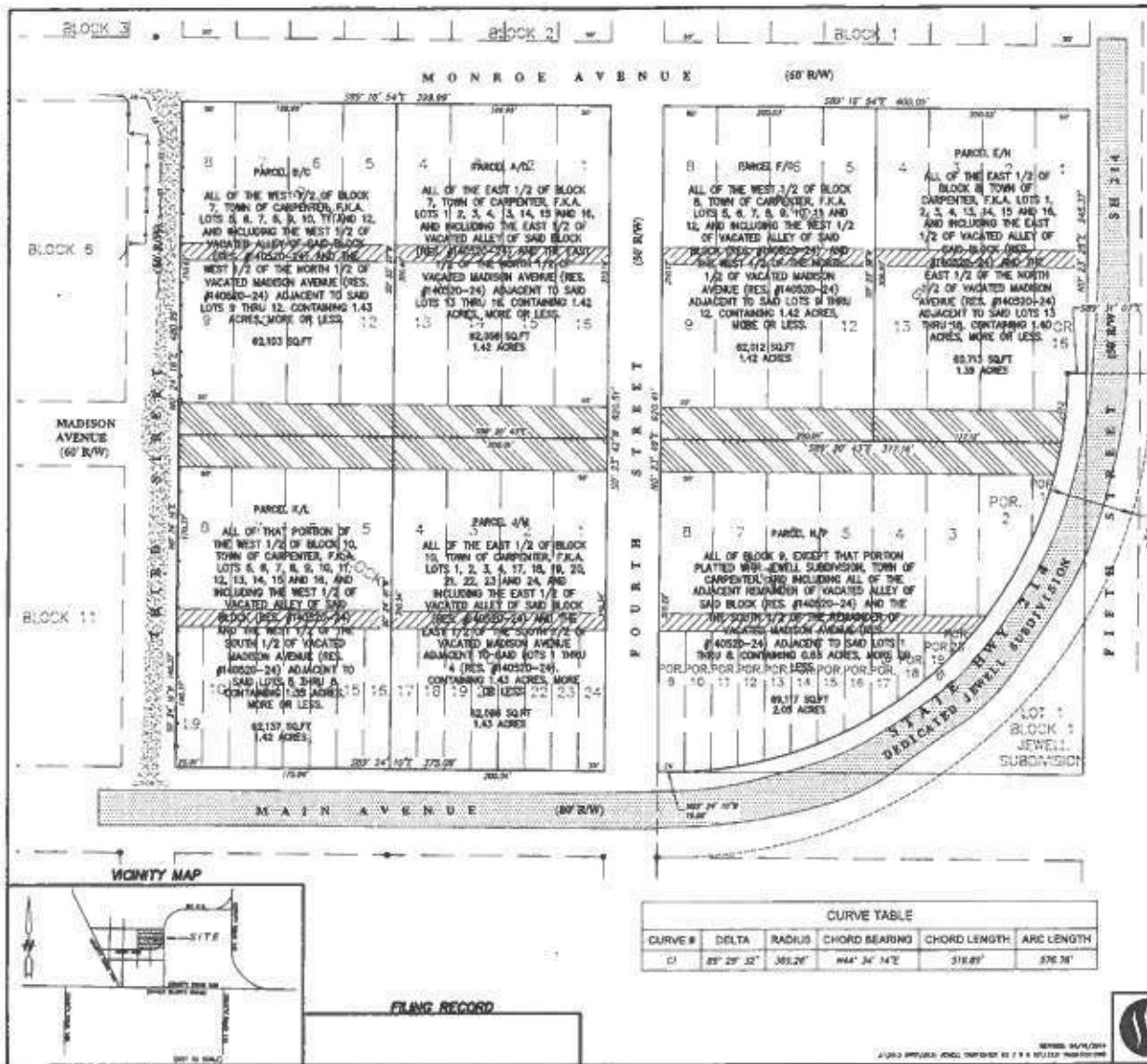
- LEGEND**
- FOUR 1/2" ALUMINUM CAP
  - FOUR 1/2" BRASS NIPPLE 1/2" DIA W/SHOULDER
  - FOUR 1/2" BRASS NIPPLE 1/2" DIA W/SHOULDER
  - FOUR 1/2" ALUMINUM CAP STAMPED "S&S P.L.S. 6911"
  - EXTINGUISHING SURFACE
  - CAPPING BRASS SURFACE
  - CAPPING FOUNDRY
  - EXTINGUISHING SURFACE LINE

**CURVE TABLE**

CURVE #	BEARING	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	S7°29'37" W	382.0'	N64°31'14" E	318.0'	129.0'

**FILING RECORD**

REC'D #: 661562  
 RECORDED 5/21/2015 AT 9:46 AM BK# 2445 PG# 1329  
 Debra K. Lathrop, CLERK OF LARAMIE COUNTY, WY PAGE 2 OF 4



**EXHIBIT 'A'**  
and  
**LEGAL DESCRIPTIONS**  
FOR

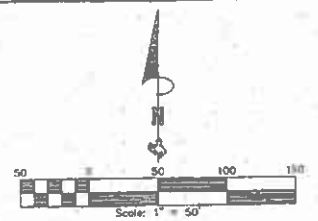
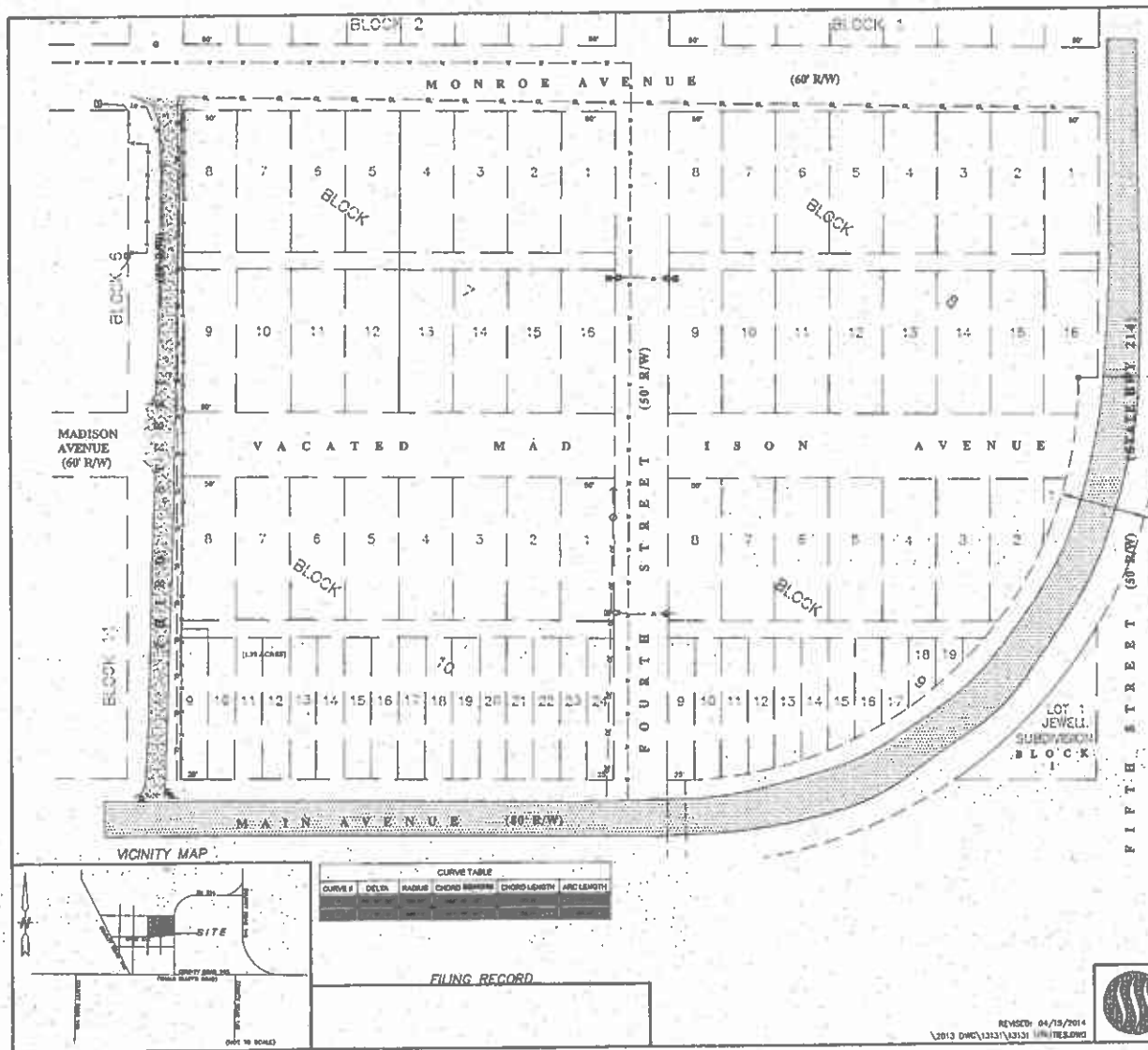
VACATION OF CERTAIN INTERIOR LOT LINES OF PORTIONS OF BLOCKS 7, 8, 9, & 10, AND THAT PORTION OF ADJACENT STREETS & ALLEYS THERE TO, TOWN OF CARPENTER, LARAMIE COUNTY, WYOMING.

PREPARED MARCH 2014

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

604 WEST 10TH ST. CHEYENNE, WY. 82001 • (307) 634-7570  
1546 LOCKWOOD ST. WHEELING, WY. 82801 • (307) 368-4788

RECP #: 661562  
RECORDED 3/21/2015 AT 9:40 AM BKG# 2445 PGP# 1360  
Dana K. Lawson, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 4



**LEGEND**

- FOUND 2" BRASS WOOD R/W MARKER
- FOUND 2" BRASS WOOD R/W MARKER
- EXISTING OVERHEAD ELECTRIC LINES
- EXISTING FENCE LINE
- EXISTING CURB LINE
- EXISTING WATER LINE
- EXISTING BURIED TELEPHONE LINE
- EXISTING TELEPHONE INFLECTAL
- EXISTING WATER VALVE
- EXISTING WATER CURB STOP
- EXISTING WATER METER
- EXISTING WATER METER
- EXISTING BITUMINOUS SURFACE

**NOTES**

- 1) NO PORTION OF THE SUBJECT PROPERTY FALLS WITHIN FEMA SPECIAL 100-YEAR FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL #5402(C)4750 DATED JANUARY 17, 2007
- 2) BASIS OF MEASUREMENTS - GSD DATA/PHOTOS ESTABLISHED BY GPS (LARAMIE, WYOMING) (SEE ATTACHED SHEETS)

**CERTIFICATE OF SURVEYOR**

Jeffrey B. Jones, Registered 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 measurements found on said map are as shown.



**UTILITIES SURVEY FOR**

PROPOSED JEWELL SUBDIVISION AND PORTIONS OF BLOCKS 7, 8, 9, & 10, AND THOSE PORTIONS OF STREETS & ALLEYS ADJACENT THERETO, TOWN OF CARPENTER, LARAMIE COUNTY, WYOMING.  
PREPARED MAY, 2014

**STEEL SURVEYING SERVICES, LLC**  
PROFESSIONAL LAND SURVEYORS  
1102 WEST 18th ST. CHEYENNE, WY. 82001 • (307) 634-7873  
704 OILCREEK ST. WHEATLAND, WY. 82201 • (307) 328-6789

RECP #: 661562  
RECORDED 5/21/2015 AT 9:46 AM BK# 2443 PG# 1361  
Debra K. Labriola, CLERK OF LARAMIE COUNTY, WY. PAGE 4 OF 4

REVISED: 04/15/2014  
2013 DWS\12131\13131 UNITS.DWG

**SUBDIVISION PLAT SETUP FORM**

Subdivision Proper Name JEWELL SUBDIVISION

Received from STEEL SURVEYING SERVICES

Grantor ROGER JEWELL Document Date 5/6/14

Grantee RE JEWELL SUBDIVISION

Legal Description PTN L16 BL8,L1,2,9-24 BL9 CARPENTER

**SUBDIVISION INFORMATION**

Short Alpha Name JEWELL SUBD Number \_\_\_\_\_

Block Name BLOCK Lot Name LOT

Replats Previous Platting Y/N Defunct Subdivision Y/N

Covenants Book/Page \_\_\_\_\_ Old Hard Copy Book/Number COMP

**ABSTRACTING INFOFRMATION**

Existing Parcels Affected

TWN/SUBD	RNG/BLK	BEG SEC/LT	END SEC/LT
CARPENTER	8	16	
CARPENTER	9	1	2
CARPENTER	9	9	24

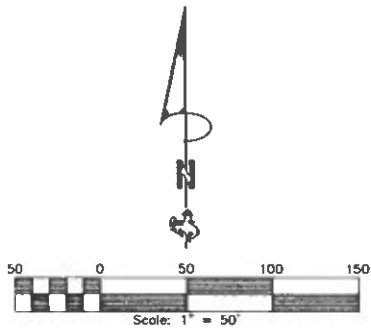
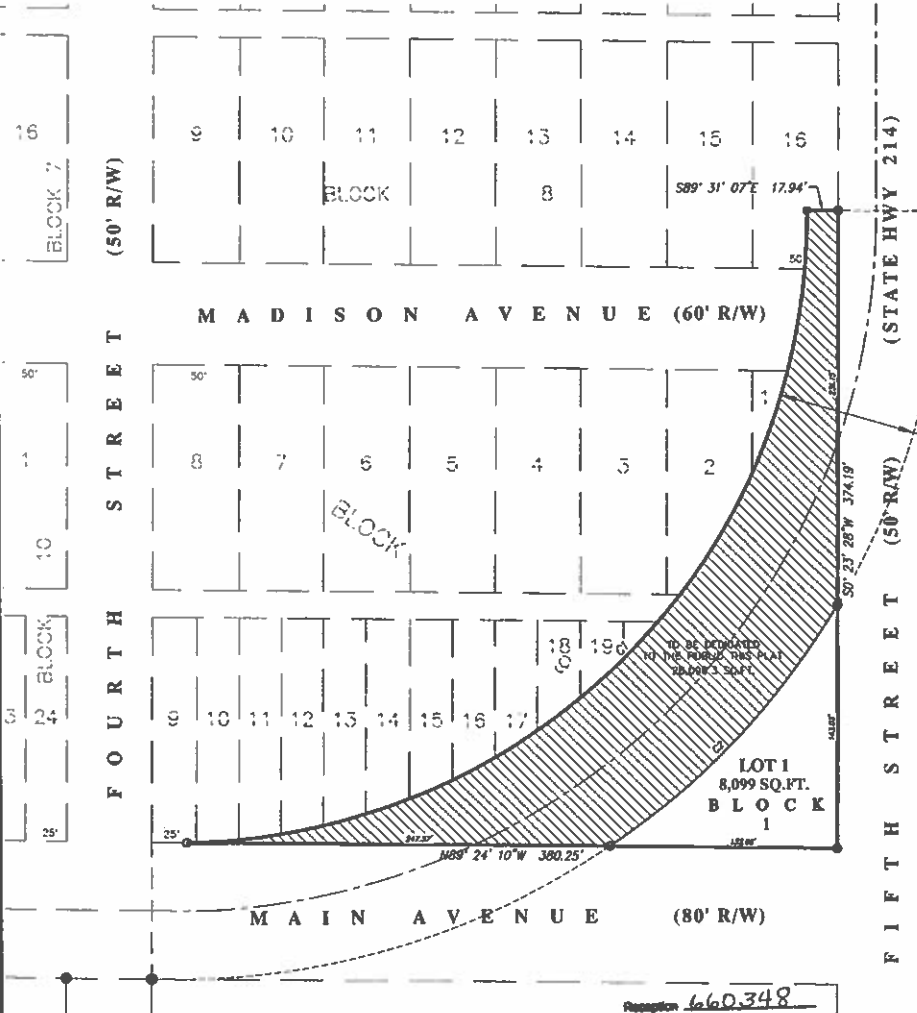
New Subdivision Parcels Created

**BLOCK # BEGIN LOT END LOT BLOCK # BEGIN LOT END LOT**

1	1				

REC #: 660348  
 RECORDED 5/4/2015 AT 2:57 PM BK# 10 PG# 121  
 Debra K. Lathrop, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

DOMESTIC WATER PROVIDED BY CITY OF CARPENTER WATER DISTRICT • NO PROPOSED CENTRALIZED SEWAGE SYSTEM • FIRE PROTECTION TO BE PROVIDED BY LC FIRE DISTRICT #4



80.00' WYDOT  
CORRECTIVE  
RIGHT-OF-WAY EASEMENT  
RECORDED BK. 249 PG. 865  
CORRECTS BK. 488, PG. 242

**LEGEND**

- SET 3/4" X 24" LONG REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND 1 1/2" ALUMINUM CAP
- ⊙ FOUND 2 1/2" BRASS WYDOT R/W MARKER
- FOUND 2 1/2" BRASS WYDOT R/W MARKER

**NOTES**

- 1) NO PORTION OF THE SUBJECT PROPERTY FALLS WITHIN FEMA SPECIAL 100-YEAR FLOOD HAZARD AREA AS SHOWN ON F.I.R.M. PANEL #56021C1475F; DATED JANUARY 17, 2007
- 3) BASIS OF BEARINGS - GRID BEARINGS ESTABLISHED BY GPS (GLOBAL POSITIONING SYSTEM) METHODS.

**APPROVALS**

Approved by the Laramie County Planning Commission, this 10<sup>th</sup> day of April, 2014

*Jody G. Clark*  
Chairman

Approved by the Board of Laramie County Commissioners of Laramie County, Wyoming, this 16<sup>th</sup> day of May, 2014

*[Signature]* ATTEST: *[Signature]*  
Chairman County Clerk

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	89° 29' 32"	368.26'	N44° 34' 14"E	518.89'	578.78'
C2	25° 02' 00"	448.26'	N43° 20' 13"E	194.25'	196.31'

**DEDICATION**

KNOW ALL PERSONS BY THESE PRESENTS THAT: ROGER JEWELL, owner in fee simple of Portions of Lot 16, Block 8 and Lots 1, 2, and 9 thru 24, Block 9, Town of Carpenter, Laramie County, Wyoming, said land being more particularly described as follows:

Beginning at a point being the southeast corner of said Block 9; thence N89°24'10"W, along the northerly right-of-way line of Main Avenue, a distance of 383.58 feet; thence along a curve, concave to the northwest, having a central angle of 90°00'00", a radius of 369.26 feet, with chord bearing N44°49'58"E, and chord length of 522.21 feet; to a found right-of-way monument; thence N89°49'58"E, a distance of 17.94 feet to the west line of Fifth Street, A.K.A. SH 214; thence S0°23'28"W, along said west line, a distance of 374.39 feet to the Point of Beginning.

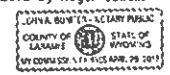
Has caused the same to be surveyed, located, re-platted, and known as JEWELL SUBDIVISION, and does hereby declare the subdivision of said land as it appears on this plat, to be their free act and deed and in accordance with their desires and do hereby dedicate to the public the rights-of-way as indicated hereon.

*Roger Jewell*  
Roger Jewell

**ACKNOWLEDGEMENT**

STATE OF WYOMING }  
COUNTY OF LARAMIE } SS

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of March, 2015 by Roger Jewell.



*[Signature]*  
Notary Public, Laramie County, Wyoming

My Commission Expires: ~~APR 20 2014~~

**CERTIFICATE OF SURVEYOR**

I, Jeffrey B. Jones, Registered 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.



**FINAL PLAT**

**OF JEWELL**

**SUBDIVISION**

A REPLAT OF PORTIONS OF LOT 16, BLOCK 8 AND LOTS 1, 2, AND 9 THRU 24, BLOCK 9 TOWN OF CARPENTER LARAMIE COUNTY, WYOMING.

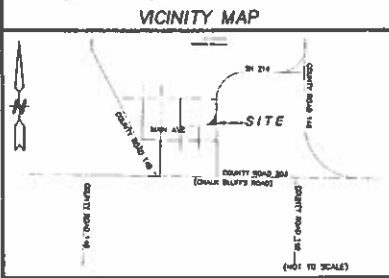
PREPARED FEBRUARY, 2014



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

1102 WEST 19th ST. CHEYENNE, WY. 82001 • (307) 634-7273  
755 GILCHRIST ST. WHEATLAND, WY. 82201 • (307) 322-9789

REVISED: 04/15/2014  
\\2013 DWG\13131\13131\_FINAL.DWG



Reception 660348  
The State of Wyoming }  
County of Laramie } SS  
This instrument was filed for record at 2:57 PM on the 4th day of May, A.D. 2015 and day entered in book on page 10 of 121  
*[Signature]*  
County Clerk & Ex-Officio Register of Deeds by *[Signature]* Deputy

**FILING RECORD**

RECORDED 5/4/2015 AT 2:57 PM PAGE 10 OF 121  
CHRYL K. LARSEN, CLERK OF LARAMIE COUNTY WY. PAGE 1 OF 1

CORRECTIVE RIGHT OF WAY EASEMENT

That for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, the receipt of which is hereby acknowledged and confessed, Roger Jewell, a single person, hereinafter called the grantor, hereby grants to THE TRANSPORTATION COMMISSION OF WYOMING, 5300 Bishop Blvd., Cheyenne, WY 82009-3340, its assigns or successors herein called the grantee, the right to lay out, construct, inspect, operate and maintain a road for the use of the public over, across and upon the following described lands located in the County of Laramie and State of Wyoming, to-wit:

Parcel No. 1

All that portion of Block 8 and Block 9, Town of Carpenter, Wyoming bounded by parallel lines 80 feet apart, being 40 feet on each side when measured at right angles or radially to the following described center line of highway:

Commencing at the east quarter corner of Section 31, T.13N., R.62W., from which the northeast corner of said Section 31 bears N.0°03'40"W. a distance of 2638.44 feet and a witness corner bears N.89°48'30"E. a distance of 39.96 feet;

thence S.89°54'59"W. a distance of 642.81 feet the point of ending of a curve concave northwesterly;

thence S.89°51'00"W. a distance 932.46 feet, to the beginning of a curve concave southeasterly, the radius of which is 635.48 feet;

thence southwesterly along said curve through a central angle of 90°02'35" for an arc distance of 998.69 feet, the chord being S.44°49'42"W., with a distance of 899.04 feet, to the TRUE POINT OF BEGINNING;

thence S.0°11'35"E. a distance of 337.46 feet, to the beginning of a curve concave northwesterly, the radius of which is 409.26 feet;

thence southwesterly along said curve through a central angle 89°29'34" for an arc distance of 639.24 feet, the chord being S.44°33'12"W., with a distance of 576.21 feet;

thence N.89°53'44"W. a distance of 16.93 feet to the intersection of the centerline of Main Ave and the east right-of-way boundary of Fourth Street, the Point of Terminus.

Said parcel of land contains 0.73 of an acre (31,686 square feet), more or less.

This Corrective Right-Of-Way Easement supersedes and replaces that certain Right-Of-Way Easement recorded July 5, 1950 in Book 488 at Page 242 of the Laramie County Records.

Grantor grants the right of ingress and egress to and from the said land for any and all purposes necessary and incident to the exercise by the grantee, and the public, of the rights granted by this conveyance.

Grantor will not use, or permit to be used, the conveyed property for any purpose whatsoever; that exclusive use is hereby granted to the grantee.

The grant herein contained is an easement and shall be perpetual so long as the main traveled portion of said land is used for the aforementioned purposes, and whether or not actually fenced or used in its entirety for the aforementioned purposes.

Dated this the 12 day of March, 2015

Roger W Jewell
Roger Jewell, a single person (Grantor)

RECP #: 657812
RECORDED 3/31/2015 AT 3:17 PM BK# 2436 PG# 863
Debra K. Lathrop, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 2

ACKNOWLEDGMENT

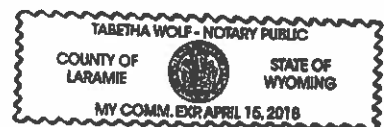
STATE OF Wyoming
COUNTY OF Laramie

RECP #: 656592
RECORDED 3/13/2015 AT 10:17 AM BK# 2433 PG# 843
Debra K. Lathrop, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

The foregoing instrument was acknowledged before me this 12 day of March, 2015, by Roger W Jewell

Witness my hand and official seal.
My commission expires 4-15-18

Tabetha Wolf
NOTARY PUBLIC



Lots 1 and 16 of Block 8 and Lots 1, 2, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, and 24 of Block 9.



RECP #: 657812

RECORDED 3/31/2015 AT 3:17 PM BK# 2436 PG# 866  
Debra K. Lathrop. CLERK OF LARAMIE COUNTY. WY PAGE 2 OF 2



RIGHT OF WAY EASEMENT

Project No. S-1111

County Laramie

RECORDED JUL 5 1950 AT 2 O'CLOCK Road

Know All Men By These Presents:

RECEPTION No. 537269 LESTER R. GOPP, Recorder

That for and in consideration of the sum of \_\_\_\_\_ dollars, the receipt of which is hereby acknowledged and confessed,

of the County of \_\_\_\_\_ and State of Wyoming hereinafter called the grantor, hereby grants to the State of Wyoming, hereinafter called the grantee, the right to lay out, construct, inspect, operate and maintain a road for the use of the public over and across the following described land located in the County of \_\_\_\_\_ and State of Wyoming.

The right of way hereby granted being more particularly described as follows:

1. The northern portion of said Block 9 bounded by parallel lines 80 feet apart, being 40 feet on each side when measured at right angles or radially to the following described line of Main Street, and by the continuation of said parallel lines to the level terminations of the above described lands, and by those portions of the lot lines which are located between said parallel lines as outlined:  
The intersection of the centerline of Main Street and the east line of Block 9;  
S 11° 00' E. a distance of 40.7 feet along the centerline of Main Street, to the point of beginning of a 11°-00' curve to the left of north-south, the radius of which is 40.5 feet;  
Thence along said curve through an angle of 90°-00' for a distance of 42.9 feet to a point which is N. 70°-00' E. a distance of 20.0 feet from a point on the east boundary of Block 9 at the northwest corner of Lot "1" in the Town of \_\_\_\_\_, bears N. 0°-00' E. a distance of 270.7 feet, more or less.  
said portion of land containing 0.1 acres, more or less.

Grantor also grants the right of ingress and egress to and from the said land for any and all persons necessary and incident to the exercise by the grantee, and the public, of the rights granted by this conveyance.  
Grantee agrees to construct culverts of suitable size across such ditches and laterals of grantor as necessary for proper operation of his irrigation system.  
Grantors hereto do hereby waive and release all rights under and by virtue of the homestead exemption laws of the State of Wyoming insofar as affected by this conveyance.

The grant herein contained is an easement and shall be perpetual so long as the main traveled portion of said land is used for the aforementioned purposes, and whether or not actually fenced or used in its entirety for the aforementioned purposes.

IN WITNESS WHEREOF, the parties have hereunto set \_\_\_\_\_ hand this 24 day of \_\_\_\_\_ A. D., 19 44

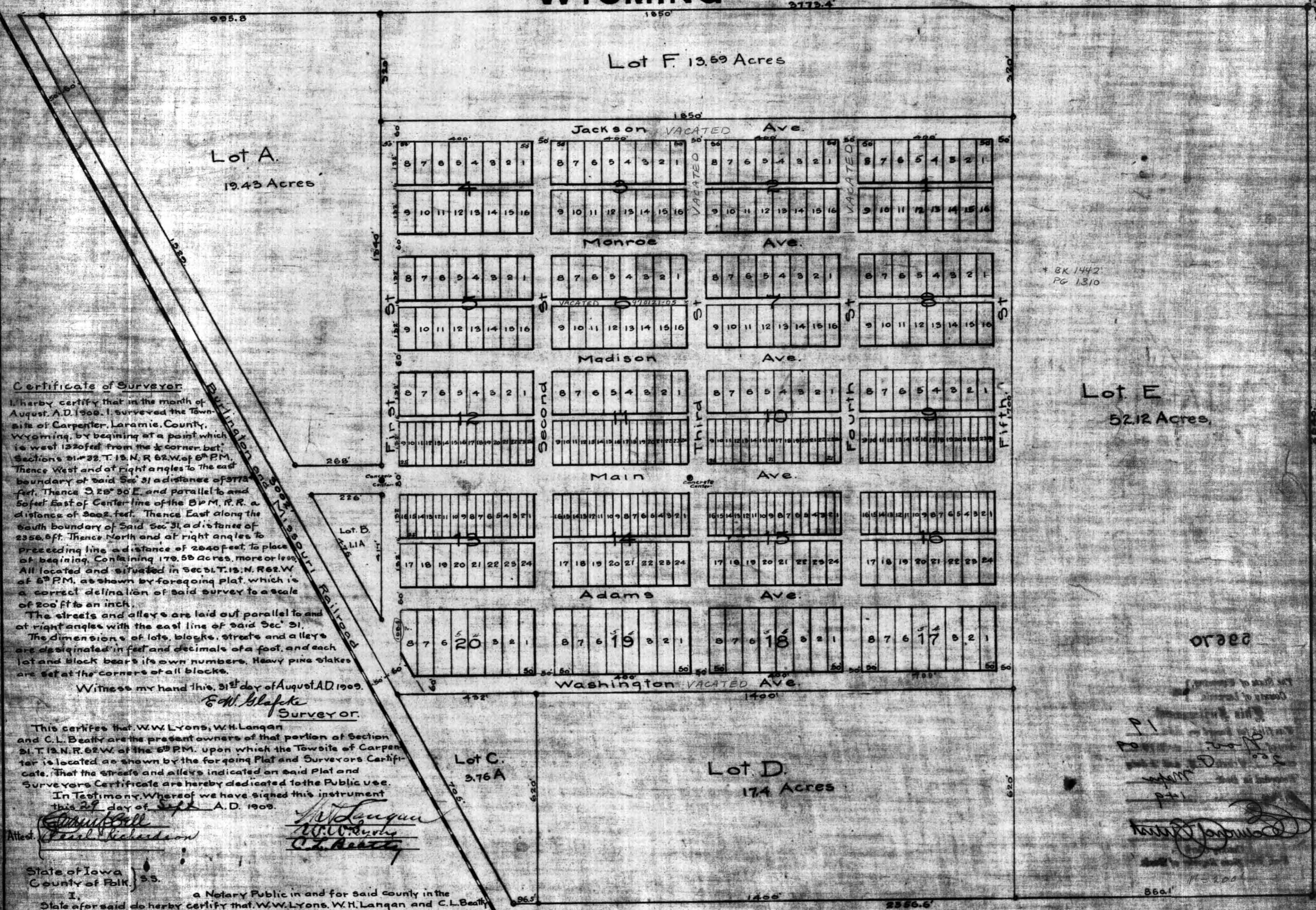
Witnessed by \_\_\_\_\_  
Howard M. Smith  
Laverne Whitel  
Grantors



# CARPENTER

## LARAMIE COUNTY

### WYOMING



Lot A.  
19.43 Acres

Lot F. 13.69 Acres

Lot E  
52.12 Acres

Lot C.  
3.76 Acres

Lot D.  
17.4 Acres

**Certificate of Surveyor**

I hereby certify that in the month of August, A.D. 1909, I surveyed the Townsite of Carpenter, Laramie County, Wyoming, by beginning at a point which is west 1320 feet from the 1/4 corner bet. Sections 21 & 22, T. 15. N., R. 62. W. of 6<sup>th</sup> P.M. Thence West and at right angles to the east boundary of said Sec. 31 a distance of 3775 feet. Thence S 28° 30' E. and parallel to and 50 feet East of Center line of the B. & M. R. R. a distance of 3002 feet. Thence East along the South boundary of said Sec. 31 a distance of 2356.6 ft. Thence North and at right angles to preceding line a distance of 2040 feet, to place of beginning. Containing 170.55 acres, more or less. All located and situated in Sec. 31, T. 15. N., R. 62. W. of 6<sup>th</sup> P.M., as shown by foregoing plat, which is a correct delineation of said survey to a scale of 200 ft to an inch.

The streets and alleys are laid out parallel to and at right angles with the east line of said Sec. 31. The dimensions of lots, blocks, streets and alleys are designated in feet and decimals of a foot, and each lot and block bears its own numbers. Heavy pine stakes are set at the corners of all blocks.

Witness my hand this, 31<sup>st</sup> day of August, A.D. 1909.  
*E. H. Blafke*  
SURVEYOR.

This certifies that W.W. Lyons, W.H. Lanagan and C.L. Beatty are the present owners of that portion of Section 31, T. 15. N., R. 62. W. of the 6<sup>th</sup> P.M. upon which the Townsite of Carpenter is located as shown by the foregoing Plat and Surveyors Certificate. That the streets and alleys indicated on said Plat and Surveyors Certificate are hereby dedicated to the Public use. In Testimony Whereof we have signed this instrument this 29<sup>th</sup> day of Sept. A.D. 1909.

Attest: *W. Lanagan*  
*W.W. Lyons*  
*C.L. Beatty*

State of Iowa  
County of Polk } ss.

I, \_\_\_\_\_ a Notary Public in and for said county in the State aforesaid do hereby certify that W.W. Lyons, W.H. Lanagan and C.L. Beatty who are personally known to me as the persons whose names are subscribed to the annexed instrument, appeared before me this day in person and acknowledged they signed sealed and delivered said instrument of writing as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 29<sup>th</sup> day of Sept. A.D. 1909.  
My Commission expires on the 4<sup>th</sup> day of July A.D. 1917.  
*H. C. Evans*  
Notary Public  
In & For Polk County

\* BK 1442  
PG 1310

orced

*Handwritten signatures and notes in the bottom right corner.*

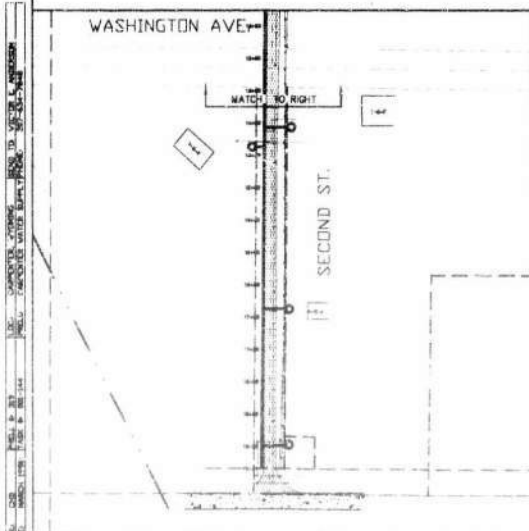
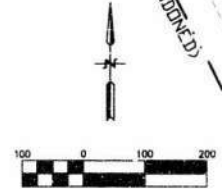
H-52



UW 112792-93  
 MICRO FILMED JUN 10 1999

**LEGEND**

- SPOT ELEVATION
- - - EXISTING FENCE LINE
- EXISTING WATER WALL
- EXISTING TELEPHONE PERESTAL
- - - EXISTING GAS LINE
- - - EXISTING BURED ELECTRIC LINE
- - - EXISTING WATER LINE
- SEIPOINTS
- EXISTING ELECTRIC BOX
- EXISTING LIGHT POLE
- EXISTING UTILITY POLE
- - - EXISTING GUY WIRE
- - - EXISTING OVERHEAD ELECTRIC LINES
- - - EXISTING BURED TELEPHONE LINE
- ▨ EXISTING CONCRETE SURFACE
- ▨ EXISTING GRAVEL SURFACES
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- PROPOSED TAPS AND METER PTS



INDEX	PAGE
MONROE AVE.	5&11
MAIN AVE.	4&11
ADAMS AVE.	5&6
MADISON AVE.	6
FIRST STREET	7&11
SECOND STREET	8
THIRD STREET	9
FOURTH STREET	10

**CARPENTER  
 WATER & SEWER  
 DISTRICT**



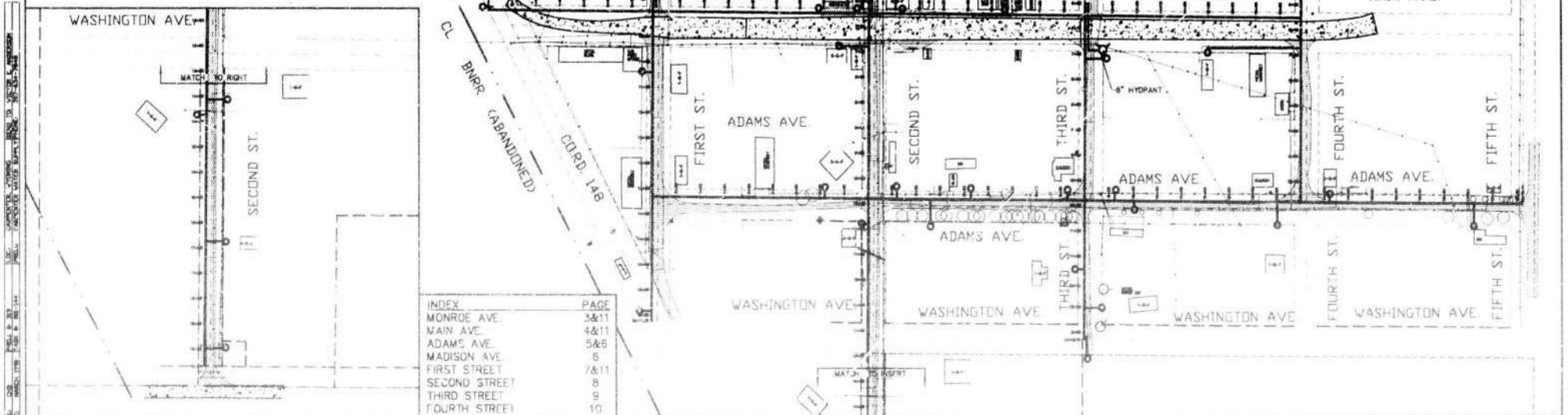
**STATES WEST WATER  
 RESOURCES CORPORATION**  
 1904 EAST 15TH STREET  
 CHEYENNE, WY 82001  
 307-634-7848  
 307-634-7851 (FAX)

**WARNING**  
 IF THIS BAR DOES  
 NOT MEASURE 1"  
 THEN DRAWING IS  
 NOT TO SCALE.

DESIGNED BY	DR
DRAWN BY	DR
CHECKED BY	VEA
IN CHARGE	DR
DATE	MARCH 1996

**SITE PLAN**

3-7-92-144  
 SHEET **2** OF **17**







R-10

Abstract of Carpenter Addition to Cheyenne, Wyoming

Block 9

GRANTOR	GRANTEE	Character of Instrument	DATE OF INSTRUMENT			CONSIDERATION		LOT	DATE OF FILING			RECORD		ASSIGNED		RELEASED		DESCRIPTION AND REMARKS
			Month	Day	Year	Dollars	Cts.		Month	Day	Year	Book	Page	Book	Page	Book	Page	
J.R. Carpenter et al.	Ed Jacobson	W.D.	May	1	1911	1c	Block	Aug	17	1911	175	422						under 1/2 ac
W.W. Lyons et al.	Sedwell P. Lee Co.	"	Oct	8	1914	1c	"	Jan	7	1916	194	358						
"	W.W. Lyons	Mort	Dec	27	1915	1466.65	"	Jan	8	1916	195	600					17 473	
1st up.	J.R. Carpenter	"	Apr	10	1916	776.60	"	May	6	1916	201	139					24 446	
"	"	W.D.	Jan	1	1918	1-	1-1st	May	21	1918	208	344						Dec Lots 1 to 8 Inc. Lots 10-11-12-13-14-15-16-17-18-19-20-21-22-23-24
2nd up.	"	"	Apr	1	1918	1-	2nd	Jan	1	1918	204	396						lots 9-11-12-14-15-17-18-20-21-22-24
Sedwell Land Co	Ed Jacobson Co	Mort	May	1	1917	6500-	Block	May	6	1917	217	210						under 1/2 ac
Sedwell P. Lee Co.	Sedwell Land Co.	W.D.	Apr	5	1922	1c	"	May	1	1922	208	444						Dec Block excepting lots 10-11-16-19-22
F.A. Heckel	"	affirm	Jun	1	1922	-	"	Jun	27	1922	208	351						1-5-7-10-11-15-17-18-20-21-22-24
Geo L. Hamme Co	F.A. Heckel	Mort	Jun	20	1925	118.20	"	Jun	27	1925	212	222						"
Ed Jacobson et al.	R.O. Clouse	Mort	Apr	7	1927	1-	"	Apr	8	1927	205	277						under 1/2 ac
F.A. Heckel	R.O. Clouse	Mort	Apr	7	1927	1-	9th	Apr	8	1927	205	278						lot 9, 10, 12
F.A. Heckel	R.O. Clouse	Mort	Apr	31	1927	1-	1st	Jun	1	1927	205	242						lot 14
F.A. Heckel	R.O. Clouse	Trust	July	11	1927	100	10	July	14	1927	280	2						lot 10
F.A. Heckel	Ed Jacobson	W.D.	May	5	1927	100	11-12	May	5	1927	292	220						lots 15-17-18-20-21-23 and 24
R.O. Clouse et al.	A.E. Dwyer	Mort	Mar	7	1929	5000-	16-19-22	Mar	6	1929	277	577						from lots 10-14 inc. 16-18-23-24
Miss N.C. Dwyer et al.	Howard Whited	Trust	Dec	10	1926	17.68	20-21-22	Dec	10	1926	430	343						lots 1 to 8 inc. 9-10-11-12-13-14-16-19-22
Ed Jacobson, et al.	Howard Whited, et al.	Trust	May	8	1948	14c	25-27-28	June	24	1948	468	439						lots 15, 17, 18, 20, 21, 23 + 24 (incl)
Ed Jacobson, et al.	State of Wyo	Trust	Jun	24	1948	-	29-30-31	July	5	1950	488	242						PL-49
Ed Jacobson, et al.	So the Public	Order	July	24	1951	-	1-8	July	2	1951	500	519						lots 1-8 Inc. (See Record)

R-4

Abstract of Carpenter

Addition to Cheyenne, Wyoming

Block 10

PAGE NO.	GRANTOR	GRANTEE	Character of Instrument	DATE OF INSTRUMENT			CONSIDERATION		LOT	DATE OF FILING			RECORDED		RELEASED		DESCRIPTION AND REMARKS
				Month	Day	Year	Dollars	Cts.		Month	Day	Year	Book	Page	Book	Page	
1	J.R. Carpenter et al	Ed Jacobsen	Warranty	May	1	91	10	=	May	17	1911	175	162				under 1/2 sec. under lot 2 and
2	W.W. Lyons et al	Federal Land Co.	Warranty	July	1	1913	10	9	May	19	1913	177	406				also 10 to 24 inc.
3	W.W. Lyons et al	Federal Land Co.	Warranty	July	12	1913	10	9	May	6	1913	177	406				
4	W.W. Lyons et al	W.W. Lyons	Warranty	Oct	5	1914	10	169 206.30	Jan	7	1916	194	358				under 1/2 sec
5	W.W. Lyons et al	W.W. Lyons	Warranty	Nov	22	1915	1466.65		Jan	5	1916	195	358	217	413		
6	J.R. Carpenter	J.R. Carpenter	Warranty	Apr	12	1916	776.60		May	6	1916	201	199	209	416		
7	J.R. Carpenter	J.R. Carpenter	Warranty	Jan	1	1918	10	23	May	31	1918	204	394				lots 1 to 8 - 11, 14, 17, 20, 22.
8	J.R. Carpenter	J.R. Carpenter	Warranty	Jan	1	1918	10	23	Jan	1	1918	204	396				lots 9, 10, 13, 15, 16, 19, 21, 22, 24
9	Federal Land Co.	Federal Land Co.	Warranty	May	1	1919	6500		May	6	1919	217	210				See Record
10	Federal Land Co.	Federal Land Co.	Warranty	Apr	5	1920	10		May	1	1920	228	544				see record except 11, 14, 17, 20, 22.
11	J.P. Heikel	J.P. Heikel	Warranty	Jan	28	1925	11,500		Jan	28	1925	218	212				see 11, 14, 17, 20, 22, 24
12	J.P. Heikel	J.P. Heikel	Warranty	Jan	28	1925	11,500		Jan	29	1925	218	212				
13	E.O. Clouse	E.O. Clouse	Warranty	Aug	7	1927	100		Aug	7	1927	220	77				see record except 11, 14, 17, 20, 22
14	E.O. Clouse	E.O. Clouse	Warranty	Aug	5	1927	100		Aug	5	1927	222	220				see 11, 14, 17, 20, 22, 24
15	R.O. Clouse et al	R.O. Clouse	Warranty	May	7	1929	5000		May	6	1929	277	517				see 11, 14, 17, 20, 22, 24
16	McClellan et al	Howard Whitel	Warranty	Dec	10	1946	17.68		Dec	10	1946	430	3X3				lots 12, 13, 15, 16, 18, 19, 21, 22 + 23
17	Ed Jacobsen et al	Howard Whitel	Warranty	May	2	1948	10		Jan	24	1949	462	439				lots 12, 13, 15, 16, 18, 19, 21, 22 + 24 (incl)

# Search Results Report

Subdivision = CARPENTER AND Block = 7 AND Department = RECORDER

Laramie County

Friday, April 28, 2023 10:51 AM

Doc #	Recorded	Doc Date	Type	Grantor	Grantee	Book	Page	File #	DocNotes	Description
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43545	5/5/1988 12:00 AM	5/5/1988	MISCELLANEOUS DOC	WHITED, LAVERNA R	IN RE WHITED, HOWARD T ESTATE	1259	2085		DOCUMENT TYPE: AFFI OF SURVIVORSHIP LEGAL REMARKS: PRCLS IN CARPENTER,FAIRVIEW RESUB,12/63,13/62	
48131	8/26/1988 12:00 AM	8/26/1988	DEED	WHITED, LAVERNA R	WHITED, LAVERNA R TRUSTEE ETAL	1264	720		DOCUMENT TYPE: WARRANTY DEED LEGAL REMARKS: LOTS IN BL1-3,6-10 CARPENTER	
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372425	11/26/2003 3:09 PM	11/21/2003	DEED	WHITED, LAVERNA R TRUST	FORD, DONNA MAE ETAL	1778	838		DOCUMENT TYPE: CORR TRUSTEES DEED LEGAL REMARKS: PRCLS IN BL1-3,6-10 CARPENTER;SEE REC	
599764	9/27/2012 12:43 PM	9/20/2012	DEED	FORD, DONNA MAE	JEWELL, ROGER	2297	205		DOCUMENT TYPE: WARRANTY DEED LEGAL REMARKS: PRCLS IN BL7-10 CARPENTER;SEE REC	
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661562	5/21/2015 9:46 AM	5/20/2014	RESOLUTION/ORDINANCE	LARAMIE COUNTY COMMISSIONERS	PUBLIC, TO THE	2445	1358		RESOLUTION #140520-24 REFERENCE: JEWELL SUBD	



# Search Results Report

Subdivision = CARPENTER AND Block = 7 AND Department = RECORDER

Laramie County

Friday, April 28, 2023 10:51 AM

Doc #	Recorded	Doc Date	Type	Book	Page	File #	DocNotes	Description
Grantor								

<b>Summary</b>	
<b>Total Documents:</b>	9
<b>Total Pages:</b>	14

# Search Results Report

Subdivision = CARPENTER AND Block = 8 AND Department = RECORDER

Laramie County

Friday, April 28, 2023 10:52 AM

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	WHITED, LAVERNA R TRUST			FORD, DONNA MAE ETAL			
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	FORD, DONNA MAE			JEWELL, ROGER			
599765	9/27/2012 12:44 PM	9/13/2012	DEED	2297	206		DOCUMENT TYPE: WARRANTY DEED LEGAL REMARKS: PRCLS IN BL7-10 CARPENTER;SEE REC
	WHITED, RICHARD R			JEWELL, ROGER			
657812	3/31/2015 3:17 PM	3/12/2015	MISCELLANEOUS DOC	2436	865		CORRECTIVE R/W EASEMENT
	JEWELL, ROGER W			WYOMING TRANSPORTATION COMMISSION			
660348	5/4/2015 2:57 PM	5/6/2014	SUBDIVISION PLAT	10	121		
	JEWELL, ROGER			RE JEWELL SUBDIVISION			

# Search Results Report

Subdivision = CARPENTER AND Block = 8 AND Department = RECORDER

Laramie County

Friday, April 28, 2023 10:52 AM

Doc #	Recorded	Doc Date	Type	Book	Page	File #	Description
661562	5/21/2015 9:46 AM	5/20/2014	RESOLUTION/ORDINANCE	2445	1358		RESOLUTION #140520-24 REFERENCE: JEWELL SUBD
LARAMIE COUNTY COMMISSIONERS		PUBLIC, TO THE					

### Summary

**Total Documents:** 11

**Total Pages:** 18

# Search Results Report

Subdivision = CARPENTER AND Block = 9 AND Department = RECORDER

Laramie County

Friday, April 28, 2023 10:53 AM

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599765	9/27/2012 12:44 PM	9/13/2012	DEED	WHITED, RICHARD R	JEWELL, ROGER	2297	206		DOCUMENT TYPE: WARRANTY DEED LEGAL REMARKS: PRCLS IN BL7-10 CARPENTER;SEE REC	

# Search Results Report

Subdivision = CARPENTER AND Block = 9 AND Department = RECORDER

Laramie County

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Doc #	Recorded	Doc Date	Type	Book	Page	File #	Description
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JEWELL, ROGER W			WYOMING TRANSPORTATION COMMISSION				CORRECTIVE R/W EASEMENT
660348	5/4/2015 2:57 PM	5/6/2014	SUBDIVISION PLAT	10	121		
JEWELL, ROGER			RE JEWELL SUBDIVISION				
661562	5/21/2015 9:46 AM	5/20/2014	RESOLUTION/ORDINANCE	2445	1358		
LARAMIE COUNTY COMMISSIONERS			PUBLIC, TO THE				RESOLUTION #140520-24 REFERENCE: JEWELL SUBD

<b>Summary</b>	
<b>Total Documents:</b>	13
<b>Total Pages:</b>	20

# Search Results Report

Subdivision = CARPENTER AND Block = 10 AND Department = RECORDER

Laramie County

Friday, April 28, 2023 10:54 AM

Doc #	Recorded	Doc Date	Type	Book	Page	File #	Description
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43545	5/5/1988 12:00 AM	5/5/1988	MISCELLANEOUS DOC	1259	2085		
Grantor			Grantee				DocNotes
WHITED, LAVERNA R			IN RE WHITED, HOWARD T ESTATE				DOCUMENT TYPE: AFFI OF SURVIVORSHIP LEGAL REMARKS: PRCLS IN CARPENTER,FAIRVIEW RESUB,12/63,13/62
48131	8/26/1988 12:00 AM	8/26/1988	DEED	1264	720		
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372425	11/26/2003 3:09 PM	11/21/2003	DEED	1778	838		
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599764	9/27/2012 12:43 PM	9/20/2012	DEED	2297	205		
Grantor			Grantee				DocNotes
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# Search Results Report

Subdivision = CARPENTER AND Block = 10 AND Department = RECORDER

Laramie County

Friday, April 28, 2023 10:54 AM

Doc #	Recorded	Doc Date	Type	Book	Page	File #	Description
639331	6/9/2014 10:27 AM	6/9/2014	DEED	2392	1350		
			<b>Grantor</b>	<b>Grantee</b>		<b>DocNotes</b>	
			ST PETER CATHOLIC CHURCH	JEWELL, ROGER		DOCUMENT TYPE: WARRANTY DEED LEGAL REMARKS: L9 BL10 CARPENTER	
661562	5/21/2015 9:46 AM	5/20/2014	RESOLUTION/ORDINANCE	2445	1358		
			LARAMIE COUNTY COMMISSIONERS	PUBLIC, TO THE		RESOLUTION #140520-24 REFERENCE: JEWELL SUBD	

### Summary

<b>Total Documents:</b>	12
<b>Total Pages:</b>	17





## **Appendix B**

**Resolution Appointing Viewer and Petition and Staff Agenda Package for PZ-21-00331**

LARAMIE COUNTY ROAD PETITION

2022 AUG 30 P 3:20

ESTABLISHMENT, ALTERATION OR VACATION OF COUNTY HIGHWAY  
BY PETITION, PUBLIC HEARING AND BOARD RESOLUTION  
W.S. 24-3-101

" (b)(i) Any person desiring the establishment, vacation or alteration of a county highway shall file in the office of the county clerk of the proper county, a petition signed by five (5) or more electors of the county residing within twenty-five (25) miles of the road proposed to be established, altered, or vacated, in substance as follows: To the Board of County Commissioners of .... County. The undersigned ask that a county highway, commencing at .... and running thence .... and terminating at .... be established (altered or vacated as the case may be).

(ii) With said petition shall be filed a list containing the names and also the known post office address of each person owning or having an interest in any land over which the proposed establishment, vacation or alteration of a county highway is to be made."

TO THE BOARD OF COUNTY COMMISSIONERS OF LARAMIE COUNTY:

The undersigned ask that a public road, commencing at MONROE AVENUE  
IN CARPENTER WYOMING

and running thence SOUTH

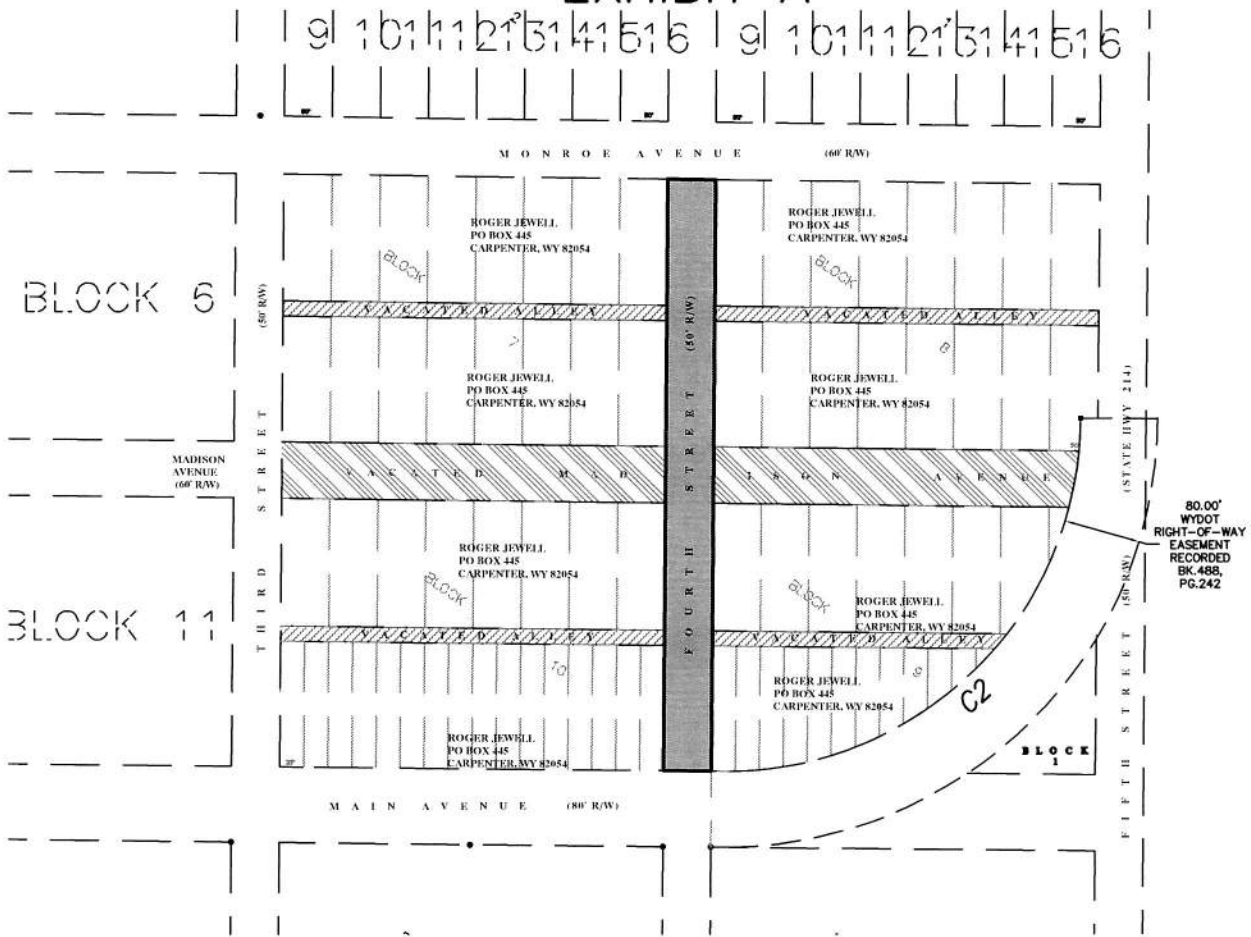
and terminating at MAIN AVENUE IN CARPENTER WYOMING

be ESTABLISHED, ALTERED or VACATED (circle one), said right-of-way is 50'  
feet wide, named County Road \_\_\_\_\_ aka FOURTH STREET.

Attached are signatures for at least five electors residing within 25 miles of said road and a list of landowners as described in 24-3-101(b)(i) and (ii).

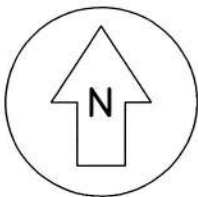


# EXHIBIT A



## VACATION DESCRIPTION

ALL THAT PORTION OF FOURTH STREET, LYING SOUTH OF MONROE AVENUE AND NORTH OF MAIN AVENUE, TOWN OF CARPENTER, LARAMIE COUNTY, WYOMING.



0 200'  
Scale: 1"=200'



VACATION EXHIBIT  
FOR A PORTION OF 4TH STREET,  
TOWN OF CARPENTER,  
LARAMIE COUNTY, WYOMING  
PREPARED MAY, 2021



**STEIL SURVEYING SERVICES, LLC**

PROFESSIONAL LAND SURVEYORS  
PLANNING & DEVELOPMENT SPECIALISTS

1102 WEST 19th ST. CHEYENNE, WY. 82001 ◊ (307) 634-7273  
756 GILCHRIST ST. WHEATLAND, WY. 82201 ◊ (307) 322-9789

www.SteilSurvey.com ◊ info@SteilSurvey.com

REVISED: 8/25/2022

22270 4TH STREET CARPENTER VACATE.DWG

# Detail of R0061204

Parcel	
PIDN: 13623130800300	
Tax ID: 12288000700002 <u>Property Taxes</u>	
Tax District: 0230	
Property Owner(s): JEWELL, ROGER	
Mailing Address: PO BOX 445	
CARPENTER, WY 82054	
Street Address: 4841 MONROE AVE	
Location: CARPENTER: ALL OF THE WEST 1/2 OF BLOCK 7 (FKA LOTS 5, 6, 7, 8, 9, 10, 11 AND 12) AND THE WEST 1/2 OF THE ALLEY OF SD BLOCK AND THE WEST 1/2 OF THE NORTH 1/2 (30') OF MADISON AVE ADJACENT TO SD LOTS 9-12, ALL VACATED PER RESOLUTION NO. 140520-24, BK 2445 PG 1358. SHOWN AS PARCEL B/C ON EXHIBIT 'A' OF SD RESOLUTION.	
2022 Market Value: \$ 4,036 (\$ 4,036 Land + \$ 0 Improvements)	
2022 Assessed Value: \$ 383	

Land		
Acres	Square Feet	Class
1.43	62,291	Vacant Land - Residential Vacant - In City Limits
<b>1.43</b>	<b>62,291</b>	<b>Total</b>

# Detail of R0061203

Parcel	
PIDN: 13623130800200	
Tax ID: 12288000700001 <a href="#">Property Taxes</a>	
Tax District: 0230	
Property Owner(s): JEWELL, ROGER	
Mailing Address: PO BOX 445	
CARPENTER, WY 82054	
Street Address: 4847 MONROE AVE	
Location: CARPENTER: ALL OF THE EAST 1/2 OF BLOCK 7 (FKA LOTS 1,2, 3, 4, 13, 14, 15 AND 16) AND THE EAST 1/2 OF THE ALLEY OF SD BLOCK AND THE EAST 1/2 OF THE NORTH 1/2 (30') OF MADISON AVE ADJACENT TO SD LOTS 13-16, ALL VACATED PER RESOLUTION NO. 140520-24, BK 2445 PG 1358. SHOWN AS PARCEL A/D ON EXHIBIT 'A' OF SD RESOLUTION.	
2022 Market Value: \$ 10,960 (\$ 9,740 Land + \$ 1,220 Improvements)	
2022 Assessed Value: \$ 1,041	
The 2023 characteristics shown below may not be reflected in the values shown above.	

Land		
Acres	Square Feet	Class
1.42	61,855	Residential - Improved Land - Residential Support/OutBuilding Only
0.00	0	Residential - Improved Land - Single Family Residence
<b>1.42</b>	<b>61,855</b>	<b>Total</b>

Out Building	2	Stories	Sq Ft	Exterior	Roof Cover	Year Built*	Sketch(s)	Photo(s)
Shed - Tool		1.0	120	Wood Frame		2015	#1	#1

\*Year built may not be original year built due to remodeling and additions.

# Detail of R0061209

<b>Parcel</b>		
PIDN: 13623131100400		
Tax ID: 12288001000002 <u>Property Taxes</u>		
Tax District: 0230		
Property Owner(s): JEWELL, ROGER		
Mailing Address: PO BOX 445		
CARPENTER, WY 82054		
Street Address: MAIN AVE		
Location: CARPENTER: ALL OF THE WEST 1/2 OF BLOCK 10 (FKA LOTS 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 AND 16) AND THE WEST 1/2 OF THE ALLEY OF SD BLOCK AND INCLUDING THE WEST 1/2 OF THE SOUTH 1/2 (30') OF MADISON AVE ADJACENT TO SD LOTS 5-8, ALL VACATED PER RESOLUTION NO. 140520-24, BK 2445 PG 1358. SHOWN AS PARCEL K/L ON EXHIBIT 'A' OF SD RESOLUTION.		
2022 Market Value: \$ 4,031 (\$ 4,031 Land + \$ 0 Improvements)		
2022 Assessed Value: \$ 383		

<b>Land</b>		
Acres	Square Feet	Class
1.42	61,855	Vacant Land - Residential Vacant - In City Limits
<b>1.42</b>	<b>61,855</b>	<b>Total</b>



# Detail of R0061208

Parcel	
PIDN: 13623131100300	
Tax ID: 12288001000001 <u>Property Taxes</u>	
Tax District: 0230	
Property Owner(s): JEWELL, ROGER	
Mailing Address: PO BOX 445	
CARPENTER, WY 82054	
Street Address: MAIN AVE	
Location: CARPENTER: ALL OF THE EAST 1/2 OF BLOCK 10 (FKA LOTS 1,2, 3, 4, AND 17-24) AND THE EAST 1/2 OF THE ALLEY OF SD BLOCK AND THE EAST 1/2 OF THE SOUTH 1/2 (30') OF MADISON AVE ADJACENT TO SD LOTS 1-4, ALL VACATED PER RESOLUTION NO. 140520-24, BK 2445 PG 1358. SHOWN AS PARCEL J/M ON EXHIBIT 'A' OF SD RESOLUTION.	
2022 Market Value: \$ 4,036 (\$ 4,036 Land + \$ 0 Improvements)	
2022 Assessed Value: \$ 383	

Land		
Acres	Square Feet	Class
1.43	62,291	Vacant Land - Residential Vacant - In City Limits
<b>1.43</b>	<b>62,291</b>	<b>Total</b>

# Detail of R0061206

<b>Parcel</b>	
PIDN: 13623130900200	
Tax ID: 12288000800002 <a href="#">Property Taxes</a>	
Tax District: 0230	
Property Owner(s): JEWELL, ROGER	
Mailing Address: PO BOX 445	
CARPENTER, WY 82054	
Street Address: 4853 MONROE AVE	
Location: CARPENTER: ALL OF THE WEST 1/2 OF BLOCK 8 (FKA LOTS 5, 6, 7, 8, 9, 10, 11, AND 12) AND THE WEST 1/2 OF THE ALLEY OF SD BLOCK AND THE WEST 1/2 OF THE NORTH 1/2 (30') OF MADISON AVE ADJACENT TO SD LOTS 9-12, ALL VACATED PER RESOLUTION NO. 140520-24, BK 2445 PG 1358. SHOWN AS PARCEL F/G ON EXHIBIT 'A' OF SD RESOLUTION.	
2022 Market Value: \$ 9,740 (\$ 9,740 Land + \$ 0 Improvements)	
2022 Assessed Value: \$ 925	
The 2023 characteristics shown below may not be reflected in the values shown above.	

<b>Land</b>		
<b>Acres</b>	<b>Square Feet</b>	<b>Class</b>
1.42	61,855	Residential - Improved Land - Single Family Residence
<b>1.42</b>	<b>61,855</b>	<b>Total</b>

<b>Out Building</b>	<b>1</b>	<b>Stories</b>	<b>Sq Ft</b>	<b>Exterior</b>	<b>Roof Cover</b>	<b>Year Built*</b>	<b>Sketch(s)</b>	<b>Photo(s)</b>
Prefabricated Storage Shed Buildings	1.0	80	Metal Frame			2021	#1	#1

\*Year built may not be original year built due to remodeling and additions.

# Detail of R0061205

Parcel	
PIDN: 13623130900100	
Tax ID: 12288000800001 <u>Property Taxes</u>	
Tax District: 0230	
Property Owner(s): JEWELL, ROGER	
Mailing Address: PO BOX 445	
CARPENTER, WY 82054	
Street Address: 4857 MONROE AVE	
Location: CARPENTER: ALL OF THE EAST 1/2 OF BLOCK 8 (FKA LOTS 1, 2, 3, 4, 13, 14, 15 AND 16) AND THE EAST 1/2 OF THE ALLEY OF SD BLOCK AND THE EAST 1/2 OF THE NORTH 1/2 (30') OF MADISON AVE ADJACENT TO SD LOTS 13-16, ALL VACATED PER RESOLUTION NO. 140520-24, BK 2445 PG 1358. SHOWN AS PARCEL E/H ON EXHIBIT 'A' OF SD RESOLUTION.	
2022 Market Value: \$ 4,021 (\$ 4,021 Land + \$ 0 Improvements)	
2022 Assessed Value: \$ 382	

Land		
Acres	Square Feet	Class
1.40	60,984	Vacant Land - Residential Vacant - In City Limits
<b>1.40</b>	<b>60,984</b>	<b>Total</b>

# Detail of R0061207

Parcel	
PIDN: 13623131000200	
Tax ID: 12288000900001 <u>Property Taxes</u>	
Tax District: 0230	
Property Owner(s): JEWELL, ROGER	
Mailing Address: PO BOX 445 CARPENTER, WY 82054	
Street Address: MAIN AVE	
Location: CARPENTER: ALL OF BLOCK 9 EXCEPT THAT PORTION PLATTED TO JEWELL SUBDIVISION INCLUDING ALL OF THE ADJACENT REMAINDER OF THE VACATED ALLEY OF SD BLOCK AND THE SOUTH 1/2 (30') OF VACATED MADISON AVE ADJACENT TO VACATED LOTS 1-8; ALL VACATED BY RESOLUTION NO. 140520-24, BK 2445 PG 1358. SHOWN AS PARCEL N/P ON EXHIBIT 'A' OF SD RESOLUTION.	
2022 Market Value: \$ 4,356 (\$ 4,356 Land + \$ 0 Improvements)	
2022 Assessed Value: \$ 414	

Land		
Acres	Square Feet	Class
2.05	89,298	Vacant Land - Residential Vacant - In City Limits
<b>2.05</b>	<b>89,298</b>	<b>Total</b>

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

Consideration of the "Acceptance of Petition for Establishment, Alteration and/or Vacation of County Highway pursuant to W.S. §24-3-101 et seq. of public roads previously dedicated by plat or otherwise and Appointment of Viewer."

WHEREAS, petitioners in the attached Laramie County road petition have requested the vacation of a portion of Fourth Street, Carpenter, Wyoming, commencing at Monroe Avenue and terminating at Main Avenue Section Thirty One (31), Township Thirteen (13) North, Range Sixty-two (62) West; in Laramie County, WY (See Attachment A); and,

WHEREAS, the Laramie County Board of Commissioners, having reviewed said petition and had seen and examined by the office of the Laramie County Clerk, hereby determines that the petition meets the requirements pursuant to W.S. §24-3-101; and,

WHEREAS, the Board having considered the Petition herein, pursuant to W.S. § 24-3-103, may appoint a suitable and disinterested person, who may be a member of the Board of County Commissioners, to examine into the expediency of the proposed road, alteration or vacation thereof, and to report to the Board their findings as soon as practical;

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, LARAMIE COUNTY, WYOMING,** the Board hereby appoints the Laramie County Director of Public Works or her designee as viewer in this matter pursuant to W.S. § 24-3-103 and directs set viewer to report to the Board at a public meeting as soon as practically possible upon the expediency of the alteration of the road proposed by the petition attached hereto.

DATED THIS \_\_\_\_ day of \_\_\_\_\_, 2022.

BOARD OF LARAMIE COUNTY COMMISSIONERS

\_\_\_\_\_  
Troy Thompson, Chairman

ATTEST :

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

Reviewed and approved as to form:

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



## **Appendix C**

### **Stakeholder Letter and Response**



# Laramie County Public Works

13797 Prairie Center Circle Cheyenne, WY 82009  
Phone: 307.633.4302

May 9, 2023

RE: PZ-22-00331 (RP# 508), Carpenter 4th Street, Road Petition

Dear Reviewer,

You are receiving this letter and information in order to provide comments for the road petition related to 4<sup>th</sup> Street within Carpenter, Laramie County, Wyoming.

On December 6, 2022, the Board of County Commissioners appointed me, as the viewer for this petition. I have been gathering background and pertinent information related to this project. I have included the following information for your reference:

- Exhibit 1 – Signed road petition submitted to the Commissioners
- Exhibit 2 – Information/analysis provided by Y2 Consultants

Note:  
Exhibit 1 = Appendix B of Viewer's Report  
Exhibit 2 = Appendix A of Viewer's Report

I now ask that you provide your expertise for inclusion in this report. At this time, I see two options as the outcome for this road petition:

1. Vacate Fourth Street from Main Avenue to Monroe Avenue as indicated in the petition application submitted. Note: With this option, the County would require recorded easements for any existing utilities within the currently dedicated right-of-way (ROW).
2. Take no action and leave Fourth Street from Main Avenue to Monroe Avenue as dedicated ROW.

Please provide your organization's stance on this road petition and the impacts this section of road/ROW will have for your organization. Please provide your comments and any other attachments (easements, emails, etc.). These comments will be included, as submitted, into the Viewer's report. I will also reference them as necessary.

We would like your comments by May 16, 2023 at 4:30pm. The viewers report will be on the agenda for the Board of County Commissioners meeting on June 6, 2023. You are welcome to attend.

If you have any questions, please do not hesitate to reach out to me.

Sincerely,

Molly Bennett  
Public Works Director  
[Molly.Bennett@laramiecountywy.gov](mailto:Molly.Bennett@laramiecountywy.gov)  
307-633-4302



## Molly Bennett

---

**From:** Carpenter Water <waterdistrict@outlook.com>  
**Sent:** Tuesday, May 16, 2023 3:34 PM  
**To:** Molly Bennett  
**Subject:** RE: Carpenter 4th Street - Road Petition (vacation request)

**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.

May 16, 2023

Molly,

The Carpenter Water & Sewer District met on and May 14<sup>th</sup>, and discussed the Fourth St closure in Carpenter Wyoming, Board all agreed that all agreed there was no problem with the closure, and we already have an easement on Fourth Street

Thank you  
Yvonne Ware  
Administrator, Carpenter Water & Sewer District

Sent from [Mail](#) for Windows

---

**From:** [Molly Bennett](#)  
**Sent:** Tuesday, May 9, 2023 9:28 AM  
**To:** [J.yw@live.com](mailto:J.yw@live.com); [waterdistrict@outlook.com](mailto:waterdistrict@outlook.com)  
**Cc:** [John Poelma](#)  
**Subject:** Carpenter 4th Street - Road Petition (vacation request)

Good morning,

I am reaching out in search of your organization's stance on the above referenced road petition and the impacts this vacation of road/Right-of-Way will have for your organization. Please see the attached letter and files for this request.

Please provide your comments and any other attachments (easements, emails, etc.). These comments will be included as submitted into the Viewers report. I will also reference them as necessary. We would like your comments back by May 16, 2023 at 4:30 PM.

Feel free to reach out if you have any questions or need something clarified.

Thanks,

**Molly Bennett**

Director  
Laramie County Public Works  
13797 Prairie Center Circle  
Cheyenne, WY 82009  
Office: 307-633-4302  
Cell: 307-369-7195



## Molly Bennett

---

**From:** Molly Bennett  
**Sent:** Wednesday, May 24, 2023 12:57 PM  
**To:** Carpenter Water  
**Cc:** J.yw@live.com  
**Subject:** RE: Carpenter 4th Street - Road Petition (vacation request)

Thank you Yvonne. Do you have a copy of the executed easement?

Thanks,

## Molly Bennett

Director  
Laramie County Public Works  
13797 Prairie Center Circle  
Cheyenne, WY 82009  
Office: 307-633-4302  
Cell: 307-369-7195

---

**From:** Carpenter Water <waterdistrict@outlook.com>  
**Sent:** Tuesday, May 16, 2023 3:34 PM  
**To:** Molly Bennett <Molly.Bennett@laramiecountywy.gov>  
**Subject:** RE: Carpenter 4th Street - Road Petition (vacation request)

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**Sent:** Tuesday, May 9, 2023 9:28 AM  
**To:** [J.yw@live.com](mailto:J.yw@live.com); [waterdistrict@outlook.com](mailto:waterdistrict@outlook.com)  
**Cc:** [John Poelma](#)  
**Subject:** Carpenter 4th Street - Road Petition (vacation request)

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Feel free to reach out if you have any questions or need something clarified.

Thanks,

**Molly Bennett**

Director

Laramie County Public Works

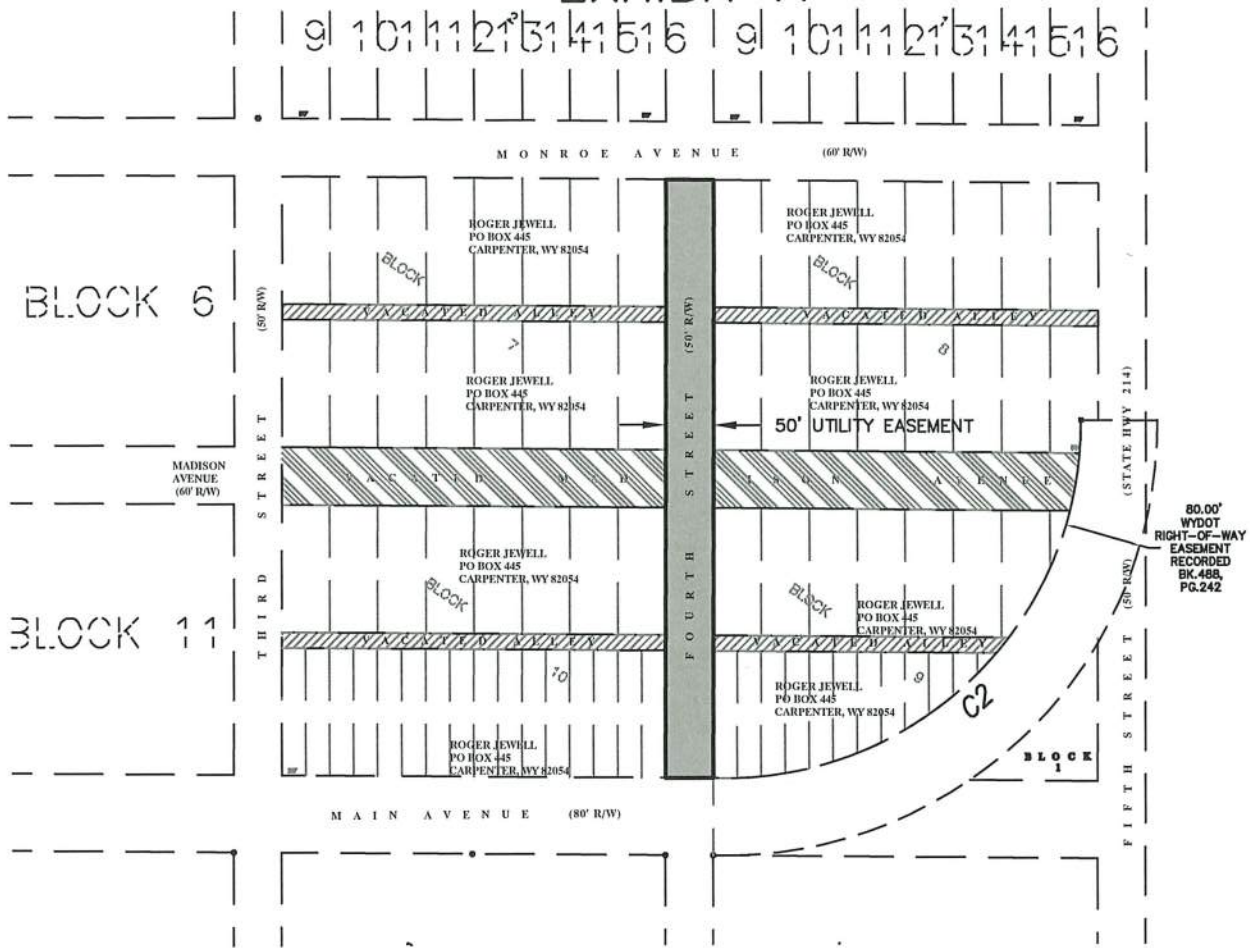
13797 Prairie Center Circle

Cheyenne, WY 82009

Office: 307-633-4302

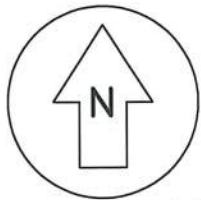
Cell: 307-369-7195

# EXHIBIT A



## UTILITY EASEMENT & VACATION DESCRIPTION

ALL THAT PORTION OF FOURTH STREET, LYING SOUTH OF MONROE AVENUE AND NORTH OF MAIN AVENUE, TOWN OF CARPENTER, LARAMIE COUNTY, WYOMING.



0 200'

Scale: 1"=200'

UTILITY EASEMENT &  
VACATION EXHIBIT  
FOR A PORTION OF 4TH STREET,  
TOWN OF CARPENTER,  
LARAMIE COUNTY, WYOMING

PREPARED MAY, 2021



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www.SteilSurvey.com • info@SteilSurvey.com

REVISED: 5/31/2023

22270 4TH STREET CARPENTER VACATE.DWG

UTILITY EASEMENT

The Undersigned Grantor (and each and all of them if more than one) for and in consideration of Ten and 00/100 dollars (\$10.00) in hand paid by the Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains and conveys unto the Town of Carpenter, WY, 82054. Grantee, its successors, assigns, lessees, licensees and agents a Utility Easement and the right to construct, operate, maintain and remove such utilities and other facilities as said Grantee may require upon, over, under and across the following described land which the Grantor has any interest in County of Laramie, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of this State:

A strip of land 50 feet wide being:

ALL THAT PORTION OF VACATED FOURTH STREET, LYING SOUTH OF MONROE AVENUE AND NORTH OF MAIN AVENUE, TOWN OF CARPENTER, LARAMIE COUNTY, WYOMING.

The Grantor reserves the right to occupy, use and cultivate said property for all purposes not inconsistent with rights herin granted.

Signed and delivered this \_\_\_\_ day of \_\_\_\_\_, 2023.

---

Roger Jewell

STATE OF WYOMING )

) ss.

COUNTY OF LARAMIE )

The foregoing instrument was acknowledged before me by Roger Jewell, Grantor, this \_\_\_\_ day of \_\_\_\_\_ 2023.

Witness my hand and official seal.

S E A L

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Notary Public