



## LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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Planning • Building

### MEMORANDUM

**TO:** Laramie County Board of County Commissioners

**FROM:** Bryce Hamilton, Associate Planner

**DATE:** July 18th, 2023

**TITLE:** PUBLIC HEARING regarding a Vacation and replat of High Prairie Mennonite Church Cemetery, Situated at 4083 Rd 207, Carpenter, WY 82054

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### EXECUTIVE SUMMARY

Steil Surveying, on behalf of High Prairie Mennonite Church, has submitted a vacation of High Prairie Mennonite Church Cemetery, located at 4083 Rd 207, Carpenter, WY 82054. The vacation has been submitted in order to perform an Administrative Plat which would subdivide and plat the parcel as two (2) lots known as High Prairie Mennonite Church, as well as allocating portion of the parcel to the east to the new plat.

### BACKGROUND

The subject property is a church, a cemetery, and vacant land currently situated in the LU – Land Use Zone District. It is currently platted as High Prairie Mennonite Church Cemetery, Laramie County, Wyoming, a subdivision which obtained Board of County Commissioners approval on May 20th, 2008.

Pertinent Statutes and Regulations include:

- W.S. § 34-12-101 thru 34-12-115.
- LCLUR Section 1-2-100, governing Board Approval Process.
- LCLUR Section 1-2-104, governing Public Notice.
- LCLUR Section 2-1-101(m), governing Board vacation of a subdivision plat.
- LCLUR Section 4-2-114, governing the LU Zoning District.

## **DISCUSSION**

The property was originally platted as High Prairie Mennonite Church Cemetery, which was approved by the Board on May 20<sup>th</sup>, 2008. The replat will primarily move lot lines in the original plat and will also allocate a portion of the parcel to the east into the new plat.

The Laramie County Comprehensive Plan identifies the area as Rural Ag Interface (RAI). This area is intended to comprise primarily rural residential uses, and the current use of the lot in question is a church, a cemetery, and vacant agricultural land. In the proposed replat, the improvements would be situated on the surrounding parcel, while the cemetery would be situated on the enclave parcel. The Comprehensive Plan also recommends development on existing rights-of-way; the existing 80-ft ROW known as Road 207 would continue to serve the church parcel, while a new 40-ft access and utility easement across the church parcel would serve the cemetery.

Certified letters were mailed to neighboring property owners on June 8th, 2023. A legal ad was printed in the Wyoming Tribune Eagle on June 14th, 2023. Staff did not receive any phone calls or written communication from the public about the proposal. Agency review comments received addressed minor plat corrections. No agency comments required any major revisions and Staff has determined that all agency comments have been addressed.

## **RECOMMENDATION and FINDINGS**

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

- a. This application meets the criteria for Board Approval pursuant to **Section 1-2-100** of the Laramie County Land Use Regulations.
- b. This application meets the criteria for vacation of a plat pursuant to **Section 2-1-101(m)** of the Laramie County Land Use Regulations.
- c. The application fulfills the intent of **Wyoming Statute 34-12-108** as it does not abridge any of the rights of properties situated in the same subdivision.

**and that the Board approve the Vacation of High Prairie Mennonite Church Cemetery, Laramie County, WY, and approve the Administrative Plat for High Prairie Mennonite Church.**

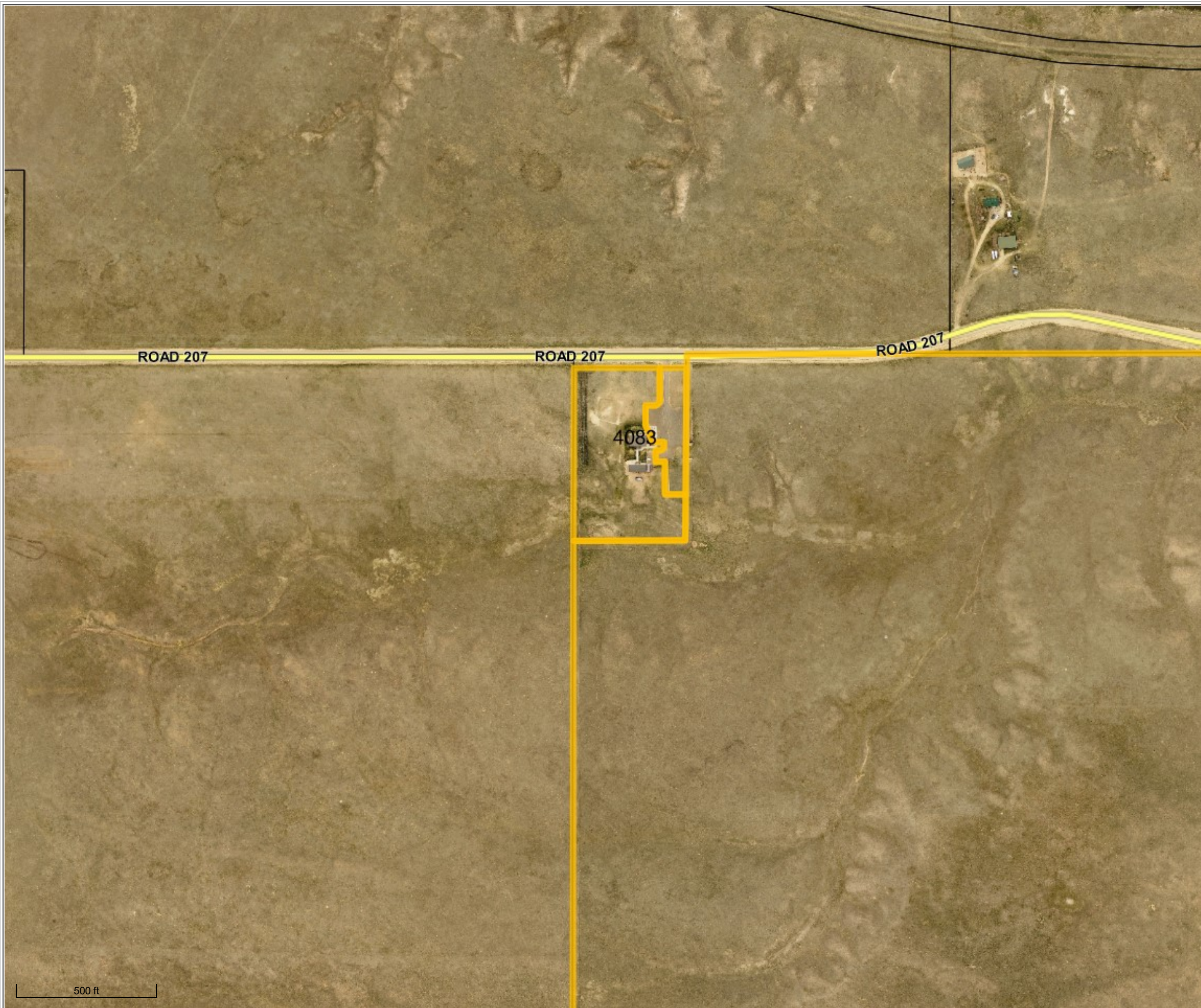
## **PROPOSED MOTION**

**I move to adopt the findings of facts a, b, and c of the staff report, to approve the Vacation of High Prairie Mennonite Church Cemetery, Laramie County, WY which shall become effective upon recording of the Administrative Plat of High Prairie Mennonite Church, and to approve the Administrative Plat of High Prairie Mennonite Church.**

## **ATTACHMENTS**

- Attachment 1: Project Map**
- Attachment 2: Applicant Narrative**
- Attachment 3: Agency Review Comments With Applicant Responses**
- Attachment 4: To Be Vacated – High Prairie Mennonite Church Cemetery**
- Attachment 5: Final Plat Revised 6/27/23 – High Prairie Mennonite Church**
- Attachment 6: Resolution**





**Laramie County Wyoming MapServer**

PZ-23-00075

Vacation and Administrative Plat

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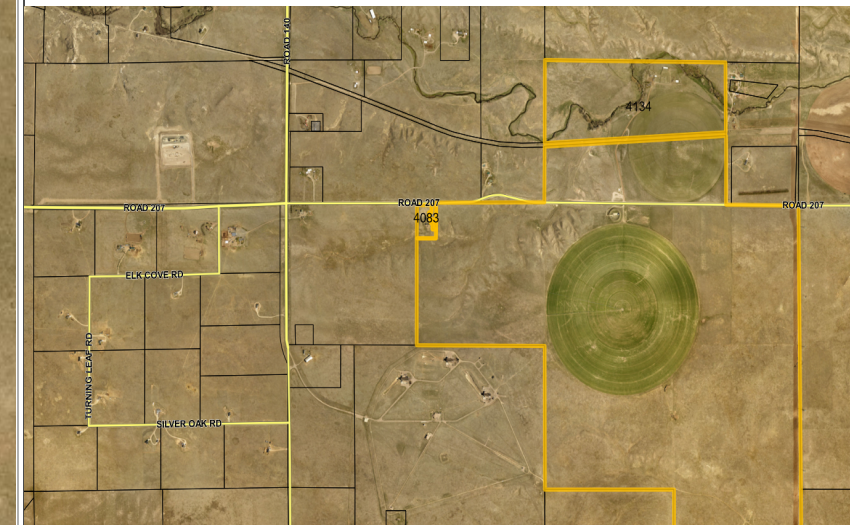
Vacate and Replat High Prairie Mennonite Church Cemetery  
to create  
High Prairie Mennonite Church

\*\*\*\*\*

LU - Land Use Zone District

Fire District - FD#4

Comprehensive Plan - RAI - Rural Ag Interface



500 ft





**May 16, 2023**

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

**InRe: LETTER OF JUSTIFICATION – HIGH PRAIRIE MENNONITE CHURCH  
REPLAT**

Steil Surveying Services, agent for the owner, intends to VACATE and REPLAT all of Tracts 1 and 2, High Prairie Mennonite Church Cemetery AND a portion (said portion is being added to the current property) of the NE½ of Section 14, T13N, R64W, of the 6<sup>th</sup> P.M., Laramie County, Wyoming, for Church use. Current use is Church.

The overall density of the replat is 12.08 acres. The proposed replat will consist of TWO (2) tracts. The largest tract will be used for the church and its members, the smallest tract is an EXEMPT cemetery lot for burial of church members. The cemetery lot and plots are not for sale or profit, which allows the cemetery lot to be EXEMPT.

Please contact me with any questions or concerns.

Sincerely,

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

Shane Hansen

Director Planning and Development  
Steil Surveying Services, LLC  
[shansen@steilsurvey.com](mailto:shansen@steilsurvey.com)

# Permit Notes

**Permit Number:** PZ-23-00075

**Parcel Number:** 13641410100100

**Submitted:** 05/23/2023

**Applicant:** HANSEN, MICHEAL SHANE  
**Owner:** HIGH PRAIRIE MENNONITE CHURCH

**Site Address:** 4083 County Road 207  
 Carpenter, WY 82054

**Technically Complete:** 05/24/2023

**Approved:**  
**Issued:**

**Project Description:** VACATE CURRENT FILING, THEN MERGE THREE ADJACENT PARCELS INTO TWO

<u>Begin Date</u>	<u>End Date</u>	<u>Permit Area</u>	<u>Subject</u>	<u>Note Type</u>	<u>Note Text</u>	<u>Created By</u>
10/10/1910		Parcels	13641230000300	GENERAL	Permit: 13641230000300 Attributes ATTRIBUTE: Ward VALUE: 0 ATTRIBUTE: Lot SqFt VALUE: 51429549.60 ATTRIBUTE: Map Page VALUE: B ATTRIBUTE: HistDist VALUE: N ATTRIBUTE: Jurisdiction VALUE: COUNTY ATTRIBUTE: Flood Zone VALUE: A ATTRIBUTE: ZoneDI VALUE: N ATTRIBUTE: Lot Acres VALUE: 1180.66 ATTRIBUTE: Firm Panel VALUE: 56021C1450F ATTRIBUTE: TaxDist VALUE: 0204 ATTRIBUTE: Zoning VALUE: UNZONED ATTRIBUTE: ZoneCHR VALUE: N ATTRIBUTE: School District VALUE: LCSD #2 ATTRIBUTE: Fire District VALUE: FD-4	MIGRATION
10/10/1910		Parcels	13641230000300	GENERAL	Permit: 13641230000300 Attributes ATTRIBUTE: Ward VALUE: 0 ATTRIBUTE: Lot SqFt VALUE: 51429549.60 ATTRIBUTE: Map Page VALUE: B ATTRIBUTE: HistDist VALUE: N ATTRIBUTE: Jurisdiction VALUE: COUNTY ATTRIBUTE: Flood Zone VALUE: A ATTRIBUTE: ZoneDI VALUE: N ATTRIBUTE: Lot Acres VALUE: 1180.66 ATTRIBUTE: Firm Panel VALUE: 56021C1450F ATTRIBUTE: TaxDist VALUE: 0204 ATTRIBUTE: Zoning VALUE: UNZONED ATTRIBUTE: ZoneCHR VALUE: N ATTRIBUTE: School District VALUE: LCSD #2 ATTRIBUTE: Fire District VALUE: FD-4	MIGRATION

## Permit Notes

10/10/1910	Parcels	13641410100100	GENERAL	Permit: 13641410100100 Attributes ATTRIBUTE: TaxDist VALUE: 0204 ATTRIBUTE: ZoneCHR VALUE: N ATTRIBUTE: Zoning VALUE: UNZONED ATTRIBUTE: Firm Panel VALUE: 56021C1425F ATTRIBUTE: Lot Acres VALUE: 4.54 ATTRIBUTE: School District VALUE: LCSD #2 ATTRIBUTE: Fire District VALUE: FD-4 ATTRIBUTE: ZoneDI VALUE: N ATTRIBUTE: Map Page VALUE: B ATTRIBUTE: Ward VALUE: 0 ATTRIBUTE: Lot SqFt VALUE: 197762.40 ATTRIBUTE: Jurisdiction VALUE: COUNTY ATTRIBUTE: HistDist VALUE: N ATTRIBUTE: Flood Zone VALUE: A	MIGRATION
10/10/1910	Parcels	13641410100100	GENERAL	Permit: 13641410100100 Attributes ATTRIBUTE: TaxDist VALUE: 0204 ATTRIBUTE: ZoneCHR VALUE: N ATTRIBUTE: Zoning VALUE: UNZONED ATTRIBUTE: Firm Panel VALUE: 56021C1425F ATTRIBUTE: Lot Acres VALUE: 4.54 ATTRIBUTE: School District VALUE: LCSD #2 ATTRIBUTE: Fire District VALUE: FD-4 ATTRIBUTE: ZoneDI VALUE: N ATTRIBUTE: Map Page VALUE: B ATTRIBUTE: Ward VALUE: 0 ATTRIBUTE: Lot SqFt VALUE: 197762.40 ATTRIBUTE: Jurisdiction VALUE: COUNTY ATTRIBUTE: HistDist VALUE: N ATTRIBUTE: Flood Zone VALUE: A	MIGRATION
10/10/1910	Parcels	13641410100200	GENERAL	Permit: 13641410100200 Attributes ATTRIBUTE: School District VALUE: LCSD #2 ATTRIBUTE: Fire District VALUE: FD-4 ATTRIBUTE: TaxDist VALUE: 0204 ATTRIBUTE: Lot Acres VALUE: 1.06 ATTRIBUTE: ZoneCHR VALUE: N ATTRIBUTE: Firm Panel VALUE: 56021C1425F ATTRIBUTE: Zoning VALUE: UNZONED ATTRIBUTE: ZoneDI VALUE: N ATTRIBUTE: Map Page VALUE: B ATTRIBUTE: Lot SqFt VALUE: 46173.60 ATTRIBUTE: Ward VALUE: 0 ATTRIBUTE: Flood Zone VALUE: UNDETERMINED ATTRIBUTE: HistDist VALUE: N ATTRIBUTE: Jurisdiction VALUE: COUNTY	MIGRATION

## Permit Notes

10/10/1910		Parcels	13641410100200	GENERAL	Permit: 13641410100200 Attributes ATTRIBUTE: School District VALUE: LCSD #2 ATTRIBUTE: Fire District VALUE: FD-4 ATTRIBUTE: TaxDist VALUE: 0204 ATTRIBUTE: Lot Acres VALUE: 1.06 ATTRIBUTE: ZoneCHR VALUE: N ATTRIBUTE: Firm Panel VALUE: 56021C1425F ATTRIBUTE: Zoning VALUE: UNZONED ATTRIBUTE: ZoneDI VALUE: N ATTRIBUTE: Map Page VALUE: B ATTRIBUTE: Lot SqFt VALUE: 46173.60 ATTRIBUTE: Ward VALUE: 0 ATTRIBUTE: Flood Zone VALUE: UNDETERMINED ATTRIBUTE: HistDist VALUE: N ATTRIBUTE: Jurisdiction VALUE: COUNTY	MIGRATION
05/31/2023		Application	PZ-23-00075	GENERAL	BOCC 7/18/23 FOR VACATE	BRYCE.HAMILTON@LARAMIECOUNTYWY.GOV
05/31/2023		Application	PZ-23-00075	GENERAL	BOCC 7/18/23 FOR VACATE	BRYCE.HAMILTON@LARAMIECOUNTYWY.GOV
05/31/2023		Application	PZ-23-00075	GENERAL	WILL POST FEES, SEND LETTERS/LEGAL/REVIEWS AS SOON AS ISSUES FIXED IN SMARTGOV	BRYCE.HAMILTON@LARAMIECOUNTYWY.GOV
05/31/2023		Application	PZ-23-00075	GENERAL	WILL POST FEES, SEND LETTERS/LEGAL/REVIEWS AS SOON AS ISSUES FIXED IN SMARTGOV	BRYCE.HAMILTON@LARAMIECOUNTYWY.GOV
06/08/2023	06/08/2023	Application	PZ-23-00075	GENERAL	NO COMMENT	DAWN.LANNING@LARAMIECOUNTYWY.GOV
06/08/2023	06/08/2023	Application	PZ-23-00075	GENERAL	NO COMMENT	DAWN.LANNING@LARAMIECOUNTYWY.GOV
06/12/2023		Workflow	PLAN REVIEW BY PLANNING AND ZONING	GENERAL	ALL AGENCY COMMENTS TO BE ADDRESSED.	BRYCE.HAMILTON@LARAMIECOUNTYWY.GOV
06/12/2023		Workflow	PLAN REVIEW BY PLANNING AND ZONING	GENERAL	ALL AGENCY COMMENTS TO BE ADDRESSED.	BRYCE.HAMILTON@LARAMIECOUNTYWY.GOV
06/13/2023	06/13/2023	Application	PZ-23-00075	GENERAL	No Comments	MATTHEW.BUTLER@LARAMIECOUNTYWY.GOV
06/13/2023	06/13/2023	Application	PZ-23-00075	GENERAL	No Comments	MATTHEW.BUTLER@LARAMIECOUNTYWY.GOV
06/19/2023	06/19/2023	Workflow	ENGINEERS REVIEW	GENERAL	Engineer Review 1. I concur with the request for a waiver of a detailed Drainage	SCOTT.LARSON@LARAMIECOUNTYWY.GOV



# Permit Notes

1. The names of this subdivision and the subdivision being re-platted are very similar. **former subdiVision is being Vacated**
2. In the metes and bounds legal description of the 5.72 acre portion of this subdivision included in the Dedication, there is a course calling out "...a distance of 500 feet to the East line of Tract 2,". As shown on the plats, High Prairie Mennonite Church and High Prairie Mennonite Church Cemetery, it appears that the course actually intersects the East line of Tract 1. **corrected**
3. It would help one to follow the metes and mounds description in the Dedication if the Point of Beginning of the legal description of the 5.72 acre portion of this subdivision were labeled and the location dimensioned on the plat drawing. **the pob of the 5.72 acre parcel is not monumented on the section line. nothing to label or dimension**
4. For clarification/identification of the parcels included in this subdivision, the closing course of the legal description of the 5.72 acre portion of this subdivision (N011'36" along said East line, a distance of 496.79 feet) should be dimensioned and identified on the plat. **the 5.72 acre parcel becomes part of Tract 1. this is not necessary.**
5. There is no boundary tie shown for the north end of the 40' Access and Utility Easement. Is the easement the west 40' of the 5.72 acre parcel? **yes.**

Study and Traffic Study since this development will have negligible impact on both. **thank you**  
 2. The plat drawing indicates this property is served by LCFD No. 2, but it should be LCFD No. 4. **corrected**

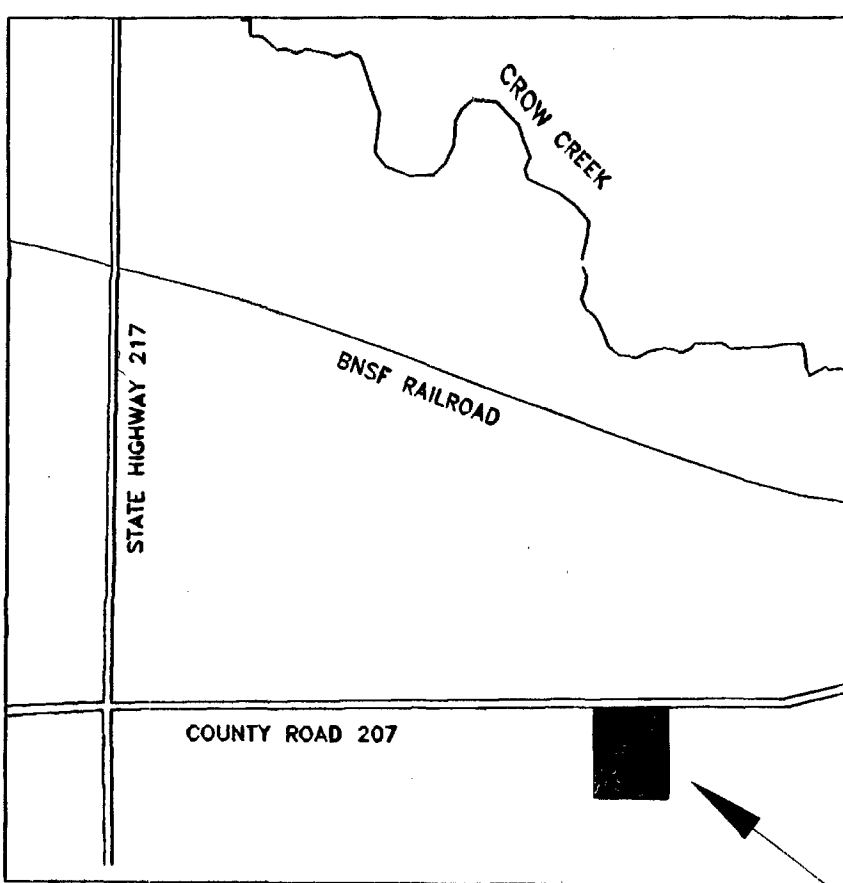
Surveyor Review

06/19/2023	06/19/2023	Workflow	ENGINEERS REVIEW	GENERAL	<p>Engineer Review</p> <p>1. I concur with the request for a waiver of a detailed Drainage Study and Traffic Study since this development will have negligible impact on both. <b>thank you</b></p> <p>2. The plat drawing indicates this property is served by LCFD No. 2, but it should be LCFD No. 4. <b>corrected</b></p>	SCOTT.LARSON@LA RAMIECOUNTYWY.G OV
					<p>Surveyor Review</p> <p>1. The names of this subdivision and the subdivision being re-platted are very similar.</p> <p>2. In the metes and bounds legal description of the 5.72 acre portion of this subdivision included in the Dedication, there is a course calling out "...a distance of 500 feet to the East line of Tract 2,". As shown on the plats, High Prairie Mennonite Church and High Prairie Mennonite Church Cemetery, it appears that the course actually intersects the East line of Tract 1.</p> <p>3. It would help one to follow the metes and mounds description in the Dedication if the Point of Beginning of the legal description of the 5.72 acre portion of this subdivision were labeled and the location dimensioned on the plat drawing.</p> <p>4. For clarification/identification of the parcels included in this subdivision, the closing course of the legal description of the 5.72 acre portion of this subdivision (N011'36" along said East line, a distance of 496.79 feet) should be dimensioned and identified on the plat.</p>	

# Permit Notes

5. There is no boundary tie shown for the north end of the 40' Access and Utility Easement. Is the easement the west 40' of the 5.72 acre parcel?

06/26/2023	06/26/2023	Fees	COMMUNITY FACILITY FEE	ADJUST AMOUNT	CFF CALCULATIONS CORRECTED 6/22, AFTER APPLICATION ENTRY	BRYCE.HAMILTON@LARAMIECOUNTYWY.GOV
06/26/2023	06/26/2023	Fees	COMMUNITY FACILITY FEE	ADJUST AMOUNT	CFF CALCULATIONS CORRECTED 6/22, AFTER APPLICATION ENTRY	BRYCE.HAMILTON@LARAMIECOUNTYWY.GOV



VICINITY MAP  
NO SCALE

SITE

LEGEND:

- DENOTES 5/8" X 24" REBAR WITH 2" ALUMINUM CAP STAMPED "FELS 9283"
- ⊕ DENOTES A FOUND MONUMENT AS NOTED

BASIS OF BEARING:

BEARINGS ARE BASED ON GPS OBSERVATIONS MADE ON THE NE CORNER OF SECTION 14, MONUMENTED BY A REBAR WITH A 2 1/2 IN. ALUMINUM CAP, AND ON THE NORTH 1/4 CORNER OF SECTION 14, MONUMENTED BY A 5/8" REBAR AS SHOWN HEREON WITH ALL OTHER BEARINGS RELATIVE THERETO.

NOTES:

1. THIS DOCUMENT IS VALID ONLY IF IT HAS AFFIXED HEREON AN ORIGINAL SIGNATURE, THE SURVEYOR HAS SET HIS HAND AND SEAL ATTESTING TO THE AUTHENTICITY OF THIS DOCUMENT, AND THAT IT IS AN APPROVED DOCUMENT.
2. ZONING - NONE
3. TOTAL ACREAGE TRACT 1 = 197,605 SQUARE FEET (4.54 ACRES)
4. TOTAL ACREAGE TRACT 2 = 48,316 SQUARE FEET (1.06 ACRES)

CERTIFICATE OF SURVEYOR

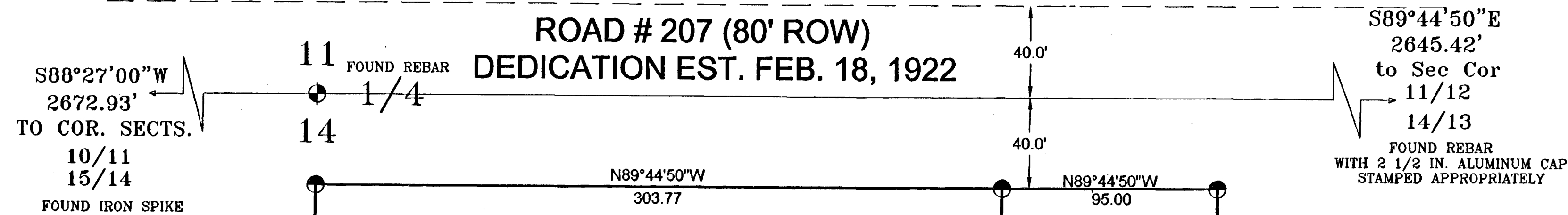
State of Wyoming }  
County of Laramie }

I, Gary N. Grigsby, a Professional Engineer and Land Surveyor registered in the State of Wyoming do hereby certify that this Land Survey Map was prepared from the records and field notes of a survey conducted under my supervision during the month of August, 2007, and that all dimensions and other details are correct to the best of my knowledge and belief.

*Gary N. Grigsby*  
Gary N. Grigsby, Wyoming P.E. & P.L.S. # 9283  
February 29, 2008 (Job #: 120-1197-00)

For and on behalf of Western Research & Development, Ltd.

**NO PUBLIC DOMESTIC WATER SOURCE - WATER SOURCE FROM DOMESTIC WELL**  
**NO PUBLIC SEWAGE DISPOSAL SYSTEM - SEWAGE DISPOSAL AND TREATMENT BY SEPTIC TANK AND DRAINFIELD**  
**FIRE PROTECTION PROVIDED BY VOLUNTEER FIRE DISTRICT # 4**



UNPLATTED

TRACT 1

TRACT 2

UNPLATTED

UNPLATTED



Approvals  
Approved by the Laramie County Regional Planning Commission this 15<sup>th</sup> day of April, 2008.  
Development Engineer  
Approved by the Laramie County Commissioners this 20 day of May, 2008.

*James Rhodes*  
Laramie County Commissioner  
*Deane Humphrey*  
Laramie County Commissioner  
Laramie County Commissioner  
Attest: *Debra K. Lathrop*  
Laramie County Clerk

Dedication  
Know All Men by These Presents; That High Prairie Mennonite Church, A Wyoming Non-Profit Corporation, owners in Fee Simple of the lands embraced in this plat of High Prairie Mennonite Church Cemetery, do hereby declare the platting of these lands as it appears on this plat, to be the free act and deed of High Prairie Mennonite Church and in accordance with their free and voluntary desires and does dedicate to the public forever the use and enjoyment of the streets, alleys and walkways as shown hereon for the purposes of ingress and egress to said cemetery, and do hereby declare that it is the wishes and desires of High Prairie Mennonite Church that Laramie County will NOT be held liable or accountable for the maintenance or up keep of these roadways, alleys, walkways or cemetery.

*James Rhodes*  
Pastor James Rhodes  
High Prairie Mennonite Church

Acknowledgments  
State of Wyoming }  
County of Laramie }

On this 29 day of February, 2008, did personally appear James Rhodes who by me duly sworn did state and declare that they are in fact the owner in fee simple of the lands embraced within this plat and has executed the foregoing dedication and acknowledged that said instrument to be their free and voluntary act and deed for the purposes therein mentioned.

In Witness Whereof, I have hereunto set my hand and affixed the seal of my office on the day, month and year as above written.

Notary Public *[Signature]*  
My Commission Expires 21 Sept 2010

**FINAL PLAT**  
OF  
**HIGH PRAIRIE MENNONITE CHURCH**  
**CEMETERY**  
W1/2 NW1/4 NW1/4 NE1/4  
of Section 14  
T. 13 N. R. 64 W.  
6th Principal Meridian  
Laramie County  
WYOMING

Filing Record  
The State of Wyoming }  
County of Laramie }

This instrument was filed for record

RECORDED 5/27/2008 AT 11:40 AM REC# 500781 BK# 9 PG# 69  
DEBRA K. LATHROP, CLERK OF LARAMIE COUNTY, WY. PAGE 1 OF 2

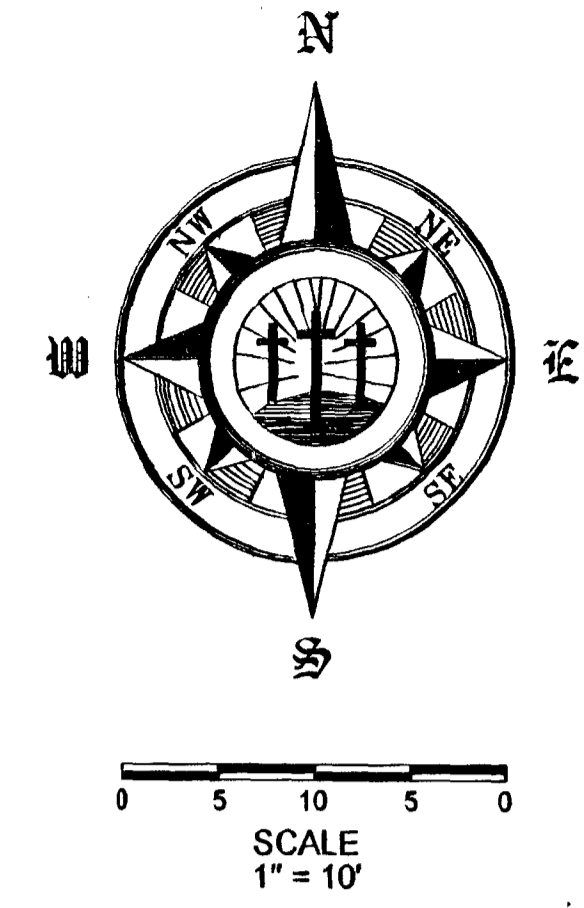
County Clerk & Co-Officer Registrar of Deeds  
*[Signature]* Deputy

Western Research & Development, Ltd.  
5809 Yellowstone Road  
Cheyenne, Wyoming 82009  
Phone: (307) 632-5656

DRAWING TITLE  
FINAL PLAT  
HIGH PRAIRIE MENNONITE CHURCH  
CEMETERY  
LARAMIE COUNTY, WYOMING

SCALE	1" = 40'
REVISION	
DATE	FEB 29, 2008
FILENAME	PROJ0120-1217-00
DRAWN BY	DP

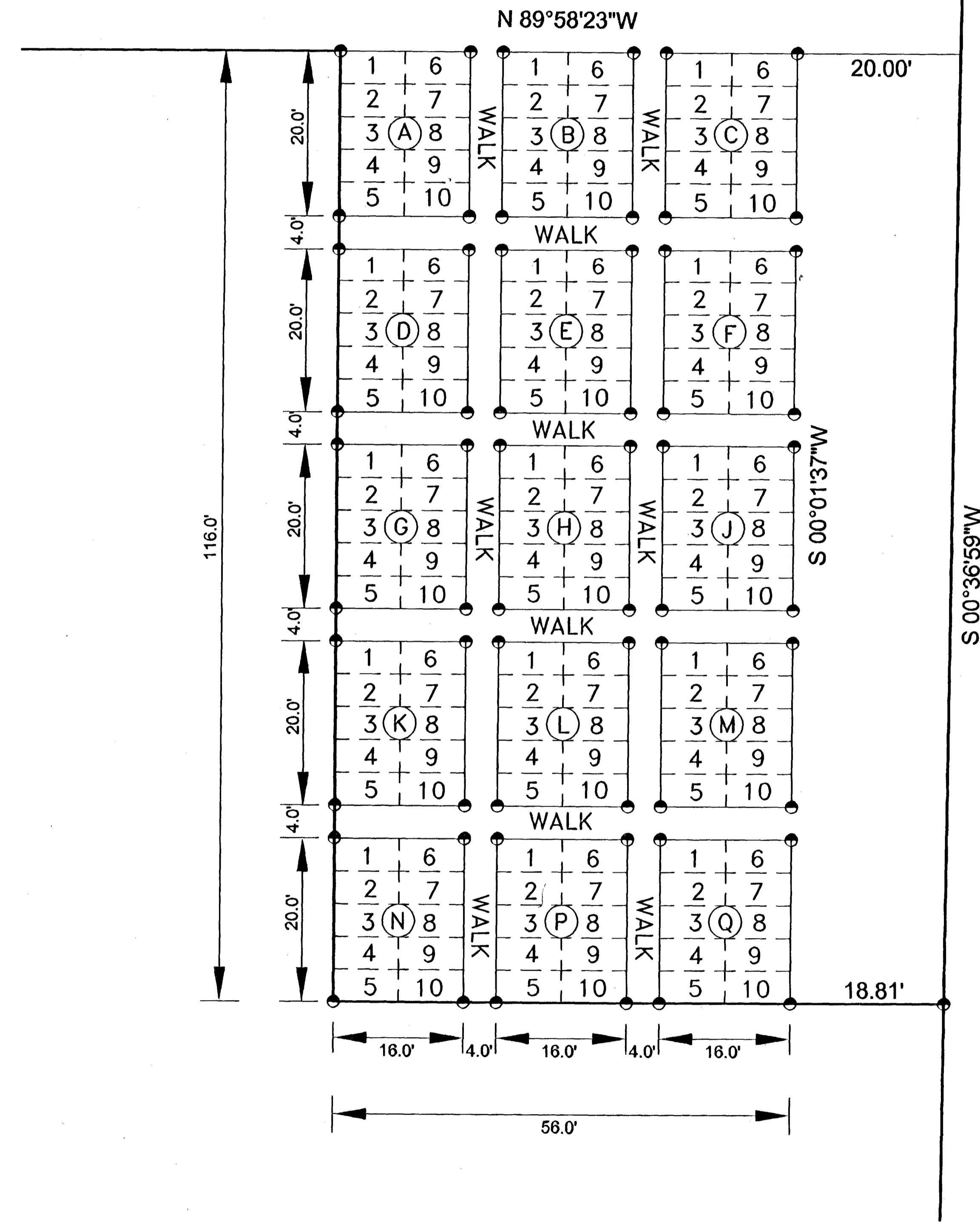
SHEET NUMBER  
1 of 2



# Cemetery

**CEMETERY**  
 15 BLOCKS  
 10 LOTS PER BLOCK  
 TOTAL INTERNMENT LOTS - 150 SITES  
 NOTE: ALL BLOCKS ARE 16.00' X 20.00'  
 ALL PLOTS ARE 4.00' X 8.00'

TRACT 1



NOTE:  
 BLOCK CORNERS ARE MONUMENTED WITH 2" ALUMINUM CAPS  
 ON 5/8"X24" REBAR STAMPED WITH BLOCK NUMBERS AS SHOWN.

FINAL PLAT  
 OF  
 HIGH PRAIRIE MENNONITE CHURCH  
 CEMETERY  
 CEMETERY LOTTING DETAILS

Western Research & Development, Ltd.  
 Gary N. Grigsby P.E. & P.L.S.  
 Roger H. Krum P.E. & P.L.S.  
 5809 Yellowstone Road  
 Cheyenne, Wyoming 82009  
 Phone: (307) 632-5656

FINAL PLAT  
 HIGH PRAIRIE MENNONITE CHURCH  
 CEMETERY  
 LARAMIE COUNTY, WYOMING

SCALE  
 1" = 10'  
 REVISION  
 DATE  
 FEB. 28, 2008

SHEET NUMBER  
 2 of 2

RECORDED 5/27/2008 AT 11:40 AM REC# 508701 BK# 9 PG# 63 OF 63  
 DEBRA K. LATROP, CLERK OF LARAMIE COUNTY, WY



◦ NO PROPOSED CENTRAL WATER SUPPLY SYSTEM ◦ NO PROPOSED CENTRALIZED SEWAGE SYSTEM ◦ FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #4 ◦  
 ◦ THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE ◦

UNPLATTED

ROAD 207 (80' R/W)  
 N89°49'38"E 898.97'

40' DEDICATED RIGHT OF WAY - 0.83 ACRES

**DEDICATION**

KNOW ALL PERSONS BY THESE PRESENTS THAT: HIGH PRAIRIE MENNONITE CHURCH, owner in fee simple of Tracts 1 and 2, High Prairie Mennonite Church Cemetery, and a portion of the NE¼ of Section 14, Township 13 North, Range 64 West of the 6th P.M., Laramie County, Wyoming, more particularly described as follows:

Tracts 1 and 2, High Prairie Mennonite Church Cemetery and A tract of land situated in the Northeast Quarter (NE¼) of Section 14, T13N, R64W, 6th P.M., Laramie County, Wyoming, more particularly described as follows:

Beginning at a point from which the North Quarter (N¼) corner of said Section 14, bears S89°49'38"W, a distance of 398.96 feet; thence along the North line of said Section 14, N89°49'38"E, a distance of 500.01 feet; thence S0°11'36"W, a distance of 500 feet; thence N89°48'19"W, a distance of 500 feet; to the East line of Tract 1, High Plains Mennonite Church Cemetery, thence N0°11'36"E, along said East line, a distance of 496.79 feet to the Point of Beginning.

Containing 5.72 acres more or less.

Has caused the same to be vacated, surveyed, re-platted, and known as HIGH PRARIE MENNONITE CHURCH, and do hereby declare the subdivision of said land as it appears on this plat, to be their free act and deed and in accordance with their desires and do hereby dedicate to the public the Rights-of-Way as shown and do furthermore grant the easements for the purposes indicated hereon.

Dennis Lee Baer, Trustee, High Prairie Mennonite Church

**ACKNOWLEDGEMENT**

STATE OF WYOMING )  
 ) SS  
 COUNTY OF LARAMIE )

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2023 by Dennis Lee Baer, Trustee, High Prairie Mennonite Church..

Notary Public, Laramie County, Wyoming

My Commission Expires: \_\_\_\_\_

**APPROVALS**

Approved by the Board of Commissioners of Laramie County, Wyoming this \_\_\_ day of \_\_\_\_\_, 2023.

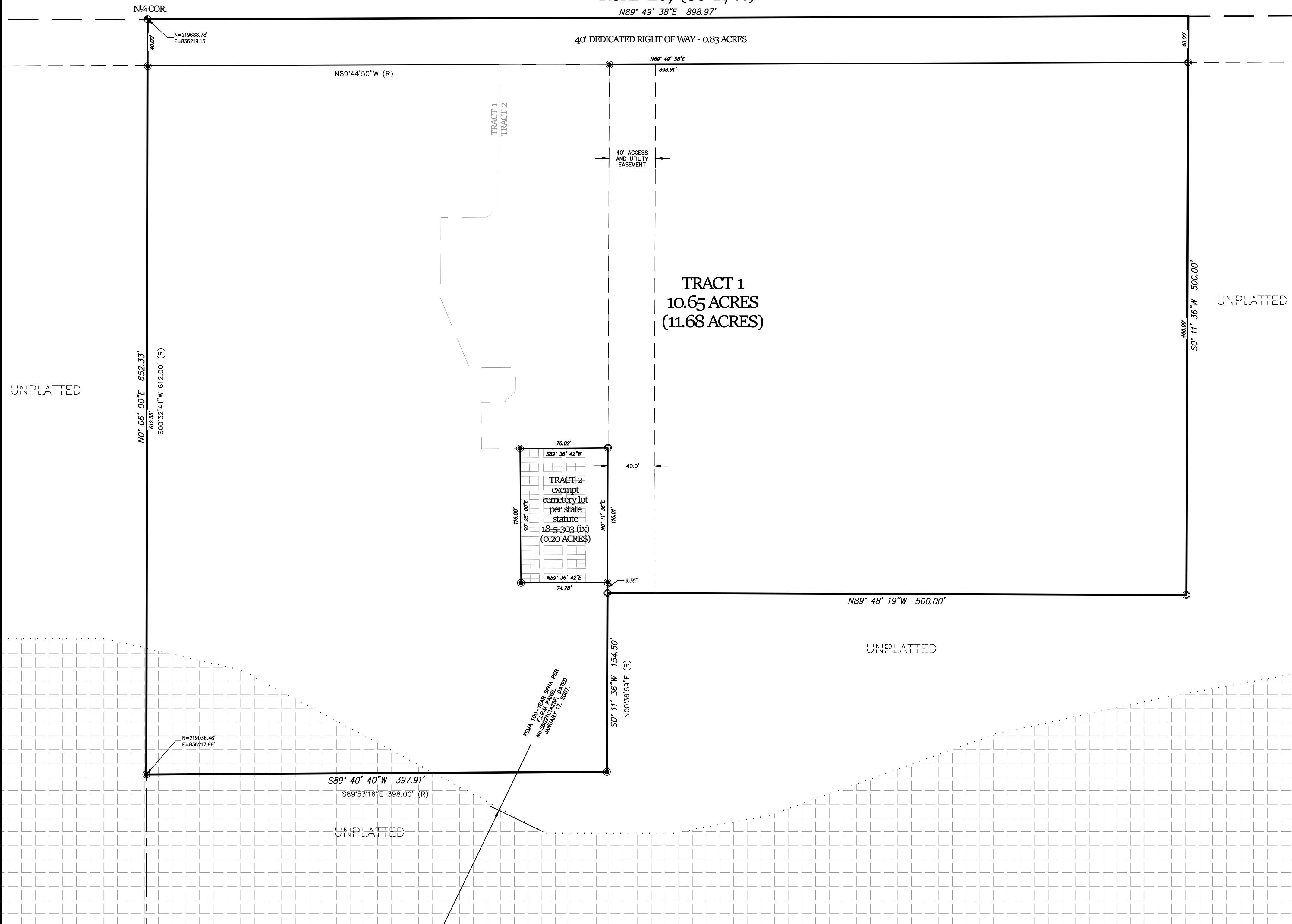
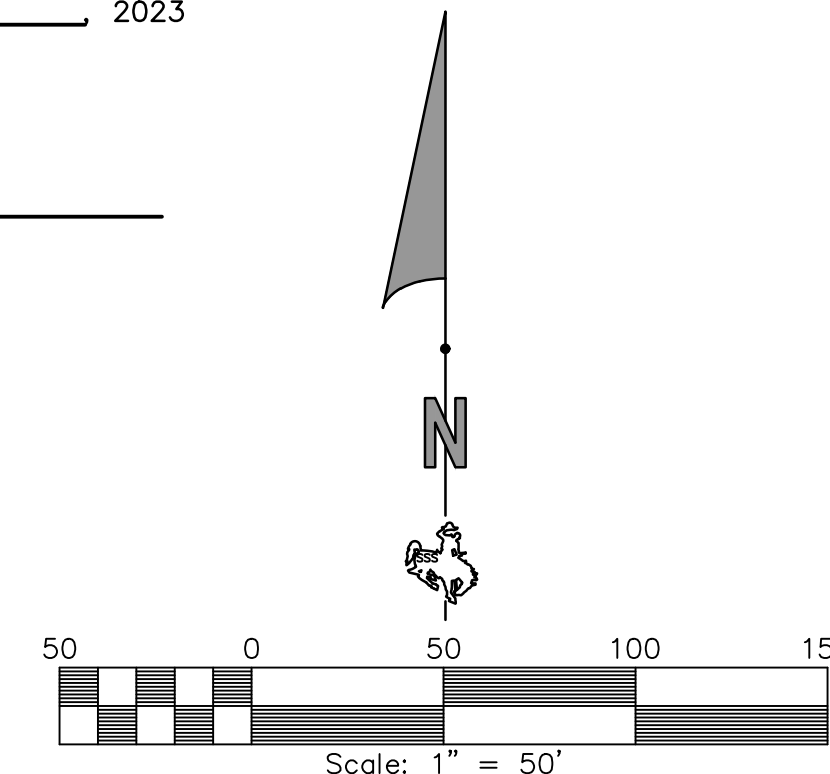
Chairman \_\_\_\_\_ ATTEST: \_\_\_\_\_ County Clerk

Approved by the Laramie County Planning Director this \_\_\_ day of \_\_\_\_\_, 2023.

Justin Arnold, Planning Director, Laramie County, Wyoming

Approved by the Director of Laramie County Public Works this \_\_\_ day of \_\_\_\_\_, 2023.

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



UNPLATTED

UNPLATTED

UNPLATTED

UNPLATTED

**GENERAL NOTES**

1. BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET, GRID DISTANCES. SITE COMBINATION FACTOR = 0.9997050474.
2. ALL TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1½" ALUMINUM CAP STAMPED "SSS PLS 5910 ON ¾" x 24" REBAR.
3. A PORTION OF THIS PLAT FALLS WITHIN A FEMA 100-YEAR SFHA PER F.I.R.M PANEL No.56021C1425F; DATED JANUARY 17, 2007.
4. SUBJECT PROPERTY DOES NOT FALL WITHIN THE CWPP.

**VACATION STATEMENT**

IT IS THE INTENT OF THIS REPLAT TO VACATE ALL OF TRACTS 1 AND 2, HIGH PRAIRIE MENNONITE CHURCH CEMETERY. EXISTING EASEMENTS TO REMAIN.

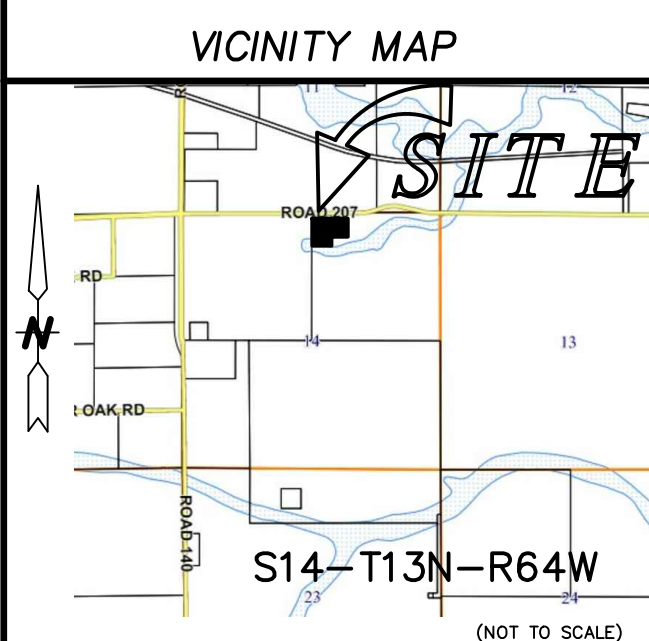
**FILING RECORD**

**CERTIFICATE OF SURVEYOR**

I, Jeffrey B. Jones, A Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil Surveying Services, LLC, hereby state, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct supervision; and that this map correctly shows the results of said survey and that the monuments found or set are as shown.

**LEGEND**

- SET 1½" ALUMINUM CAP STAMPED "SSS PLS 5910" ON ¾" x 24" REBAR
- FOUND 2" ALUMINUM CAP "PELS 9283"
- ⊕ FOUND 2½" ALUMINUM CAP STAMPED "PLS 9954"
- (R) DENOTES RECORD DATA
- ACRES NET ACREAGE OF TRACT
- ( ) ACRES GROSS ACREAGE OF TRACT (TO ¼ OF ADJACENT ROAD R/W)

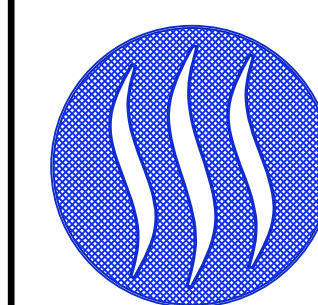


**HIGH PRAIRIE MENNONITE CHURCH**

A REPLAT OF TRACTS 1 AND 2, HIGH PRAIRIE MENNONITE CHURCH CEMETERY, AND A PORTION OF THE NE¼ OF SECTION 14, TOWNSHIP 13 NORTH, RANGE 64 WEST OF THE 6TH P.M.

LARAMIE COUNTY, WYOMING

PREPARED MAY 2023



**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



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

**RESOLUTION TO APPROVE A VACATION AND REPLAT OF HIGH PRAIRIE  
MENNONITE CHURCH CEMETERY, LOCATED AT 4083 ROAD 207,  
CARPENTER, WY 82054.**

**WHEREAS**, W.S. §18-5-201 to 18-5-208; §18-5-301 to 18-5-315 authorize Laramie County, in promoting the public health, safety, morals and general welfare of the county, to regulate the use of land through zoning in unincorporated Laramie County; and

**WHEREAS**, the Laramie County Board of Commissioners adopted the Laramie County Land Use Regulations; and

**WHEREAS**, the proposed Vacation is in accordance with W.S. §34-12-106 to §34-12-111; and

**WHEREAS**, the proposed Vacation is in accordance with the Laramie County Land Use Regulations, Section 2-1-102 (m); and

**WHEREAS**, this resolution concerns the Vacation of High Prairie Mennonite Church Cemetery, located at 4083 Road 207, Carpenter, WY 82054.

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

The Laramie County Board of Commissioners finds that:

- a. This application is in conformance with W.S. §34-12-106 to §34-12-111.
- b. The application is in conformance with Section 2-1-102(m) of the Laramie County Land Use Regulations.
- c. The vacation has been submitted to create an Administrative Plat known as Aspen hills, 2<sup>nd</sup> Filing.
- d. This vacation will become effective only upon recording of the Administrative Plat known as Aspen Hills, 2<sup>nd</sup> Filing.

**And the Board approves the Vacation High Prairie Mennonite Church Cemetery, and will become effective upon the recording of the Administrative Plat known as High Prairie Mennonite Church. This vacation does not abridge or modify any existing covenants and consistent with W.S. § 34-12-108 does not abridge or modify any rights and privileges of any proprietors of the plat.**

**PRESENTED, READ AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.**

LARAMIE COUNTY BOARD OF COMMISSIONERS

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

ATTEST:

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

Reviewed and approved as to form:

W. Weese  
\_\_\_\_\_  
Laramie County Attorney's Office