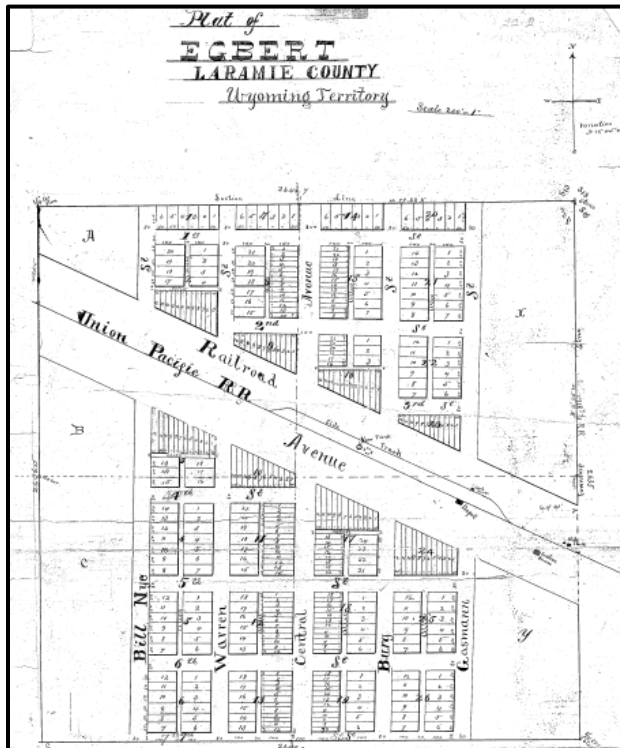


Egbert, WY – Viewer's Report  
PZ-21-003052

Also known as: Road Petition #506 (RP#506)



Molly Bennett  
**Director**  
**Laramie County Public Works**  
April 18, 2023



## Executive Summary and Recommendations

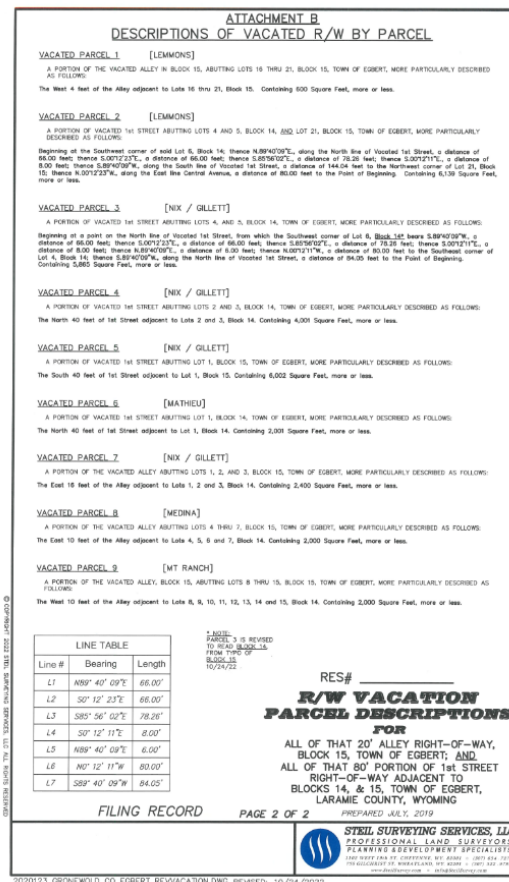
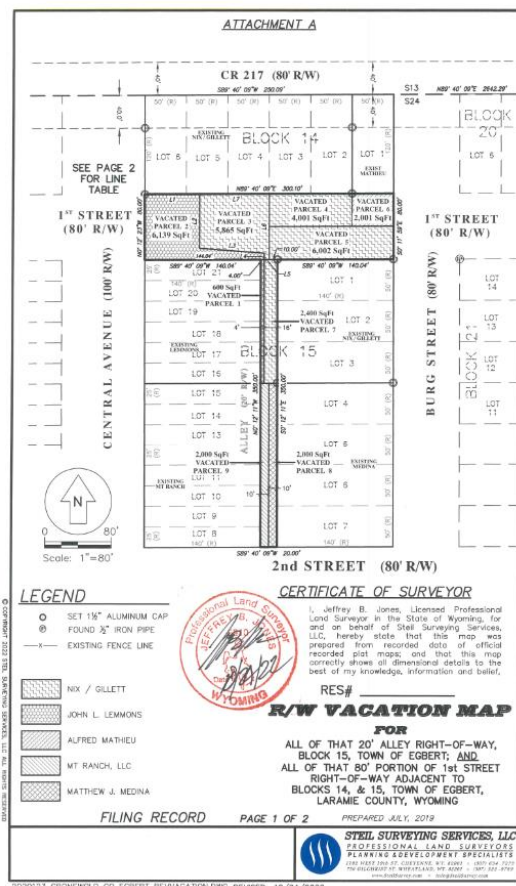
Regarding the submitted petition, it is my recommendation as the appointed viewer that the Board of County Commissioners:

Vacate the Right-of-Way (ROW) known as 1st Street described as beginning at the west line of Burg Street running west to the east line of Central Avenue, length of said road is approximately 300.10 feet. Vacate all of the alleyway, Block 15, Town of Egbert, beginning at the south line of 1st Street and running south to the north line of 2nd Street, length of said alleyway is approximately 350 feet. The technical description of this vacation request is as follows:

- Vacate ROW commencing at the west line of Burg Street ROW (80'), running thence S89°40'09" South a distance of 300.10 feet and terminating at the east line of Central Avenue ROW (100'), Town of Egbert, Laramie County, Wyoming, and abutting Lots 1 through 6, Block 14 and Lots 1 and 21, Block 15 Town of Egbert, Laramie County, Wyoming.

The property shall be returned to the adjacent landowners as described in ‘Attachment A and Attachment B’ and in accordance with County policy and existing regulations and laws.

Please note: The attachments (A and B) were provided by the petitioner and can be found in Appendix B of this report. Screenshots are included below for quick reference.





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## Introduction

As a result of the October 19, 2021 Board of County Commissioners (BOCC) meeting, I, Molly Bennett, was appointed as the Viewer of the petition brought before the Commission to vacate a portion of what is known as 1<sup>st</sup> Street and an alley running perpendicular to this street within Laramie County, Wyoming. More specifically this petition pertains to the vacation of:

- The public ROW known as 1st Street, described as beginning at the west line of Burg Street running west to the east line of Central Avenue, length of said road is approximately 300.10 feet.
- All of the alleyway, Block 15, Town of Egbert, beginning at the south line of 1st Street and running south to the north line of 2nd Street, length of said alleyway is approximately 350 feet.

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 Egbert in the southeast portion of Laramie County, Wyoming. The Town of Egbert was established via plat in or around 1887. See Figure 1 below.

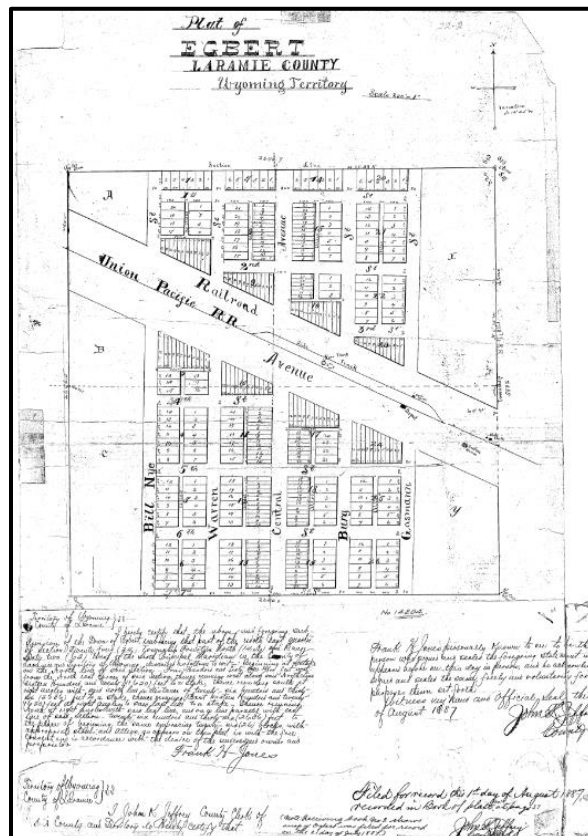


Figure 1: Town of Egbert Plat



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

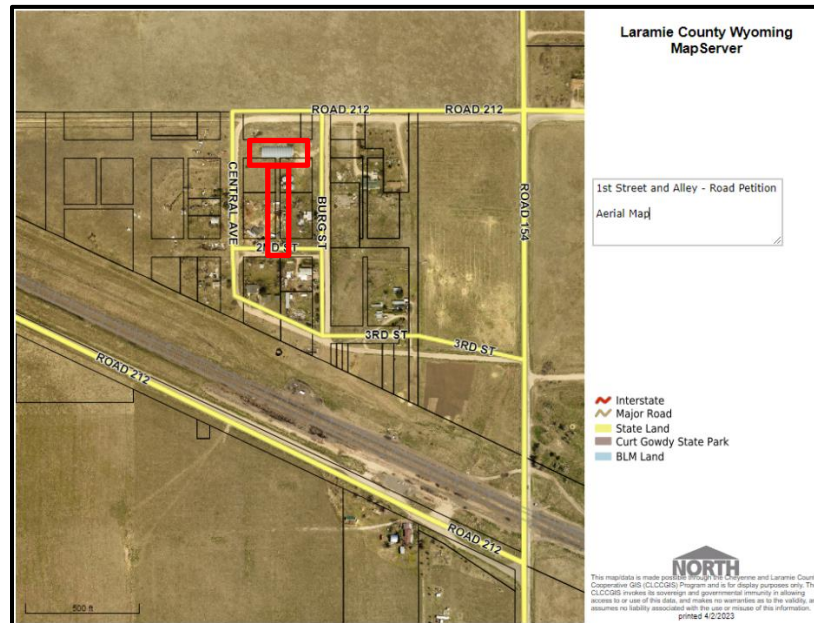


Figure 2: Subject Property Exhibit

The subject property consists of undeveloped ROW and alley. The areas have existing structures that were built as early as 1940. The surrounding properties consist of rural residential properties of varying acreage.

The Laramie County Comprehensive Plan identifies the area as Rural Ag Interface (RAI) and Ag and Range (AGR), as shown in Figure 3 below. Rural residential uses are primarily anticipated in these areas. The subject property is located outside the Plan Cheyenne and zoned boundaries.

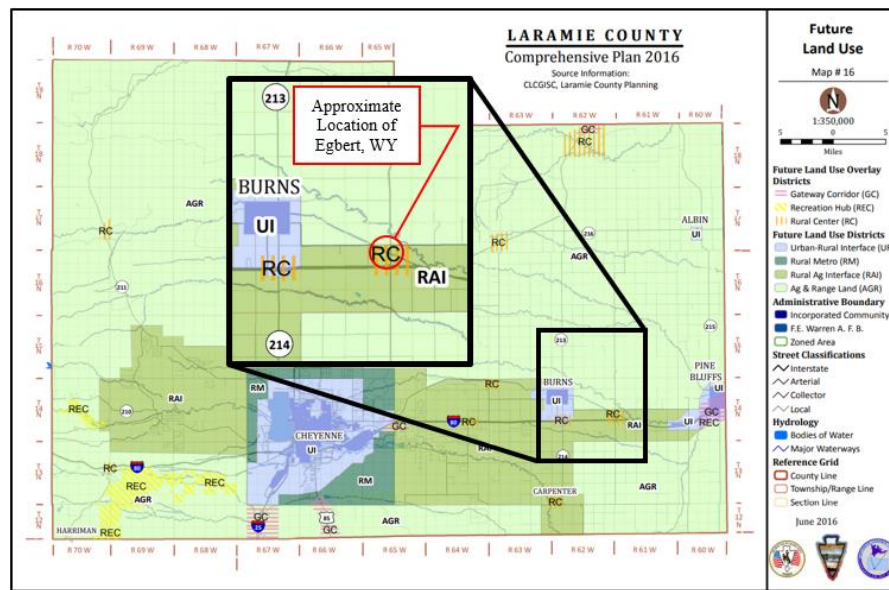


Figure 3: Comprehensive Plan Map



## 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 April 2, 2023. Note that a few of the lots do have assigned addresses.

1. Street Address: **1196 Burg Street**
  - a. Name: NIX, SUSAN G ET AL GILLETT, DORENE K
  - b. Location description: EGBERT: LOTS 2, 3, 4, 5 AND 6, BLOCK 14; LOTS 1, 2 AND 3, BLOCK 15
2. Street Address: **Road 212**
  - a. Name: GORDON, JOHN G ET UX GORDON, CHARLENE K
  - b. Location description: EGBERT: LOT 1, BLOCK 14
3. Street Address: **Central Avenue**
  - a. Name: LEMMONS, JOHN L
  - b. Location description: EGBERT: LOTS 16 - 21, BLOCK 15
4. Street Address: **5380 2<sup>nd</sup> Street**
  - a. Name: MUNOZ TORRES, ELOY ET AL MUNOZ TORRES, ALYSSA M
  - b. Location description: EGBERT: LOTS 8 - 15, BLOCK 15
5. Street Address: **1190 Burg Street**
  - a. Name: MEDINA, MATTHEW J

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, 1<sup>st</sup> Street and the Alley to the South in Egbert, Wyoming have not been developed into an access or road. There are existing utilities within the area, however, none are recorded within an easement in the subject area.

### **Traffic Impacts and Access**

Traffic impacts would not be a concern with this vacation as the ROW and Alley have not been developed previously. Access for the lots described earlier in this report can all be off of existing 2<sup>nd</sup> Street, Burg Street or Road 212.

### **Addressing**

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

### **Utility/Stakeholder Information**

With no recorded easements within the subject area, there appears to be minimal impact to utility companies.

No 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 existing infrastructure (building, grain silo, other structures) within the 1<sup>st</sup> Street ROW and the alley, a vacation will have a positive impact on the private land owners directly impacted by this petition.



## **Appendix A**

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

## TABLE OF CONTENTS - EGBERT BLOCK 15

Item	Description
Letter	Research Findings and Recommendation, Gary N. Grigsby PE LS
Map	Existing Conditions Exhibit (with aerial image)
Map	Existing Conditions Exhibit
Petition	Laramie County Road Petition, File # 21-491
Notes	Pre-Application Meeting Notes
Exhibit	Proposed Parcel Boundaries and Descriptions, Steil Surveying Services LLC
Records	Recorded Deeds and Documents (organized by address)

Location	Document	Grantor(s)	Grantee(s)	Book	Page	Reception #	Date Recorded
Lots 2-6 Block 14; Lots 1-3 Block 15	Quitclaim Deed	Susan G. Nix of Gronewold Co.	Susan G Nix and Dorene K Gillett	2714	1394	799387	1/12/2021
Lots 2-6 Block 14; Lots 1-3 Block 15	Warranty Deed	Frederick M. Gronewold and Virginia Gronewold	Gronewold Co.	1091	1029		12/2x/1976
1196 Burg Street	Assessor Detail: description of buildings and years built						

Location	Document	Grantor(s)	Grantee(s)	Book	Page	Reception #	Date Recorded
Lot 1 Block 14	Warranty Deed	Eloy Munoz Torres and Alyssa M. Munoz Torres	John G. Gordon and Charlene K. Gordon	2808	48	845852	10/11/2022
Lot 1 Block 14	Warranty Deed	Gene Mathieu and Crystal Smith	Eloy Munoz Torres and Alyssa M. Munoz Torres	2798	594	841948	8/2/2022
Lot 1 Block 14	Co-Administratrix's Deed	Amy D. King and Laura E. Hayward; Estate of Patricia A. Mathieu	Eloy Munoz Torres and Alyssa M. Munoz Torres	2798	582	841947	8/2/2022
Lot 1 Block 14	Affidavit Affecting Title	Gene Mathieu erroneously known as Eugene Mathieu	Pursuant to Decree Recorded in Book 2761, Page 1538	2798	591	841946	8/2/2022
Lot 1 Block 14	District Court Docket No. 49-346	Estate of Patricia A. Mathieu	Petitioners and Co- Administratrix's	2798	589	841945	8/2/2022
Lot 1 Block 14	District Court Docket No. 49-496	Estate of Alfred R. Mathieu	Petitioners and Co- Administratrix's	2761	1536	823579	11/2/2021
Lot 1 Block 14	Tax Deed	Laramie County Treasurer	Alfred R. Mathieu	1987	726	465388	1/9/2007



Location	Document	Grantor(s)	Grantee(s)	Book	Page	Reception #	Date Recorded
Lots 16-21 Block 15	Probate Docket No. 46-469	Estate of Marjorie Louise Haines	John L. Lemmons	2393	1192	639701	6/12/2014
Lots 16-21 Block 15	Affidavit of Survivorship	James Frederick Lord (deceased)	Marjorie L. Haines (survivor)	1465	322	213526	11/12/1997
Lots 16-21 Block 15	Warranty Deed	M. LeRoy Johnson and Kay Johnson	Marjorie L. Haines and James F. Lord	1240	1908	23160	1/30/1987
Lots 16-21 Block 15	Quitclaim Deed	Gale B. Johnson and Helen M. Johnson	M. LeRoy Johnson and Kay Johnson	1233	548	14927	9/5/1986
Lots 16-21 Block 15	Quitclaim Deed	Gale B. Johnson and Helen M. Johnson	Gale B. Johnson and Helen M. Johnson	1113	1746	498023	9/1/1979

Location	Document	Grantor(s)	Grantee(s)	Book	Page	Reception #	Date Recorded
Lots 8-15 Block 15	Quitclaim Deed	M-T Ranch LLC	Eloy and Alyssa M. Munoz Torres	2702	2637	792995	10/30/2020
Lots 8-15 Block 15	Warranty Deed	Manuel Ortivez	M-T Ranch LLC	2573	216	723919	1/25/2018
Lots 8-15 Block 15	Affidavit of Survivorship	Lillian Ortivez (deceased)	Manuel Ortivez (survivor)	2558	1175	715873	9/14/2017
Lots 8-15 Block 15	Quitclaim Deed	Anastacio Jiminez	Manuel Ortivez and Lillian Ortivez	1320	1805	100399	5/6/1992

Location	Document	Grantor(s)	Grantee(s)	Book	Page	Reception #	Date Recorded
Lots 4-7 Block 15	Warranty Deed	Joe E. Medina	Matthew J. Medina	1437	397	193018	11/7/1996
Lots 4-7 Block 15	Warranty Deed	Blas E. Medina and Ruperta G. Medina	Joe E. Medina	1088	96	417572	11/15/1976

SUPPLEMENTAL RECORDS							
Location	Document	Grantor(s)	Grantee(s)	Book	Page	Reception #	Date Recorded
Utility	ROW Easement	Blas Medina Jr. and Eleanor A. Medina	Rural Electric Company	1460	12	209564	9/9/1997
Utility	ROW Easement	Howard & Susan T. Chaires	RT Communications, Inc.	1420	1063	179970	3/28/1996
Utility	ROW Easement	Howard & Susan Chaires	RT Communications, Inc.	1420	1055	179963	3/28/1996
Utility	Assignment	US West Communications, Inc.	RT Communications, Inc.	1396	25	160440	4/11/1995
Vacate	Nunc Pro Tunc	Resolution No. 890918-01	First Street, Second Street, Alley: Block 21	1392	1287	157710	2/10/1995
Abstract of Title: Egbert, Block 14							
Abstract of Title: Egbert, Block 15							
Plat	Egbert	Frank H. Jones	To The Public	D-40		No. 14204	8/1/1887



y2consultants.com  
307 733 2999

# CONSULTANTS

ENGINEERING, SURVEYING & PLANNING  
LANDSCAPE ARCHITECTURE, GIS  
NATURAL RESOURCE SERVICES

January 18, 2023

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

**RE: Egbert Block 15, File # 21-491**

Dear Ms. Bennett,

The following report was prepared for 1<sup>st</sup> Street between Burg Street and Central Avenue and all of the alleyway in Block 15, Town of Egbert, at your request. Y2 Consultants researched recorded documents and conducted a field survey investigation 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 found survey monuments.

Research Methods

Documents recorded with the Laramie County Clerk's Office were reviewed to identify current deeds, easements, and miscellaneous records related to the alleyway of Block 15 and that portion of 1<sup>st</sup> Street between Burg Street and Central Avenue and the related parcels. Copies of these recorded documents is compiled electronically and in printed format for your convenience.

Field Investigation

Special attention was given to verify the location of survey monuments and conditions presented in the petition exhibit prepared by Steil Surveying Services, LLC. The proposed method to vacate the right-of-way is unusual but agreed upon by the affected landowners to accommodate existing structures. A metal building is located in the area platted for 1<sup>st</sup> Street between Block 14 and Block 15, Town of Egbert, and grain bins exist in a portion of the alleyway in Block 15, Town of Egbert. The property detail as provided by the Laramie County Assessor indicate the Quonset utility structure was built in 1978 and the grain bins vary between 1940 and 1978. The field investigation found no significant differences in the location of monuments and existing conditions as presented by Steil Surveying Services, LLC in the petition request.

Conclusions of Findings

The electors on the petition represent four of the five affected landowners at the time of filing. One parcel, Lot 1 Town of Egbert, was conveyed after the petition was filed and is currently deeded to John G. Gordon and Charlene K. Gordon of Carpenter, WY. While the requested partition of vacated land is unusual, it is acceptable to the affected landowners and accommodates existing structures. No concerns were identified in the proposed vacation of the portion of 1<sup>st</sup> Street between Burg Street and

Central Avenue in Town of Egbert and vacation of alley in Block 15 in Town of Egbert. The parcel descriptions as prepared by Steil Surveying Services, LLC are recommended for the County's consideration.

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

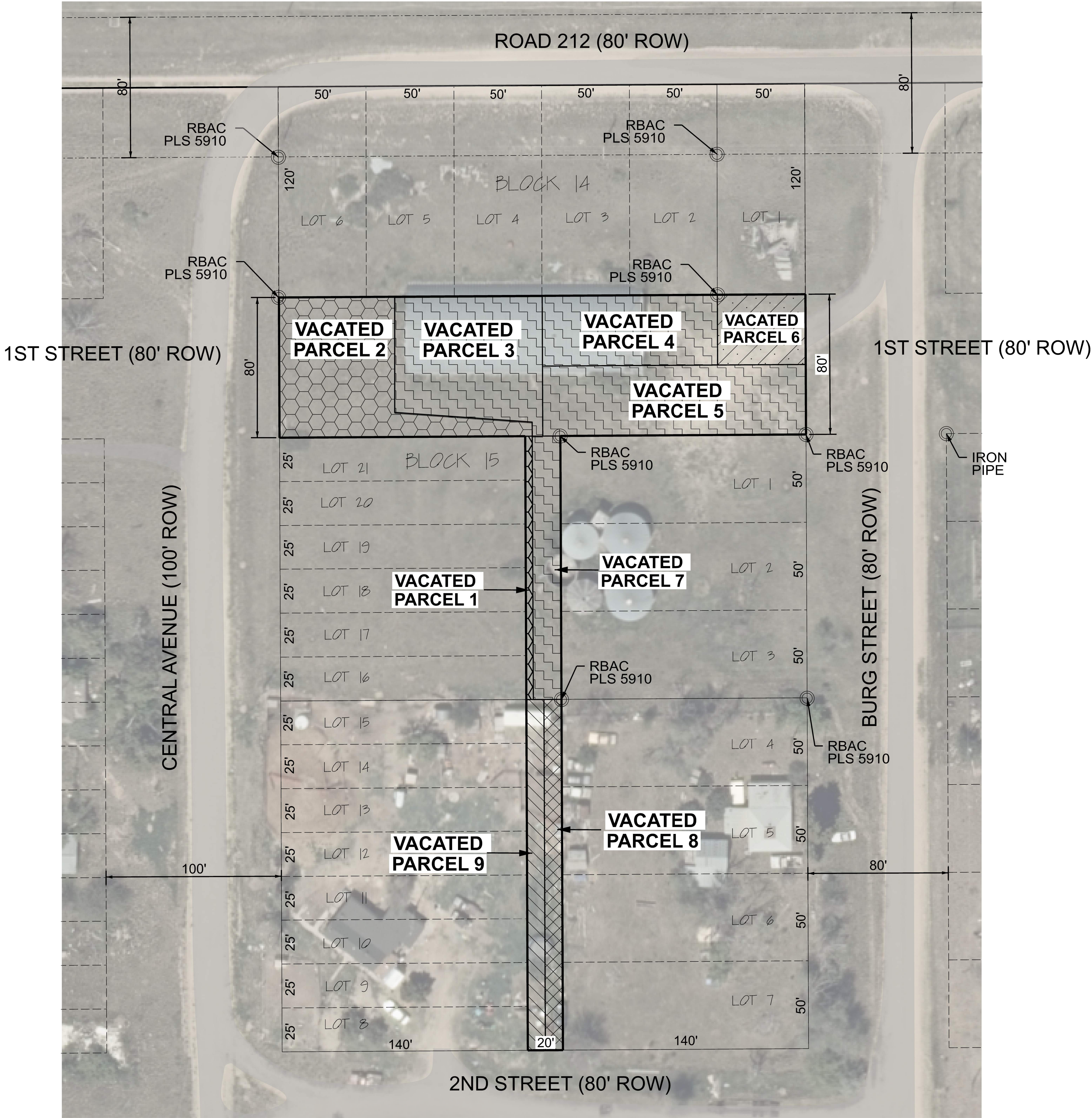
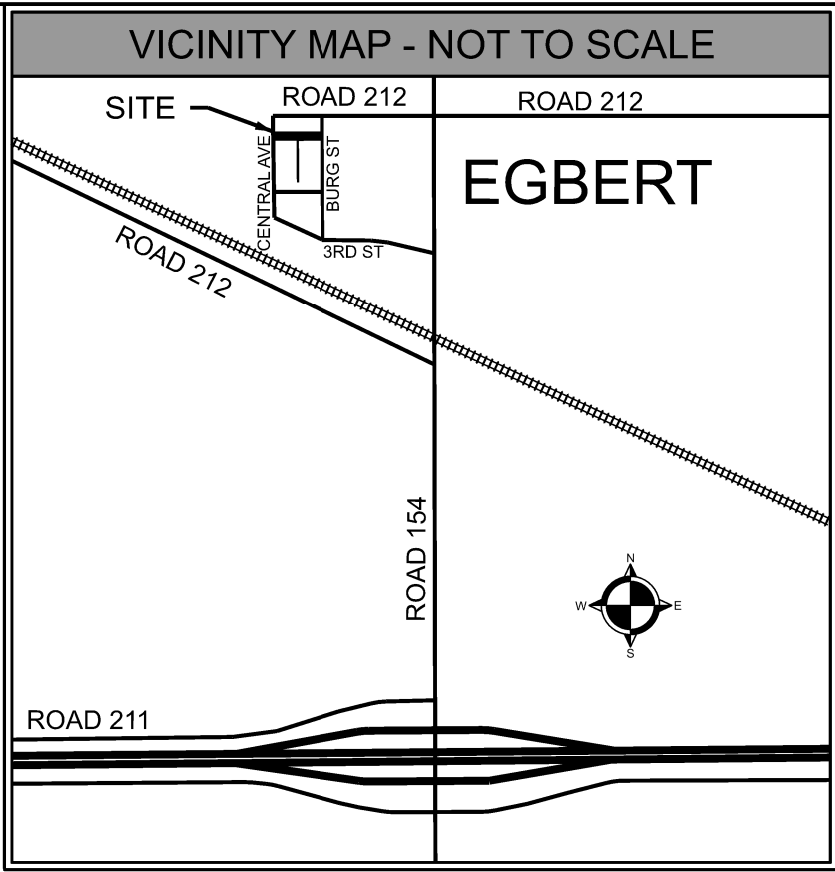
[Gary@y2consultants.com](mailto:Gary@y2consultants.com)



# EXHIBIT

LARAMIE COUNTY ROAD PETITION  
FILE # 21-491

TOWN OF EGBERT  
1ST STREET  
(BETWEEN BURG ST AND CENTRAL AVE)  
ALLEY OF BLOCK 15



## CERTIFICATE OF SURVEYOR

State of Wyoming } ss  
County of Laramie }  
*I, Gary N. Grigsby, a Professional Engineer and Land Surveyor registered in the State of Wyoming do hereby certify that this Viewer Report Exhibit was prepared from the records and field notes of a survey conducted under my supervision during the month of December 2022, and that all record documents and other details are correct to the best of my knowledge and belief.*

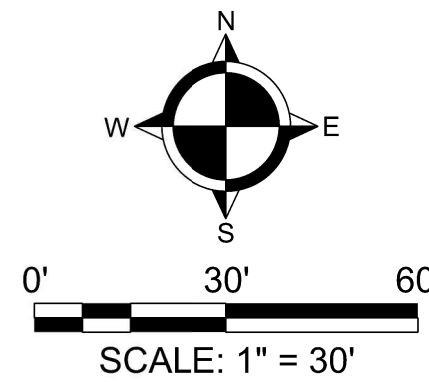
*Gary N. Grigsby*  
Gary N. Grigsby, Wyoming PE & PLS # 9283  
January 18, 2023 (Job 22144)  
For and on behalf of Y2 Consultants

## MISCELLANEOUS NOTES

- DUE TO EXISTING STRUCTURES LOCATED IN THE ROAD AND ALLEY PROPOSED FOR VACATION, THE SUBDIVISION OF LAND SHOWN ON THIS EXHIBIT WAS AGREED TO BY ALL ADJACENT LANDOWNERS TO DISTRIBUTE THE VACATED AREA.
- A FIELD INVESTIGATION FOUND NO SIGNIFICANT DIFFERENCES IN THE LOCATION OF MONUMENTS AND EXISTING CONDITIONS AS PRESENTED BY STEIL SURVEYING SERVICES, LLC IN THE PETITION REQUEST.

## VACATED PARCELS

	JOHN L. LEMMONS
	SUSAN G. NIX / DORENE K. GILLETT
	JOHN G. GORDON
	ELOY MUNOZ TORRES ALYSSA MUNOZ TORRES
	MATTHEW J. MEDINA
	EXISTING GRAVEL ROAD



## LEGEND OF SYMBOLS & ABBREVIATIONS

	PARCEL BOUNDARY
	PETITION LOCATION
	EXISTING EASEMENT
	RECORD DISTANCE
	FOUND MONUMENTS AS NOTED

SHEET NUMBER

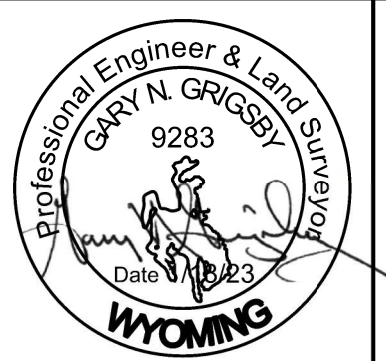
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DRAWING TITLE

EGBERT BLOCK 15  
VACATION PETITION

CLIENT INFORMATION

LARAMIE COUNTY  
PUBLIC WORKS



y2consultants.com  
307 733 2999

ENGINEERING, SURVEYING & PLANNING  
LANDSCAPE ARCHITECTURE, GIS  
NATURAL RESOURCE SERVICES

1/18/2023

EXHIBIT

JOB #: 22144

ORIGINAL SHEET SIZE: 24" X 36"

DRAWN BY: LB

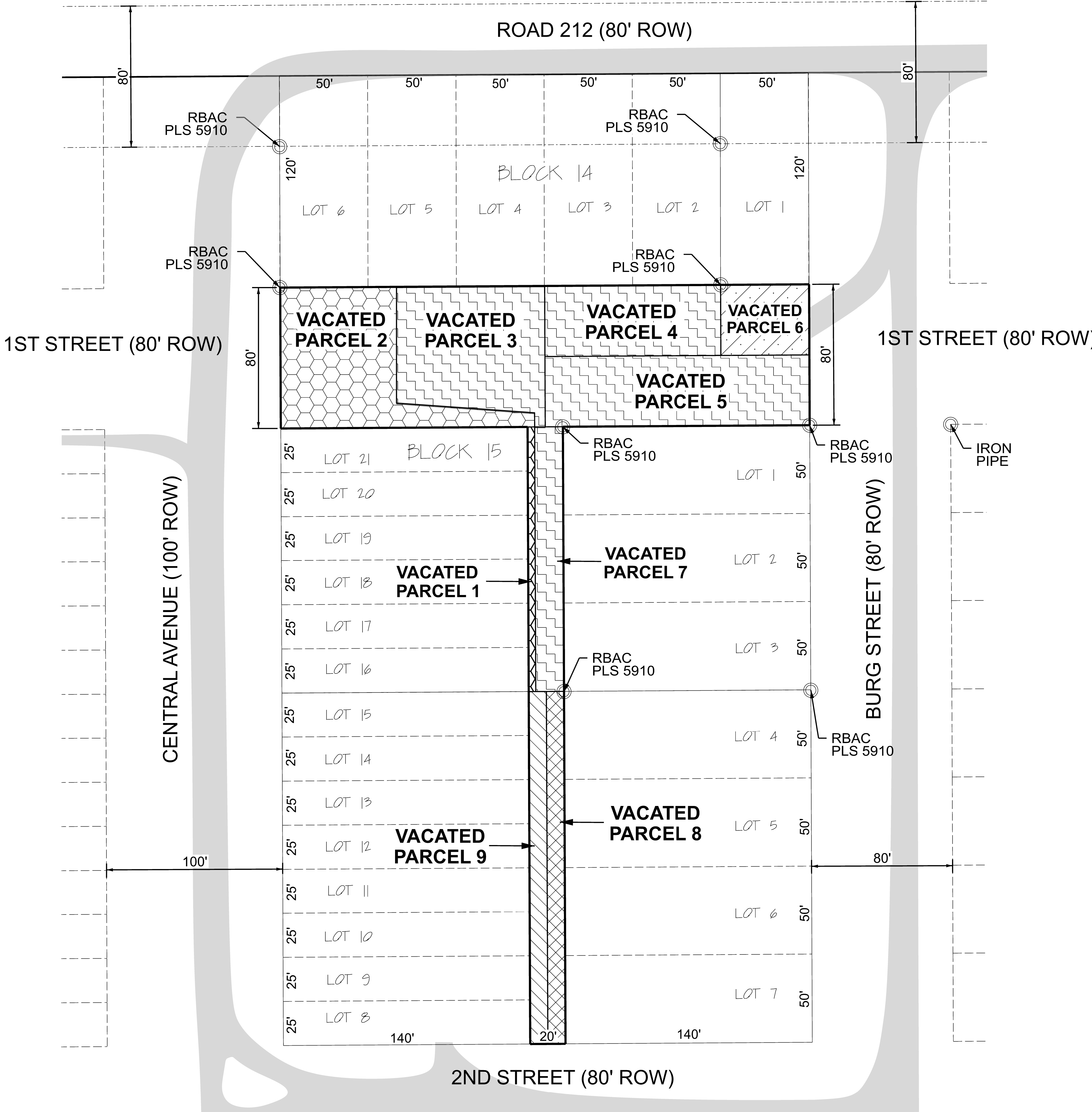
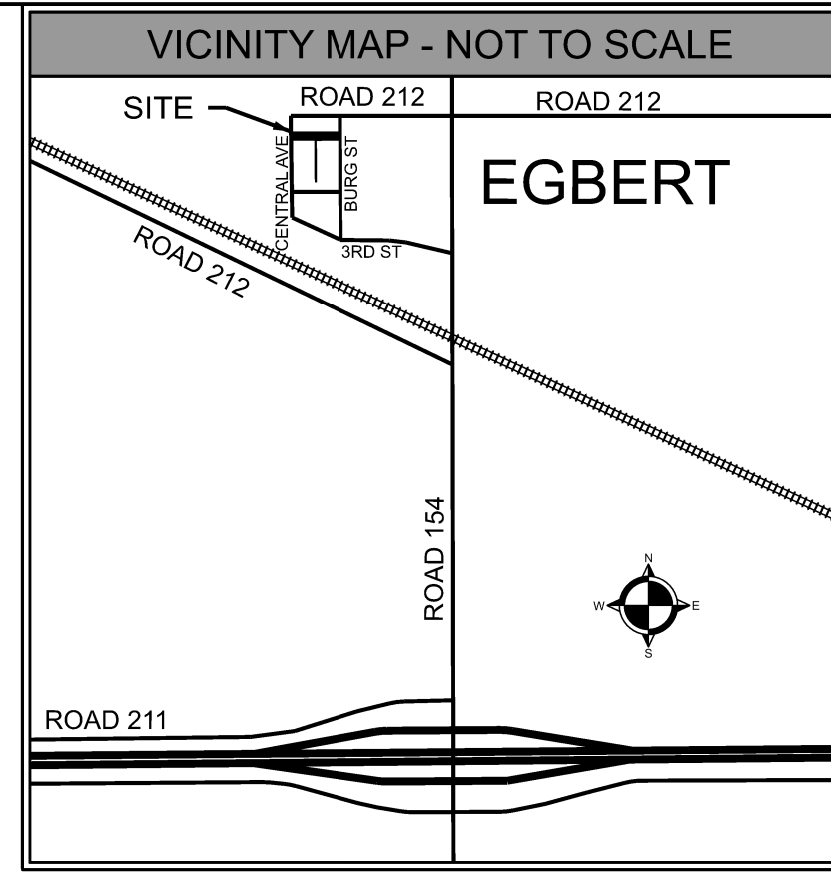
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# EXHIBIT

LARAMIE COUNTY ROAD PETITION  
FILE # 21-491

TOWN OF EGBERT  
1ST STREET  
(BETWEEN BURG ST AND CENTRAL AVE)  
ALLEY OF BLOCK 15



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State of Wyoming } ss  
County of Laramie }  
*I, Gary N. Grigsby, a Professional Engineer and Land Surveyor registered in the State of Wyoming do hereby certify that this Viewer Report Exhibit was prepared from the records and field notes of a survey conducted under my supervision during the month of December 2022, and that all record documents and other details are correct to the best of my knowledge and belief.*

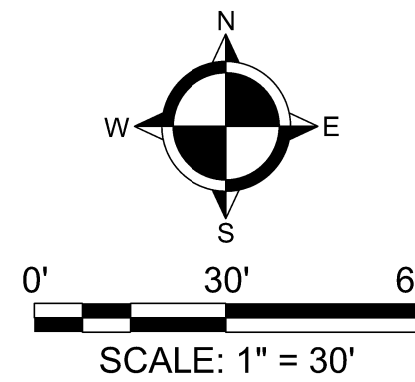
*Gary N. Grigsby*  
Gary N. Grigsby, Wyoming PE & PLS # 9283  
January 18, 2023 (Job 22144)  
For and on behalf of Y2 Consultants

## MISCELLANEOUS NOTES

- DUE TO EXISTING STRUCTURES LOCATED IN THE ROAD AND ALLEY PROPOSED FOR VACATION, THE SUBDIVISION OF LAND SHOWN ON THIS EXHIBIT WAS AGREED TO BY ALL ADJACENT LANDOWNERS TO DISTRIBUTE THE VACATED AREA.
- A FIELD INVESTIGATION FOUND NO SIGNIFICANT DIFFERENCES IN THE LOCATION OF MONUMENTS AND EXISTING CONDITIONS AS PRESENTED BY STEIL SURVEYING SERVICES, LLC IN THE PETITION REQUEST.

## VACATED PARCELS

	JOHN L. LEMMONS
	SUSAN G. NIX / DORENE K. GILLETT
	JOHN G. GORDON
	ELOY MUNOZ TORRES ALYSSA MUNOZ TORRES
	MATTHEW J. MEDINA
	EXISTING GRAVEL ROAD



## LEGEND OF SYMBOLS & ABBREVIATIONS

	PARCEL BOUNDARY
	PETITION LOCATION
	EXISTING EASEMENT
	RECORD DISTANCE
	FOUND MONUMENTS AS NOTED

SHEET NUMBER

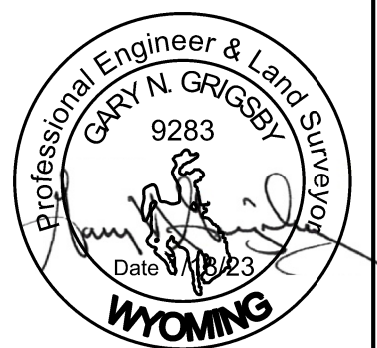
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DRAWING TITLE

EGBERT BLOCK 15  
VACATION PETITION

CLIENT INFORMATION

LARAMIE COUNTY  
PUBLIC WORKS



y2consultants.com  
307 733 2999

ENGINEERING, SURVEYING & PLANNING  
LANDSCAPE ARCHITECTURE, GIS  
NATURAL RESOURCE SERVICES

1/18/2023

EXHIBIT

JOB #: 22144

ORIGINAL SHEET SIZE: 24" X 36"

DRAWN BY: LB

CHECKED BY: GNG

LARAMIE COUNTY ROAD PETITION

LARAMIE COUNTY CLERK  
CHEYENNE, WY

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 portion of public road(s), 1) named 1<sup>st</sup> Street, Town of Egbert, Laramie County, Wyoming; commencing at the west line of Burg Street Right-of-Way (80'), running thence S89°40'09" a distance of 300.10 feet and terminating at to the east line of Central Avenue Right-of-Way (100'), Town of Egbert, Laramie County, Wyoming, and abutting Lots 1 thru 6, Block 14 and Lots 1 and 21, Block 15, Town of Egbert, Laramie County, Wyoming be **VACATED**, said right-of-way being platted as eighty (80) feet wide.

and

2) all of that Alley, of Block 15, Town of Egbert, Laramie County, Wyoming; commencing at the south line of 1st Street Right-of-Way (80'), and running thence S89°40'09" a distance of 300.10 feet to the north line of 2nd Street Right-of-Way (80'), Town of Egbert, Laramie County, Wyoming, and abutting Lots 1 thru 21, Block 15, Town of Egbert, Laramie County, Wyoming be **VACATED**, said right-of-way being platted as twenty (20) feet wide.

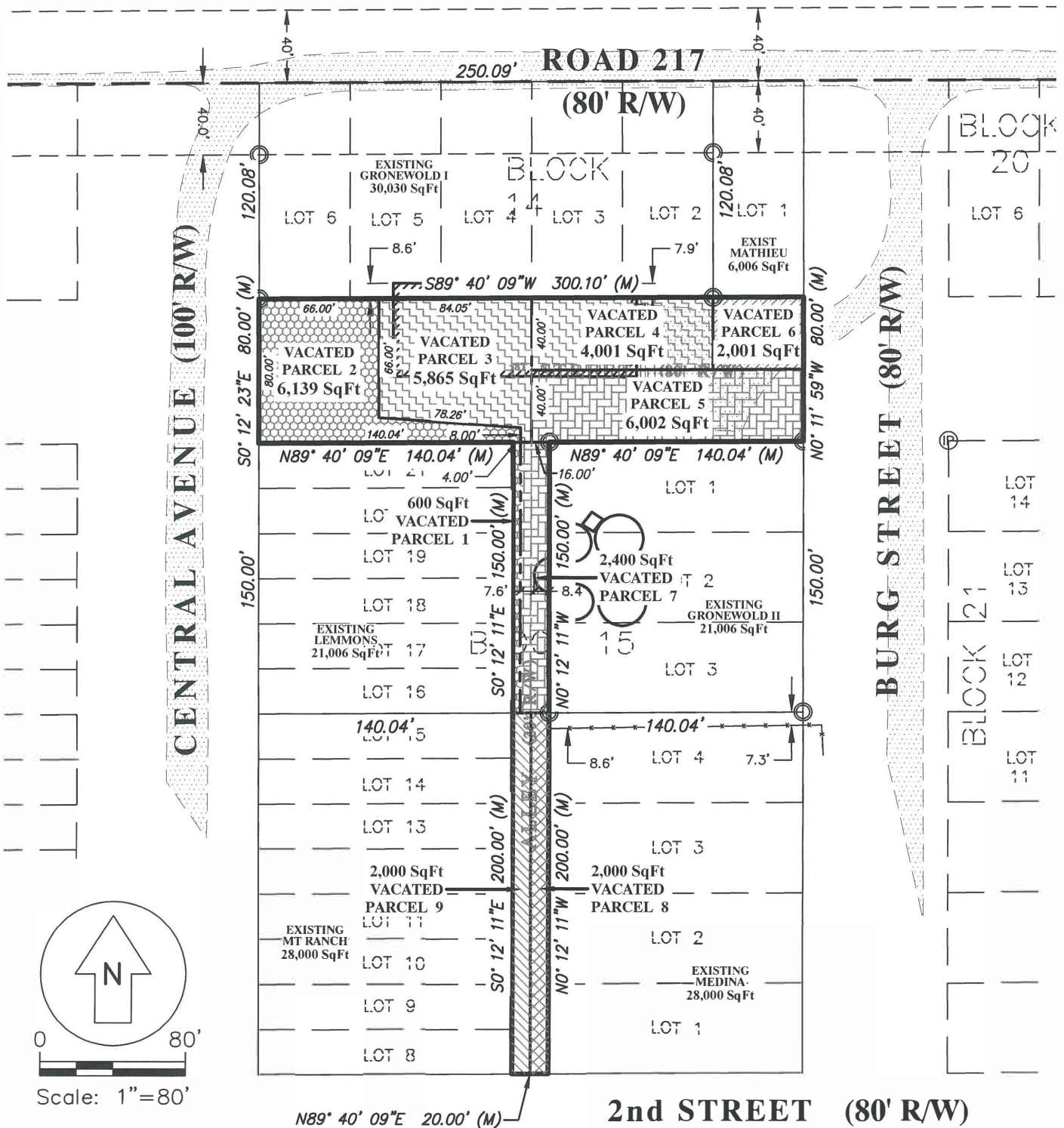
Pursuant to WY Statute 34-12-106: "...execution and recording of such writing...shall divest all public rights in the streets, alleys, commons and public grounds laid out or described" as shown on Attachment A to this petition.

Pursuant to WY Statute 34-12-109: "the proprietors of the lots so vacated may enclose the streets, alleys and public grounds adjoining lots in equal proportions" as shown on Attachment A to this petition.

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).



ATTACHMENT A



LEGEND

- SET 1½" ALUMINUM CAP
- Ⓟ FOUND ½" IRON PIPE
- x— EXISTING FENCE LINE
- EXISTING GRAVEL ROAD
- GRONWOLD Co.
- JOHN L. LEMMONS
- ALFRED MATHIEU
- MT RANCH, LLC
- MATTHEW J. MEDINA

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, Licensed Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil Surveying Services, LLC, hereby state that this map was prepared from recorded data of official recorded plat maps; and that this map correctly shows all dimensional details to the best of my knowledge, information and belief,

RES# \_\_\_\_\_

R/W VACATION MAP FOR

ALL OF THAT 20' ALLEY RIGHT-OF-WAY, BLOCK 15, TOWN OF EGBERT; AND ALL OF THAT 80' PORTION OF 1st STREET RIGHT-OF-WAY ADJACENT TO BLOCKS 14, & 15, TOWN OF EGBERT, LARAMIE COUNTY, WYOMING

FILING RECORD

PREPARED JULY, 2019




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

ELECTORS: Five(5) or more electors residing within 25 miles of the road proposed to be Vacated:

PRINTED NAME	SIGNATURE	RESIDENTIAL ADDRESS	MAILING ADDRESS (IF DIFFERENT)	TELEPHONE
Gronewold Co. c/o Suzan Nix	SEE ATTACHED	1196 Burg Street Burns, WY 82053	2111 E Belt Line Road, Unit 106 C Richardson, TX 75081	(214) 796-2689
John L. Lemmons	SEE ATTACHED	2205 Gordon Road, #4 Cheyenne, WY 82007		(307) 634-6637
Jack Bomhoff	SEE ATTACHED	951 Road 156, Pine Bluffs, WY 82082		(307) 637-6101
M-T Ranch, LLC c/o Eloy Munoz Torres	SEE ATTACHED	5380 2 <sup>nd</sup> Street Burns, WY 82053		(307) 221-1084
Matthew J. Medina	SEE ATTACHED	1190 Burg Street Burns, WY 82053	PO Box 182 Wellington, CO 80549	(307) 421-7141

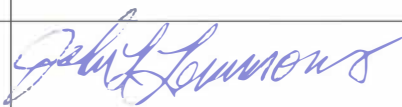


ELECTORS: Five(5) or more electors residing within 25 miles of the road proposed:

PRINTED NAME	SIGNATURE	RESIDENTIAL ADDRESS	MAILING ADDRESS (IF DIFFERENT)	TELEPHONE
Gronewold Co. c/o Suzan Nix		1196 Burg Street Burns, WY 82053	<del>2111 E Belt Line Road, Unit 106 C Richardson, TX 75081</del> <i>SEE ATTACHED</i>	(214) 796-2689
John L. Lemmons		2205 Gordon Road, #4 Cheyenne, WY 82007		(307) 634-6637
Alfred R. Mathieu		1031 New York Road Cheyenne, WY 82009		(307) 637-6101
M-T Ranch, LLC c/o Eloy Munoz Torres		5380 2 <sup>nd</sup> Street Burns, WY 82053		(970) 658-8359
Matthew J. Medina		1190 Burg Street Burns, WY 82053	413 E 6 <sup>th</sup> Street Cheyenne, WY 82007	(307) 632-6939

Commented [KP1]: or (970) 515-7376  
or (970) 443-6281


ELECTORS: Five(5) or more electors residing within 25 miles of the road proposed:

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Gronewold Co. c/o Suzan Nix		1196 Burg Street Burns, WY 82053	2111 E Belt Line Road, Unit 106 C Richardson, TX 75081	(214) 796-2689
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Matthew J. Medina		1190 Burg Street Burns, WY 82053	413 E 6 <sup>th</sup> Street Cheyenne, WY 82007	(307) 632-6939

ELECTORS: Five(5) or more electors residing within 25 miles of the road proposed:

[illegible]

ELECTORS: Five(5) or more electors residing within 25 miles of the road proposed:

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Gronewold Co. c/o Suzan Nix		1196 Burg Street Burns, WY 82053	2111 E Belt Line Road, Unit 106 C Richardson, TX 75081	<del>(214) 796-2689</del>
John L. Lemmons		2205 Gordon Road, #4 Cheyenne, WY 82007		<del>(307) 634-6637</del>
Alfred R. Mathieu		1031 New York Road Cheyenne, WY 82009		<del>(307) 637-6181</del>
M-T Ranch, LLC c/o Eloy Munoz Torres		5380 2 <sup>nd</sup> Street Burns, WY 82053	5380 2 <sup>nd</sup> St Burns WY 82053	<del>307-221-1084</del> <del>(970) 636-8859</del>
Matthew J. Medina		1190 Burg Street Burns, WY 82053	413 E 6 <sup>th</sup> Street Cheyenne, WY 82007	(307) 632-6939

③

20

ELECTORS: Five(5) or more electors residing within 25 miles of the road proposed:

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John L. Lemmons		2205 Gordon Road, #4 Cheyenne, WY 82007		<del>(307) 634-6637</del>
Alfred R. Mathieu		1031 New York Road Cheyenne, WY 82009		<del>(307) 637-0101</del>
M-T Ranch, LLC c/o Eloy Munoz Torres		5380 2 <sup>nd</sup> Street Burns, WY 82053		<del>(970) 636-8359</del>
Matthew J. Medina	<i>Matthew J. Medina</i>	1190 Burg Street Burns, WY 82053	413 E 6 <sup>th</sup> Street Cheyenne, WY 82007	(307) 632-6939

2  
a

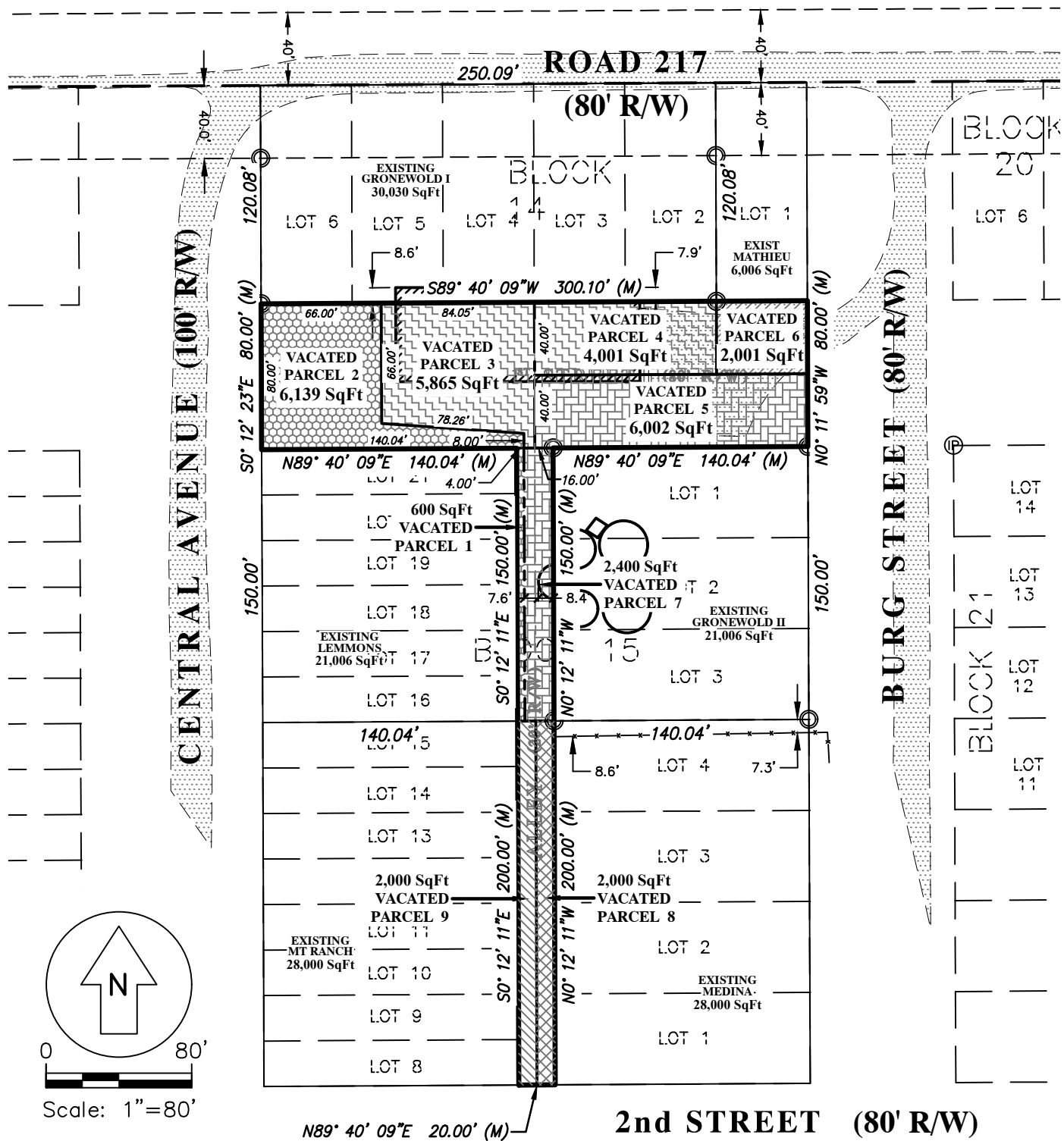
ELECTORS: Five(5) or more electors residing within 25 miles of the road proposed to be Vacated:

PRINTED NAME	SIGNATURE	RESIDENTIAL ADDRESS	MAILING ADDRESS (IF DIFFERENT)	TELEPHONE
Gronewold Co. c/o Suzan Nix	SEE ATTACHED	1196 Burg Street Burns, WY 82053	2111 E Belt Line Road, Unit 106 C Richardson, TX 75081	(214) 796-2689
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Matthew J. Medina	SEE ATTACHED	1190 Burg Street Burns, WY 82053	PO Box 182 Wellington, CO 80549	(307) 421-7141

ELECTORS: Five(5) or more electors residing within 25 miles of the road proposed:

PRINTED NAME	SIGNATURE	RESIDENTIAL ADDRESS	MAILING ADDRESS (IF DIFFERENT)	TELEPHONE
④ Jack Bomhoff	<i>Jack Bomhoff</i>	951 Rd 156, Pine Bluffs, WY		307 631 6603
John Gordon	<i>John Gordon</i>	796 Rd 154 Carpenter Wy		307-631-2119
ELOY McHoff	<i>ELOY McHoff</i>	307-221-1084	5380 2nd St Burns WY 82053	307-221-1084
Alyssa Munoz	<i>Alyssa Munoz</i>	5380 2nd St Burns WY 82053		307-256-7020
<del>Charlene Gordon</del>	<del><i>Charlene Gordon</i></del>	<del>716 Rd 154</del>	<del>same</del>	<del>307-631-0049</del>
Howard Chaires	<i>Howard Chaires</i>	5385 Rd 212 Egbert WY		307-630-9381
Susan Chaires	<i>Susan T. Chaires</i>	5385 County rd 212 Egbert, WY 82053	Same	307-630-9381
Chelsea Hershey	<i>Chelsea Hershey</i>	1092 Rd 154 Burns WY 82053	Same	307-287-3095
Charlene Gordon	<i>Charlene Gordon</i>	716 Rd 154 Carpenter Wy	Same	307-631-0049

ATTACHMENT A



LEGEND

- SET 1½" ALUMINUM CAP
- Ⓟ FOUND ½" IRON PIPE
- x— EXISTING FENCE LINE
- [Pattern] EXISTING GRAVEL ROAD
- [Pattern] GRONEWOLD Co.
- [Pattern] JOHN L. LEMMONS
- [Pattern] ALFRED MATHIEU
- [Pattern] MT RANCH, LLC
- [Pattern] MATTHEW J. MEDINA

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R/W VACATION MAP  
FOR

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FILING RECORD

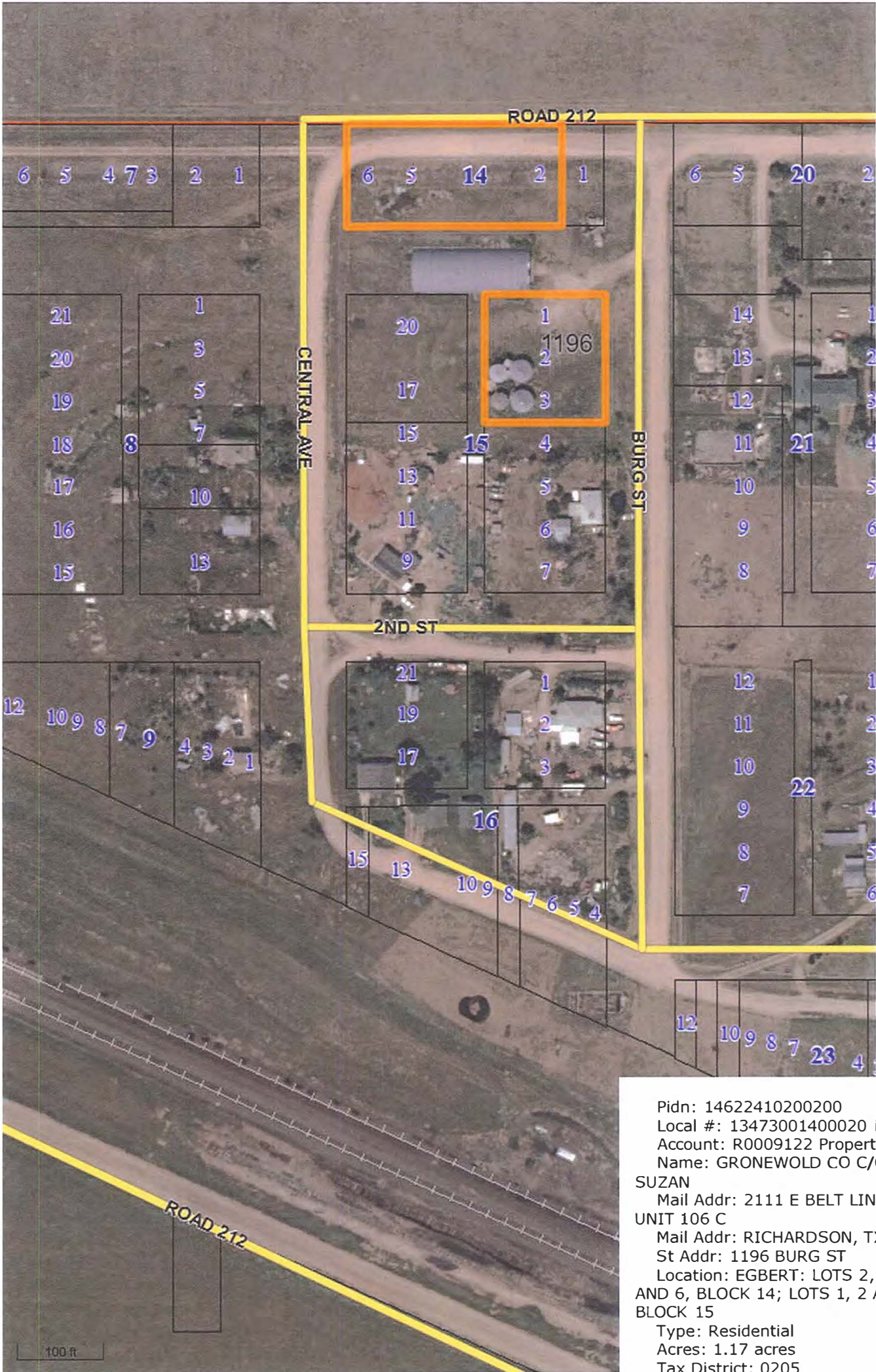
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# Laramie County Wyoming MapServer



Pidn: 14622410200200  
Local #: 13473001400020 iTax  
Account: R0009122 Property Detail  
Name: GRONEWOLD CO C/O NIX,  
SUZAN  
Mail Addr: 2111 E BELT LINE RD  
UNIT 106 C  
Mail Addr: RICHARDSON, TX 75081  
St Addr: 1196 BURG ST  
Location: EGBERT: LOTS 2, 3, 4, 5  
AND 6, BLOCK 14; LOTS 1, 2 AND 3,  
BLOCK 15  
Type: Residential  
Acres: 1.17 acres  
Tax District: 0205

- Interstate
- Major Road
- Township Line
- State Land
- Curt Gowdy State Park

**NORTH**  
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

Lat / Lon N: 41.17230°, W: 104.25744°  
NAD83 UTM Zone 13 X: 562288, Y: 4558150  
NAD83 Wyoming East (ftUS) N: 246237, E: 906475



# Legend

 Property Lines

## Laramie County, Wyoming



**1st Street  
and Alleyway,  
Egbert, WY**

**Road  
Petition**

**PZ-21-00305**

**Aerial Map**

**Subject  
ROW and  
Alleyway**



October 2021



0 62.5 125  
Feet

Eagleview



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

**ENTITLED:** ■Acceptance of Petition for Establishment, Alteration and/or Vacation of County Highway pursuant to W.S. • 24-3-101 et seq. and Appointment of Viewer.■

**WHEREAS,** petitioners in the attached Laramie County road petition have requested the establishment of a county road as identified on Exhibit A, attached hereto and specifically incorporated herein by reference; and

**WHEREAS,** The Board of Laramie County Commissioners, having reviewed said petition and having said petition examined by the office of the Laramie County Clerk hereby determines 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 said viewer to report to the board at a public meeting as soon as practically possible upon the expediency of the establishment of the road proposed by the petition attached hereto.

**DATED** this \_\_\_\_ day of \_\_\_\_\_, 2021.

BOARD OF LARAMIE COUNTY COMMISSIONERS

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

ATTEST:

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

Reviewed and approved as to form:

  
\_\_\_\_\_  
Laramie County Attorney



# Pre Application Meeting Notes

Laramie County Planning and Development Office  
3966 Archer Pkwy  
Cheyenne, WY 82009

planning@laramiecounty.com

Phone (307) 633-4303 Fax (307) 633-4616



PZ-20-00195

Pre-Application Meeting Date: 6/22/20			Staff: BE, PW, MP		
Project Description: Road Vacation					
Project Location/Address: 8000A122, R11916 Burg Street					
<b>ATTENDEES/AGENTS/PARTIES</b>					
Name Casey Palma		Phone		Email cpalma@steel surveying	
Name		Phone		Email	
Name		Phone		Email	
<b>APPLICATION TYPE(S)</b>					
<input type="checkbox"/> Preliminary Development Plan		<input type="checkbox"/> Zone Change			
<input type="checkbox"/> Subdivision Permit		<input type="checkbox"/> Board Approval			
<input type="checkbox"/> Plat (if required)		<input type="checkbox"/> Variance			
<input checked="" type="checkbox"/> Road Vacation		<input type="checkbox"/> Site Plan			
<b>DOCUMENTATION N/A</b>					
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Letter of Waiver		Drainage Study			
<input type="checkbox"/> Yes <input type="checkbox"/> No		Drainage Plans			
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Letter of Waiver		Traffic Study			
<input type="checkbox"/> Yes <input type="checkbox"/> No		Roadway Maintenance Plan			
<input type="checkbox"/> Yes <input type="checkbox"/> No		Road Use Agreement			
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Letter of Waiver		Environmental Impact Study			
<input type="checkbox"/> Yes <input type="checkbox"/> No		Sign Details			
<input type="checkbox"/> Yes <input type="checkbox"/> No		Plat / Site Plan / Survey Map / Legal Description			
<input type="checkbox"/> Yes <input type="checkbox"/> No		Letter Regarding Community Facility Fees			
<input type="checkbox"/> Yes <input type="checkbox"/> No		Environmental Health Review / Approval			
<input type="checkbox"/> Yes <input type="checkbox"/> No		WY DEQ Approval			
<input type="checkbox"/> Yes <input type="checkbox"/> No		GESG/Grading, Erosion & Sediment Control Permit			
<input type="checkbox"/> Yes <input type="checkbox"/> No		Floodplain Development Permit			
<input type="checkbox"/> Yes <input type="checkbox"/> No		Development Agreement			
<input type="checkbox"/> Yes <input type="checkbox"/> No		FAA Form #7460-1 (required for structures over 200 ft in height)			
<input type="checkbox"/> Yes <input type="checkbox"/> No		Justification Letter (Criteria: Board Approval or Variance Request)			
<input type="checkbox"/> Yes <input type="checkbox"/> No		Project Narrative Letter (description of purpose)			
<input type="checkbox"/> Yes <input type="checkbox"/> No		Other (tbd at pre-app mtg):			





## Laramie County Planning and Development Fee Schedule

Application and sign fees shall be paid at the time of application submittal.  
Other fees will be billed to the applicant.

Application	Fee	Min Time	Sign (per sign)	Legal Ad (per ad)	Engineer Review	Mailing
Preliminary Development Plan	\$50.00 Per hour	4 hours	\$26.00	N/A	Actual Cost	Actual Cost
Low Impact GESC	\$100	N/A	N/A	N/A	Actual Cost	N/A
Standard GESC	\$250	N/A	N/A	N/A	Actual Cost	N/A
Board Approval	\$50.00 Per hour	4 hours	\$26.00	Actual Cost	Actual Cost	Actual Cost
Variance	\$50.00 Per hour	4 hours	\$26.00	Actual Cost	Actual Cost	Actual Cost
Temporary Use	\$25.00	N/A	N/A	N/A	N/A	N/A
Address – New Oil & Gas Facility	\$200.00	N/A	N/A	N/A	N/A	N/A
Address – Existing Oil & Gas Facility	\$50.00	N/A	N/A	N/A	N/A	N/A
Floodplain Development Permit	\$50.00 Per hour	1 hour	N/A	N/A	Actual Cost	N/A
Site Plan, New and Major Amendments	\$50.00 Per hour	4 hours	\$26.00	Actual Cost – if applicable	Actual Cost	Actual Cost
Site Plan, Minor Amendments	\$50.00 Per hour	1 Hour	\$26.00	N/A	Actual Cost	Actual Cost
Zone Change	\$50.00 Per hour	4 hours	\$26.00	Actual Cost	Actual Cost	Actual Cost
Wireless Tower	\$50.00 Per hour	4 hours	\$26.00 - if applicable	Actual Cost – if applicable	Actual Cost	Actual Cost
Family Child Care Home	\$25.00	N/A	N/A	N/A	N/A	N/A
Subdivision Permit	\$100 plus \$10 per lot, not to exceed \$1,000		\$26.00	Actual Cost	Actual Cost	Actual Cost
Plat Review	\$50.00 Per hour	4 hours	N/A	N/A	Actual Cost	Actual Cost
Environmental Health Fee **See Note**	\$200.00 with public sewer. \$200 plus \$10.00 per lot without public sewer (not to exceed \$500.00)					
Community Facility Fees	Land within a water/sewer district or serviced by a district: \$500.00 per acre, rounded to the nearest .1 acre. Minimum \$250.00					
Community Facility Fees	Land outside a water/sewer district with no public water/sewer services: \$50.00 per acre, rounded to the nearest .1 acre. Minimum \$25.00					

\*\*Note: Health Dept. fee increase relating to subdivision permit/plat process approved by Laramie County Board of Commissioners on June 2, 2015, and Board of Health on June 16, 2015.

## **Traffic Study Waiver Request Criteria**

### **3-5-105a. Requirements**

A traffic study may be required for any site plan, subdivision permit, or access request for any development and shall be required for any project or development that will generate 100 or more trips during any hour or over 200 trips per day. Traffic studies shall be prepared by a qualified civil engineer licensed by the Wyoming State Board of Registration for Professional Engineers and Professional Land Surveyors

to practice engineering in Wyoming. The applicant and the engineer shall meet with the County prior to preparation of the traffic study to discuss specific issues or concerns. The Director of Planning and Development may waive a traffic study based on estimated ADT, and peak hour trips, or existing road or site conditions, including adequate pedestrian access.

## **Drainage Study Waiver Request Criteria**

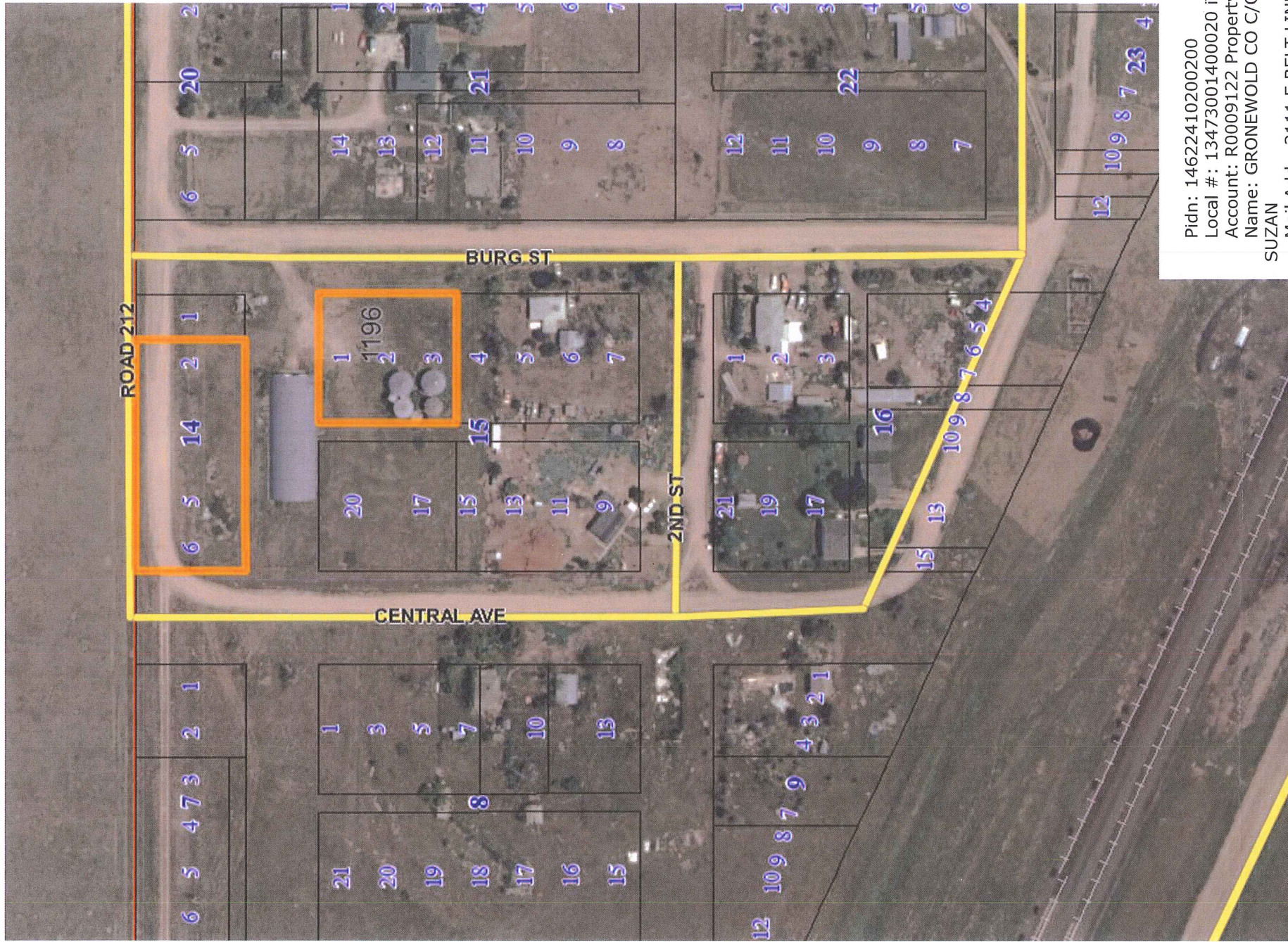
### **3-1-105 Drainage Report Waiver**

Requests for waivers for drainage impact studies shall be made in writing to the Laramie County Public Works Department. The County shall review the request and approve the grant for a waiver or identify the level of study required for the proposed development action. Laramie County Public Works may waive the requirement for drainage study based on the following:

- a. Information is provided to substantiate there are no potential drainage problems at the site or downstream of the site (including impacts to downstream floodplains).
- b. The development or redevelopment will not result in an increase in the historic impervious area.
- c. The development or redevelopment of an area is immediately adjacent to a major drainageway that is capable of conveying the fully developed basin 100-year flood without impact to the base flood elevation.
- d. The development or redevelopment is unlikely to create drainage problems.

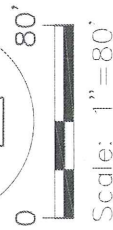
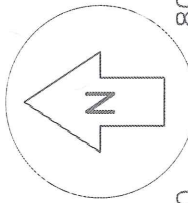
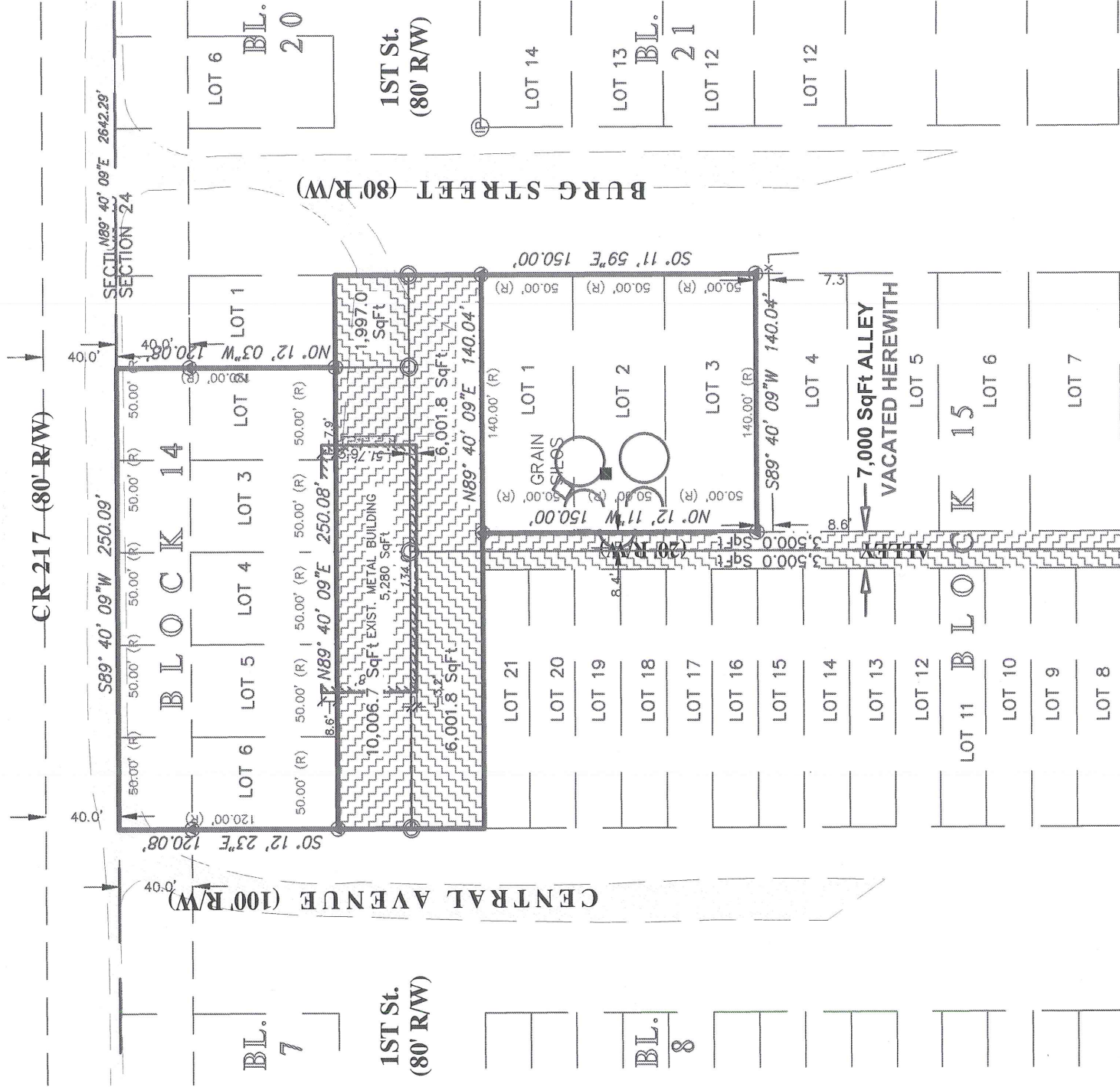


# Laramie County Wyoming MapServer



Pidn: 14622410200200  
Local #: 13473001400020 iTax  
Account: R0009122 Property Detail  
Name: GRONEWOLD CO C/O NIX,  
SUZAN





### LEGEND

- SET 1½" ALUMINUM CAP
- STAMPED "SSS P.L.S. 5910"

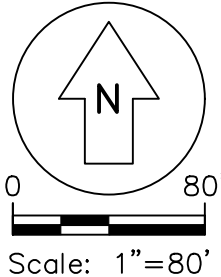
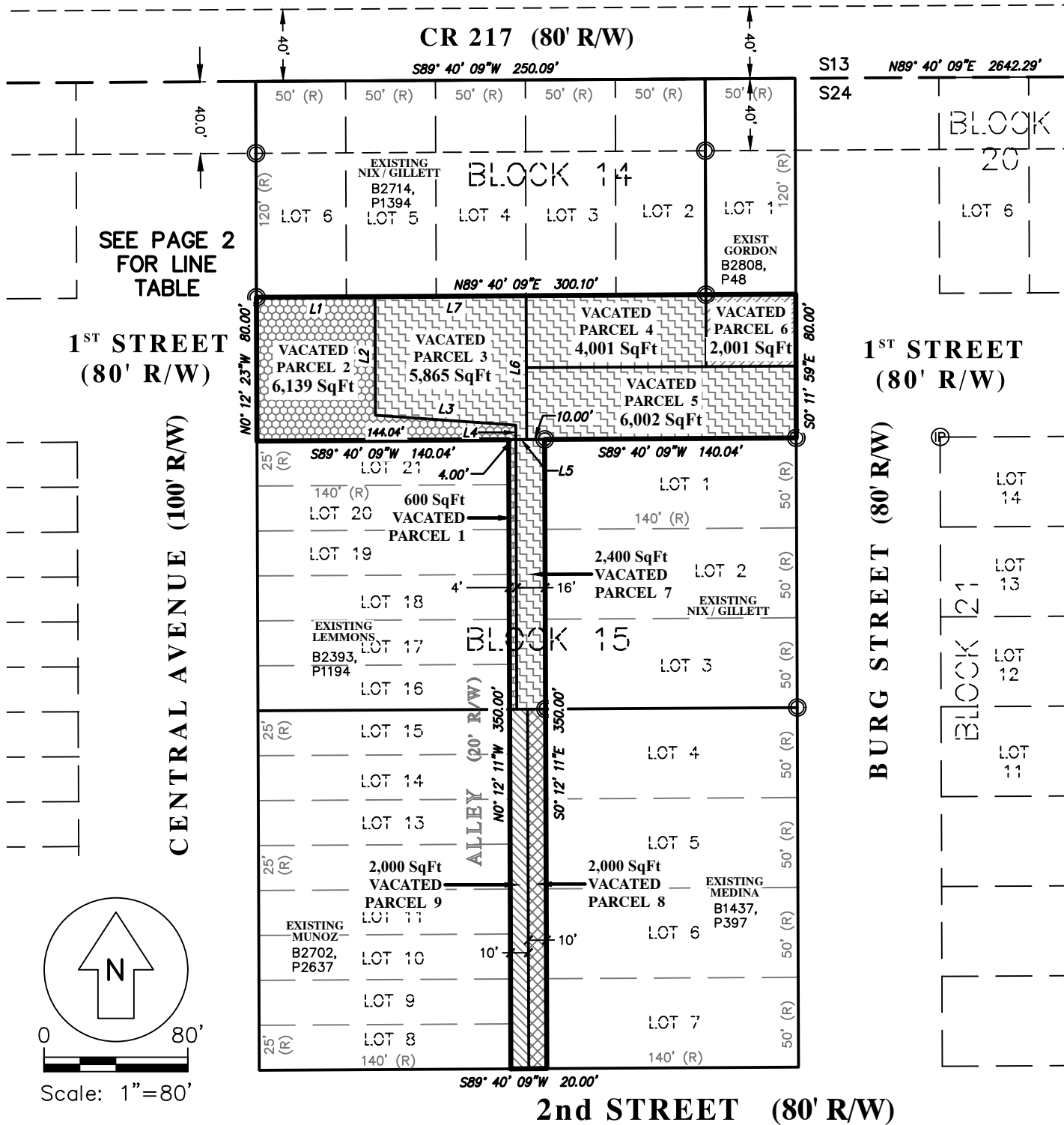
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### EXIST. CONDITIONS EXHIBIT

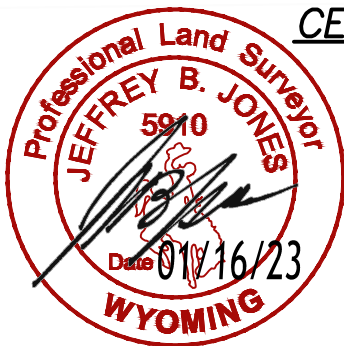


ATTACHMENT A



LEGEND

- ⊙ SET 1½" ALUMINUM CAP
- Ⓢ FOUND ½" IRON PIPE
- x— EXISTING FENCE LINE
- JOHN GORDON
- NIX / GILLETT
- JOHN L. LEMMONS
- ALFRED MATHIEU
- ELOY MUNOZ
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LARAMIE COUNTY, WYOMING

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PAGE 1 OF 2

PREPARED JULY, 2019



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www.SteilSurvey.com • info@SteilSurvey.com



ATTACHMENT B  
DESCRIPTIONS OF VACATED R/W BY PARCEL

VACATED PARCEL 1 [LEMMONS]

A PORTION OF THE VACATED ALLEY IN BLOCK 15, ABUTTING LOTS 16 THRU 21, BLOCK 15, TOWN OF EGBERT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

The West 4 feet of the Alley adjacent to Lots 16 thru 21, Block 15. Containing 600 Square Feet, more or less.

VACATED PARCEL 2 [LEMMONS]

A PORTION OF VACATED 1st STREET ABUTTING LOTS 4 AND 5, BLOCK 14, AND LOT 21, BLOCK 15, TOWN OF EGBERT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the Southwest corner of said Lot 6, Block 14; thence N.89°40'09"E., along the North line of Vacated 1st Street, a distance of 66.00 feet; thence S.00°12'23"E., a distance of 66.00 feet; thence S.85°56'02"E., a distance of 78.26 feet; thence S.00°12'11"E., a distance of 8.00 feet; thence S.89°40'09"W., along the South line of Vacated 1st Street, a distance of 144.04 feet to the Northwest corner of Lot 21, Block 15; thence N.00°12'23"W., along the East line Central Avenue, a distance of 80.00 feet to the Point of Beginning. Containing 6,139 Square Feet, more or less.

VACATED PARCEL 3 [NIX / GILLETT]

A PORTION OF VACATED 1st STREET ABUTTING LOTS 4, AND 5, BLOCK 14, TOWN OF EGBERT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a point on the North line of Vacated 1st Street, from which the Southwest corner of Lot 6, Block 14\* bears S.89°40'09"W., a distance of 66.00 feet; thence S.00°12'23"E., a distance of 66.00 feet; thence S.85°56'02"E., a distance of 78.26 feet; thence S.00°12'11"E., a distance of 8.00 feet; thence N.89°40'09"E., a distance of 6.00 feet; thence N.00°12'11"W., a distance of 80.00 feet to the Southeast corner of Lot 4, Block 14; thence S.89°40'09"W., along the North line of Vacated 1st Street, a distance of 84.05 feet to the Point of Beginning. Containing 5,865 Square Feet, more or less.

VACATED PARCEL 4 [NIX / GILLETT]

A PORTION OF VACATED 1st STREET ABUTTING LOTS 2 AND 3, BLOCK 14, TOWN OF EGBERT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

The North 40 feet of 1st Street adjacent to Lots 2 and 3, Block 14. Containing 4,001 Square Feet, more or less.

VACATED PARCEL 5 [NIX / GILLETT]

A PORTION OF VACATED 1st STREET ABUTTING LOT 1, BLOCK 15, TOWN OF EGBERT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

The South 40 feet of 1st Street adjacent to Lot 1, Block 15. Containing 6,002 Square Feet, more or less.

VACATED PARCEL 6 [GORDON]

A PORTION OF VACATED 1st STREET ABUTTING LOT 1, BLOCK 14, TOWN OF EGBERT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

The North 40 feet of 1st Street adjacent to Lot 1, Block 14. Containing 2,001 Square Feet, more or less.

VACATED PARCEL 7 [NIX / GILLETT]

A PORTION OF THE VACATED ALLEY ABUTTING LOTS 1, 2, AND 3, BLOCK 15, TOWN OF EGBERT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

The East 16 feet of the Alley adjacent to Lots 1, 2 and 3, Block 14. Containing 2,400 Square Feet, more or less.

VACATED PARCEL 8 [MEDINA]

A PORTION OF THE VACATED ALLEY ABUTTING LOTS 4 THRU 7, BLOCK 15, TOWN OF EGBERT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

The East 10 feet of the Alley adjacent to Lots 4, 5, 6 and 7, Block 14. Containing 2,000 Square Feet, more or less.

VACATED PARCEL 9 [MUNOZ]

A PORTION OF THE VACATED ALLEY, BLOCK 15, ABUTTING LOTS 8 THRU 15, BLOCK 15, TOWN OF EGBERT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

The West 10 feet of the Alley adjacent to Lots 8, 9, 10, 11, 12, 13, 14 and 15, Block 14. Containing 2,000 Square Feet, more or less.

LINE TABLE		
Line #	Bearing	Length
L1	N89° 40' 09"E	66.00'
L2	S0° 12' 23"E	66.00'
L3	S85° 56' 02"E	78.26'
L4	S0° 12' 11"E	8.00'
L5	N89° 40' 09"E	6.00'
L6	N0° 12' 11"W	80.00'
L7	S89° 40' 09"W	84.05'

\* NOTE:  
PARCEL 3 IS REVISED  
TO READ BLOCK 14,  
FROM TYPO OF  
BLOCK 15  
10/24/22  
LANDOWNERS  
UPDATED FOR  
GORDON AND MUNOZ  
1/16/2023

RES# \_\_\_\_\_  
**R/W VACATION  
PARCEL DESCRIPTIONS  
FOR**  
ALL OF THAT 20' ALLEY RIGHT-OF-WAY,  
BLOCK 15, TOWN OF EGBERT; AND  
ALL OF THAT 80' PORTION OF 1st STREET  
RIGHT-OF-WAY ADJACENT TO  
BLOCKS 14, & 15, TOWN OF EGBERT,  
LARAMIE COUNTY, WYOMING

FILING RECORD

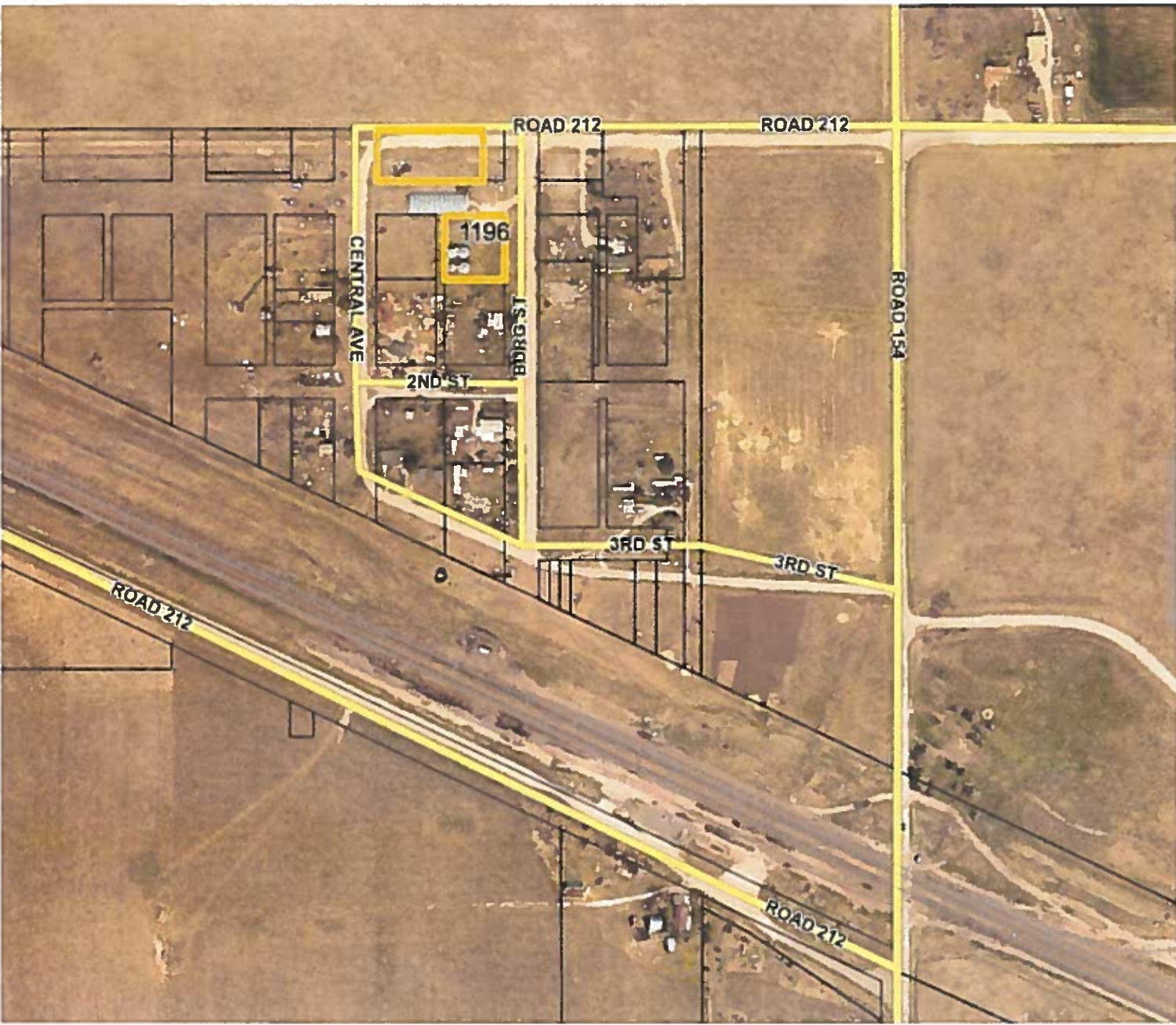
PAGE 2 OF 2

PREPARED JULY, 2019



**STEIL SURVEYING SERVICES, LLC**  
PROFESSIONAL LAND SURVEYORS  
PLANNING & DEVELOPMENT SPECIALISTS  
1165 WEST 19th ST. CHEYENNE, WY. 82001 • (307) 434-7373  
756 GILCHRIST ST. WHEATLAND, WY. 82201 • (307) 323-9789  
www.SteilSurvey.com • info@SteilSurvey.com

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Layers

Info

Drawing

Copy to Clipboard

Different map view ▾

Scanned Image of: TOWN OF EGBERT

1 Parcel(s)

Zoom to parcel(s)

• Pidn: 14622410200200

• Local #: 13473001400020 (Tax)

• Account: R0009122 [Property Detail](#)

• Name: NIX, SUSAN G ET AL

• Mail Addr: 4325 THUNDER RD

• Mail Addr: DALLAS, TX 75244

• **St Addr: 1196 BURG ST**

• Deed: 2714 QCNS 1394

• Location: EGBERT: LOTS 2, 3, 4, 5 AND 6, BLOCK 14; LOTS 1, 2 AND 3, BLOCK 15

• Type: Residential

• Acres: 1.17 acres

• Tax District: 0205

Lat / Lon **N:** 41.17233°, **W:** 104.25772°

NAD83 UTM Zone 13 X: 562264,

**Y: 4558154**

NAD83 Wyoming East (ftUS)

**N: 246249, E: 906398**

Prepared by:

SUZAN G. NIX

After recording return to:

SUZAN G. NIX

4325 Thunder Rd, Dallas, TX 75244, USA



RECP #: 799387

RECORDED 1/12/2021 AT 2:23 PM BK# 2714 PG# 1394  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 5

Above this line reserved for official use only

### Quitclaim Deed

KNOW ALL MEN BY THESE PRESENTS THAT:

For valuable consideration of \$ 1.00, and other good and valuable consideration, the receipt of which is hereby acknowledged, Suzan G Nix, of Gronewold Co, a Texas corporation whose tax mailing address is 4325 Thunder Rd, Dallas, TX 75244, USA, (the "Grantor"), does hereby convey, as well as quitclaim, unto SUZAN G. NIX, not married, of 4325 Thunder Rd, Dallas, TX 75244, USA, and Dorene K Gillett, not married, of 4325 Thunder Rd, Dallas, TX 75244, USA, (collectively the "Grantee"), the following lands and property, together with all improvements attached to the property, lying in the County of Laramie, State of Wyoming:

02-14622410200200 EGBERT: LOTS 2,3,4,5,AND 6,  
BLOCK14; LOTS 1,2,3, BLOCK15.

Prior instrument reference: Book \_\_\_\_\_, page \_\_\_\_\_, document No. \_\_\_\_\_, of the recorder of \_\_\_\_\_, Wyoming

Subject to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto the Grantee and the Grantee's heirs and assigns forever, with all appurtenances attached to the property.

IN WITNESS WHEREOF this deed was executed by the Grantor on this 8th day of December, 2020.

Signed in the presence of:

Signature

Name

Gronewold Co

Per

Suzan G Nix



RECP #: 799387

RECORDED 1/12/2021 AT 2:23 PM BK# 2714 PG# 1395  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 2 OF 5

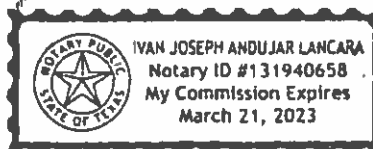
Grantor Acknowledgement

STATE OF TEXAS

COUNTY OF Dallas

This instrument was acknowledged before me on 7th day of December, 2020, by Suzan G Nix on behalf of and with the authority of Gronewold Co, a Wyoming corporation.

  
Notary Public



My commission expires: 3/21/23



RECP #: 799387

RECORDED 1/12/2021 AT 2:23 PM BK# 2714 PG# 1396  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 3 OF 5





RECP #: 799387

RECORDED 1/12/2021 AT 2:23 PM BK# 2714 PG# 1397

Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 4 OF 5

Send tax statements:

SUZAN G. NIX

4325 Thunder Rd, Dallas, TX 75244, USA



RECP #: 799387

RECORDED 1/12/2021 AT 2:23 PM BK# 2714 PG# 1398  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 5 OF 5

Warrant Filed

RECORDED DEC 28 1976 2 30 O'CLOCK P.M.  
42

Witnessed by RE FREDERICK H. GROHEWOLD and VIRGINIA GROHEWOLD,  
as equal tenants in common

GRANTORS,  
WHOSE PLACE OF RESIDENCE IS Pine Bluffs, Wyoming, FOR AND  
IN CONSIDERATION OF OTHER VALUABLE CONSIDERATION AND TEN DOLLARS IN HAND  
PAID, CONVEYS AND WARRANTS TO GROHEWOLD CO., a Wyoming Corporation  
GRANTEE, WHOSE PLACE OF RESIDENCE IS Pine Bluffs,  
Wyoming THE FOLLOWING DESCRIBED REAL ESTATE:

Please see attached Exhibit A

SITUATE IN THE COUNTY OF Laramie, STATE OF WYOMING; AND THE  
SAID GRANTOR HEREBY COVENANTS WITH THE SAID GRANTEE THAT GRANTOR IS  
LAWFULLY SEIZED OF SAID PREMISES; THAT THEY ARE FREE FROM ENCUMBRANCES;  
AND GRANTOR WARRANTS THE TITLE THERETO AGAINST THE LAWFUL CLAIMS OF ALL  
PERSONS WHOMSOEVER, EXCEPT:

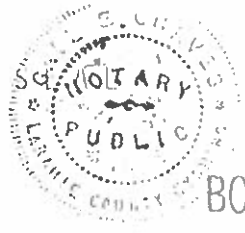
HEREBY RELEASING AND WAIVING ANY AND ALL RIGHTS UNDER AND BY VIRTUE OF  
THE HOMESTEAD EXEMPTION LAWS OF THIS STATE.

DATED THIS 27 DAY OF December, A.D., 1976.

Frederick H. Gronewold  
FREDERICK H. GROHEWOLD  
Virginia Gronewold  
VIRGINIA GROHEWOLD

STATE OF WYOMING )  
COUNTY OF LARAMIE ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY  
Frederick and Virginia Gronewold THIS 27 DAY OF  
December, 1976. WITNESS MY HAND AND OFFICIAL SEAL. MY  
COMMISSION EXPIRES: December 3, 1979



David E. Hockaday  
NOTARY PUBLIC

FIRST & APPELLATE  
A Professional Corporation  
1000 10th Street  
Cheyenne, Wyoming 82001

BOOK 1091

1029

EXHIBIT A

- ✓1. N1/2 of Section 22, in the SW1/4 and W1/2 of the NE1/4 of Section 16, Township 14 North, Range 61 West of the 6th P.M. excepting all interest in oil, gas and other minerals in, under and upon all property herein described and further excepting 10.23 acres described as follows:  
  
A portion of the NE1/4, Section 22, Township 14 North, Range 61 West of the 6th P.M., Laramie County, Wyoming, being more particularly described as follows: Beginning at the NE1/4 of said Section 22; thence West, along the North boundary of said Section 22, a distance of 842.09 to a point; thence South 4°18' West, a distance of 518.58 feet to a point; thence East and parallel to the North boundary of said Section 22, a distance of 880.97 feet to a point on the East boundary of said Section 22; thence North along the East boundary of said Section 22, a distance of 517.12 feet to the Northeast corner of said Section 22, which is the point of beginning.
- ✓2. Section 7, Township 15, Range 61 West of the 6th P.M. containing 645 acres more or less.
- ✓3. Lots 2, 3, 4, 5 and 6, Block 14 and, Lots 1, 2, and 3, Block 15, Town of Egbert, Laramie County, Wyoming.
- ✓4. Township 15 North, Range 62 West, 6th P.M., Wyoming, Section 13: All
- ✓5. Township 15 North, Range 61 West, 6th P.M., Wyoming, Section 18: Lots 1, 2, and 3, and E1/2 NW1/4 excepting an undivided one-half (1/2) of the oil, gas and other minerals in, to and under said described land, together with the right of ingress and egress for the purpose of drilling, exploration, mining and removing the same, and Grantors will hold Grantees harmless for, and pay all, damages to the surface that may be incurred therefrom.

HIRSH & APPELGATE

A Professional Corporation

Law Offices

200 Boyd Building

CHEYENNE - 82001

BOOK 1091

1030

**Detail of R0009122****Parcel**

PIDN: 14622410200200

Tax ID: 13473001400020 [Property Taxes](#)

Tax District: 0205

Property Owner(s): NIX, SUSAN G ET AL  
GILLET, DORENE KMailing Address: 4325 THUNDER RD  
DALLAS, TX 75244

Street Address: 1196 BURG ST

Deed: 2714 QCNS 1394, 01/12/2021

Location: EGBERT: LOTS 2, 3, 4, 5 AND 6, BLOCK 14; LOTS 1, 2 AND 3, BLOCK 15

2022 Market Value: \$ 35,455 (\$ 2,410 Land + \$ 33,045 Improvements)

2022 Assessed Value: \$ 3,368

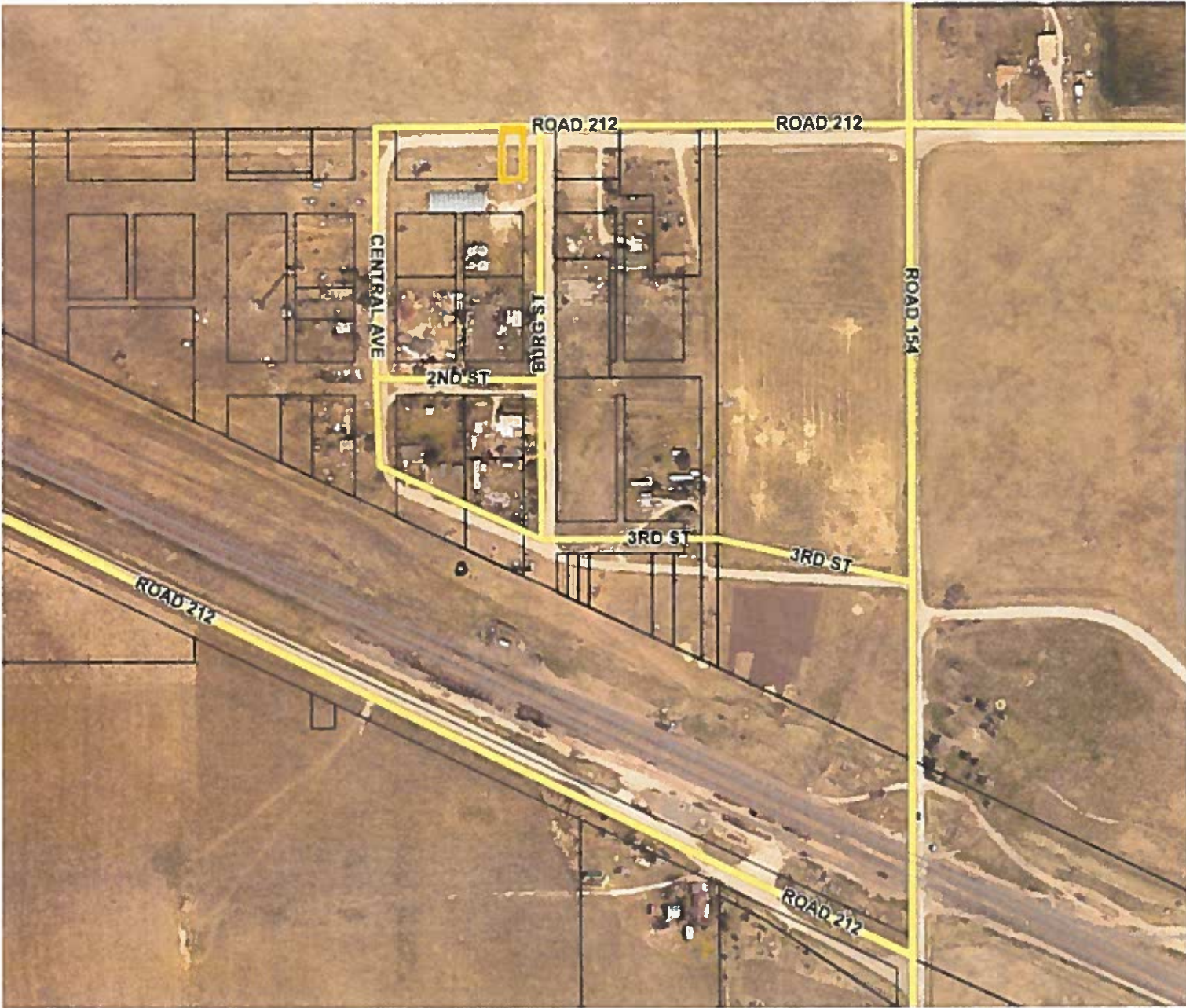
The 2023 characteristics shown below may not be reflected in the values shown above.

**Land**

Acres	Square Feet	Class
1.17	51,000	Residential - Improved Land - Residential Support/OutBuilding Only
1.17	51,000	Total

Out Building 1	Stories	Sq Ft	Exterior	Roof Cover	Year Built*	Sketch(s)	Photo(s)
Shed - Tool	1.0	54	Wood Frame		1980	<a href="#">#1</a>	<a href="#">#1</a>
Out Building 2	Stories	Sq Ft	Exterior	Roof Cover	Year Built*	Sketch(s)	Photo(s)
Arch-Rib Quonset Utility	1.0	6700	Metal Frame		1978	<a href="#">#1</a>	<a href="#">#1</a>
Add On Concrete Slab Fair		140					
Out Building 3	Stories	Sq Ft	Exterior	Roof Cover	Year Built*	Sketch(s)	Photo(s)
Grain Bin	1.0	2			1978	<a href="#">#1</a>	<a href="#">#1</a>
Out Building 4	Stories	Sq Ft	Exterior	Roof Cover	Year Built*	Sketch(s)	Photo(s)
Grain Bin	1.0	1			1971	<a href="#">#1</a>	<a href="#">#1</a>
Out Building 5	Stories	Sq Ft	Exterior	Roof Cover	Year Built*	Sketch(s)	Photo(s)
Farm Utility/Grain Storage	1.0	277	Wood Frame		1940	<a href="#">#1</a>	<a href="#">#1</a>

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



Layers Info Drawing

Copy to Clipboard Different map view

Scanned Image of: TOWN OF EGBERT

1 Parcel(s) Zoom to parcel(s)

- Pidn: 14622410200300
- Local #: 13473001400011 (Tax)
- Account: R0066997 Property Detail
- Name: GORDON, JOHN G ET UX
- Mail Addr: 796 ROAD 154
- Mail Addr: CARPENTER, WY 82054
- **St Addr: ROAD 212**
- Deed: 2808 WD 48
- Location: EGBERT: LOT 1, BLOCK 14
- Type: Res Vacant Land
- Acres: 0.14 acres, 6,000 square feet
- Tax District: 0205

Lat / Lon N: 41.17237°, W: 104.25720°  
NAD83 UTM Zone 13 X: 562308,  
Y: 4558157  
NAD83 Wyoming East (ftUS)  
N: 246262, E: 906541



File No.: 4521-4003442 (BM)

FIRST AMERICAN

WARRANTY DEED

Eloy Munoz Torres and Alyssa M. Munoz Torres, a married couple as tenants by the entirety, grantor(s) of Laramie County, State of WY, 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

John G. Gordon and Charlene K. Gordon, husband and wife, grantee(s),

whose address is: 796 Rd 154, Carpenter, WY 82054 of Laramie County and State of WY, the following described real estate, situate in Laramie County and State of Wyoming, to wit:

Lot 1, Block 14, Egbert, according to the official plat filed for record on August 1, 1887 in Plat Cabinet 1 Slot 10, Records of Laramie County, Wyoming.

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 7 day of October, 2022.

  
\_\_\_\_\_  
Eloy Munoz Torres

  
\_\_\_\_\_  
Alyssa M. Munoz Torres

State of Wyoming

County of Laramie

This instrument was acknowledged before me on this 7 day of October, 2022, by Eloy Munoz Torres and Alyssa M. Munoz Torres.

  
\_\_\_\_\_  
Notary Public

My commission expires: 7/9/24





File No.: 4521-3941793 (TS)

FIRST AMERICAN

WARRANTY DEED

Gene Mathieu and Crystal Smith, grantor(s) of Laramie County, State of WY, 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

EMT  
AM

Eloy Munoz Torres and Alyssa M. Munoz Torres, a married couple as tenants by the entirety, grantee(s),

whose address is: 5380 2nd Street, Egbert, WY 82053 of Laramie County and State of WY, the following described real estate, situate in Laramie County and State of Wyoming, to wit:

Lot 1, Block 14 and Lots 4-9 inclusive, Block 23, in the Town of Egbert, according to the official plat filed for record on August 1, 1887 in Plat Cabinet 1 Slot 10, Records of Laramie County, Wyoming.

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 22 day of July, 2022.

Gene Mathieu  
Gene Mathieu

State of Colorado

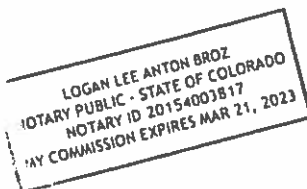
County of El Paso

This instrument was acknowledged before me on this 22 day of July, 2022  
by Gene Mathieu.

[Signature]  
Notary

My commission expires: 3-21-23

(Seal)







RECP #: 841948

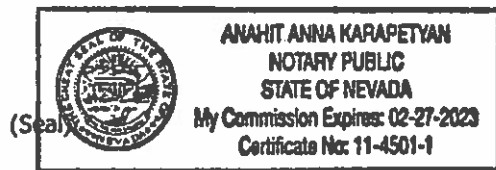
RECORDED 8/2/2022 AT 10:53 AM BK# 2798 PG# 595  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 2 OF 2

@ Crystal Smith

State of Nevada

County of Clark

This instrument was acknowledged before me on this 15<sup>th</sup> day of July  
2022  
by Crystal Smith.



[Signature]  
Notary

My commission expires: 02/27/2023



**CO-ADMINISTRATRIXES' DEED  
WITNESSETH:**

FIRST AMERICAN

3941793

**WHEREAS**, on April 29, 2021, by Order of the District Court of the First Judicial District of the State of Wyoming, in and for Laramie County, Probate Docket No. 49-346, Amy D. King and Laura E. Hayward were appointed Co-Administratrixes of the Estate of Patricia A. Mathieu; and

**WHEREAS**, pursuant to a *Decree Establishing Right and Title to Property and Decree of Distribution Pursuant to Wyo. Stat. § 2-1-205* dated November 1, 2021, and recorded in the Laramie County, Wyoming Real Estate Records on November 2, 2021 at Book 2761, Page 1536, Amy D. King and Laura E. Hayward, as Co-Administratrixes of the Estate of Patricia A. Mathieu, became the owners of an undivided 50% tenancy in common interest in and to the Property described below, and Eugene Mathieu, also known as Gene Mathieu, and Crystal Smith, each became the owners of an undivided 25% tenancy in common interest in and to the Property.

**WHEREAS**, pursuant to the Laramie County District Court's *Order Granting Petition to Sell Real Property* entered in Probate Docket No. 49-346 on July 11, 2022, the Co-Administratrixes of the Estate of Patricia A. Mathieu were authorized to sell the Property to Eloy Munoz Torres and Alyssa M. Munoz Torres pursuant to the terms of that certain Agreement for Sale of Real Estate approved by the Court.

**NOW, THEREFORE**, Amy D. King and Laura E. Hayward, Co-Administratrixes of the Estate of Patricia A. Mathieu, Grantors, for and in consideration of the sum of \$10 and other valuable consideration, do hereby convey unto Eloy Munoz Torres and Alyssa M. Munoz Torres, a married couple as tenants by the entirety, Grantees, all of the Estate of Patricia A. Mathieu's right, title and interest, in and to that certain real property situated in Laramie County, Wyoming, and particularly described as follows, to-wit:

An undivided 50% tenancy in common interest in and to the real estate located in Egbert, Wyoming legally described as:

Lot 1, Block 14; Lots 4-9 inclusive in Block 23, Town of Egbert, Laramie County, Wyoming

(the "Property"), together with the tenements, hereditaments, and appurtenances whatsoever to the same belonging or in anywise appertaining.

To have and to hold, all and singular, the above-mentioned and described premises, together with the appurtenances, unto the said Grantees, and their successors and assigns forever.



RECP #: 841947

RECORDED 8/2/2022 AT 10:53 AM BK# 2798 PG# 593  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 2 OF 2

*IN WITNESS WHEREOF*, the said Co-Administratrixes as aforesaid, have hereunto set their hand the date below written.

Dated this 28 day of July 2022.

*Laura E Hayward Co-Administratrix*  
LAURA E. HAYWARD, Co-Administratrix of the  
Estate of Patricia A. Mathieu

*Amy D. King Co-Administratrix*  
AMY D. KING, Co-Administratrix of the Estate of  
Patricia A. Mathieu

STATE OF WYOMING     )  
  ) SS  
COUNTY OF LARAMIE    )

On 7/28/22, 2022, before me, a Notary Public, personally appeared Amy D. King and Laura E. Hayward, Co-Administratrixes of the Estate of Patricia A. Mathieu, known to me to be the persons whose names are subscribed to the within instrument, as the Co-Administratrix of the Estate of Patricia A. Mathieu, and acknowledged to me that they, as such Co-Administratrixes, executed the same as their free act and deed. My commission expires:

SEAL

Notary Public

SHANDI VASQUEZ  
NOTARY PUBLIC  
STATE OF WYOMING  
COMMISSION ID: 151576  
MY COMMISSION EXPIRES: 03/10/2028

SHANDI VASQUEZ  
NOTARY PUBLIC  
STATE OF WYOMING  
COMMISSION ID: 151576  
MY COMMISSION EXPIRES: 03/10/2028

First American

**AFFIDAVIT AFFECTING TITLE**

Gene Mathieu, erroneously known as Eugene Mathieu, in his individual capacity, being first duly sworn upon his oath, deposes and says as follows:

1. I have knowledge of the facts set forth in this Affidavit Affecting Title (this "Affidavit") and am competent to testify concerning these facts in open court.

2. This Affidavit is made pursuant to provisions of § 34-11-101 of the Wyoming Statutes.

3. This Affidavit affects title to real property located in Laramie County, Wyoming, legally described as follows:

- a. Lot 1, Block 14; Lots 4-9, inclusive in Block 23, all in the Town of Egbert, situated in the County of Laramie, State of Wyoming; and
- b. Tract 196, Happy Valley, Second Filing, Laramie County, Wyoming, as shown on the official plat thereof on file in the Office of the Laramie County Clerk, Laramie, Wyoming.

(collectively hereinafter referred to as the "Properties").

4. My father, Alfred R. Mathieu, died on February 7, 2021 and was a resident of Laramie County, Wyoming.

5. At the time of his death Alfred R. Mathieu owned an interest in the Properties.

6. Pursuant to that certain Decree Establishing Right and Title to Property and Decree of Distribution Pursuant to Wyo. Stat. § 2-1-205 ("Decree") entered by the Laramie County District Court on November 1, 2021 and recorded on November 2, 2021 in the Laramie County Real Estate Records at Book 2761, Page 1538, I received an undivided 25% tenancy in common interest in and to the respective Properties.

7. However, in said Decree, I am erroneously referred to as "Eugene Mathieu", rather than my legal name of "Gene Mathieu".

8. Further affiant sayeth naught.

Dated this 22 day of July, 2022

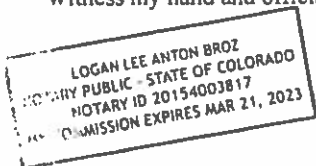
By: Gene Mathieu  
Gene Mathieu

*Acknowledgment to Follow*

STATE OF CO }  
COUNTY OF El Paso } SS

Signed, subscribed and sworn to (or affirmed) before me on July 22 2022 by Gene Mathieu. My Commission Expires: 3-21-23

Witness my hand and official seal.



[Signature]  
Notary Public





3941793

THE DISTRICT COURT OF THE FIRST JUDICIAL DISTRICT  
OF THE STATE OF WYOMING IN AND FOR LARAMIE COUNTY

DOCKET NO. 49-346

FILED

JUL 11 2022

DIANE SANCHEZ  
CLERK OF THE DISTRICT COURT

IN THE MATTER OF THE ESTATE OF )  
PATRICIA A. MATHIEU, )  
Deceased. )

ORDER GRANTING PETITION TO SELL REAL PROPERTY

This matter having come before the Court upon the Petitioners' and Co-Administratrixes' *Petition to Sell Real Property* (the "Motion"), and the Court being fully advised hereby makes the following findings:

1. Petitioners and Co-Administratrixes have received an offer to purchase the Estate's interest in the Property located at Lot 1, Block 14; Lots 4-9, Block 23, Town of Egbert, Laramie County, Wyoming ("Property"), as evidenced by an Agreement for the Sale of the Property to Eloy Munoz Torres & Alyssa M. Munoz Torres. One-half of the net proceeds will be payable to the Estate, as the other one half will be paid to the other owners of the Property.

2. The sale is reasonable based on the fair market value of the Property, as evidenced in the Sworn Report of Value previously filed herein.

3. The purpose of the sale is to liquidate the Property as part of the Estate administration process, distribute ½ of the sale proceeds to the owners who are not part of the Estate, and to hold the funds made payable to the Estate until further order of the Court.

4. The proposed closing date of the sale of the Property is following approval of the sale by this Court.

5. The net proceeds from the sale made payable to the Estate shall be held in an estate



RECP #: 841945

RECORDED 8/2/2022 AT 10:53 AM BK# 2798 PG# 590  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 2 OF 2

account.

6. Sale of the Property is in the best interests of the Estate.
7. The heirs at law of the estate have consented to the sale of the Property as evidenced by their waivers and consents filed herein.

**IT IS HEREBY ORDERED** the Petitioners and Co-Administratrixes are authorized to sell the real property referenced herein pursuant to the terms of the Agreement for Purchase and Sale of Real Estate attached to Petitioners' Motion, or as may be amended to move the closing date if needed.

DATED this 11 day of July, 2022.

Copies to:  
Lindsay A. Woznick, Crowley Fleck Court Box

HONORABLE THOMAS TC CAMPBELL,  
District Court Judge

SEAL

CLERK OF DISTRICT COURT  
COUNTY OF LARAMIE, SS CHEYENNE  
Diane Sanchez, Clerk of the District Court in and for the  
County of Laramie, Wyoming, do hereby certify that the within an-  
nouncing is a true and correct copy of the original thereof as  
the same appears by the records in my office and that the  
same is in full force and effect as of this date.

Witness my hand and seal of said court this 11 day of July, 2022  
DIANE SANCHEZ  
Clerk of District Court

By [Signature] Deputy

LINDSAY WOZNICK, #6-3954  
JESSICA A. SCHNEIDER, #6-4415

Crowley Fleck PLLP  
106 E. Lincolnway, Ste. 300  
PO Box 394  
Cheyenne, WY 82001 (PO Box 82003)  
307-426-4100

[lwoznick@crowleyfleck.com](mailto:lwoznick@crowleyfleck.com) | [jschneider@crowleyfleck.com](mailto:jschneider@crowleyfleck.com)



RECEIVED 11/2/2021 AT 3:52 PM BK# 2761 PG# 1536  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 4

RECP #: 823579

IN THE DISTRICT COURT OF THE FIRST JUDICIAL DISTRICT  
IN AND FOR LARAMIE COUNTY, STATE OF WYOMING

DOCKET NO. 49-496

In the Matter of the Estate of )

ALFRED R. MATHIEU, )

Deceased. )

**FILED**

NOV 01 2021

DIANE SANCHEZ  
CLERK OF THE DISTRICT COURT

**DECREE ESTABLISHING RIGHT AND TITLE  
TO PROPERTY AND DECREE OF DISTRIBUTION  
PURSUANT TO WYO. STAT. § 2-1-205**

This matter, having come before the Court upon the *Amended Application for Decree of Distribution Under WYO. STAT. § 2-1-205* ("Amended Application") filed herein by Amy D. King and Laura E. Hayward, as Co-Administratrixes of the Estate of Patricia A. Mathieu, and the Court, having reviewed the pleadings filed herein, finds as follows:

1. Petitioners Amy D. King and Laura E. Hayward are Alfred R. Mathieu's ("Decedent") stepdaughters and Co-Administratrixes of the Decedent's spouse's estate.
2. Decedent died on February 7, 2021 and was a resident of Laramie County, Wyoming.
3. Decedent was married to Patricia A. Mathieu at the time of his death.
4. Decedent's spouse, Patricia A. Mathieu, died on February 10, 2021, three days after the Decedent.

5. Petitioners Amy D. King and Laura E. Hayward were appointed as Co-Administratrixes of Patricia A. Mathieu's Estate on May 5, 2021.

6. At the time of his death, Decedent, owned the following-described real property, situated in Laramie County, Wyoming, to-wit:

- a. Lot 1, Block 14; Lots 4-9, inclusive in Block 23, all in the Town of Egbert, situated in the County of Laramie, State of Wyoming; and
- b. Tract 196, Happy Valley, Second Filing, Laramie County, Wyoming, as shown on the official plat thereof on file in the Office of the Laramie County Clerk, Laramie, Wyoming.

hereinafter collectively referred to as the "Real Estate".

7. The value of the entire estate of Decedent located in Wyoming subject to administration, either testate or intestate, less liens and encumbrances, does not exceed two hundred thousand dollars (\$200,000.00).

8. More than thirty (30) days have elapsed since the death of Decedent.

9. No application for appointment of a Personal Representative of the Estate of Alfred R. Mathieu is pending or has been granted in any jurisdiction in this state or elsewhere.

10. A Sworn Report of Value prepared by Darla Koenig, a realtor with Mountain Valley Properties located in Laramie, Wyoming, a person having no legal interest in the Estate of Alfred R. Mathieu, was attached to the *Amended Application* as required by law. The Sworn Report of Value showed that the value of the Real Estate was between \$120,000 and \$130,000.00 as of the date of death of Decedent.

11. Alfred R. Mathieu died intestate. Pursuant to Wyo. Stat. Ann. § 2-4-101(a)(i), the distributees/heirs at law who are entitled to receive the Real Estate described in



RECP #: 823579  
RECORDED 11/2/2021 AT 3:52 PM BK# 2761 PG# 1537  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 2 OF 4



paragraph 6 above, and their respective fractional interests in said Real Estate owned by the Decedent at the time of his death are as follows:

Amy D. King and Laura E. Hayward, as Co-Administratrixes of the Estate of Patricia A. Mathieu, deceased spouse, Adults	50%
Eugene Mathieu, Son, Adult	25%
Crystal Smith, Daughter, Adult	25%

12. There are no other distributees or heirs at law of Decedent having a right to succeed to the Real Estate under probate proceedings in any jurisdiction.

13. Notice of the *Amended Application*, with a copy of the *Amended Application* attached, was served by first class mail to the last known addresses to all distributees/legal heirs required to be served pursuant to WYO. STAT. § 2-1-205(d).

14. Amy D. King and Laura E. Hayward determined that Alfred R. Mathieu did not receive medical assistance pursuant to WYO. STAT. ANN. §§ 42-4-101 through 42-4-114, and that he had no other distributees or heirs at law.

15. Due proof of publication of the *Notice of Amended Application for Decree of Distribution* for once a week for two consecutive weeks in a newspaper of general circulation in Laramie County, Wyoming has been filed herein.

16. No person disputed the facts stated in the *Amended Application* filed herein, and no objection to the *Amended Application* was filed before the expiration of the timeframe set forth in WYO. STAT. ANN. § 2-1-205(f).

**WHEREFORE, IT IS ORDERED AND DECREED** that all of Alfred R. Mathieu's real property located in Laramie County, Wyoming, to-wit:



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RECORDED 11/2/2021 AT 3:52 PM BK# 2761 PG# 1538  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 3 OF 4

1. Lot 1, Block 14; Lots 4-9, inclusive in Block 23, all in the Town of Egbert, situated in the County of Laramie, State of Wyoming; and
2. Tract 196, Happy Valley, Second Filing, Laramie County, Wyoming, as shown on the official plat thereof on file in the Office of the Laramie County Clerk, Laramie, Wyoming

is hereby set over and distributed as follows:

An undivided 50% tenancy in common interest in and to the above-described Real Estate to Amy D. King and Laura E. Hayward, as Co-Administratrixes of the Estate of Patricia A. Mathieu;

An undivided 25% tenancy in common interest in and to the above-described Real Estate to Eugene Mathieu; and

An undivided 25% tenancy in common interest in and to the above-described Real Estate to Crystal Smith.

Dated: November 1, 2021.

*Catherine R. Lee*  
DISTRICT COURT JUDGE  
STATE OF WYOMING  
COUNTY OF LARAMIE  
JANE SANCHEZ, Clerk of the District Court, do hereby certify that the within foregoing is a fair and correct copy of the original thereof as the same appears on file of record in my office and that this same is in full force and effect as of this date.  
WITNESS my hand and seal of office this 11th day of November 2021.  
JANE SANCHEZ  
Clerk of District Court  
By: *[Signature]*  
(uph)

Copy to:  
Lindsay A. Woznick, Crowley Fleck, PLLP  
c/o Traci Willingham

RECP #: 823579  
RECORDED 11/2/2021 AT 3:52 PM BK# 2761 PG# 1539  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 4 OF 4

## TAX DEED

KNOW ALL MEN BY THESE PRESENTS: That Whereas the following described real property viz:

**Lot One (1) in Block Fourteen (14) and Lots Four (4) to Nine (9) inclusive in Block twenty-three (23) all in the Town of Egbert,**

situated in the County of Laramie and State of Wyoming, was subject to taxation for the year 2001;

And Whereas the taxes assessed upon said real property for the year aforesaid, remained due and unpaid at the date of such sale hereinafter named;

And Whereas the Treasurer of the said county did on the 1 day of August, 2002 by virtue of the authority vested by law, at the sale begun and publicly held on the 1 day of August, 2002 expose to public sale at the Court House, 309 West 20<sup>th</sup> St. in the City of Cheyenne, in the county aforesaid, in substantial conformity with all the requirements of the statute in such case made and provided, the real property above described, for the payment of the taxes, interest and costs then due, and remaining unpaid on said property and whereas at the time and place aforesaid, Alfred R. Mathieu of the County of Laramie and State of Wyoming having offered to pay the sum of Sixty-five dollars and forty-five cents being the whole amount of taxes, interest and costs then due and remaining unpaid on said property for

**Lot One (1) in Block Fourteen (14) and Lots Four (4) to Nine (9) inclusive in Block twenty-three (23) all in the Town of Egbert, situated in the County of Laramie, State of Wyoming**

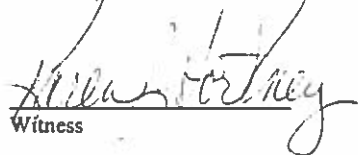
and payment of said sum having been made by him to the said Treasurer, the said property was stricken off to him at that price;

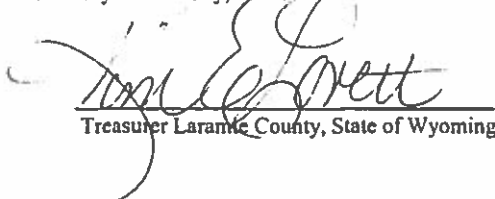
And Whereas the said Kim E. Lovett did, on the 1 day of August, 2002 assign the certificate of the sale of the property as aforesaid and all his right, title and interest to said property, to Alfred R. Mathieu of the County of Laramie and State of Wyoming;

And, Whereas four (4) years have elapsed since the date of said sale, and the said property has not been redeemed as provided for by law;

NOW, THEREFORE, I, Kim E. Lovett, Treasurer of the county aforesaid, for and in consideration of the said sum to the Treasurer paid as aforesaid, and by virtue of the statute in such case made and provided, have granted, bargained and sold, and by these presents do grant, bargain and sell, unto the said Alfred R. Mathieu, his heirs and assigns, the real property last hereinbefore described, to have and to hold unto him, the said Alfred R. Mathieu, his heirs and assigns forever, subject, however, to all the rights of redemption provided by law.

IN WITNESS WHEREOF, I, Kim E. Lovett, Treasurer, as aforesaid, by virtue of the authority aforesaid, have hereunto subscribed my name, on this 08 day of January, 2007:

  
Witness

  
Treasurer Laramie County, State of Wyoming

THE STATE OF WYOMING)

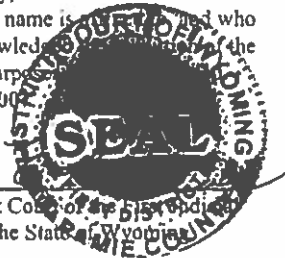
)SS.

COUNTY OF LARAMIE )

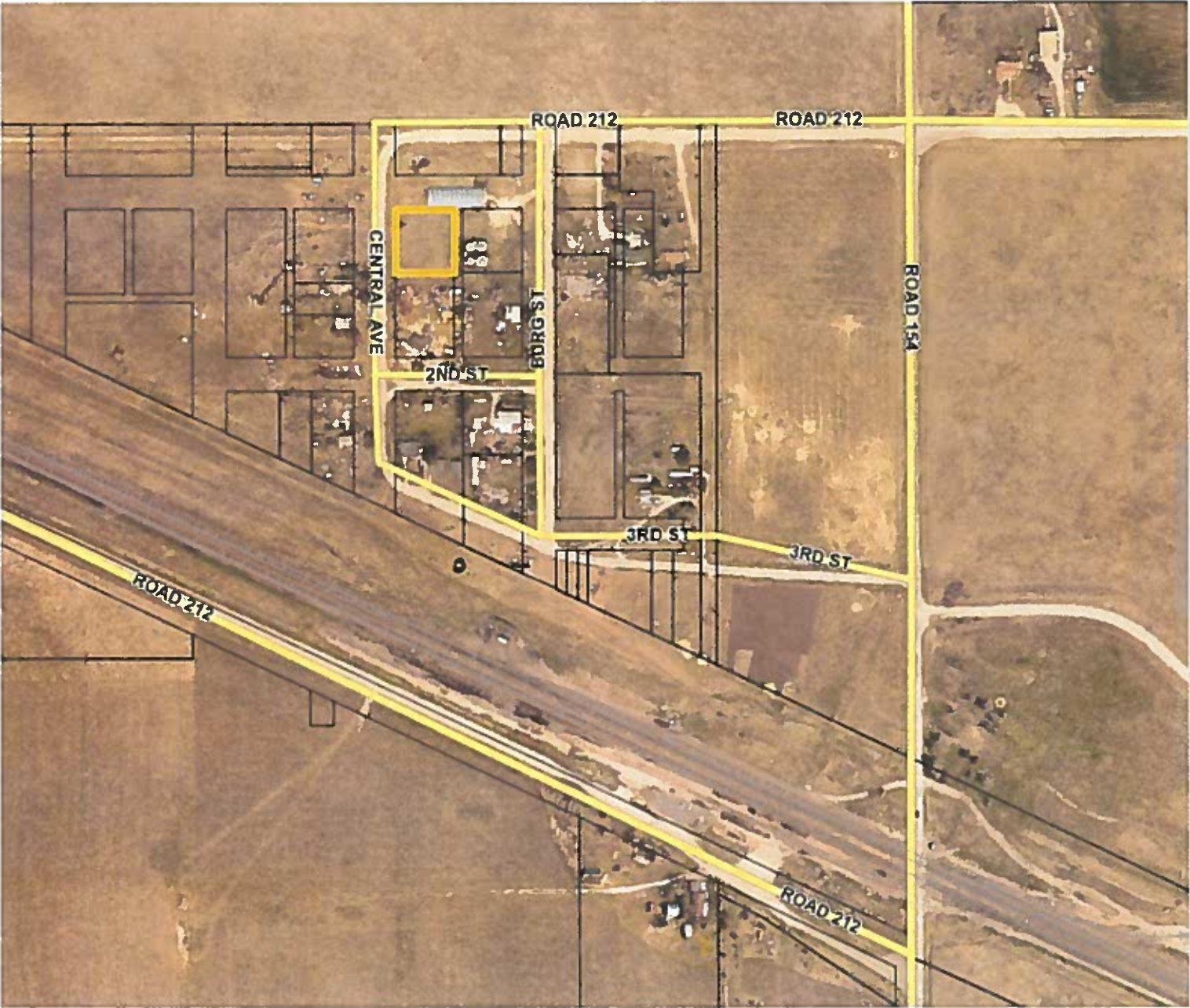
I hereby certify, that before me the undersigned, Gerrie E. Bishop in and for said County, personally appeared the above named Kim E. Lovett, Treasurer of said county, at the date of the execution of the above conveyance, and known to me to be the identical person whose name is subscribed and who executed the above conveyance, as Treasurer of said county, and who acknowledged to me that he was the same to be his voluntary act and deed, as Treasurer of said county, for the purpose aforesaid.

Given under my hand and official seal this 08 day of January, 2007.

  
Clerk of the District Court of the District of the State of Wyoming



No. 520



Layers | Info | Drawing

Copy to Clipboard | Different map view ▾

Scanned Image of: TOWN OF EGBERT

1 Parcel(s) [Zoom to parcel\(s\)](#)

- Pidn: 14622410800300
- Local #: 13473001500160 [Tax](#)
- Account: R0009129 [Property Detail](#)
- Name: LEMMONS, JOHN L
- Mail Addr: 2205 GORDON RD SP 4
- Mail Addr: CHEYENNE, WY 82007
- **St Addr: CENTRAL AVE**
- Deed: 2393 PRD 1194
- Location: EGBERT: LOTS 16 - 21, BLOCK 15
- Type: Res Vacant Land
- Acres: 0.56 acres, 24,500 square feet
- Tax District: 0205

Lat / Lon N: 41.17181°, W: 104.25799°  
NAD83 UTM Zone 13 X: 562242,  
Y: 4558096  
NAD83 Wyoming East (ftUS)  
N: 246059, E: 906326



Kelly S. Davis  
Attorney at Law  
408 West 23<sup>rd</sup> Street, Suite 1  
Cheyenne, WY 82001  
(307) 433-0921  
WSB #5-1757

RECORDED 6/12/2014 AT 3:23 PM REC# 639701 BK# 2393 PG# 1192  
DEBRA K. LATHROP, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 2

IN THE FIRST JUDICIAL DISTRICT COURT OF THE STATE OF WYOMING  
IN AND FOR THE COUNTY OF LARAMIE

Probate Docket No. 46-469

IN THE MATTER OF THE ESTATE     )  
OF MARJORIE LOUISE HAINES,     )  
Deceased.                         )

**FILED**

MAY 29 2014

SANDY LANDERS  
CLERK OF THE DISTRICT COURT

ORDER AUTHORIZING AND CONFIRMING  
SALE OF REAL ESTATE

The above-entitled matter having come on before the Court upon the Petition of the Personal Representative for Authority to Sell the hereinafter described real estate, and from the proofs offered,

**THE COURT HEREBY FINDS:**

1. That the sale of the below-described real property is necessary and proper in order to pay fees, costs, and expenses of administration, and to accomplish distribution to the devisees of the deceased; and
2. That the sale of the below-described real property to JOHN L. LEMMONS, a single person, at the sale price tendered is in the best interest of all parties interested in said Estate and should be confirmed.

**IT IS THEREFORE ORDERED** that the sale of the below described real property to JOHN L. LEMMONS, a single person, be and hereby is authorized and confirmed and that upon receipt of payment of the balance due from said purchaser the Personal Representative is authorized and directed to deliver a deed to said purchaser transferring title unto it of the following real property located in Laramie County, Wyoming, to wit:

Parcel 1 -

Lots 1, 2, 3, 4, 5 and 6, Block 1, AND Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20, Block 2, AND Lots 3, 4, 5, and 6, Block 7, EXCEPT the North 100 feet thereof, AND Lots 8, 9, 10, 11, and 12, Block 9, all in the Town of Egbert, Laramie County, Wyoming, AND that part of the Northeast Quarter (NE ¼) Section 24, Township 14 North, Range 62 West of the 6<sup>th</sup> P.M., Laramie County, Wyoming, described as follows:

Beginning at the North Quarter corner of said Section 24; thence S. 0°02'03" W., along the North-South Quarter line of said Section 24, a distance of 246.45 feet to a point on the Northerly right-of-way line of the Union Pacific Railroad; thence S. 64°27'56" E., along said right-of-way line, a distance of 620.53 feet to the West line of Bill Nye Street of the Town of Egbert, Wyoming; thence N. 0°14'31" E., along said West line

Clerk of District Court certifies copies were  
distributed on 5-30-14 to:  
K Davis (S)

a distance of 511.56 feet to the North line of said Section 24; thence N. 89°45'29" W., along said North line, a distance of 561.94 feet to the point of beginning (shown as A adjoining the Town of Egbert as shown on the official plat thereof).

Parcel 2 -

Lots 1, 2, 3, 4, 5, 6, 7, 15, 16, 17, 18, 19, 20, and 21, Block 8, in the Town of Egbert, Laramie County, Wyoming.

Parcel 3 -

Lots 16, 17, 18, 19, 20, and 21, Block 15, in the Town of Egbert, Laramie County, Wyoming.

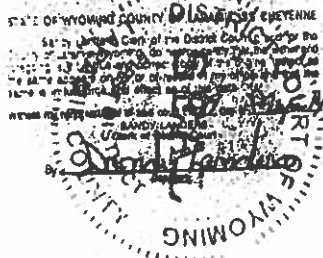
Parcel 4 -

Lots 8, 9, and 10, Block 8, in the Town of Egbert, Laramie County, Wyoming.

DATED this 28 day of May, 2014.

  
DISTRICT JUDGE

RECORDED 6/12/2014 AT 3:23 PM REC# 639701 BK# 2393 PG# 1193  
DEBRA K. LATHROP, CLERK OF LARAMIE COUNTY, WY PAGE 2 OF 2



## **PERSONAL REPRESENTATIVE'S DEED**

**THIS DEED** is made between WYOMING GUARDIANSHIP CORPORATION, the duly qualified and authorized Personal Representative of the ESTATE OF MARJORIE LOUISE HAINES, also known as MARJORIE L. HAINES, Deceased, of Laramie County, Wyoming, Grantor, hereinafter referred to as the Personal Representative, and JOHN L. LEMMONS, a single person, hereinafter referred to as Grantee.

In consideration of ten dollars (\$10.00) in hand paid by the Grantee and other valuable consideration, and with approval of the District Court for the First Judicial District, in and for Laramie County, Wyoming, given by Order of said Court entered in Probate Docket No. 46-469 on May 29, 2014, the Personal Representative hereby forever conveys, assigns and warrants to the Grantee, her heirs and assigns, all the right, title, and interest of the Personal Representative, the ESTATE OF MARJORIE LOUISE HAINES, Deceased, and the heirs of MARJORIE LOUISE HAINES in and to all that certain real estate located in the City of Cheyenne, Laramie County, Wyoming and described as:

Parcel 1 -

Lots 1, 2, 3, 4, 5 and 6, Block 1, AND Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20, Block 2, AND Lots 3, 4, 5, and 6, Block 7, EXCEPT the North 100 feet thereof, AND Lots 8, 9, 10, 11, and 12, Block 9, all in the Town of Egbert, Laramie County, Wyoming, AND that part of the Northeast Quarter (NE ¼) Section 24, Township 14 North, Range 62 West of the 6<sup>th</sup> P.M., Laramie County, Wyoming, described as follows:

Beginning at the North Quarter corner of said Section 24; thence S. 0°02'03" W., along the North-South Quarter line of said Section 24, a distance of 246.45 feet to a point on the Northerly right-of-way line of the Union Pacific Railroad; thence S. 64°27'56" E., along said right-of-way line, a distance of 620.53 feet to the West line of Bill Nye Street of the Town of Egbert, Wyoming; thence N. 0°14'31" E., along said West line a distance of 511.56 feet to the North line of said Section 24; thence N. 89°45'29" W., along said North line, a distance of 561.94 feet to the point of beginning (shown as A adjoining the Town of Egbert as shown on the official plat thereof).

Parcel 2 -

Lots 1, 2, 3, 4, 5, 6, 7, 15, 16, 17, 18, 19, 20, and 21, Block 8,  
in the Town of Egbert, Laramie County, Wyoming.

Parcel 3 -

Lots 16, 17, 18, 19, 20, and 21, Block 15, in the Town of  
Egbert, Laramie County, Wyoming.

Parcel 4 -

Lots 8, 9, and 10, Block 8, in the Town of Egbert, Laramie  
County, Wyoming.

IN WITNESS WHEREOF, WYOMING GUARDIANSHIP CORPORATION, as the  
duly qualified and authorized Personal Representative of the ESTATE OF MARJORIE  
LOUISE HAINES, Deceased, executes this instrument this 11 day of  
June, 2014.

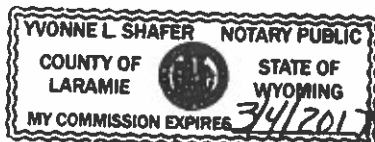


EMILY SMITH as Representative of  
WYOMING GUARDIANSHIP  
CORPORATION - PERSONAL  
REPRESENTATIVE of the Estate of  
MARJORIE LOUISE HAINES, Deceased

STATE OF WYOMING           )  
  ) ss.  
COUNTY OF LARAMIE       )

The foregoing instrument was acknowledged before me by EMILY SMITH as  
Representative of WYOMING GUARDIANSHIP CORPORATION, PERSONAL  
REPRESENTATIVE of the Estate of MARJORIE LOUISE HAINES, Deceased, this 11  
day of June, 2014.

Witness my hand and official seal.

  
NOTARY PUBLIC  
My Commission Expires: 3/4/2017



213526

COPY TO ASSESSOR

LARAMIE COUNTY CLERK  
CHEYENNE, WY.

'97 NOV 12 PM 2 12

AFFIDAVIT OF SURVIVORSHIP  
SHOWING TERMINATION OF JOINT TENANCY.

I, MARJORIE L. HAINES, an adult person residing in the City of Burns, Laramie County, Wyoming, having been first duly sworn upon my oath by the undersigned authority, depose and state as follows:

That JAMES F. LORD, also known as JAMES FREDERICK LORD, died on October 18, 1997, at Wheatland, Platte County, Wyoming.

That attached hereto and made a part hereof by this reference is a certified copy of the Certificate of Death of said decedent, on file and of record in the office of the Department of Health of the State of Wyoming.

That said JAMES F. LORD and this Affiant were the Grantees in that certain Warranty Deed, dated the 29th day of January, 1987, and recorded on January 30, 1987, in Book 1240, at Page 1908, of the real estate records in the office of the Clerk and Recorder of Laramie County, Wyoming, whereby the following described real property was conveyed to them as joint tenants with right of survivorship, to-wit:

Lots 1, 2, 3, 4, 5 and 6, Block 1, and 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20, Block 2, and Lots 3, 4, 5, and 6, Block 7, except the North 100 feet thereof and Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 16, 17, 18, 19, 20, and 21, Block 8, and Lots 8, 9, 10, 11, and 12, Block 9, and Lots 16, 17, 18, 19, 20 and 21, Block 15, all in the Town of Egbert, Laramie County, Wyoming, and that part of the Northeast Quarter (NE $\frac{1}{4}$ ), Section 24, Township 14 North, Range 62 West of the 6th P.M., Laramie County, Wyoming, described as follows:

Beginning at the North Quarter corner of said Section 24; thence S. 0°02'03" W. along the North-South Quarter line of said Section 24, a distance of 246.45 feet to a point on the Northerly right-of-way line of the Union Pacific Railroad; thence S. 64°27'56" E., along said right-of-way line, a distance of 620.53 feet to the West line of Bill Nye Street of the Town of Egbert, Wyoming; thence N. 0°14'31" E., along said West Line a distance of 511.56 feet to the North line of said Section 24; thence N. 89°45'29" W. along said North line, a distance of 561.94 feet to the point of beginning (shown as Adjoining the Town of Edgbert as shown of the official plat thereof).

That said Grantees, as joint tenants with right of survivorship, held their joint interest in and to said real property until decedent's death as aforesaid.

That this Affidavit is made pursuant to Wyoming Statutes Annotated, 1997 Edition, Section 2-9-102, for the purpose of establishing of record the termination of said joint tenancy, and for the purpose of showing that this Affiant, MARJORIE L. HAINES, became the sole owner of the

(Continuee from Page One)

the real property hereinabove described upon the death of JAMES F. LORD.  
Further Affiant sayeth not.

Dated this 11/12/97 day of November, 1997.

Marjorie L. Haines  
MARJORIE L. HAINES

STATE OF WYOMING )  
COUNTY OF LARAMIE )

The foregoing Affidavit was sworn to and acknowledged before  
me by Marjorie L. Haines on this 12<sup>th</sup> day of November, 1997.

Witness my hand and official seal.

Arthur S. Garfield  
Notary Public

My commission expires:

May 29, 1999.



- Page Two of Two Pages -

Return to: Ms. Marjorie L. Haines,  
1190 Central Ave.,  
Burns, WY., 82053

BOOK 1465

0324

## STATE OF WYOMING

DEPARTMENT OF HEALTH

STATE OF WYOMING  
DEPARTMENT OF HEALTH  
CERTIFICATE OF DEATHTYPE  
OR PRINT  
IN  
PERMANENT  
BLACK  
INK  
FOR  
INSTRUCTIONS  
SEE  
HANDBOOK

DECEDENT

PARENTS

INFORMANT

DISPOSITION

CERTIFIER

CAUSE  
OF DEATH

LOCAL FILE NUMBER 77		STATE FILE NUMBER	
1. DECEDENT-NAME FIRST James		MIDDLE Frederick	
LAST Lord		2. SEX Male	
3. DATE OF DEATH (Mo., Day, Yr.) October 18, 1997		4. SOCIAL SECURITY NUMBER 520-50-2756	
5a. AGE-Last Birthday (Years) 52		5b. UNDER 1 YEAR Months Days Hours Minutes	
6. DATE OF BIRTH (Mo., Day, Yr.) December 16, 1944		7a. PLACE OF DEATH (Check only one) HOSPITAL: <input type="checkbox"/> Inpatient <input checked="" type="checkbox"/> Outpatient <input type="checkbox"/> ODA <input type="checkbox"/> OTHER <input type="checkbox"/> Mining Home <input type="checkbox"/> Residence <input type="checkbox"/> Other (Specify)	
7b. FACILITY NAME (If not institution, give street and number) Platte County Memorial Hospital		7c. CITY, TOWN, OR LOCATION OF DEATH Wheatland	
7d. COUNTY OF DEATH Platte		8. STATE OF BIRTH (If not in U.S.A., name country) Kansas	
9. MARRIED, NEVER MARRIED, WIDOWED, DIVORCED (Specify) Never Married		10. SURVIVING SPOUSE (If wife, give maiden name)	
11. WAS DECEDENT EVER IN U.S. ARMED FORCES? (Specify yes or no) No		12a. USUAL OCCUPATION (Give kind of work done during most of working life, even if retired) Junkyard Man - Truck Driver	
12b. KIND OF BUSINESS OR INDUSTRY Junk - Trucking		13a. RESIDENCE - STATE Wyoming	
13b. COUNTY Laramie		13c. CITY, TOWN OR LOCATION Burns	
13d. STREET AND NUMBER 1190 Central Avenue		14. WAS DECEDENT EVER IN U.S. ARMED FORCES? (Specify yes or no) Yes	
15. RACE - American Indian, Black, White, Etc. (Specify) White		16. DECEDENT'S EDUCATION (Specify only highest grade completed) Elementary/Secondary (0-12) College (11-4 or 6+) 8	
17. FATHER'S NAME First Middle Last Elden F. Lord		18. MOTHER'S NAME First Middle Maiden Surname Hazel M. East	
19a. INFORMANT-NAME (Type or Print) Elden F. Lord		19b. RELATIONSHIP TO DECEDENT Father	
19c. MAILING ADDRESS STREET OR R.F.D. NUMBER 2354 West Walnut Street		CITY OR TOWN Wheatland	
STATE Wyoming		ZIP CODE 82201	
20a. Burial, Cremation, Removal from State, Other (Specify) Burial		20b. DATE (Mo., Day, Yr.) OCT 24, 1997	
20c. CEMETERY OR CREMATORY-NAME Lakeview Cemetery		20d. LOCATION CITY OR TOWN STATE Cheyenne, Wyoming	
21a. FUNERAL SERVICE LICENSEE OR Person Acting As Such (Signature) [Signature]		21b. NAME OF FACILITY Platte Funeral Chapel	
21c. ADDRESS OF FACILITY 1108 - 9th Street		21d. CITY OR TOWN Wheatland, Wyoming	
21e. ZIP CODE 82201		22a. To the best of my knowledge, death occurred at the time, date and place and due to the cause(s) stated. (Signature and Title) [Signature] 22b. DATE SIGNED (Mo., Day, Yr.) 10/20/97	
22c. HOUR OF DEATH 1:35 P. M.		23a. DATE SIGNED (Mo., Day, Yr.) October 20, 1997	
23b. HOUR OF DEATH M		23c. PRONOUNCED DEAD (Mo., Day, Yr.) M	
23d. PRONOUNCED DEAD (Hour) M		24. NAME AND ADDRESS OF CERTIFIER (PHYSICIAN OR CORONER) (Type or Print) John P. Thakken, M.D. 1356 Shiek Street, Wheatland, Wyoming 82201	
25a. REGISTRAR (Signature) [Signature] (Deputy)		25b. DATE RECEIVED BY REGISTRAR (Mo., Day, Yr.) October 20, 1997	
26. IMMEDIATE CAUSE (Final disease or condition resulting in death) (a) Cardiopulmonary shock		27. AUTOPSY (Specify yes or no) No	
27. IMMEDIATE CAUSE (Final disease or condition resulting in death) (b) Acute MI		28. WAS CASE REFERRED TO CORONER (Specify yes or no) No	
28. IMMEDIATE CAUSE (Final disease or condition resulting in death) (c) Due to (or as a consequence of):		29. MAJOR OF DEATH <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Pending Investigation <input type="checkbox"/> Accident <input type="checkbox"/> Suicide <input type="checkbox"/> Homicide	
30a. DATE OF BURIAL (Month, Day, Year)		30b. TIME OF BURIAL M	
30c. INJURY AT WORK? (Specify yes or no)		30d. DESCRIBE HOW INJURY OCCURRED	
30e. PLACE OF BURIAL - At home, farm, street, factory, office building, etc. (Specify)		30f. LOCATION (Street and Number or Rural Route Number, City or Town, State)	

39795

This is a true and exact reproduction of the document on file in the office of Vital Records Services, Cheyenne, Wyoming.

DATE ISSUED: OCT 27 1997

This copy is not valid unless prepared on paper with an engraved border displaying the date, seal and signature of the Deputy State Registrar.

Lucinda McCaffrey  
Deputy State Registrar

THE TITLE GUARANTY COMPANY OF WYOMING, INC.  
FORM 9-C

## WARRANTY DEED

This Instrument Filed for Record on the	
day of	RECEIVED
at	LARAMIE COUNTY
and Recorded in Book	of
Page	ONE HUNDRED
NO.	'87 JAN 30 PM 4 13
	County Clerk

M. LeRoy Johnson and Kay Johnson, husband and wife

grantor S., of Laramie County, and State  
of Wyoming, for and in consideration of Ten Dollars and other good and valuable  
considerations—

in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO  
Marjorie L. Haines and James F. Lord, as joint tenants with right of survivorship

grantee S., of Laramie County and State of Wyoming  
the following described real estate, situate in Laramie County and State  
of Wyoming, to-wit:

Lots 1, 2, 3, 4, 5' and 6, Block 1 AND Lots 1, 2, 3, 4, 5, 6, 7,  
8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20, Block 2, AND  
Lots 3, 4, 5 and 6, Block 7, EXCEPT the North 100 feet thereof  
AND Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 16, 17, 18, 19, 20  
and 21, Block 8, AND Lots 8, 9, 10, 11 and 12, Block 9, AND Lots  
16, 17, 18, 19, 20 and 21, Block 15, all in the Town of Egbert, Laramie County, Wyoming.  
Quarter (NE $\frac{1}{4}$ ) Section 24, Township 14 North, Range 62 West of the  
6th P.M., Laramie County, Wyoming, described as follows:

Beginning at the North Quarter corner of said Section 24; thence  
S. 0°02'03" W., along the North-South Quarter line of said Section  
24, a distance of 246.45 feet to a point on the Northerly right-of-way  
line of the Union Pacific Railroad; thence S. 64°27'56" E., along  
said right-of-way line, a distance of 620.53 feet to the West line  
of Bill Nyc Street of the Town of Egbert, Wyoming; thence N. 0°14'31" E.,  
along said West line a distance of 511.56 feet to the North line of said  
Section 24; thence N. 89°45'29" W., along said North line, a distance  
of 561.94 feet to the point of beginning (shown as A adjoining the  
Town of Egbert as shown on the official plat thereof)

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

WITNESS our hand S. this 29th day of January, 1987.

M. LeRoy Johnson

Attest Seal:

Kay Johnson

STATE OF Wyoming } ss.  
COUNTY OF Devon

The foregoing instrument was acknowledged before me by M. LeRoy Johnson and Kay Johnson,  
husband and wife

this 29th day of January, 1987

Witness my hand and official seal.

My Commission expires: Oct 30, 1990

Notary Public

Title of Officer

## QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That GALE B. JOHNSON and HELEN M. JOHNSON, husband and wife

of the County of Laramie State of Wyoming

In consideration of the sum of love and affection to us in hand paid by M. LEROY JOHNSON and KAY JOHNSON, husband and wife

whose address is 903 East Stanford, Springfield, Missouri 65807

the receipt whereof is hereby confessed and acknowledged, have remised, released, and forever quitclaimed and by these presents do for our heirs, executors and administrators, remis, release and forever quitclaim unto the said M. LEROY JOHNSON and KAY JOHNSON, husband and wife, their

heirs and assigns, forever, all such right, title, interest, property, possession, claim and demand, as we have or ought to have, in or to all the following described premises, to-wit:

Lots 16, 17, 18, 19, 20, and  
21, Block 15 in the Town of  
Egbert, Wyoming.

RECEIVED  
LARAMIE COUNTY  
CLERK  
CHEYENNE, WY.  
18 SEP 5 PM 10 58

014927

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

TO HAVE AND TO HOLD the said premises unto the said M. LEROY JOHNSON and KAY JOHNSON, husband and wife, their

heirs and assigns, to his and their own proper use and behoof forever. So that neither GALE B. JOHNSON and HELEN M. JOHNSON, husband and wife

nor any other person in our name or behalf, or either of us or any other person in our or either of our names or behalf shall or will hereafter claim or demand any right or title to the premises or any part thereof, but they and every one of them shall by these presents be excluded and forever barred.

In Witness Whereof, we have hereunto set our hand and seal on this September day of September A. D., 1978.

Signed, sealed and delivered in the presence of:

Gale B. Johnson (SEAL)

Helen M. Johnson (SEAL)

(SEAL)

(SEAL)

BOOK 1233

548



ACKNOWLEDGMENT

State of Wyoming  
County of Laramie ss.

The foregoing instrument was acknowledged before me by GALE B. JOHNSON and HELEN M. JOHNSON

this        day of September, 1978.

WYOMING Notary Public official seal.  
County of Laramie State of Wyoming  
My Commission expires February 9, 1982  
My Commission Expires: 2-9-82

Linda Harvey  
Signature

Notary Public  
Title of Officer

QUITCLAIM DEED

FROM

TO

THE STATE OF WYOMING,

County of        ss.

This instrument was filed for record  
at        o'clock M., and the         
day of        A. D., 19       , and  
duly recorded in Book        on Page       

County Clerk and Ex-Officio Register of Deeds.

By        Deputy Clerk

No.        Fees, \$       

M. Leroy Johnson  
903 E. Stanford

Springfield, MO 65807

BOOK 1233

KNOW ALL MEN BY THESE PRESENTS, That GALE B. JOHNSON and HELEN M. JOHNSON, husband and wife

of the County of Laramie State of Wyoming

in consideration of the sum of love and affection DOLLARS to us in hand paid by GALE B. JOHNSON and HELEN M. JOHNSON

whose address is Burns, Wyoming 82053

the receipt whereof is hereby confessed and acknowledged, have remised, released, and forever quitclaimed and by these presents do for our heirs, executors and administrators, remis, release and forever quitclaim unto the said GALE B. JOHNSON and HELEN M. JOHNSON husband and wife, of Burns, Wyoming 82053

heirs and assigns, forever, all such right, title, interest, property, possession, claim and demand, as we have or ought to have, in or to all the following described premises, to-wit:

Lots 16, 17, 18, 19, 20, and 21, Block 15 in the Town of Egbert, Wyoming.

Note: This deed is executed to create a tenancy by the entirety, and corrects that prior deed recorded in Book 904, Page 528, in the Office of the County Clerk and Ex-Officio Register of Deeds of Laramie County, Wyoming.

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

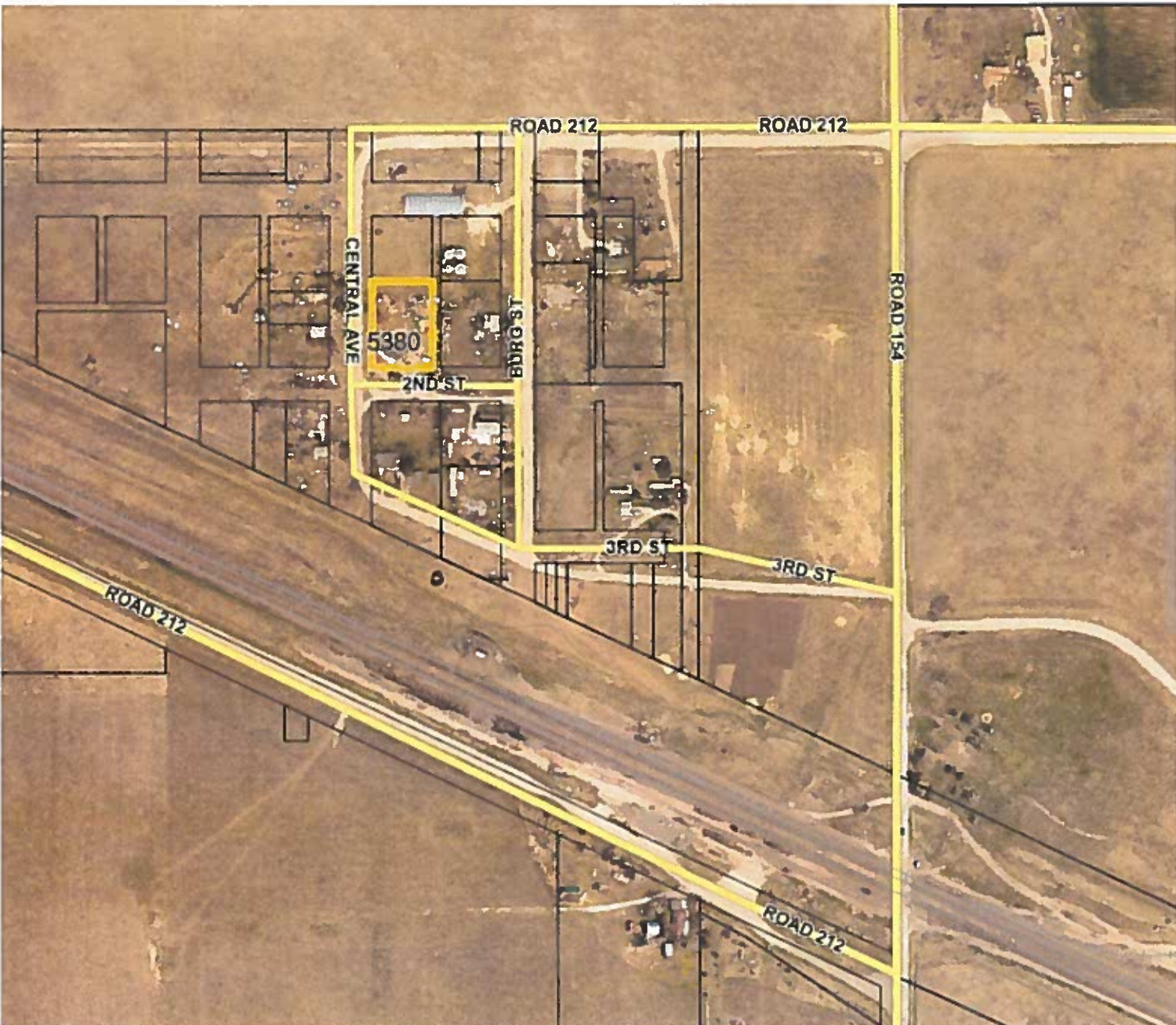
TO HAVE AND TO HOLD the said premises unto the said GALE B. JOHNSON and HELEN M. JOHNSON, husband and wife

heirs and assigns, to his and their own proper use and behoof forever. So that neither we

nor any other person in OUR name or behalf, or either of us or any other person in our or either of our names or behalf shall or will hereafter claim or demand any right or title to the premises or any part thereof, but they and every one of them shall by these presents be excluded and forever barred.

In Witness Whereof, we ha ve hereunto set OUR hands and seal S this day of August A. D. 1978

Signed, sealed and delivered in the presence of: Gale B. Johnson (SEAL)  
Helen M. Johnson (SEAL)  
Mark W. Anderson (SEAL)



Layers Info Drawing

Copy to Clipboard Different map view

Scanned Image of: [TOWN OF EGBERT](#)

1 Parcel(s) [Zoom to parcel\(s\)](#)

- Pidn: 14622410800400
- Local #: 13473001500080 iTax
- Account: R0009130 Property Detail
- Name: MUNOZ TORRES, ELOY ET AL
- Mail Addr: 5380 2ND ST
- Mail Addr: BURNS, WY 82053
- St Addr: 5380 2ND ST
- Deed: 2702 QCNS 2637
- Location: EGBERT: LOTS 8 - 15, BLOCK 15
- Type: Residential
- Acres: 0.64 acres, 28,000 square feet
- Tax District: 0205

Lat / Lon N: 41.17136°, W: 104.25785°  
NAD83 UTM Zone 13 X: 562254,  
Y: 4558046  
NAD83 Wyoming East (ftUS)  
N: 245895, E: 906365



RECP #: 792995

RECORDED 10/30/2020 AT 3:51 PM BK# 2702 PG# 2637  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 4

## Quitclaim Deed

RECORDING REQUESTED BY Eloy and Alyssa Munoz

AND WHEN RECORDED MAIL TO:

Eloy and Alyssa Munoz, Grantee(s)5380 2nd StBurns WY 82053Consideration: \$ 0Property Transfer Tax: \$ 0Assessor's Parcel No.: 14622410800400PREPARED BY: Alyssa Munoz certifies herein that he or she has prepared this Deed.

Signature of Preparer

Date of Preparation

Printed Name of Preparer

THIS QUITCLAIM DEED, executed on September 19, 2020 in the County of  
Laramie, State of Wyomingby Grantor(s), M-T Ranch LLC,whose post office address is 5380 2nd St, Burns WY 82053,to Grantee(s), Eloy and Alyssa M. Munoz Torres,whose post office address is 5380 2nd St, Burns WY 82053,WITNESSETH, that the said Grantor(s), M-T Ranch LLC,for good consideration and for the sum of Zero dollars(\$ 0) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,  
does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title



RECP #: 792995

RECORDED 10/30/2020 AT 3:51 PM BK# 2702 PG# 2638  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 2 OF 4

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Laramie, State of Wyoming and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

**IN WITNESS WHEREOF**, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

**GRANTOR(S):**

Signature of Grantor

Eloy Munoz Torres  
Print Name of Grantor  
For M-T Ranch LLC

Signature of Second Grantor (if applicable)

Alyssa Marie Munoz Torres  
Print Name of Second Grantor (if applicable)  
M-T Ranch LLC

Signature of First Witness to Grantor(s)

Print Name of First Witness to Grantor(s)

Signature of Second Witness to Grantor(s)

Print Name of Second Witness to Grantor(s)

**GRANTEE(S):**

Signature of Grantee

Eloy Munoz Torres  
Print Name of Grantee

Signature of Second Grantee (if applicable)

Alyssa Marie Munoz Torres  
Print Name of Second Grantee (if applicable)

Signature of First Witness to Grantee(s)

Print Name of First Witness to Grantee(s)

Signature of Second Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)





RECP #: 792995  
RECORDED 10/30/2020 AT 3:51 PM BK# 2702 PG# 2639  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 3 OF 4

### NOTARY ACKNOWLEDGMENT

State of Colorado

County of Weld

On September 21, 2020, before me, Megan Nicole Malcom, a notary public in and for said state, personally appeared, Alyssa Marie Munoz Torres and Elby Munoz Torres

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

**WITNESS** my hand and official seal.

Megan Nicole Malcom  
Signature of Notary

Affiant Known Yes Produced ID Yes

Type of ID WY Driver License

(Seal)

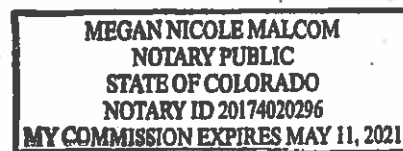


Exhibit "A"

Legal Description - Egbert : Lots 8-15 Block 15



RECP #: 792995

RECORDED 10/30/2020 AT 3:51 PM BK# 2702 PG# 2640  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 4 OF 4



RECP #: 723919

RECORDED 1/25/2018 AT 4:23 PM BK# 2573 PG# 216  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 3RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:M-T Ranch LLC  
5380 2<sup>nd</sup> St  
Burns WY 82053

## Warranty Deed

This Deed is made by Manuel Ortivez, "Grantor(s)", to  
M-T Ranch LLC, "Grantee(s)", whose post office address  
is 5380 2<sup>nd</sup> St, Burns WY 82053,  
as (select one):

- ☐ An Unmarried Sole Owner    ☐ A Married Sole Owner    ☐ A Single Sole Owner  
☐ Joint Tenants    ☒ Tenants in Common  
☐ Community Property (only in AZ, ID, LA, NM, NV, TX, WA, and WI)  
☐ Community Property with Right of Survivorship (only in AZ, ID, NV, and WI)

For valuable consideration in the sum of \$ Ø, the receipt of which is hereby  
acknowledged, Grantor(s) grant and convey and warrant to Grantee(s) the following real  
property (the premises) located in Laramie County/Parish,  
Wyoming:

LEGAL DESCRIPTION: Egbert : Lots 8-15 , Block 15

PARCEL NUMBER: 14622410800400

TITLE SOURCE: \_\_\_\_\_

Grantor(s) covenant that he/she/they are lawfully seized in fee simple of the premises, which he/she/they have the right to sell and convey, and which are free from encumbrances except those of record. Further, Grantor(s) covenant that he/she/they will execute or procure any necessary further assurance of the title to said premises, and that he/she/they will warrant and defend the premises in the quiet and peaceable possession of the Grantee(s).

☐ This transfer is tax exempt because \_\_\_\_\_

☒ Taxes for the year 2017 shall be prorated between the Grantor(s) and Grantee(s) beginning on the date of recording.

Date: \_\_\_\_\_

Manuel Ortiz , Grantor

2060 W 104<sup>th</sup> Pl , Mailing Address

Northglenn CO 80234 , City, State, Zip

\_\_\_\_\_, Date: \_\_\_\_\_

\_\_\_\_\_, Second Grantor (If Applicable)

\_\_\_\_\_, Mailing Address

\_\_\_\_\_, City, State, Zip

First Witness: \_\_\_\_\_

Signature	Printed Name	Date
_____	_____	_____

**Second Witness:** \_\_\_\_\_

Signature	Printed Name	Date
_____	_____	_____



RECP #: 723919

RECORDED 1/25/2018 AT 4:23 PM BK# 2573 PG# 217  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 2 OF 3

STATE OF Colorado )  
COUNTY/PARISH OF Adams  
On Sept. 28, 2017, before me, Amberly D. Hewitt-Khadka,  
a Notary Public, personally appeared Manuel De la Cruz,  
as Grantor(s), and Alysa M. Murray, as Witness, and ELDY MORALES TORRES  
as Witness, who proved to me on the basis of satisfactory evidence to be the person(s) whose  
name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they  
executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s)  
on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed  
the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Colorado  
that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Amberly D. Hewitt-Khadka  
Signature of Notary

AMBERLY D. HEWITT-KHADKA  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20174003844  
My Commission Expires Jan. 25, 2021  
Affiant ✓ Known ✓ Produced ID ✓

Type of ID Colo. D.

Commission expires: 1-25-21

I certify that the full consideration paid for  
the described property is:

\$ \_\_\_\_\_

Signed: Alysa M. Murray  
(Grantee)

Dated: \_\_\_\_\_

Signed: [Signature]  
(Second Grantee, if applicable)

Dated: \_\_\_\_\_

Preparer: \_\_\_\_\_



RECP #: 723919  
RECORDED 1/25/2018 AT 4:23 PM BK# 2573 PG# 218  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 3 OF 3





RECP #: 715873

RECORDED 9/14/2017 AT 4:51 PM BK# 2558 PG# 1175  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 3

STATE OF COLORADO     )  
  ) ss  
COUNTY OF Adams     )

**AFFIDAVIT OF SURVIVORSHIP**

MANUEL ORTIVEZ, being first duly sworn upon his oath, deposes and states as follows:

1.     Affiant is the husband of Lillian Ortiz, deceased.
2.     On the 6<sup>th</sup> of May, 1992, a conveyance was made, via Quitclaim Deed, from Anastacio Jimenez, to Manuel Ortiz and Lillian Ortiz, husband and wife, and recorded in the Office of the County Clerk of Laramie County, Wyoming on May 6, 1992. The property which is the subject of said Warranty Deed is described as follows:

**Lots 8, 9, 10, 11, 12, 13, 14 and 15 in Block 15 in the town of Egbert,  
Wyoming, Laramie County.**

Property having the address of: 5380 2<sup>nd</sup> Street, Egbert, Wyoming 82053.

3.     Thereafter, Manuel Ortiz and Lillian Ortiz, were owners of the above described property as husband and wife.
4.     Lillian Ortiz died in Northglenn, Adams County, Colorado, on May 24, 2013. Attached is a copy of the official death certificate of Lillian Ortiz, certified by John Massone, M.D., 2594 Trailridge Dr. East, Lafayette, Colorado 80026.
5.     By reason of the death of Lillian Ortiz, Manuel Ortiz became the sole owner of the above-described real estate interests on May 24, 2013.

**[Remainder of page intentionally left blank]**



RECP #: 715873

RECORDED 9/14/2017 AT 4:51 PM BK# 2558 PG# 1176  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 2 OF 3

FURTHER AFFIANT SAYETH NAUGHT.

DATED this 8<sup>th</sup> day of September, 2017.

Manuel Ortiz

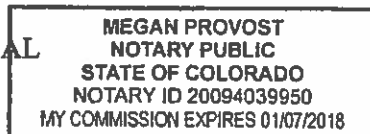
STATE OF COLORADO     )  
  ) ss  
COUNTY OF Adams     )

The above foregoing AFFIDAVIT OF SURVIVORSHIP was subscribed, sworn to and acknowledged before me by Manuel Ortiz this 8<sup>th</sup> day of September, 2017.

Witness my hand and official seal.

Notary Public

SEAL



# CERTIFICATION OF VITAL RECORD

## STATE OF COLORADO COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT HOLD TO LIGHT TO VIEW WATERMARK

\*Amended 06.14.2013  
#4 per mortuary records  
spc@state

### STATE OF COLORADO CERTIFICATE OF DEATH

2013013894

STATE FILE NUMBER

1. DECEDENT'S NAME (First, Middle, Last) Lillian ORTIVEZ		2. SEX F	3. DATE OF DEATH (Month, Day, Year) May 24, 2013
4. SOCIAL SECURITY NUMBER 520-66-2137	5a. AGE - (Years) 58	5b. UNDER 1 YEAR 1 DAY May 28 1954	6. DATE OF BIRTH July 28 1954
7. BIRTHPLACE (City and State or Foreign Country) Guadalupita, NM			
8. WAS DECEDENT EVER IN U.S. ARMED FORCES? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
9a. PLACE OF DEATH (Check only one) <input type="checkbox"/> Hospital <input type="checkbox"/> Other <input type="checkbox"/> Assisted Living/Nursing home <input type="checkbox"/> Hospice <input checked="" type="checkbox"/> Decedent's Residence			
9b. FACILITY NAME (If not institution, give street and number) 2060 West 104th Place			
9c. CITY, TOWN, OR LOCATION OF DEATH Northglenn		9d. COUNTY OF DEATH Adams	
10a. DECEDENT'S USUAL OCCUPATION (Give title of work or kind of business/industry done during most of working life. Do NOT use retired) Director of Human Resources		10b. EDUCATION (Specify only highest grade completed) Elementary or secondary (11-12) College (13-16 or 17-)	
11a. RESIDENCE - STATE Colorado		11b. COUNTY Adams	
11c. CITY, TOWN, OR LOCATION Northglenn		11d. STREET AND NUMBER 2060 West 104th Place	
12a. INSIDE CITY LIMITS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		12b. ZIP CODE 80234	
13. WAS DECEDENT OF HISPANIC ORIGIN? (If "Yes", specify Cuban, Mexican, Puerto Rican, etc.) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		14. RACE, American Indian, Black, White, etc. (Specify) White	
15. FATHER - NAME (First, Middle, Last) Alex Medina		16. MOTHER - NAME (First, Middle, Maiden) Senida Vigil	
17. INFORMANT - NAME and relationship to decedent Manuel Ortizve, Husband			
18. METHOD OF DISPOSITION <input checked="" type="checkbox"/> Burial/Entombment <input type="checkbox"/> Cremation <input type="checkbox"/> Removal from State <input type="checkbox"/> Other (Specify)		19. PLACE OF DISPOSITION (Name of cemetery, crematory, or other place) Olinger Crown Hill Cemetery	
20. LOCATION (City, Town, State) Wheat Ridge, CO			
21a. SIGNATURE OF FUNERAL DIRECTOR OR PERSON ACTING AS SUCH Signature: Linda Lee		21b. NAME AND ADDRESS OF FACILITY Olinger Crown Hill Mortuary 7777 West 29th Avenue, Wheat Ridge, CO 80033	
22a. REGISTRAR'S SIGNATURE Signature: Barbara M. Deputy		22b. DATE FILED (Month, Day, Year) MAY 31 2013	
23. TIME OF DEATH 12:07 AM <input type="checkbox"/> PM <input checked="" type="checkbox"/> Year 2013		24. DATE AND TIME PRONOUNCED DEAD May 24 2013	
25. WAS CORONER NOTIFIED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
26a. DATE SIGNED (Month, Day, Year) 5/29/13		26b. NAME AND MAILING ADDRESS OF SIGNING PHYSICIAN JOHN MASSONE, MD 2594 FAIRLAWN BLVD EAST LAFAVETTE, CO 80026	
27a. DATE SIGNED (Month, Day, Year) 5/29/13		27b. NAME AND COUNTY 27c. NAME OF ATTENDING PHYSICIAN IF OTHER THAN SIGNING PHYSICIAN	
28. MANNER OF DEATH <input checked="" type="checkbox"/> Natural <input type="checkbox"/> Accident <input type="checkbox"/> Suicide <input type="checkbox"/> Homicide <input type="checkbox"/> Pending investigation <input type="checkbox"/> Undetermined		29. DID TOBACCO USE CONTRIBUTE TO DEATH? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Probable <input type="checkbox"/> Unknown	
30. DATE OF INJURY (Month, Day, Year) 5/24/13		31. INJURY AT WORK? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
32a. PLACE OF INJURY - At home, farm, street, factory, office building, etc. (Specify) At home		32b. LOCATION INJURED (Street and Number or Rural Route Number, City, County, State)	
33. IMMEDIATE CAUSE - Enter only one cause per line for (a), (b), and (c). Do not enter mode of dying (e.g. Cardiac or Respiratory Arrest) alone. Part 1. Conditions of any which give rise to immediate cause stating the underlying cause last (c). (a) METASTATIC CHOLANGIOCARCINOMA (b) DUE TO OR AS A CONSEQUENCE OF (c) DUE TO OR AS A CONSEQUENCE OF Part 2. OTHER SIGNIFICANT CONDITIONS - Conditions contributing to death but not related to cause in Part 1 DIABETES			
34. AUTOPSY <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		35. YES, were findings considered in determining cause of death? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	



REC# 715873

RECORDED 9/14/2017 AT 4:51 PM BK# 2558 PG# 1177  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 3 OF 3

JUN 14 2013

Ronald S. Hyman

RONALD S. HYMAN  
STATE REGISTRAR



006179866

REV 01/07



DATE ISSUED

THIS IS A TRUE CERTIFICATION OF NAME AND FACTS AS RECORDED IN THIS OFFICE. Do not accept unless prepared on security paper with engraved border displaying the Colorado state seal and signature of the Registrar. PENALTY BY LAW, Section 25-2-118, Colorado Revised Statutes, 1982, if a person alters, uses, attempts to use or furnishes to another for deceptive use any vital statistics record. NOT VALID IF PHOTOCOPIED.

RECEIVED  
LARAMIE COUNTY  
CHEYENNE, WY.

COPY TO ASSESSOR

'92 MAY 6 PM 2 19

100399

Form A298 Quitclaim Deed

## QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 6 day of May, 1992  
by first party, Anastacio Jimenez  
whose post office address is 800 South First Street, Sprou 27, Cheyenne Co. 80644  
to second party, Manuel Oliver and Lillian Oliver  
whose post office address is

WITNESSETH, That the said first party, for good consideration and for the sum of Six Thousand  
\$6,000.00 paid by the said second party, the receipt whereof is hereby acknowledged, does  
hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim  
which the said first party has in and to the following described parcel of land, and improvements and  
appurtenances thereto in the County of Laramie, State of Wyoming  
to wit:

Lots 8, 9, 10, 11, 12, 13, 14 and 15 in Block 15

In the town of Egbert, Wyoming, Laramie County

Grantor, Anastacio Jimenez, is selling the above property  
as is.

All Taxes have been paid and Grantor warrants that  
there are no liens or encumbrances against the above  
property.

Grantor, further states that Spouse has never  
occupied premises for homestead purposes.

Hereby releasing and waiving all rights under and by virtue  
of the Homestead Exemption Laws of this State.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day  
and year first above written.

Signed, sealed and delivered in presence of:

\_\_\_\_\_  
Anastacio Jimenez

State of Wyoming

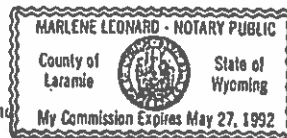
May 6, 1992

County of Laramie

SS.

Then personally appeared Anastacio Jimenez

to me known to be the person described in and who executed the foregoing instrument and  
acknowledged before me that he executed the same.



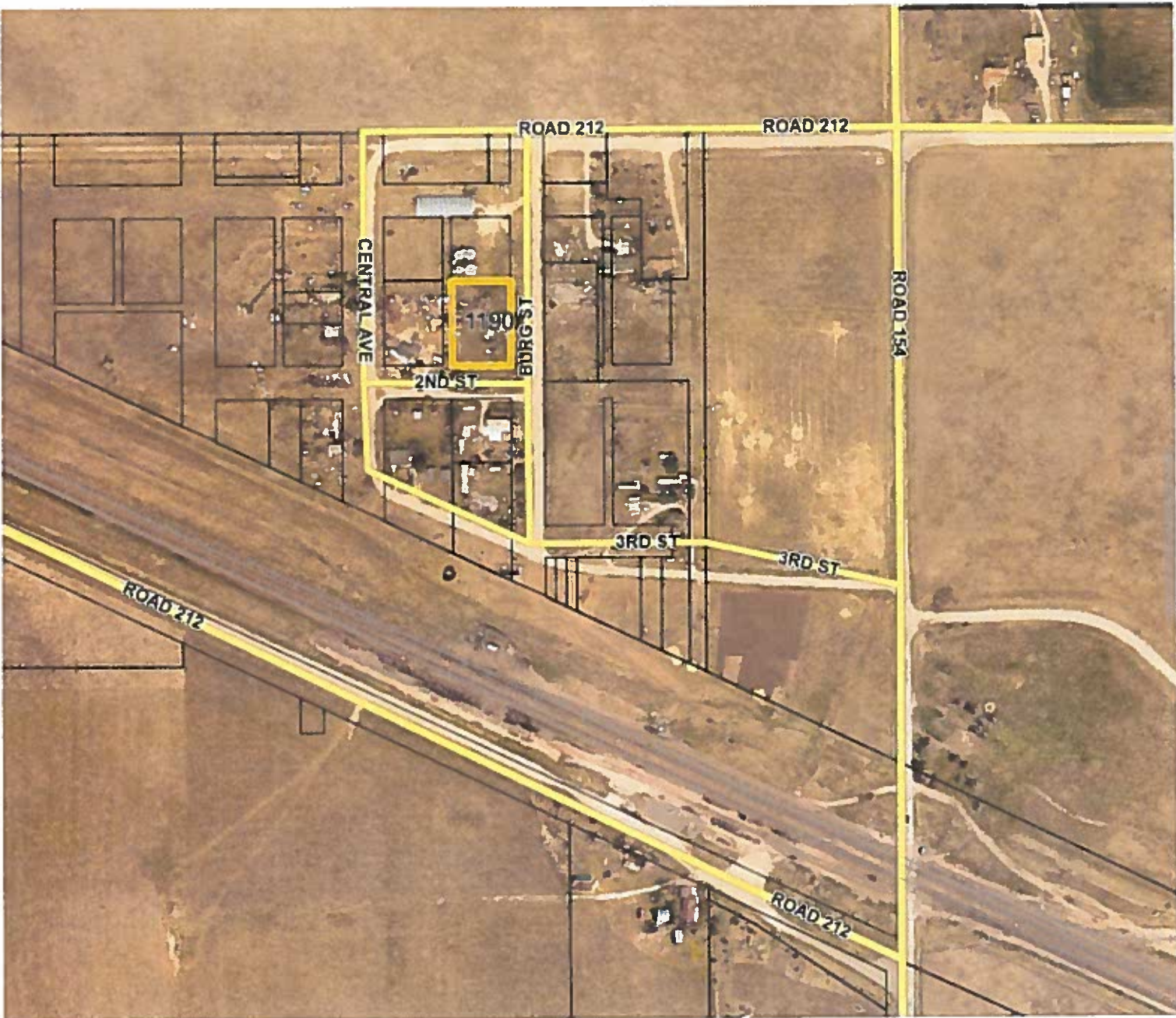
Marlene Leonard  
Notary Public  
My Commission Expires: 5-27-92



c. E-Z Legal Forms

BOOK 1320

1805



Layers Info Drawing

Copy to Clipboard Different map view

Scanned Image of: [TOWN OF EGBERT](#)

1 Parcel(s) [Zoom to parcel\(s\)](#)

- Pdn: 14622410800200
- Local #: 13473001500040 iTax
- Account: R0009128 [Property Detail](#)
- Name: MEDINA, MATTHEW J
- Mail Addr: 413 E 6TH ST
- Mail Addr: CHEYENNE, WY 82007
- St Addr: 1190 BURG ST
- Deed: 1437 CONV 00397
- Location: EGBERT: LOTS 4 - 7, BLOCK 15
- Type: Residential
- Acres: 0.64 acres, 28,000 square feet
- Tax District: 0205

Lat / Lon N: 41.17124°, W: 104.25732°  
NAD83 UTM Zone 13 X: 562299,  
Y: 4558033  
NAD83 Wyoming East (ftUS)  
N: 245853, E: 906511



## WARRANTY DEED

..... Joe E. Medina, a single man .....

grantor, of Laramie ..... County, and State

of Wyoming, for and in consideration of

Ten Dollars and other good and valuable consideration.....DOLLARS

in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO

Matthew J. Medina, a single man.....

grantee, whose address is 1441 Edora Road, Ft Collins, Colorado.....

the following described real estate, situate in Laramie ..... County and State

of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

All of Lots 4, 5, 6 and 7, Block 15, in the  
Town of Egbert, Laramie County, Wyoming.

Subject to easements, restrictions,  
reservations and covenants of record.

193018  
'96 NOV 7 AM 10 34  
LARAMIE COUNTY CLERK  
CHEYENNE, WY.

WITNESS my hand this 7th day of November, 1996.

*Joe E. Medina*  
JOE E MEDINA

State of Wyoming } ss.  
County of Laramie }

The foregoing instrument was acknowledged before me by Joe E. Medina.

this 7th day of November, 1996.

Witness my hand and official seal.

*Thom R. H...*  
Notary Public

Signature  
Title of Officer



My Commission Expires: 4-11-99

WARRANTY DEED

RECORDED NOV 15 1976 4:42 P.M.

Photographed

Reception No. 447572 JANET C. WHITEHEAD, Recorder

Indexed

Filed

Assessor

WARRANTY DEED

Blas E. Medina and Ruperta C. Medina, Husband and Wife

grantor<sup>s</sup> of Laramie County, and State

of Wyoming, for and in consideration of

Ten dollars and other good and valuable consideration DOLLARS

in hand paid, receipt whereof is hereby acknowledged, CONVEY AND WARRANT TO

Joe E. Medina, a single man, Rt. 1, Box 58, Burns, Wyoming 82051

grantee, of Laramie County and State of Wyoming

the following described real estate, situate in Laramie County and State

of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

All of Lots 4, 5, 6 and 7, Block 15, in the Town of Egbert, Laramie County, Wyoming

Subject to easements, restrictions, reservations and covenants of record.

WITNESS my hand this 21st day of September, 1976.

Blas E. Medina Sr

Blas E. Medina

Ruperta C. Medina

Ruperta C. Medina

State of Wyoming ss.  
County of Laramie

The foregoing instrument was acknowledged before me by Blas E. Medina and

Ruperta C. Medina

this 21st day of September, 1976.

Witness my hand and official seal.



Janet C. Whitehead

Signature  
Notary Public

Title of Officer

My Commission Expires: March 7/977

BOOK 1088

LARAMIE COUNTY CLERK  
CHEYENNE, WY.

'97 SEP 9 AM 11 21

209564

**RIGHT OF WAY EASEMENT**

KNOW ALL MEN BY THESE PRESENT, THAT Rafael Medina, Jr. and Eleanor A. Medina hereinafter called "Grantors", of County of Laramie State of Wyo., does hereby grant unto Rural Electric Company, a Cooperative, and to its successors or assigns, the right to enter on or under the lands of the Grantor situated in the County of Laramie, State of Wyoming and described as follows:

An anchor located along line in  
Burg Street. Twenty feet from N-S line  
Section 24, T14N, R62N.

And to place, construct, operate, repair, maintain, and replace thereon and in, under or upon all streets, roads, or highways abutting said lands, an electric transmission or distribution line or system, including the right to cut and trim trees to the extent necessary to keep them clear of said electric line or system and to cut down from time to time, all dead, weak or leaning or dangerous trees that are tall enough to strike the wires in falling.

This agreement shall be binding upon all successors, assigns, heirs and grantees of the Grantor.

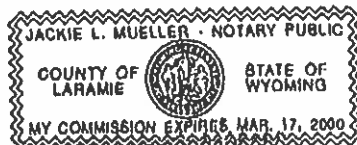
IN WITNESS WHEREOF, the Grantors have set their hands and seals this 3rd day of May 1996.

Witness: \_\_\_\_\_

By Rafael Medina Jr.  
Eleanor A. Medina

The above instrument was acknowledged before me on this 3rd day of May, 1996, by Rafael Medina Jr.  
Eleanor A. Medina  
to me known to be the person/persons described on and who executed the foregoing instruments and acknowledged that they executed the same as their free act and deed, including the releases and waiver of homestead.

My commission expires:



Jackie L. Mueller  
NOTARY PUBLIC

LARAMIE COUNTY CLERK  
CHEYENNE, WY.

Telephone Company Right-of-Way Easement

'96 MAR 28 AM 9 30  
179970

Township: 14 N  
Range: 62W  
Location: 24

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, (whether one or more) Howard & Susan T. Chairres  
for good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto  
RT COMMUNICATIONS, INC., whose post office address is Worland, Wyoming 82401, and to its successors or assigns, the right to enter upon  
the lands of the undersigned, situated in the county of Laramie State of Wyoming, more particularly described as follows:

NE 1/4 Section 24, Township 14 North, Range 62 West  
"Egbert Remote"

To install a concrete pad or vault, approximately four (4) feet wide by seven (7) feet long, surface of which will be approximately  
six (6) inches above normal grade, and to install an electronic cabinet and pedestal upon said concrete pad, and to fence surrounding  
area to protect equipment from livestock damage. Said fence to enclose an area approximately ten (10) feet by Sixteen (16) feet,  
as shown on the attached exhibit, and hereby made a part hereof.

and to construct, reconstruct, operate, maintain, and utilize an easement and right-of-way of ingress and egress, on or under the above-described lands.  
The undersigned agrees that all facilities installed on the above-described premises at the Company's expense, shall remain the property of the Company,  
removable at the option of the Company. The undersigned covenant that they are the owners of the above-described lands and that the said lands are free  
and clear of encumbrances and liens of whatsoever character except those held by the following persons:

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 22ND day of MARCH, 1996 Signed, Sealed and Delivered in the  
presence of:

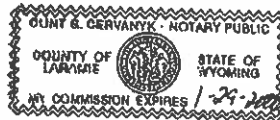
\_\_\_\_\_  
Witness

Howard Chairres  
Howard Chairres  
Landowner

\_\_\_\_\_  
Witness

Susan T. Chairres  
Susan T. Chairres  
Co-Landowner

ACKNOWLEDGMENTS  
NO. 1



STATE OF Wyoming  
COUNTY OF Laramie

On this 22 day of March, 1996, before me personally appeared Howard & Susan Chairres known to me (or  
proved to me on the oath of \_\_\_\_\_) to be the person who is described in and who executed the within instrument,  
and acknowledged to me that (s)he (or they) executed the same.

Clint S. Cowan  
Notary Public  
Notary Public, County of Laramie  
My Commission Expires 1-29-2000

NO. 2

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 1996, before me personally appeared \_\_\_\_\_  
known to me personally to be the individual whose name is subscribed to this instrument as a subscribing witness, who being first duly sworn, says  
that \_\_\_\_\_, whose name(s) are/is subscribed to the instrument as party(s) of the first part are/is the person(s)  
described in it, and that such person(s) executed it in his presence and that the witness subscribed his name hereunto as a witness.

\_\_\_\_\_  
Notary Public  
Notary Public, County of \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

# BOUNDARY DESCRIPTION

A 1000 foot x 1600 foot Parcel of land in the NE 1/4 of Section 24, Township 14 North, Range 62 West of the 6th Principal Meridian, Laramie County, Wyoming more particularly described as follows:

Beginning at the northeast corner of said 10 foot x 16 foot parcel. Said northeast corner being a point on the south south right of way line of County Road 212. Said northeast corner bears south 45 degrees 00 minutes 08 seconds west for a distance of 56.65 feet from the section corner common to sections 13, 18, 19 and 24, Township 14 North, Ranges 61 west and 62 west.

Thence south 00 degrees 05 minutes 15 seconds west parallel to the center line of county road 154 for a distance of 1000 feet.

Thence south 89 degrees 55 minutes east parallel to the south right of way line, county road 212 for a distance of 1600 feet.

Thence north 00 degrees 05 minutes 15 seconds east parallel to the center line of county road 154 for a distance of 1000 feet.

Thence north 89 degrees 55 minutes east along the south right of way line, county road 212 for a distance of 1600 feet and the Point of Beginning.

Together with and subject to covenants, easements and restrictions of record.

Said 10 x 16 foot parcel contains .0037 acres more or less

## CERTIFICATE OF SURVEY

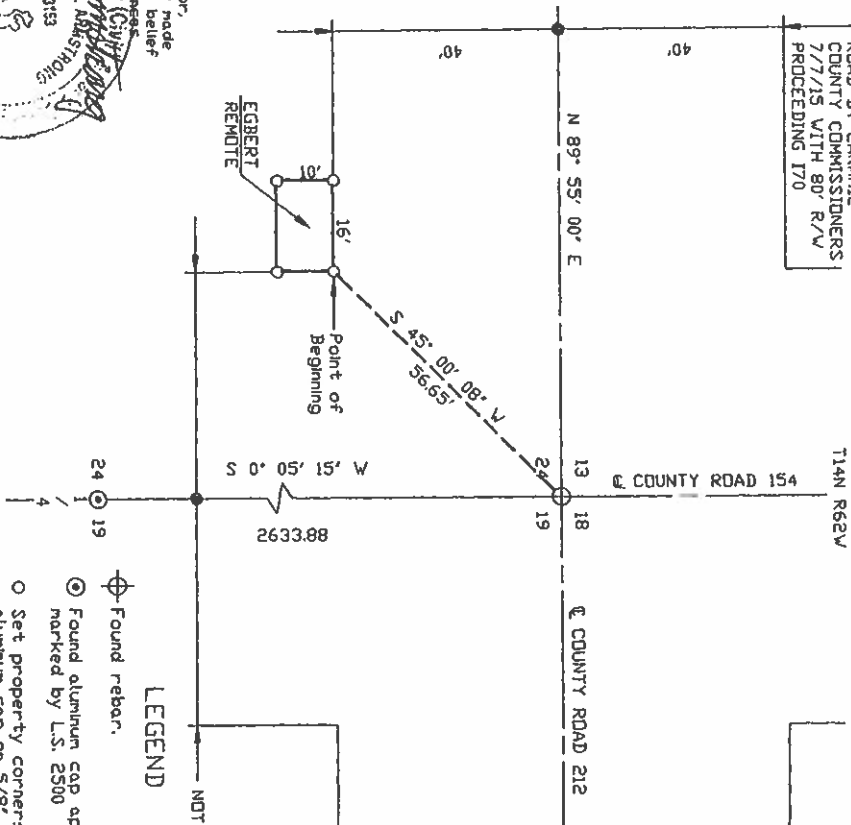
I, William B. Armstrong a Registered Professional Engineer and Land Surveyor, hereby certify that this map was made from notes taken during a survey made under my direct supervision in December 1995 and that to the best of my belief and knowledge correctly shows the results of that survey including distances measured and monuments found or set.

William B. Armstrong  
Professional Engineer and Land Surveyor  
PE & LS 3153  
Laramie, Wyoming

Date



DECLARED A COUNTY ROAD BY LARAMIE COUNTY COMMISSIONERS 7/7/15 WITH 80' R/W PRECEDING 170



## LEGEND

- Found rebar.
- Found aluminum cap appropriately marked by L.S. 2500
- Set property corners with marked aluminum cap on S/8' x 24' rebar.
- Reference bearing is N 89° 55' E

NO SCALE

DWG BY: JAMES ARCHER	EGBERT REMOTE	SEC. 24	R.T. COMMUNICATION, INC	EXCHANGED BURNS
DATED 1/96		TWN. 14N	JUL. NO. 630-50317	EXCHANGED CR 212 AND 154
COMP. DWG. EGBT-REM		RNG. 62W	PAR. CO. LARAMIE	EXCHANGED 1 OF 1



LARAMIE COUNTY Telephone Company Right-of-Way Easement  
CHEYENNE, WY. J.O. 830-50317

'96 MAR 28 AM 9 29

179963

R.O.W.#

Township: 14N.

Range: 62W.

No.:

KNOW ALL MEN BY THESE PRESENTS, that we, the undersigned, (whether one or more) Howard & Susan Chaires

(unmarried)(husband and wife) for a good and valuable consideration, the receipt

whereof is hereby acknowledged, do hereby grant to RT COMMUNICATIONS, INC., whose post office address is Worland, Wyoming 82401, and to its successors or assigns, the right to enter upon the lands of the undersigned, situated in the county of Laramie

State of Wyoming, more particularly described as follows:

A strip of land twenty (20) feet wide, parallel and abutting the West Right-of-Way boundary of County Rd. 154 across the E 1/4 E 1/4 NE 1/4, Section 24, T.14N., R.62W., in the 6th P.M.

and to construct, reconstruct, operate, maintain, and utilize an easement and right-of-way of ingress and egress, on or under the above-described lands and / or in, upon or under all streets, roads or highways abutting said lands, a telephone line or system, to cut and trim trees and shrubbery that may interfere with or threaten to endanger the operation and maintenance of said line or system, and to license, permit or otherwise agree to the joint use or occupancy of said line or system by any other person, firm or corporation for telephone or electrification purposes.

The undersigned agrees that all poles, cable and other facilities, including all telecommunications equipment, installed on the above-described premises at the Company's expense, shall remain the property of the Company, removable at the option of the Company.

The undersigned covenant that they are the owners of the above-described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons:

IN WITNESS WHEREOF, the undersigned have set their hands and seals this 22nd day of MARCH, 1996 Signed, Sealed and Delivered in the presence of:

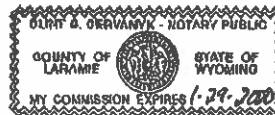
(Witness)

(Witness)

Howard Chaires (I.S.)

Susan Chaires (I.S.)

ACKNOWLEDGEMENTS  
NO. 1



STATE OF WYO  
COUNTY OF Laramie

On this 22 day of March, 1996, before me personally appeared Howard and Susan Chaires, known to me ( or proved to me on the oath of \_\_\_\_\_, to be the person who is described in and who executed the within instrument, and acknowledged to me that (s)he (or they) executed the same.

Don S. Gervanyk  
Notary Public, County of Laramie  
My Commission Expires 1-29-2000

NO. 2

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me personally appeared \_\_\_\_\_ known to me personally to be the individual whose name is subscribed to this instrument as a subscribing witness, who being duly sworn, says that \_\_\_\_\_, whose name(s) are/is subscribed to the instrument as party(s) of the first part are/is the person(s) described in it, and that such person(s) executed it in his presence and that the witness subscribed his name hereto as a witness.

Notary Public, County of \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

Return To:

Recording Information:

RECEIVING  
LARAMIE COUNTY CLERK  
CHEYENNE, WY

1995 APR 11 PM 2: 07

160440

**·ASSIGNMENT AND ASSUMPTION OF RIGHT OF WAY AGREEMENTS**

**THIS INDENTURE**, made this 25 day of OCTOBER, 1994, between U S WEST COMMUNICATIONS, INC., whose address is 6101 Yellowstone Road, Cheyenne, WY 82009 (hereinafter referred to as "Assignor"), and RT COMMUNICATIONS, INC., a Wyoming corporation, whose address is Box 506, Worland, WY 82401 (hereinafter referred to as "Assignee").

**WITNESSETH:** that the Assignor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it paid by the Assignee, the receipt and sufficiency whereof is hereby acknowledged, does hereby grant, convey, assign, transfer and set over, but without warranty, unto the Assignee, its successors, assigns, lessees and agents, all rights, privileges and easements which the Assignor has or may have by virtue of the permits, licenses or other instruments granted by the Board of County Commissioners of the County of Laramie, State of Wyoming, granting rights of way or easements in and to the lands described in said instruments in the County of Laramie, State of Wyoming, the nature and extent of said rights, privileges and easements and the lands affected thereby being more particularly set forth in Exhibit A, attached hereto and hereby made a part hereof and delivered simultaneously with these presents (the "Permits"); provided, however, that so long as specifically permitted by said Permits, Assignor shall retain the right to use of such rights, privileges and easements granted by the Permits for maintenance of Assignor's telecommunications facilities now located in said easements, and further provided that said use by Assignor shall not interfere with the rights of said Assignee.

To have and to hold the right of way and easements herein granted unto the Assignee, its successors, assigns, lessees and agents, to its and their own use and behalf forever.

Assignee hereby accepts the foregoing assignment of the Permits and in consideration thereof agrees to be bound by all of the terms and conditions set forth therein and further agrees to assume and perform all of the obligations of Assignor thereunder.

c:\wp51\kms\wyoming\range\laramie.cty

BOOK 1396

0025

IN WITNESS WHEREOF, the undersigned have caused these presents to be executed by their duly authorized representative the day and year first above written.

ASSIGNOR:

ASSIGNEE:

U S WEST COMMUNICATIONS, INC.

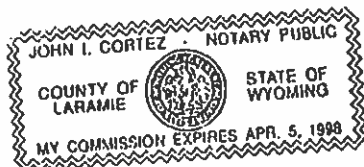
RT COMMUNICATIONS, INC.

By: Stanley P. Bader  
Title: WYOMING VICE PRESIDENT

By: W.L. Steig  
Title: President

STATE OF Wyoming )  
COUNTY OF Laramie ) ss.

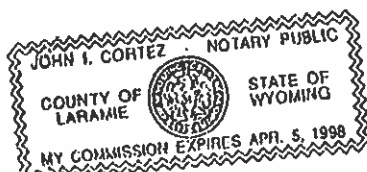
The foregoing instrument was acknowledged before me on OCTOBER 25 1994, by Stanley P. Bader as WYOMING VICE PRESIDENT of U S WEST COMMUNICATIONS, INC., a Colorado corporation.



John I. Cortez  
Notary Public  
My commission expires: 4-5-98

STATE OF Wyoming )  
COUNTY OF Laramie ) ss.

The foregoing instrument was acknowledged before me on OCTOBER 25, 1994, by W.L. Steig, as PRESIDENT of RT COMMUNICATIONS, INC., a Wyoming corporation.



John I. Cortez  
Notary Public  
My commission expires: 4-5-98

o:\wp51\kmr\wyoming\range\laramie.cty

State: WY Exchange: BURNS R/W Number: 34028 Date Recorded: Book: Page:  
County: LARAMIE Agency ROW No.: 789-9405 Grantee: USWEST Grantor: Laramie County  
Reception No.: 0000000000  
Legal: NE1/4 Section 10, T15N, R63W, 6th PH.

REMARKS: Approved 5-11-94.

State: WY Exchange: BURNS R/W Number: 34200 Date Recorded: Book: Page:  
County: LARAMIE Agency ROW No.: 868-9409 Grantee: USWEST Grantor: Laramie County  
Reception No.: 0000000000  
Legal: Section 11, T14N, R64W, 6th PH.

REMARKS: Approved 9-20-94.

State: WY Exchange: BURNS R/W Number: 34228 Date Recorded: Book: Page:  
County: LARAMIE Agency ROW No.: 884-9410 Grantee: USWEST Grantor: Laramie County  
Reception No.: 0000000000  
Legal: Section 24, T14N, R63W, 6th PH.

REMARKS: Approved 10-17-94.

State: WY Exchange: BURNS R/W Number: 3646 Date Recorded: Book: Page:  
County: LARAMIE Agency ROW No.: Grantee: MSTT Grantor: Laramie County  
Reception No.: 0000000000  
Legal: Sections 19, 20, T15N, R63W.

REMARKS: Approved 6-28-61.

State: WY Exchange: BURNS R/W Number: 5251 Date Recorded: Book: Page:  
County: LARAMIE Agency ROW No.: Grantee: MSTT Grantor: Laramie County  
Reception No.: 0000000000  
Legal: Sections 7, 18, 19, 30, 31, 32, T14N, R63W.

REMARKS: Approved 9-63.

State: WY Exchange: BURNS R/W Number: 5850 Date Recorded: Book: Page:  
County: LARAMIE Agency ROW No.: Grantee: MSTT Grantor: Laramie County  
Reception No.: 0000000000  
Legal: NW1/4 Section 6, T14N, R63W.

REMARKS: Approved 12-9-64.

State: WY Exchange: BURNS R/W Number: 6303 Date Recorded: Book: Page:  
County: LARAMIE Agency ROW No.: Grantee: MSTT Grantor: Laramie County  
Reception No.: 0000000000  
Legal: Sections 6, 7, T14N, R62W; Sections 1, 2, 3, 4, 5, 6, 12, 18,  
T14N, R63W.

REMARKS: Approved 8-66.

State: WY Exchange: BURNS R/W Number: 6809 Date Recorded: Book: Page:  
County: LARAMIE Agency ROW No.: Grantee: MSTT Grantor: Laramie County  
Reception No.: 0000000000  
Legal: Sections 24, 25, 36, T14N, R62W.

REMARKS: Approved 12-6-55.

RESOLUTION NO. 890918-01RECEIVED  
LARAMIE COUNTY CLERK  
CHEYENNE, WY

1995 FEB 10 AM 11: 02

NUNC PRO TUNC

157710

WHEREAS, there has been a request presented to the Board of Commissioners of Laramie County for the vacation of various platted streets in the town of Egbert, Laramie County, Wyoming; and

WHEREAS, the viewer's report was presented with the recommendation that the vacation be approved by the Board of Commissioners of Laramie County; and

WHEREAS, the streets known as First and Second Streets between Burg Street and Gassman Street; Gassman Street from County Road 212 South to the Union Pacific Railroad Company North Right-of-Way Line; as well as the alley in Block 21, T14N, R62W, Laramie County, Wyoming; and as filed in the Office of the Clerk and Ex-Officio Register of Deeds of Laramie County; ~~more particularly described as~~ *done per N.M.C.K.*

NOW, THEREFORE, be it RESOLVED that the vacation of these streets in the Town of Egbert, as described, are approved on this 18th day of September, 1989.

DONE NUNC PRO TUNC this 7<sup>th</sup> day of February, 1995.

BOARD OF LARAMIE COUNTY  
COMMISSIONERS:

*Nick Mirich*  
\_\_\_\_\_  
Nick Mirich, Chairman

*Jeff Ketcham*  
\_\_\_\_\_  
Jeff Ketcham, Vice-Chairman

*Fred Emerich*  
\_\_\_\_\_  
Fred Emerich, DVM, Commissioner

ATTEST:

SEAL

*Peppy Balcaen-Lathrop*  
\_\_\_\_\_  
Peppy Balcaen-Lathrop, 2/9/95  
County Clerk



Abstract of Egbert~~Addition to Cheyenne, Wyoming~~

Block 14

[illegible]

Abstract of Egbert~~Addition to Cheyenne, Wyoming~~

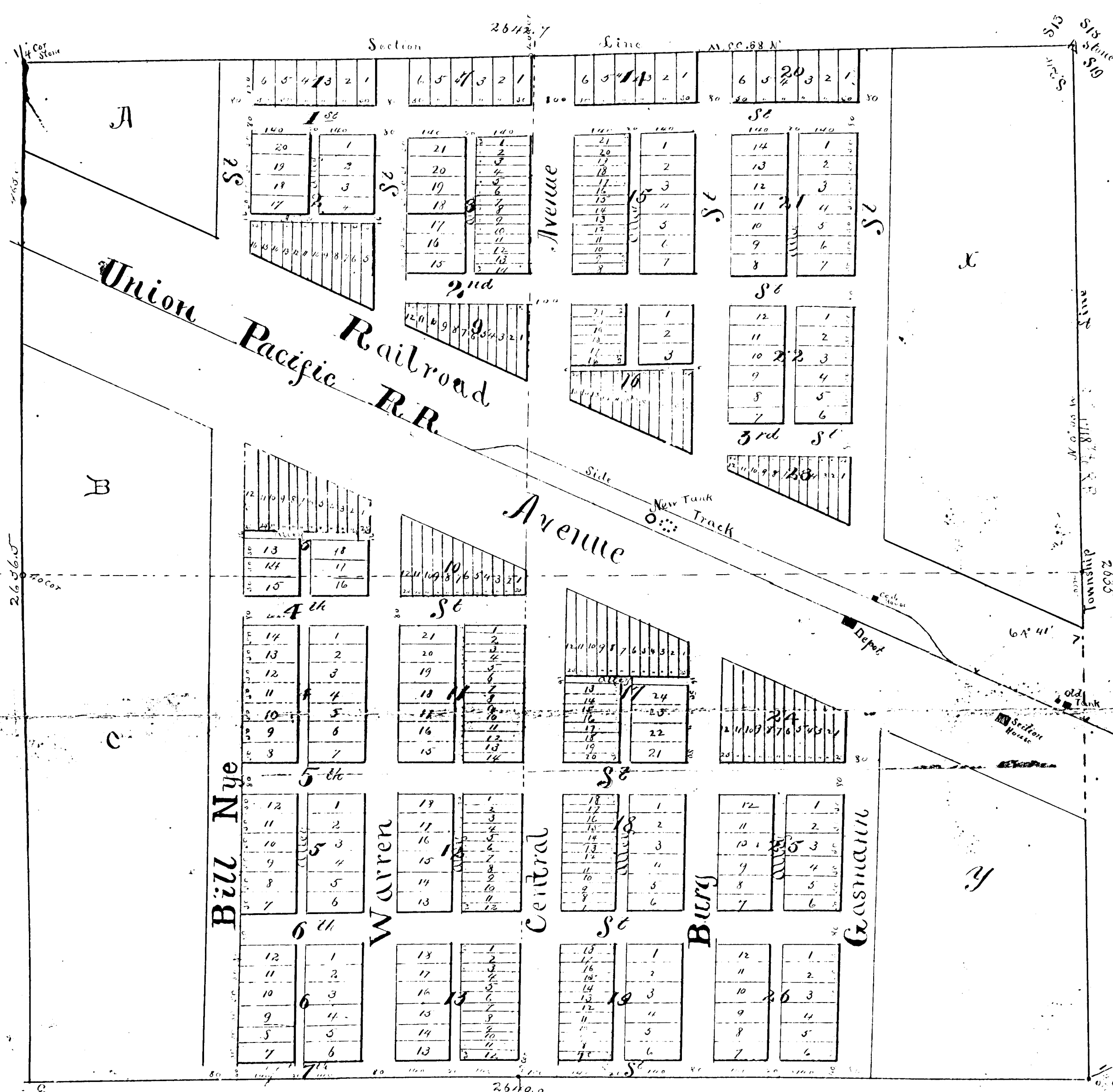
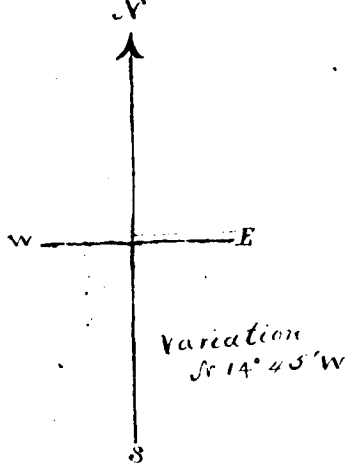
Block 15

GRANTOR	Grantee No.	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	Page	Book	Page	Book	Page		
Frank H. Jones	1	H. V. McDonald	Plat	Aug	1	1887	-	=	7-6-21	Aug	1	1887	10	59	225				Lots 1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-12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22-2223-2224-2225-2226-2227-2228-2229-2230-2231-2232-2233-2234-2235-2236-2237-2238-2239-2240-2241-2242-2243-2244-2245-2246-2247-2248-2249-2250-2251-2252-2253-2254-2255-2256-2257-2258-2259-2260-2261-2262-2263-2264-2265-2266-2267-2268-2269-2270-2271-2272-2273-2274-2275-2276-2277-2278-2279-2280-2281-2282-2283-2284-2285-2286-2287-2288-2289-2290-2291-2292-2293-2294-2295-2296-2297-2298-2299-2300-2301-2302-2303-2304-2305-2306-2307-2308-2309-2310-2311-2312-2313-2314-2315-2316-2317-2318-2319-2320-2321-2322-2323-2324-2325-2326-2327-2328-2329-2330-2331-2332-2333-2334-2335-2336-2337-2338-2339-2340-2341-2342-2343-2344-2345-2346-2347-2348-2349-2350-2351-2352-2353-2354-2355-2356-2357-2358-2359-2360-2361-2362-2363-2364-2365-2366-2367-2368-2369-2370-2371-2372-2373-2374-2375-2376-2377-2378-2379-2380-2381-2382-2383-2384-2385-2386-2387-2388-2389-2390-2391-2392-2393-2394-2395-2396-2397-2398-2399-2400-2401-2402-2403-2404-2405-2406-2407-2408-2409-2410-2411-2412-2413-2414-2415-2416-2417-2418-2419-2420-2421-2422-2423-2424-2425-2426-2427-2428-2429-2430-2431-2432-2433-2434-2435-2436-2437-2438-2439-2440-2441-2442-2443-2444-2445-2446-2447-2448-2449-2450-2451-2452-2453-2454-2455-2456-2457-2458-2459-2460-2461-2462-2463-2464-2465-2466-2467-2468-2469-2470-2471-2472-2473-2474-2475-2476-2477-2478-2479-2480-2481-2482-2483-2484-2485-2486-2487-2488-2489-2490-2491-2492-2493-2494-2495-2496-2497-2498-2499-2500-2501-2502-2503-2504-2505-2506-2507-2508-2509-2510-2511-2512-2513-2514-2515-2516-2517-2518-2519-2520-2521-2522-2523-2524-2525-2526-2527-2528-2529-2530-2531-2532-2533-2534-2535-2536-2537-2538-2539-2540-2541-2542-2543-2544-2545-2546-2547-2548-2549-2550-2551-2552-2553-2554-2555-2556-2557-2558-2559-2560-2561-2562-2563-2564-2565-2566-2567-2568-2569-2570-2571-2572-2573-2574-2575-2576-2577-2578-2579-2580-2581-2582-2583-2584-2585-2586-2587-2588-2589-2590-2591-2592-2593-2594-2595-2596-2597-2598-2599-2600-2601-2602-2603-2604-2605-2606-2607-2608-2609-2610-2611-2612-2613-2614-2615-2616-2617-2618-2619-2620-2621-2622-2623-2624-2625-2626-2627-2

# Plat of EGBERT LARAMIE COUNTY

Wyoming Territory.

Scale 200' = 1"



D-40

Territory of Wyoming } ss  
County of Laramie } ss  
I hereby certify that the above and foregoing sub-  
division of the Town of Egbert, embracing that part of the north east quarter  
of section Twenty-four (24) Township Fourteen North (14th) and Range  
Sixty-two (62) West of the Sixth Principal Meridian in the County of  
Laramie and Territory of Wyoming, describes as follows to wit: Beginning at stake  
on the north line of said section Four hundred and sixty-one feet west  
from the north east corner of said section, thence running west along said north line  
sixteen hundred and twenty (1620) feet to a stake, thence running south at  
right angles with said north line a distance of twenty-six hundred and thirty-  
six (2636) feet to a stake, thence running east sixteen hundred and twenty-  
six (1626) feet at right angles to said last line to a stake, thence running  
north at right angles with said last line, and on a line parallel with east  
line of said section twenty-six hundred and thirty-six (2636) feet to  
the place of beginning, the same embracing twenty-six (26) blocks, with  
appropriate streets and alleys, as appears on this plat, is with the free  
consent and in accordance with the desire of the undersigned owner and  
proprietor  
Frank H. Jones

No. 14204.  
Frank H. Jones personally known to me to be the  
person who signed and sealed the foregoing statement in  
appears before me this day in person, and he acknowledges  
signed and seals the same, freely and voluntarily, for  
purposes therein set forth.  
Witness my hand and official seal this  
of August 1887  
John R. Jeffrey  
County Clerk

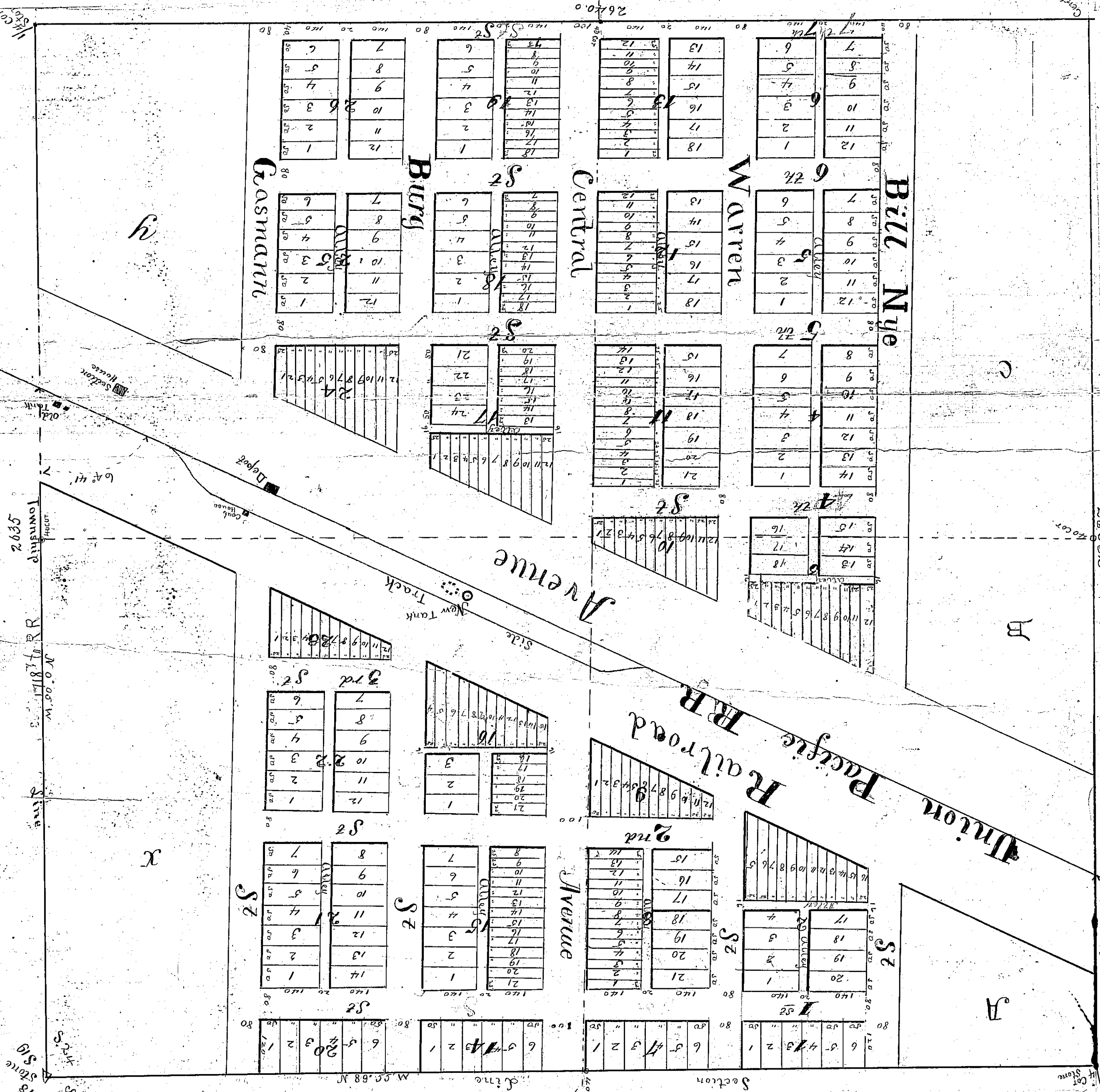
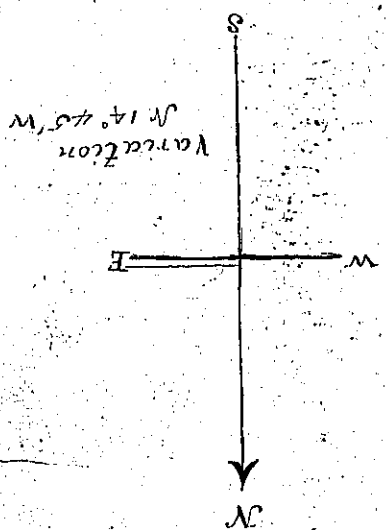
Territory of Wyoming } ss  
County of Laramie } ss  
I, John R. Jeffrey, County Clerk of  
Laramie County, and Territory do hereby certify that

Filed for record this 1st day of August 1887,  
recorded in Book of plats at page 21  
(note: Receiving book No. 2 shows  
map of Egbert was filed for record  
on the 21st day of July 1887.)  
John R. Jeffrey  
County Clerk  
Aug 18 1887



of

~~Scale 200' = 1"~~



I hereby certify that the above are foregoing and  
true and correct copies of the part of the water right granted  
to the owner of the above water right.

Frank H. Jones

I John R. Jeffrey County Clerk of  
Jeffrey County and hereby certify that

# h

 $\chi$ 

6-10-11

Thank I have but  
person who could and  
wishes to help me the  
above and make the re-  
purpose them out for  
Whitcomb way has  
of August 1887

now to use to be the  
 foregoing statement in  
 order, and he acknowledges  
 and voluntarily for a

Filed for record the 1<sup>st</sup> day of August, 1887.  
 Recorded in Book of plats at page 27

(Note: Recurring book No. 2 shows map of Egypt was filed for record on the 21 day of July 1887.)



## **Appendix B**

**Resolution Appointing Viewer and Petition and Staff Agenda Package for PZ-21-00305**



RESOLUTION # 211019-11

**ENTITLED:** ■Acceptance of Petition for Establishment, Alteration and/or Vacation of County Highway pursuant to W.S. •24-3-101 et seq. and Appointment of Viewer.■

**WHEREAS**, petitioners in the attached Laramie County road petition have requested the establishment of a county road as identified on Exhibit A, attached hereto and specifically incorporated herein by reference; and

**WHEREAS**, The Board of Laramie County Commissioners, having reviewed said petition and having said petition examined by the office of the Laramie County Clerk hereby determines 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 said viewer to report to the board at a public meeting as soon as practically possible upon the expediency of the establishment of the road proposed by the petition attached hereto.

**DATED** this 19 day of OCT, 2021.

BOARD OF LARAMIE COUNTY COMMISSIONERS

  
Gunnar Malm, Chairman

ATTEST:

  
Debra Lee, Laramie County Clerk

Reviewed and approved as to form:

  
Laramie County Attorney

**COPY OF RECORD**

LARAMIE COUNTY ROAD PETITION

LARAMIE COUNTY CLERK  
CHEYENNE, WY

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 portion of public road(s), 1) named 1<sup>st</sup> Street, Town of Egbert, Laramie County, Wyoming; commencing at the west line of Burg Street Right-of-Way (80'), running thence S89°40'09" a distance of 300.10 feet and terminating at to the east line of Central Avenue Right-of-Way (100'), Town of Egbert, Laramie County, Wyoming, and abutting Lots 1 thru 6, Block 14 and Lots 1 and 21, Block 15, Town of Egbert, Laramie County, Wyoming be **VACATED**, said right-of-way being platted as eighty (80) feet wide.

and

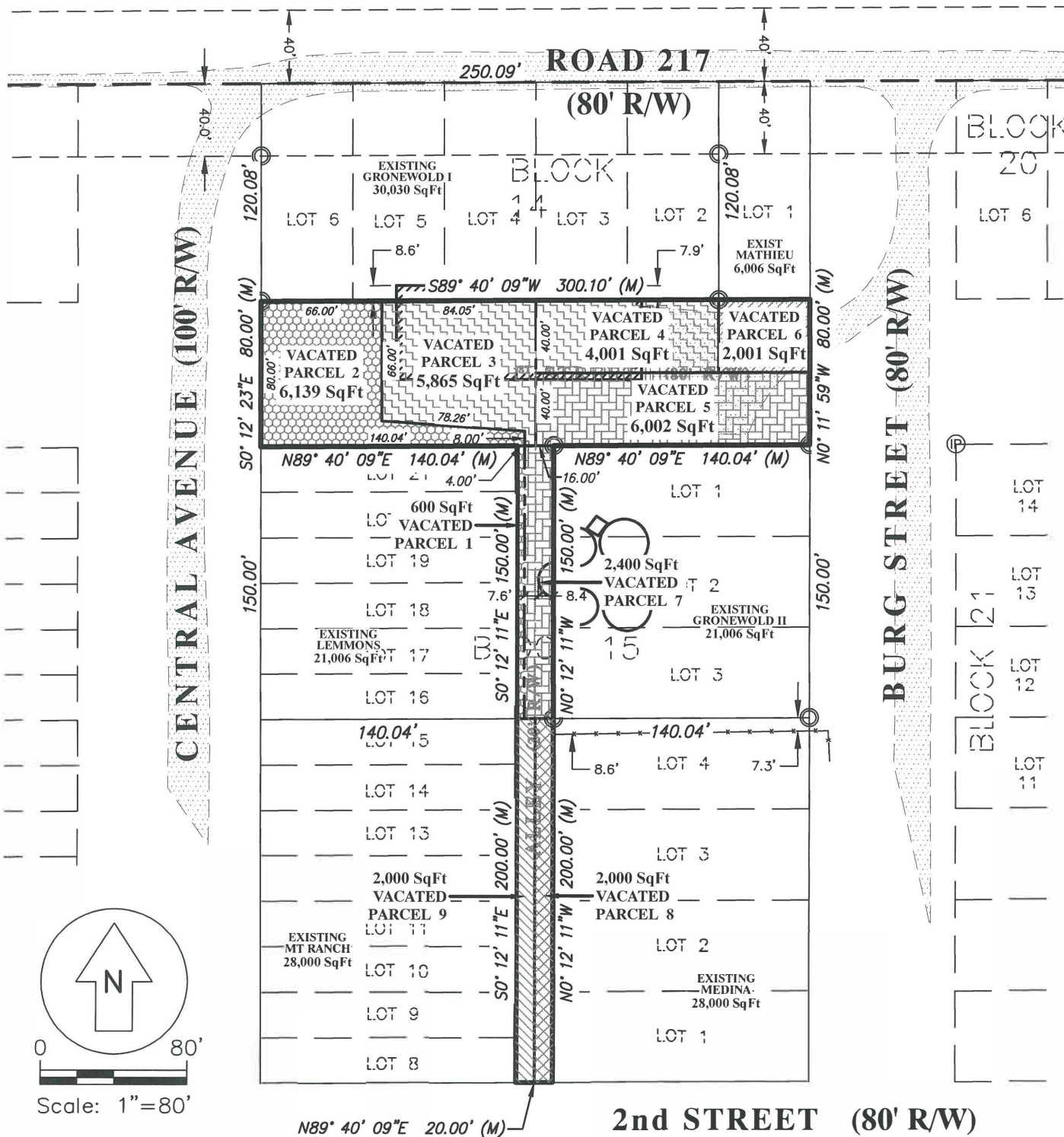
2) all of that Alley, of Block 15, Town of Egbert, Laramie County, Wyoming; commencing at the south line of 1st Street Right-of-Way (80'), and running thence S89°40'09" a distance of 300.10 feet to the north line of 2nd Street Right-of-Way (80'), Town of Egbert, Laramie County, Wyoming, and abutting Lots 1 thru 21, Block 15, Town of Egbert, Laramie County, Wyoming be **VACATED**, said right-of-way being platted as twenty (20) feet wide.

Pursuant to WY Statute 34-12-106: "...execution and recording of such writing...shall divest all public rights in the streets, alleys, commons and public grounds laid out or described" as shown on Attachment A to this petition.

Pursuant to WY Statute 34-12-109: "the proprietors of the lots so vacated may enclose the streets, alleys and public grounds adjoining lots in equal proportions" as shown on Attachment A to this petition.

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).

ATTACHMENT A



LEGEND

- SET 1½" ALUMINUM CAP
- Ⓟ FOUND ½" IRON PIPE
- x— EXISTING FENCE LINE
- EXISTING GRAVEL ROAD
- GRONEWOLD Co.
- JOHN L. LEMMONS
- ALFRED MATHIEU
- MT RANCH, LLC
- MATTHEW J. MEDINA

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, Licensed Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil Surveying Services, LLC, hereby state that this map was prepared from recorded data of official recorded plat maps; and that this map correctly shows all dimensional details to the best of my knowledge, information and belief,

RES# \_\_\_\_\_

R/W VACATION MAP  
FOR

ALL OF THAT 20' ALLEY RIGHT-OF-WAY,  
BLOCK 15, TOWN OF EGBERT; AND  
ALL OF THAT 80' PORTION OF 1st STREET  
RIGHT-OF-WAY ADJACENT TO  
BLOCKS 14, & 15, TOWN OF EGBERT,  
LARAMIE COUNTY, WYOMING

FILING RECORD

PREPARED JULY, 2019




**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

ELECTORS: Five(5) or more electors residing within 25 miles of the road proposed to be Vacated:

PRINTED NAME	SIGNATURE	RESIDENTIAL ADDRESS	MAILING ADDRESS (IF DIFFERENT)	TELEPHONE
Gronewold Co. c/o Suzan Nix	SEE ATTACHED	1196 Burg Street Burns, WY 82053	2111 E Belt Line Road, Unit 106 C Richardson, TX 75081	(214) 796-2689
John L. Lemmons	SEE ATTACHED	2205 Gordon Road, #4 Cheyenne, WY 82007		(307) 634-6637
Jack Bomhoff	SEE ATTACHED	951 Road 156, Pine Bluffs, WY 82082		(307) 637-6101
M-T Ranch, LLC c/o Eloy Munoz Torres	SEE ATTACHED	5380 2 <sup>nd</sup> Street Burns, WY 82053		(307) 221-1084
Matthew J. Medina	SEE ATTACHED	1190 Burg Street Burns, WY 82053	PO Box 182 Wellington, CO 80549	(307) 421-7141

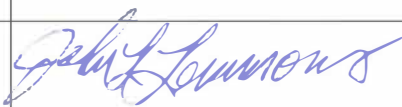
ELECTORS: Five(5) or more electors residing within 25 miles of the road proposed:

PRINTED NAME	SIGNATURE	RESIDENTIAL ADDRESS	MAILING ADDRESS (IF DIFFERENT)	TELEPHONE
Gronewold Co. c/o Suzan Nix		1196 Burg Street Burns, WY 82053	<del>2111 E Belt Line Road, Unit 106 C Richardson, TX 75081</del> <i>SEE ATTACHED</i>	(214) 796-2689
John L. Lemmons		2205 Gordon Road, #4 Cheyenne, WY 82007		(307) 634-6637
Alfred R. Mathieu		1031 New York Road Cheyenne, WY 82009		(307) 637-6101
M-T Ranch, LLC c/o Eloy Munoz Torres		5380 2 <sup>nd</sup> Street Burns, WY 82053		(970) 658-8359
Matthew J. Medina		1190 Burg Street Burns, WY 82053	413 E 6 <sup>th</sup> Street Cheyenne, WY 82007	(307) 632-6939

Commented [KP1]: or (970) 515-7376  
or (970) 443-6281




ELECTORS: Five(5) or more electors residing within 25 miles of the road proposed:

PRINTED NAME	SIGNATURE	RESIDENTIAL ADDRESS	MAILING ADDRESS (IF DIFFERENT)	TELEPHONE
Gronewold Co. c/o Suzan Nix		1196 Burg Street Burns, WY 82053	2111 E Belt Line Road, Unit 106 C Richardson, TX 75081	(214) 796-2689
John L. Lemmons		2205 Gordon Road, #4 Cheyenne, WY 82007		(307) 634-6637
Alfred R. Mathieu		1031 New York Road Cheyenne, WY 82009		(307) 637-6101
M-T Ranch, LLC c/o Eloy Munoz Torres		5380 2 <sup>nd</sup> Street Burns, WY 82053		(970) 658-8359
Matthew J. Medina		1190 Burg Street Burns, WY 82053	413 E 6 <sup>th</sup> Street Cheyenne, WY 82007	(307) 632-6939

**ELECTORS:** Five(5) or more electors residing within 25 miles of the road proposed:

[illegible]

ELECTORS: Five(5) or more electors residing within 25 miles of the road proposed:

PRINTED NAME	SIGNATURE	RESIDENTIAL ADDRESS	MAILING ADDRESS (IF DIFFERENT)	TELEPHONE
Gronewold Co. c/o Suzan Nix		1196 Burg Street Burns, WY 82053	2111 E Belt Line Road, Unit 106 C Richardson, TX 75081	<del>(214) 796-2689</del>
John L. Lemmons		2205 Gordon Road, #4 Cheyenne, WY 82007		<del>(307) 634-6637</del>
Alfred R. Mathieu		1031 New York Road Cheyenne, WY 82009		<del>(307) 637-6181</del>
M-T Ranch, LLC c/o Eloy Munoz Torres		5380 2 <sup>nd</sup> Street Burns, WY 82053	5380 2 <sup>nd</sup> St Burns WY 82053	<del>307-221-1084</del> <del>(970) 634-8859</del>
Matthew J. Medina		1190 Burg Street Burns, WY 82053	413 E 6 <sup>th</sup> Street Cheyenne, WY 82007	(307) 632-6939

③

20

ELECTORS: Five(5) or more electors residing within 25 miles of the road proposed:

PRINTED NAME	SIGNATURE	RESIDENTIAL ADDRESS	MAILING ADDRESS (IF DIFFERENT)	TELEPHONE
Gronewold Co. c/o Suzan Nix		1196 Burg Street Burns, WY 82053	2111 E Belt Line Road, Unit 106 C Richardson, TX 75081	<del>(214) 796-2689</del>
John L. Lemmons		2205 Gordon Road, #4 Cheyenne, WY 82007		<del>(307) 634-6637</del>
Alfred R. Mathieu		1031 New York Road Cheyenne, WY 82009		<del>(307) 637-0101</del>
M-T Ranch, LLC c/o Eloy Munoz Torres		5380 2 <sup>nd</sup> Street Burns, WY 82053		<del>(970) 636-8359</del>
Matthew J. Medina	<i>Matthew J. Medina</i>	1190 Burg Street Burns, WY 82053	413 E 6 <sup>th</sup> Street Cheyenne, WY 82007	(307) 632-6939

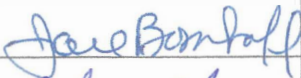



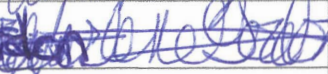
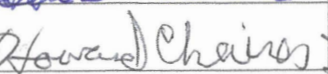
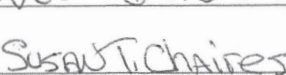
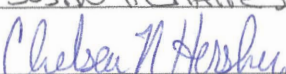
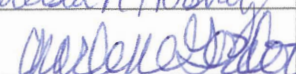
2  
a

ELECTORS: Five(5) or more electors residing within 25 miles of the road proposed to be Vacated:

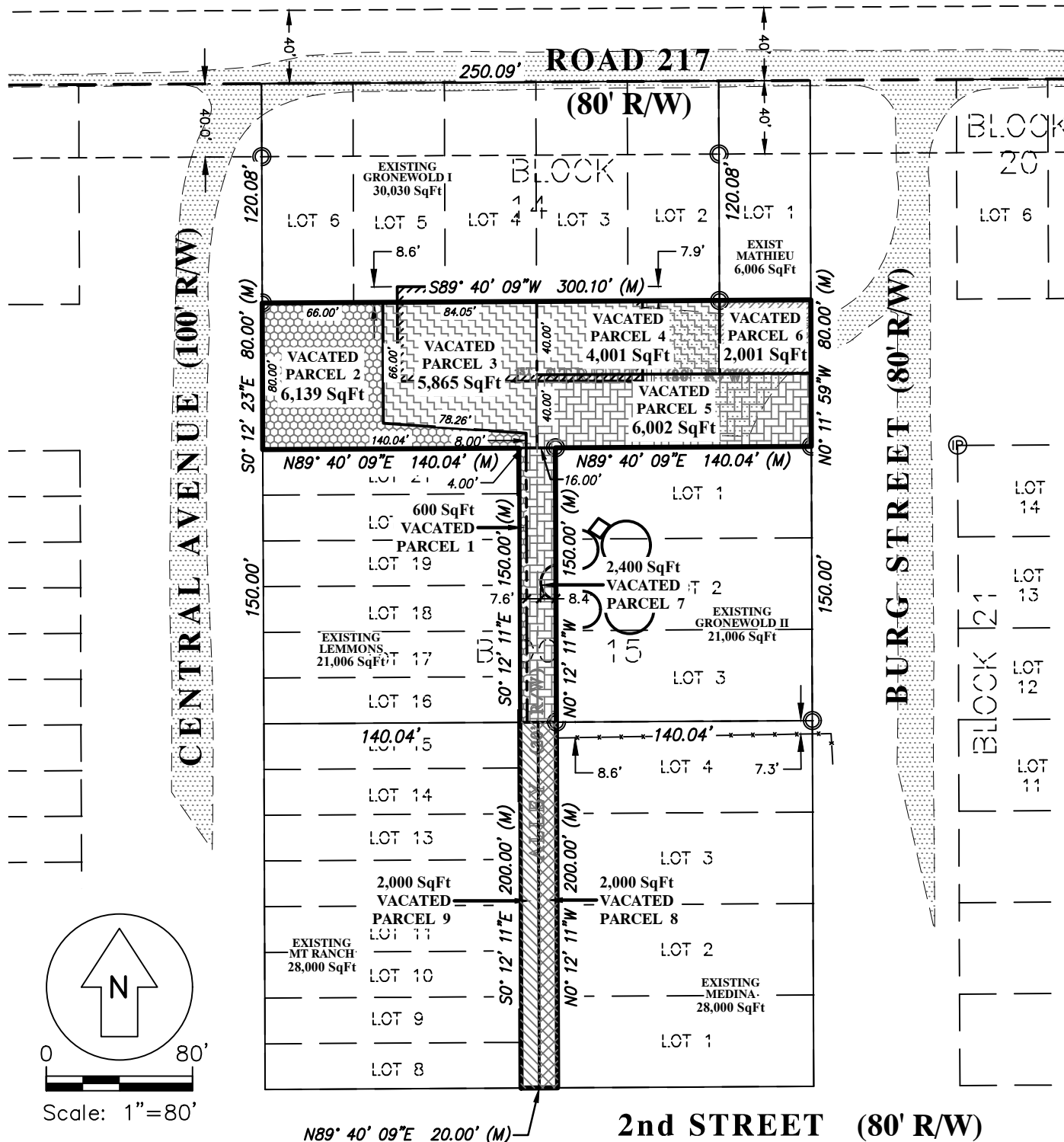
PRINTED NAME	SIGNATURE	RESIDENTIAL ADDRESS	MAILING ADDRESS (IF DIFFERENT)	TELEPHONE
Gronewold Co. c/o Suzan Nix	SEE ATTACHED	1196 Burg Street Burns, WY 82053	2111 E Belt Line Road, Unit 106 C Richardson, TX 75081	(214) 796-2689
John L. Lemmons	SEE ATTACHED	2205 Gordon Road, #4 Cheyenne, WY 82007		(307) 634-6637
Jack Bomhoff	SEE ATTACHED	951 Road 156, Pine Bluffs, WY 82082		(307) 637-6101
M-T Ranch, LLC c/o Eloy Munoz Torres	SEE ATTACHED	5380 2 <sup>nd</sup> Street Burns, WY 82053		(307) 221-1084
Matthew J. Medina	SEE ATTACHED	1190 Burg Street Burns, WY 82053	PO Box 182 Wellington, CO 80549	(307) 421-7141



ELECTORS: Five(5) or more electors residing within 25 miles of the road proposed:

PRINTED NAME	SIGNATURE	RESIDENTIAL ADDRESS	MAILING ADDRESS (IF DIFFERENT)	TELEPHONE
④ Jack Bomhoff		951 Rd 156, Pine Bluffs, WY		307 631 6603
John Gordon		796 Rd 154 Carpenter Wy		307-631-2119
ELOY McHoff		307-221-1084	5380 2nd St Burns WY 82053	307-221-1084
Alyssa Munoz		5380 2nd St Burns WY 82053		307-256-7020
<del>Charlene Gordon</del>	<del></del>	<del>716 Rd 154</del>	<del>same</del>	<del>307-631-0049</del>
Howard Chaires		5385 Rd 212 Egbert WY		307-630-9381
Susan Chaires		5385 County rd 212 Egbert, WY 82053	Same	307-630-9381
Chelsea Hershey		1092 Rd 154 Burns WY 82053	Same	307-287-3095
Charlene Gordon		716 Rd 154 Carpenter Wy	Same	307-631-0049

ATTACHMENT A



LEGEND

- SET 1½" ALUMINUM CAP
- ⊕ FOUND ½" IRON PIPE
- x— EXISTING FENCE LINE
- [Pattern] EXISTING GRAVEL ROAD
- [Pattern] GRONEWOLD Co.
- [Pattern] JOHN L. LEMMONS
- [Pattern] ALFRED MATHIEU
- [Pattern] MT RANCH, LLC
- [Pattern] MATTHEW J. MEDINA

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, Licensed Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil Surveying Services, LLC, hereby state that this map was prepared from recorded data of official recorded plat maps; and that this map correctly shows all dimensional details to the best of my knowledge, information and belief,

RES# \_\_\_\_\_

R/W VACATION MAP  
FOR

ALL OF THAT 20' ALLEY RIGHT-OF-WAY,  
BLOCK 15, TOWN OF EGBERT; AND  
ALL OF THAT 80' PORTION OF 1st STREET  
RIGHT-OF-WAY ADJACENT TO  
BLOCKS 14, & 15, TOWN OF EGBERT,  
LARAMIE COUNTY, WYOMING

FILING RECORD

PREPARED JULY, 2019

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/2020 DWG\EGBERT\2020123 GRONEWOLD CO ROS.dwg  
REVISED: 10/15/2020



**STEIL SURVEYING SERVICES, LLC**  
PROFESSIONAL LAND SURVEYORS  
PLANNING & DEVELOPMENT SPECIALISTS  
1108 WEST 19th ST. CHEYENNE, WY. 82001 • (307) 634-7823  
756 GILCHRIST ST. WHEATLAND, WY. 82201 • (307) 522-3723  
www.SteilSurvey.com • info@SteilSurvey.com



# Laramie County Wyoming MapServer



Pidn: 14622410200200  
Local #: 13473001400020 iTax  
Account: R0009122 Property Detail  
Name: GRONEWOLD CO C/O NIX,  
SUZAN  
Mail Addr: 2111 E BELT LINE RD  
UNIT 106 C  
Mail Addr: RICHARDSON, TX 75081  
St Addr: 1196 BURG ST  
Location: EGBERT: LOTS 2, 3, 4, 5  
AND 6, BLOCK 14; LOTS 1, 2 AND 3,  
BLOCK 15  
Type: Residential  
Acres: 1.17 acres  
Tax District: 0205

- Interstate
- Major Road
- Township Line
- State Land
- Curt Gowdy State Park


**NORTH**

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

Lat / Lon N: 41.17230°, W: 104.25744°  
NAD83 UTM Zone 13 X: 562288, Y: 4558150  
NAD83 Wyoming East (ftUS) N: 246237, E: 906475



# Legend

 Property Lines

## Laramie County, Wyoming



**1st Street  
and Alleyway,  
Egbert, WY**

**Road  
Petition**

**PZ-21-00305**

**Aerial Map**

**Subject  
ROW and  
Alleyway**



October 2021



0 62.5 125  
Feet

Eagleview



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

**ENTITLED:** ■Acceptance of Petition for Establishment, Alteration and/or Vacation of County Highway pursuant to W.S. • 24-3-101 et seq. and Appointment of Viewer.■

**WHEREAS,** petitioners in the attached Laramie County road petition have requested the establishment of a county road as identified on Exhibit A, attached hereto and specifically incorporated herein by reference; and

**WHEREAS,** The Board of Laramie County Commissioners, having reviewed said petition and having said petition examined by the office of the Laramie County Clerk hereby determines 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 said viewer to report to the board at a public meeting as soon as practically possible upon the expediency of the establishment of the road proposed by the petition attached hereto.

**DATED** this \_\_\_\_ day of \_\_\_\_\_, 2021.

BOARD OF LARAMIE COUNTY COMMISSIONERS

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

ATTEST:

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

Reviewed and approved as to form:

  
\_\_\_\_\_  
Laramie County Attorney