

RESOLUTION NO. 050705-35

**ENTITLED: "A RESOLUTION AUTHORIZING THE CHAIRMAN OF THE BOARD OF COMMISSIONERS FOR LARAMIE COUNTY, WYOMING, AND THE COUNTY CLERK, TO SIGN A FINAL PLAT AND SUBDIVISION PERMIT OF CROW CREEK ESTATES, A PORTION OF SECTION 4, T.13N., R.65W., 6<sup>TH</sup> P.M., LARAMIE COUNTY, WYOMING (LOCATED NORTH OF AND ADJACENT TO CAMPSTOOL ROAD, EAST OF HEREFORD RANCH ROAD)."**

**WHEREAS**, Floyd & Diane Humphrey and John Steil, Steil Surveying Services, LLD, have subdivided said land in accordance with the statutes in such cases made and provided; and

**WHEREAS**, the owner, Floyd Humphrey and Diane Humphrey, husband and wife and T2 LLC, a Wyoming Limited Liability Company, of the above described land, has caused a subdivision plat of said land to be made, acknowledged, and certified, particularly describing the tracts, easements and rights-of-way; and

**WHEREAS**, the above described subdivision plat and permit have been presented to the Cheyenne-Laramie County Regional Planning Commission for consideration and has been recommended for approval to the governing body and the plat has been duly executed by the Cheyenne-Laramie County Development Office; and

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COMMISSIONERS FOR LARAMIE COUNTY, WYOMING, THAT** the subdivision described as Crow Creek Estates, a portion of Section 4, T.13N., R.65W., 6<sup>th</sup> P.M., Cheyenne, Wyoming, be and the same hereby is approved and confirmed as presented, and that the Chairman of the Board of Commissioners and the County Clerk for Laramie County, Wyoming, be and are hereby authorized, empowered, and directed to execute said plat when Floyd & Diane Humphrey provides an appropriate financial guarantee or letter of credit which is acceptable to Laramie County for completion of all interior roads and when Community Facility Fees are paid in full.

**PRESENTED, READ AND ADOPTED THIS** 5<sup>th</sup> **DAY OF**  
July, 2005.

Jack Knudson  
DIANE HUMPHREY, CHAIR  
JACK KNUDSON, VICE CHAIRMAN

(SEAL)  
ATTEST:

Debra K. Lathrop  
DEBRA K. LATHROP, COUNTY CLERK

*C. Goodson  
attorney  
development  
planning*

Received And Approved  
As To Form Only  
By The County Attorney

AKH 6/17/05 **COPY OF RECORD**

MISCELLANEOUS RECEIPT  
LARAMIE COUNTY TREASURER - Cheyenne, WY.

Misc Receipt Nbr: 67946

Batch Number: 576

Date: 1/04/2007

Received from/Description  
COUNTY CLERK/ COMMUNITY FACILITY FEES/ \$4030.00

Entered by: AH

Amt: 4,030.00

Check Amt: 4,030.00

Cash In/Out Amt: .00



# American National Bank™

Member Sturm Financial Group



RECORDED 6/12/2008 AT 9:02 AM REC# 501847 JK# 2063 PG# 978  
DEBRA K. LATHROP, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 2

## IRREVOCABLE LETTER OF CREDIT NO (396)

Date: May 2, 2006

Amount: \$77,500.00

Expiration: May 2, 2007

Applicant: T2, LLC

This Letter of Credit No. 396 Replaces Letter of Credit No. 366

For the Benefit of: Office of Laramie County

We hereby issue our Irrevocable Standby Letter of Credit No. 396 at the request of T2, LLC, 6723 Powderhouse Road, Cheyenne, WY 82009, in the amount of \$77,500.00, which is available by draft(s) drawn at sign on us bearing the clause "Drawn under American National Bank of Cheyenne, 1912 Capitol Avenue, Cheyenne, Wyoming 82001, Irrevocable Letter of Credit No. 396, now dated May 2, 2006, accompanied by this **original** Letter of Credit". The beneficiary may draw upon the letter of credit only in the event that the roads are not completed in conformance with the county road standards by May 2, 2007.

Drafts must be presented during normal banking hours and must be accompanied by the original Letter of Credit, and a written statement signed on behalf of Office of the Commissioner of Insurance Bureau of Financial Analysis and Examinations, stating that:

"Office of the Commissioner of Insurance Bureau of Financial Analysis and Examinations, hereby certifies to American National Bank of Cheyenne that it is entitled to draw the sums which are being drawn pursuant to the annexed draft."

If the amount stated in the notice is less than the aggregate amount stated above, we shall note that partial payment on the original of this Letter of Credit and return the original to Office of the Commissioner of Insurance Bureau of Financial Analysis and Examinations with the partial payment, provided said Letter of Credit has not expired. This Letter of Credit shall then remain in full force as to the aggregate amount stated above minus the amount of any partial payments made until expiration of same.

The expiration date of this Letter of Credit is May 2, 2007, and under no circumstances will a draft be honored after said date, unless this Letter of Credit is extended by the undersigned in writing. This Letter of Credit shall be subject to the Uniform Customs and Practices for Documentary Credits, as currently revised, International Chamber of Commerce, and is governed by Article 5 of the Uniform Commercial Code.

Sincerely,

Betty Dubrowski  
Commercial Loan Vice President

State of Wyoming  
County of Laramie

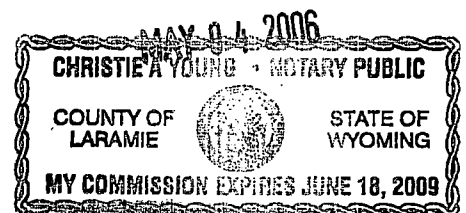
This instrument was acknowledged before me this 5th day of May, 2006 by Betty Dubrowski, as Vice President

of American National Bank

My commission Expires: June 18, 2009 Wyoming

Buffalo ■ Casper ■ Cheyenne ■ Gillette ■ Laramie ■ Notary Public ■ Worland

RECEIVED





421 Vandehei Avenue • P.O. Box 3260  
 Cheyenne, WY 82003  
 Phone: (307) 778-0021 • Fax: (307) 778-0022

RECEIVED

MAY 02 2006



A  
 Platte Valley  
 Company

"QUALITY FINANCIAL SERVICE . . .  
 FOR A QUALITY LIFE™"

Member FDIC

Email: email@tricobank.com  
 Website: www.tricobank.com

TRI-COUNTY BANK (the Bank)

Irrevocable Letter of Credit  
 No. CC11

Date: May 2, 2006

Beneficiary	Amount
Laramie County	The total amount available under this
310 W. 19 <sup>th</sup> Street	Letter of Credit is **Seventy Seven
Cheyenne, WY 82001	Thousand Five Hundred and no/100
Attn: Lisa Pafford	Dollares (\$77,500.00)

The Bank hereby establishes our Irrevocable Letter of Credit in your favor for the account of Crow Creek Estates, James Ward and T2, LLC. The amount set forth will be available to you by your draft(s) at sight accompanied by signed statement from the Beneficiary stating that James Ward and/or T2, LLC is indebted to the Beneficiary and the debt is due and payable.

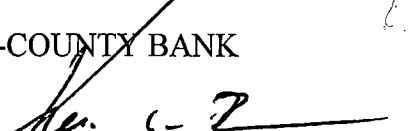
Each draft must state on its face "Drawn under Tri-County Bank, Letter of Credit No. CC11 dated May 2, 2006. Drafts may not be presented after the expiration of this Letter of Credit. The expiration date of this Letter of Credit is May 2, 2007. This letter of credit represents ½ of the Engineer's Cost Estimate of building roads in Crow Creek Estates and represents the portion that James Ward is responsible. This Letter of Credit is issued on behalf of T2, LLC.


The beneficiary may draw upon it only in the event that the roads are not completed in conformance with the county road standards by May 2, 2007. The Bank hereby agrees to duly honor drafts properly drawn and negotiated in compliance with the terms of this Letter of Credit upon presentation during normal business hours at Tri-County National Bank P.O. Box 3260, 421 Vandehei Avenue Cheyenne, WY 82003 Attention Kevin W. Burkett, President.

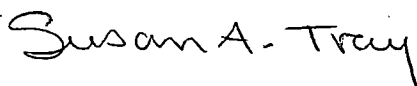
Except as otherwise expressly provided herein, this Letter of Credit is subject to the laws of the State of Wyoming, including the Wyoming Uniform Commercial Code.

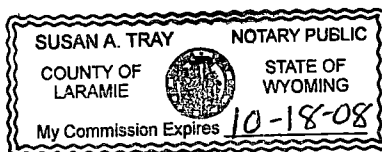
This Letter of Credit shall not be valid unless signed below by two officers of the Bank.

TRI-COUNTY BANK

By:   
 Kevin W. Burkett  
 President

By:   
 Judy Thomas  
 Vice President





RECORDED 6/12/2008 AT 9:02 AM REC# 501847 K# 2063 PG# 979  
 NEBR K. LATKOP, CLERK OF LARAMIE COUNTY, WY PAGE 2 OF 2

# LARAMIE COUNTY CLERK BOARD OF COUNTY COMMISSIONERS AGENDA ITEM PROCESSING FORM

1. Date of proposed action: July 5, 2005

2. Agenda item: County Final Plat and Subdivision Permit of Crow Creek Estates, a portion of Section 4, T.13N., R.65W., 6<sup>th</sup> P.M., Laramie County, Wyoming (located north of and adjacent to Campstool Road, east of Hereford Ranch Road).

3. Department: Development      Applicant: Floyd and Diane Humphrey

T2 LLC

Agent: John Steil, Steil Surveying Services, LLC

4. Notes: The Regional Planning Commission recommended approval of the Final Plat and Subdivision Permit by a unanimous vote of 8 to 0 at their June 6, 2005 meeting, with all staff conditions and the Planning Commission recommendation listed in the staff report update. See the attached report for more definitive information.

5. Documentation: 5ea. - Staff Report, Resolution and Map

6. Motion: Recommend approval

<b><u>COMMISSIONERS VOTE</u></b>	
<u>Knudson</u>	_____
<u>Ketcham</u>	_____
<u>Humphrey</u>	_____
<u>Action</u>	_____
<u>Postponed</u>	_____

## STAFF REPORT

### Crow Creek Estates Summation

County Final Plat, Subdivision Permit and Final PUD (zone change)

CASE NUMBER: F-05-26/FZ-05-02/B-05-10

FILE CODE: CRCE-BFFZ

MEETING June 6, 2005 - Planning Commission

DATES: July 5, 2005 - County Commissioners

Required documents submission:

All documents have been submitted and reviewed by staff.

Minimum requirements by law:

1. Payment of Community Facility Fees prior to signatures being place on the final plat map.
2. DEQ approval is required prior to signatures being placed on the final plat map.
3. The Declaration of Protective Covenants and By-Laws shall be recorded in conjunction with the recording of the final plat map.

Staff recommendations:

4. Provide requested easements.
5. Add "operation of motorized off-road vehicles, ATVs, motorcycles, etc. except for agricultural purposes", to Prohibited Uses section of the PUD Resolution.

The Development Office recommends the final plat, subdivision permit and final PUD (zone change) proceed to the governing body with the listed conditions.

#### **STAFF REPORT UPDATE (06/08/05):**

At its June 6, 2005, meeting, the Cheyenne/Laramie County Regional Planning Commission recommended approval of the final plat, subdivision permit and zone change of Crow Creek Estates by a unanimous vote of 8-0 with all staff report conditions. The Commission recommended the following change to the PUD resolution:

Section 6 – Setbacks – Change the side yard setback from **25-feet** to **50-feet** and remove the section "*Space between Dwellings – One Hundred (100) Feet*".

The zone change from A-2 to PUD was recommended for approval pursuant to Section 81.020(c) of the Cheyenne & Laramie County Zoning Ordinance 1988.

**STAFF REPORT**

**Crow Creek Estates**

County Final Plat, Subdivision Permit and Final PUD (zone change)

**CASE NUMBER:** F-05-26/FZ-05-02/B-05-10

**FILE CODE:** CRCE-BFFZ

**PREVIOUS Preliminary Plat:**

**MEETING** April 4, 2005 - Planning Commission – Rec. Approval with conditions

**DATES:** April 19, 2005 – County Commissioners – Acknowledge Receipt

**MEETING** June 6, 2005 - Planning Commission

**DATES:** July 5, 2005 - County Commissioners

**OWNER:** Floyd & Diane Humphrey 307-632-8281  
T2 LLC  
6723 Powderhouse Road  
Cheyenne WY 82009

**AGENT:** John Steil 307-634-7273  
% Steil Surveying Services, LLC  
P.O. Box 2073  
Cheyenne WY 82003

**REQUEST:** County Final Plat, Subdivision Permit and Final PUD

**PURPOSE:** Residential Development with open space

**LOCATION:**

- (1) Legal Description: A portion of Section 4, T.13N., R.65W., 6<sup>th</sup> P.M., Laramie County, Wyoming
- (2) General Location: North of and adjacent to Campstool Road, east of Hereford Ranch Road
- (3) Addresses: 1200, 1202 and 1208 Humphrey Lane
- (4) Map Page: D-112-County

**SIZE:** Total: 241.50-acres  
Residential Tracts: 26  
Smallest Tract (gross): 2.89-acres  
Largest Tract: 5.16-acres  
Average Tract Density (gross): 9.29-acres  
Open Space Tracts: 2  
Open Space Area: 141.89-acres

**Right-of-way:**

Interior Right-of-way: 13.68-acres  
Exterior Right-of-way: 5.34-acres

**EXISTING ZONING:** District A-2: Agricultural

**PROPOSED ZONING:** District PUD: Planned Unit Development

**EXISTING LAND USE:** Agricultural/Residential

**PROPOSED LAND USE:** Residential with open space

**RECOMMENDED LAND USE PER ADOPTED PLAN:** Agricultural/Rural  
Residential (ref: *Cheyenne Area Development Plan 1992*).

<b>SURROUNDING LAND USE:</b>	<b>ZONING</b>	<b>ANNEXATION STATUS</b>
North: Agricultural	A-2	County
South: Agricultural	A-2	County
East: Agricultural	A-2	County
West: Agricultural	A-2	County

**DESCRIPTION OF SITE AND SURROUNDINGS:** The site has an existing residence, including barns and accessory structures located approximately on proposed Tracts 7 and 8. There are three addresses for this site known as 1200, 1202 and 1208 Humphrey Lane. The property currently also includes irrigated agricultural land. The site is located north of and adjacent to Campstool Road, east of Hereford Ranch Road. All surrounding land, also owned by T2, LLC, is unplatted including a 50-acre parcel to the north and an almost 40-acre parcel approximately in the center of the development, along Campstool Road. Surrounding land uses are noted above.

**PLAT DATA:** The final plat includes approximately 241-acres. The development is intended for 26 single-family ranchettes. Two large open space tracts, proposed Tracts 4 and 28, surround the residential tracts. The proposed PUD allows for agricultural and recreational uses within these designated open spaces. All of the tracts will be accessed via an internal road system to be constructed to County standards, by the developer, and privately maintained. A portion of right-of-way will be dedicated for Campstool Road with this plat. Two access points are provided via Crow Chief Loop, an eighty-foot right-of-way, at either end of the development. Access to the unplatted land north of this plat will be through an 80-foot access easement granted with this plat. DEQ approval is required prior to final plat approval. Fire protection will be provided by Laramie County Fire District #1.

The tracts are proposed to be served by individual wells and septic systems. Each of the tracts will require a variance be granted by the County Commissioners, through the Environmental Health Division, for tracts not meeting the minimum area of 5-acres for septic system permits.

**ZONE CHANGE DATA:** A zone change to District PUD: Planned Unit Development is requested to develop this property into tracts less than the required 20-acres per use or residential unit. The proposed PUD resolution and map are enclosed.



The PUD zoning allows for flexibility and creativity in design and mixing of uses not ordinarily permitted together in other districts. The PUD appears to meet the intent of requirements of a PUD pursuant to Section 46.000 of the Cheyenne and Laramie County Zoning Ordinance 1988:

- A. Development of compatible land uses providing private and common spaces for recreation, circulation and open space.
- B. Conservation of natural features or development of desirable amenities.

Section 46.020(b) of the Zoning Ordinance requires that the Planning Commission shall find that the following criterion is met when action on a preliminary plan and draft ordinance:

“The planned unit development ordinance is proposed by the applicant will prevent adverse impacts or appropriately mitigate them to protect the public health, safety and welfare.”

**COMMUNITY FACILITY FEES:** Fees are assessed at \$50.00 per acre or \$4,030.00 (80.6 x \$50) for this filing. Fees are due and payable prior to signatures being affixed the final plat map.

**SUBDIVISION PERMIT:** The applicant indicates in the draft Declaration of Protective Covenants of Crow Creek Estates that the open space area is provided for native plant and wildlife management, preservation of natural drainage, erosion control, recreational use by T2, LLC, its guests and invitees and the agricultural activities of T2, LLC. The declaration and establishment of the open space conservation area shall be perpetual and may not be altered or amended in any manner by Grantor, the Association or any Tract owner or owners. The open space area shall be accessible only to T2, LLC, its guest and invitees, their immediate family and their guest.

The Subdivision Permit application/requirement has been completed by the applicant and fees in the amount of \$280.00 have been paid.

A map which locates the envelope for each tract’s on-site small wastewater system has been submitted with the Subdivision Permit application.

**REVIEWING AGENCY AND REVIEWERS COMMENTS:**

**County Attorney:** Applicant should demonstrate that the proposed zone change is in accordance with all applicable Laramie County Comprehensive Plans.

**Engineering Tech Branch:** Outside of a mile of the City of Cheyenne.

**High West Energy:** Need utility easements along Crow Chief Loop, along Little Crow Circle, and along the north side of Campstool.

In addition High West Energy has many existing overhead lines within this proposed area. There is a feeder line from the north running through Tract 4, 8, 7, 6, 5 and 1, with a tap to the east along Campstool providing service to the irrigation well and a tap to the west providing service to the Exception Parcel west of Tracts 2 & 3. High West Energy has existing easements, both written and prescriptive by open and obvious presence dating back to 1940.

**School District #1:** This subdivision falls within the Arp Elementary, Johnson Jr. and East

High School Boundary.

**Cheyenne Light, Fuel and Power:** Please provide 16-foot front lot easements.

**Environmental Health:**

Laramie County Small Wastewater System Regulations. Wyoming Water Quality Rules & Regulations Chapter 23.

This office strongly recommends that the DEQ subdivision review be completed and approved in accordance with section 7 of chapter 23 water quality rules and regulations prior to signatures being placed, giving final approval of the subdivision due to the shallow level of groundwater the Wyo DEQ may require greater setback distances between well and small wastewater systems; therefore, it is recommended that the developer know this setback distance before proceeding to the final plat stage. Small wastewater system permits will be required on each lot. Any septic system shall have a 50' setback from all property lines and drainage easements. A complete USDA soil survey of the subdivision and a copy of the signed final plat shall be submitted to this office prior to the start of any construction. According to the Cheyenne/Laramie County subdivision regulations "open space design option" lots are not allowed inside the zoned area boundary and because the Laramie County small wastewater system regulations 2½ acre lot size only apply to "open space design option" subdivisions a variance by the county commissioners may be required on each lot from the required five acre minimum.

**County Public Works Department:** No additional comments beyond original remarks.

**County Planner/Zoning:**

1. Recommend adding "operation of motorized off-road vehicles, ATVs, motorcycles, etc. except for agricultural purposes", to Prohibited Uses section.
2. The Final Plat will supplant Humphrey Lane, an existing private road. Addresses bearing the name of Humphrey Lane will be change to reflect the Final Plat.

**DEQ:** DEQ Water Quality Rules & Regulations Chapter 23

The Wyoming Department of Environmental Quality (DEQ)/Water Quality Division (WQD) has reviewed this revised County Final Plat, Final PUD (zone change), and Subdivision Permit application. Please be advised that as of this date, this agency has not yet received the required subdivision application described below. As requested, the DEQ/WQD provides the following comments:

1. As this proposed subdivision is not within any city limits, it is subject to review as specified by W.S. 18-5-306.
2. This legislation requires that the subdivision developer submit detailed information concerning the proposed water supply and wastewater plans to the DEQ in accordance with the requirements of the DEQ Water Quality Rules and Regulations (WQR & R) Chapter 23.
3. The developer needs to retain Wyoming registered Professional Engineers and Geologists to prepare these reports and submit three copies to the DEQ/WQD for review. The plans must be determined to be adequate before the DEQ can issue an opinion of "no adverse" findings.

**AGENCIES RESPONDING AND REVIEWERS WITHOUT COMMENTS:** County Fire District #1, Qwest, Cheyenne MPO, Building Department, County Treasurer

**AGENCIES AND REVIEWERS NOT RESPONDING:** Bresnan Communications, Laramie  
County Conservation District, State Engineer, U.S. Post Office, Phillips Pipeline

**OTHER COMMENTS RECEIVED:** None

encl: Final Plat Map  
Final PUD Map  
PUD Resolution  
Well & Septic Envelope Map  
Aerial  
Zone District Map  
Subdivision Permit packet

cc: Owner  
Agent  
County Planning/Zoning  
File (CRCE-BFFZ)

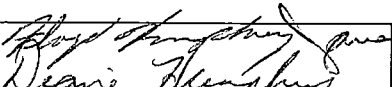
**BOARD POLICY:  
 APPLICANT OR AGENT MUST ATTEND SCHEDULED MEETINGS**

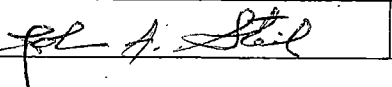
**SUBDIVISION PERMIT APPLICATION FORM**

Name of Subdivision:		Crow Creek Estates	
Owner:	T2 LLC / Floyd & Diane Humphrey	Telephone	632-8281
Owner's Address:	6723 Powderhouse Rd., Cheyenne, WY 82009		
(If several property owners, names and addresses of all must be given; attach separate sheet if necessary.)			
Applicant/Agent:	Steil Surveying Services LLC	Telephone:	634-7273
Applicant/Agent's Address	P.O. Box 2073; Cheyenne, WY 82003		
Legal Description of Area:	See description attached hereto		
Total Acreage:	241.50	Number of Lots:	28
Address (if available) or Location Description:		11410 Campstool Road	

I hereby certify that I am the owner, applicant or agent named herein and that I have familiarized myself with the rules and regulations with respect to the filing of this application and that the foregoing statements and answers contained on the application and attached map are true and accurate to the best of my knowledge.

**ORIGINAL SIGNATURES OF BOTH THE OWNER AND AGENT ARE REQUIRED FOR SUBMISSION OF THIS APPLICATION.**

SIGNATURE OF OWNER:		Date:	05-02-05
Print Name:	James Johnson, T2 LLC / Floyd and Diane Humphrey		

SIGNATURE OF AGENT:		Date:	4-29-05
Print Name:	John A. Steil		

**PUBLIC NOTICE**

Notice is hereby given that Floyd Humphrey, Diane Humphrey and T2LLC, a Wyoming Limited Liability Company, intends to apply for a Subdivision Permit on property located as follows:

A tract of land situated in a portion of Section 4, Township 13 North, Range 65 West of the 6th P.M., Laramie County, Wyoming, more particularly described as follows: Beginning at the northeast corner of said Section 4; thence S.00°23'23"W., along the east line of said Section 4, a distance of 2577.48 feet to the east quarter corner of said Section 4; thence S.00°23'20"W., along the east line of said Section 4, a distance of 230.02 feet to the south right-of-way line of the former Burlington Northern and Santa Fe Railroad; thence N.88°08'39"W., along said south right-of-way line, a distance of 1327.08 feet; thence S.01°51'21"W., along said right-of-way line, a distance of 50.00 feet; thence N.88°08'39"W., along said south right-of-way line, a distance of 3650.13 feet to a point on the east line and its southerly extension of that certain Quitclaim Deed recorded in Book 1134 Page 525; thence N.01°08'53"E., along said east line and its southerly extension, a distance of 878.70 feet to the northeast corner of said certain Quitclaim Deed; thence N.88°51'07"W., along the north line of said certain Quitclaim Deed, a distance of 298.58 feet to the west line of said Section 4; thence N.01°08'56"E., along said west line, a distance of 869.06 feet; thence N.78°28'01"E., a distance of 3309.70 feet; thence N.00°9'15"E., a distance of 315.80 feet to the north line of said Section 4; thence S.89°00'45"E., along said north line, a distance of 2010.79 feet to the point of beginning. EXCEPT the following described tract situated within the above described tract.

Commencing at the east quarter corner of said Section 4; thence S.00°23'20"W., along the east line of said Section 4, a distance of 225.17 feet; thence N.89°57'06"W., a distance of 1315.55 feet to the point of beginning; thence N.10°20'23"E., a distance of 1437.16 feet; thence N.75°36'25"W., a distance of 446.36 feet; thence S.59°23'35"W., a distance of 1076.96 feet; thence S.14°23'35"W., a distance of 961.43 feet; thence S.88°15'08"E., a distance of 524.26 feet; S.87°57'06"E., a distance of 816.80 feet to the point of beginning. Containing 241.50 acres more or less.

For more information about the Subdivision Permit review process, contact the City/County Development Office, 2101 O'Neil Avenue, Cheyenne, WY 82001 telephone number 637-6282.

April 29, May 2, 2005

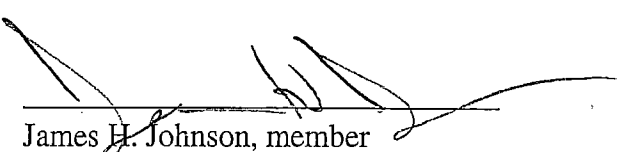
May 2, 2005

RE: CROW CREEK ESTATES

TO WHOM IT MAY CONCERN:

We intend to dedicate the right-of-way and construct Crow Chief Loop and Little Crow Circle to Laramie County paved standards and to be maintained by the Crow Creek Estates Home Owners Association.

Sincerely,  
T2 LLC



James H. Johnson, member

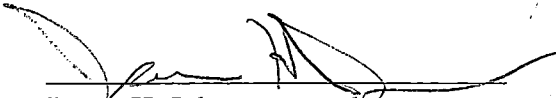
May 2, 2005

RE: CROW CREEK ESTATES

TO WHOM IT MAY CONCERN:

The purpose of this letter is to confirm that T2 LLC, a Wyoming Limited Liability Company, owners/developers of Crow Creek Estates intend to pay the appropriate Community Facility Fee at the appropriate time to the proper authority, computed on the basis of \$50.00 per acre for 99.61 acres which equates to \$4,980.50 for Crow Creek Estates.

Sincerely,  
T2 LLC



---

James H. Johnson, member







# American National Bank™

Member Sturm Financial Group

## IRREVOCABLE LETTER OF CREDIT NO (366)

Date: May 2, 2005

Amount: \$136,200.00

Expiration: May 2, 2006

Applicant: T2, LLC

For the Benefit of: Office of Laramie County Commissioners

We hereby issue our Irrevocable Standby Letter of Credit No.366\_ at the request of T2, LLC, 6723 Powderhouse Road, Cheyenne, WY 82009, in the amount of \$136,200.00, which is available by draft(s) drawn at sign on us bearing the clause "Drawn under American National Bank of Cheyenne, 1912 Capitol Avenue, Cheyenne, Wyoming 82001, Irrevocable Letter of Credit No. 366", now dated May 2, 2005, accompanied by this original Letter of Credit".

Drafts must be presented during normal banking hours and must be accompanied by the original Letter of Credit, and a written statement signed on behalf of Office of the Commissioner of Insurance Bureau of Financial Analysis and Examinations, stating that:

"Office of the Commissioner of Insurance Bureau of Financial Analysis and Examinations, hereby certifies to American National Bank of Cheyenne that it is entitled to draw the sums which are being drawn pursuant to the annexed draft."

If the amount stated in the notice is less than the aggregate amount stated above, we shall note that partial payment on the original of this Letter of Credit and return the original to Office of the Commissioner of Insurance Bureau of Financial Analysis and Examinations with the partial payment, provided said Letter of Credit has not expired. This Letter of Credit shall then remain in full force as to the aggregate amount stated above minus the amount of any partial payments made until expiration of same.

The expiration date of this Letter of Credit is May 2, 2006, and under no circumstances will a draft be honored after said date, unless this Letter of Credit is extended by the undersigned in writing. This Letter of Credit shall be subject to the Uniform Customs and Practices for Documentary Credits, as currently revised, International Chamber of Commerce, and is governed by Article 5 of the Uniform Commercial Code.

Sincerely,

Betty Dubrowski  
Commercial Loan Vice President

Wyoming

Buffalo ■ Casper ■ Cheyenne ■ Laramie ■ Worland

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# AmericanNationalBank™

Member Sturm Financial Group

May 2, 2005

Laramie County Commissioners  
310 West 19<sup>th</sup> Street  
Cheyenne, WY 82001

RE: Crow Creek Estates  
T2, LLC

To Whom It May Concern:

Jim Ward and Jim Johnson, members of T2, LLC have financing and funds available with American National Bank in the amount of \$254,200 to fund surveying, road engineering, environmental engineering, electrical, gas, cable and phone, the county fee of \$50 per acre and the gravel road. Of the \$254,200, American National Bank is issuing an irrevocable letter of \$136,200 specifically for the gravel road. American National Bank is looking forward to providing any information that you may require from us that supports our customer.

If you need additional information, please do not hesitate to contact me. My direct phone number is 778-5242.

Sincerely,

Betty Dubrowski  
Vice President

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Wyoming

Buffalo ■ Casper ■ Cheyenne ■ Laramie ■ Worland

www.anbbank.com ■ Member FDIC

# LARAMIE COUNTY ABSTRACT & TITLE CO.

1819 Warren Avenue, Cheyenne, Wyoming 82001  
(307) 634-7779 Toll Free (877) 461-0048 FAX (307) 634-6817

## OWNER AND ENCUMBRANCE REPORT

FILE NUMBER: OE-13081-05

### DESCRIPTION:

#### PARCEL 1:

All that portion of the Burlington Northern and Santa Fe Railway Company's (formerly Chicago, Burlington & Quincy Railroad Company) 200 foot wide Carpenter to Cheyenne, Wyoming Branch Line property, now discontinued, being 100 feet wide on each side of said Railway Company's Main Track Centerline, as originally located and constructed upon, over and across the S1/2N1/2 and the N1/2S1/2 of Section 4, Township 13 North, Range 65 West of the 6th P.M., Laramie County, Wyoming, bounded on the east and west by the east and west lines of said Section 4; LESS AND EXCEPT the northerly 100 feet of the west 298.71 feet of the hereinabove described 200 foot wide Branch Line right of way

#### PARCEL 2:

NW1/4NW1/4; NE1/4NW1/4; SW1/4NW1/4 of Section 4, Township 13 North, Range 65 West of the 6th P.M., Laramie County, Wyoming LESS THE FOLLOWING TWO TRACTS:

Tract 1: That portion beginning at the point of intersection of the line common to said Section 4 and Section 5 with the north right of way line of the Chicago, Burlington and Quincy Railroad right of way, 5/8" diameter rebar with aluminum cap stamped "LS 519" from which the quarter corner common to said sections bears S. 0 degrees 10'00"W., based on solar observation, 16.0 feet distant; thence N. 0 degrees 10'00"E., along aforementioned section line, a distance of 725.00 feet; thence S. 89 degrees 50'00"E., at right angles, a distance of 298.58 feet; thence S. 0 degrees 10'00"W., parallel to aforementioned section line, a distance of 733.89 feet to a point on said right of way line; thence N. 88 degrees 07'40"W., along said right of way line, a distance of 298.71 feet to the point of beginning.

Tract 2: The railroad right of way as conveyed in instrument recorded December 14, 1889, in Book 54, Page 463, Laramie County, Wyoming records

#### PARCEL 3:

The N1/2 of Section 4, Township 13 North, Range 65 West of the 6th P.M., Laramie County, Wyoming LESS THE FOLLOWING TWO TRACTS:

Tract 1: That portion beginning at the point of intersection of the line common to said Section 4 and Section 5 with the north right of way line of the Chicago, Burlington and Quincy Railroad right of way, 5/8" diameter rebar with aluminum cap stamped "LS 519" from which the quarter corner common to said sections bears S. 0 degrees 10'00"W., based on solar observation, 16.0 feet distant; thence N. 0 degrees 10'00"E., along aforementioned section line, a distance of 725.00 feet; thence S. 89 degrees 50'00"E., at right angles, a distance of 298.58 feet; thence S. 0 degrees 10'00"W., parallel to aforementioned section line, a distance of 733.89 feet to a point on said right of way line; thence N. 88 degrees 07'40"W., along said right of way line, a distance of 298.71 feet to the point of beginning.

Tract 2: The railroad right of way as conveyed in instrument recorded December 14, 1889, in Book 54, Page 463, Laramie County, Wyoming records

### AND

All that part of the N1/2S1/2 of Section 4 lying north of the north right of way of Campstool Road in Section 4, Township 13, North, Range 65 West of the 6th P.M., Laramie County, Wyoming records EXCEPTING THEREFROM the railroad right of way line as conveyed in instrument recorded December 14, 1889, in Book 54, Page 463, Laramie County, Wyoming records AND LESS the NW1/4NW1/4; NE1/4NW1/4; SW1/4NW1/4

**APPARENT RECORD OWNERS AS SHOWN IN THE LARAMIE COUNTY TRACT INDEX:**

Parcels 1 and 3:

Floyd O. Humphrey also known as Floyd Humphrey and Diane M. Humphrey also known as Diane M. Humphrey, husband and wife

Parcel 2:

T2, LLC, a Wyoming LLC

**MORTGAGES OF RECORD AS SHOWN IN THE LARAMIE COUNTY TRACT INDEX:**

Mortgage dated May 8, 2003, recorded May 19, 2003, in Book 1727, Page 327, Laramie County, Wyoming records, from T2, LLC, a Wyoming Limited Liability Company, to Wyoming Bank and Trust, securing the original sum of \$248,879.50.

Mortgage dated June 10, 2003, recorded June 12, 2003, in Book 1734, Page 422, re-recorded December 23, 2003, in Book 1783, Page 240, Laramie County, Wyoming records, from Floyd O. Humphrey and Diane M. Humphrey, husband and wife D/B/A dba Campstool Dairy, to Farmers Bank, securing the original sum of \$442,500.00.

Mortgage dated September 30, 2003, recorded December 23, 2003, in Book 1783, Page 247, Laramie County, Wyoming records, from Floyd O. Humphrey and Diane M. Humphrey, to Farmers Bank, securing the original sum of \$7,706.00.

**DISTRICT COURT, FIRST JUDICIAL DISTRICT, LARAMIE COUNTY, WYOMING:**

None

**UNITED STATES DISTRICT COURT, DISTRICT OF WYOMING:**

None

**UNITED STATES FEDERAL BANKRUPTCY COURT, DISTRICT OF WYOMING:**

None

**LIENS (Miscellaneous):**

None

**FEDERAL TAX LIENS:**

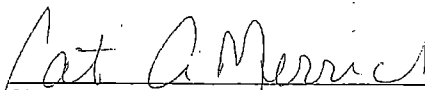
None

**TAXES:**

Taxes for the year of 2004 in the amount of \$113.12, appear to be paid in full for Schedule Number 00013006504011; and taxes for the year 2004 in the amount of \$468.93 appear to be 1st half paid in the amount of \$234.17 and 2nd half not paid in the amount of \$234.46 for Schedule Number 00013006504022; and taxes for the year 2004 appear to be paid in full in the amount of \$1,964.82 for Schedule Number 00013006504021.

Dated this 27th day of April, 2005 at 8:00 a.m.

LARAMIE COUNTY ABSTRACT AND TITLE CO.

  
\_\_\_\_\_  
Sharon E. Radomicki, President  
Cathie A. Merrick, Office Manager/Title Officer

Laramie County Abstract and Title Co. in causing this Certificate to be signed, assumes no liability for the accuracy or correctness of said Certificate except for the cost of the same.



# LARAMIE COUNTY PROPOSED ROAD STATUS FORM #1



CITY/COUNTY DEVELOPMENT OFFICE  
2101 O'NEIL AVENUE Suite 202 Cheyenne, WY 82001  
(Phone) 307-637-6310 (Fax) 307-637-6366

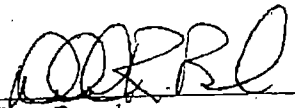
Subdivision Name: CROW CREEK ESTATES

Applicant/Agent: TZ LLC, FLOYD & DIANE HENNING


Date: 2-10-05

Form must be submitted with the preliminary and final plat application. The form must be signed by an authorized County representative.

	Private Roads	Public Dedication of Roads	County Roads
	Roads:	Roads: Crow Chief Loop Little Crow circle	Roads:
Proposed Maintenance & Construction	<input type="checkbox"/> Private Maintenance <input type="checkbox"/> County Standards <input type="checkbox"/> Other Standards (identify)*	<input checked="" type="checkbox"/> Private Maintenance <input type="checkbox"/> County Standards <input type="checkbox"/> Other Standards (identify)*	<input type="checkbox"/> Public Maintenance <input type="checkbox"/> County Standards
Improvement Proposal	<input type="checkbox"/> Build prior to final plat signature or <input type="checkbox"/> Financial guarantee Form 2	<input type="checkbox"/> Build prior to final plat signature or <input checked="" type="checkbox"/> Financial guarantee Form 2	<input type="checkbox"/> Build prior to final plat signature or <input type="checkbox"/> Financial guarantee Form 2

  
Don Beard  
County Public Works Director or Representative

No Changes for  
the Final Plat

  
5-9-05

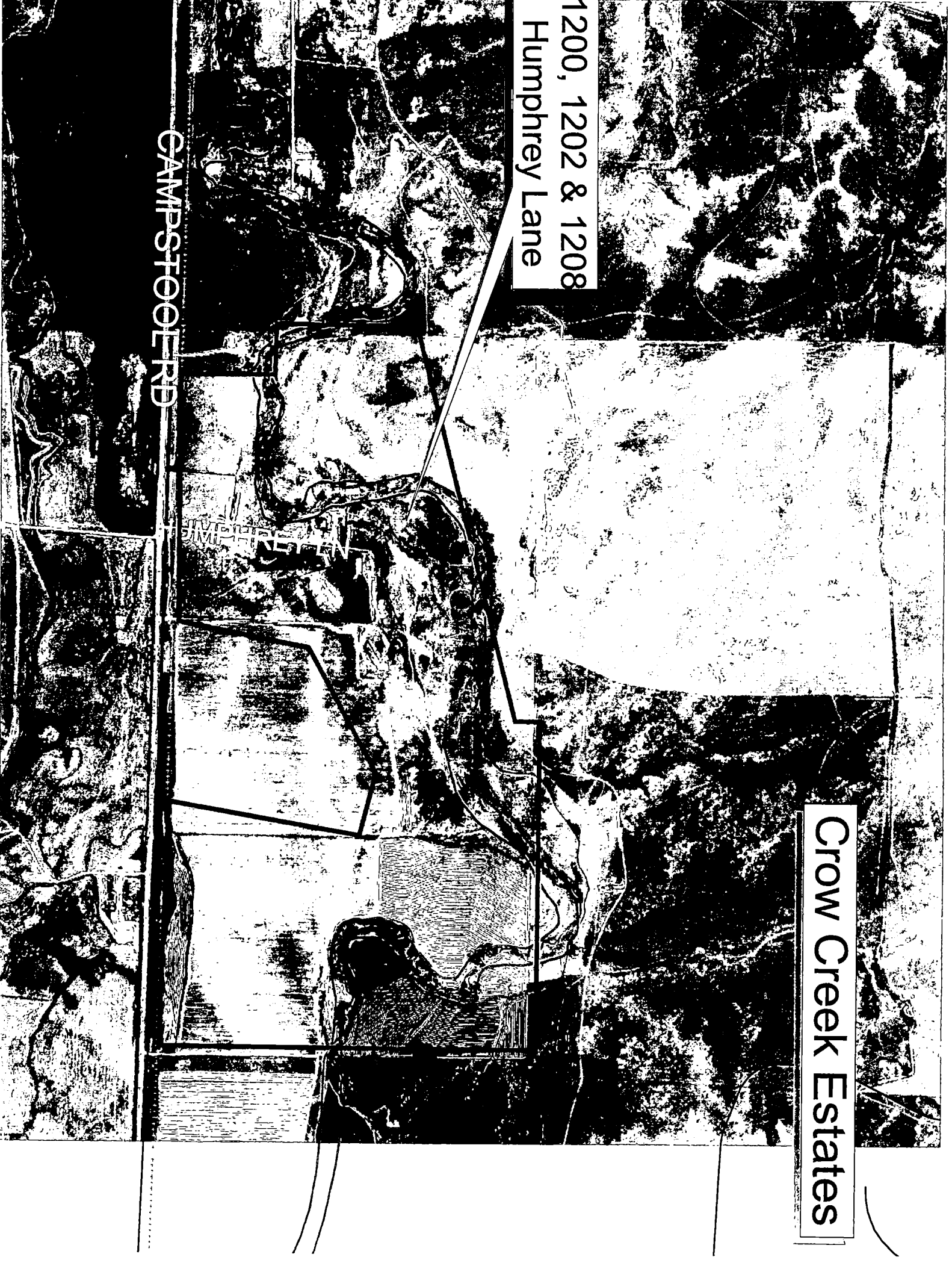
\* Provide typical cross-section of road(s) and material specification

1200, 1202 & 1208  
Humphrey Lane

Crow Creek Estates

CAMPSTOOLER RD

HUMPHREY LN



**IRREVOCABLE STANDBY LETTER OF CREDIT**

ISSUER: Cheyenne State Bank  
101 West 19th St.  
Cheyenne, WY 82001

Date of Issue: <u>08-11-2008</u> Letter of Credit Number: <u>701011</u>	
Amount: U.S. \$ <u>77,500.00</u> ( <u>seventy seven thousand five hundred and no/100</u> U.S. DOLLARS)	
For Benefit Of: <b>Beneficiary Name and Address</b>	For Account Of: <b>Applicant Name and Address</b>
LARAMIE COUNTY PO BOX 608, CHEYENNE, WY 82003	T2, LLC 6723 POWDERHOUSE ROAD CHEYENNE, WY 82009

LETTER OF CREDIT. Issuer establishes this Irrevocable Standby Letter of Credit (Letter of Credit) in favor of Beneficiary in the amount indicated above. Beneficiary may draw on this Letter of Credit with a Draft (or Drafts, if the maximum number of drawings is greater than one) together with the documents described below. Each Draft shall be signed on behalf of Beneficiary and be marked "Drawn under [Issuer name] Letter of Credit No. [Letter of Credit number] dated [Letter of Credit date]." Drafts must be presented at Issuer's address shown above on or before the Expiration Date. The presentation of any Draft shall reduce the Amount available under this Letter of Credit by the amount of the Draft.

This Letter of Credit sets forth in full the terms of Issuer's obligation to Beneficiary. This obligation cannot be modified by any reference in this Letter of Credit, or any document to which this Letter of Credit may be related.

This Letter of Credit expires on the Expiration Date.

**DRAWINGS.**

- Partial drawings shall not be permitted under this Letter of Credit.
- Partial drawings are permitted. The maximum number of drawings that may be made is UNLIMITED

**DOCUMENTS.** Each Draft must be accompanied by the following, an original and two copies except as stated:

- The original Letter of Credit, together with any amendments.
- A sight draft drawn by Beneficiary on Issuer.
- A signed statement by Beneficiary including the following statement:
- Other documents:

Issuer shall be entitled to accept a draft and the documentation described above, as required by the terms of this Letter of Credit, from any person purporting to be an authorized officer or representative of Beneficiary without any obligation or duty on the part of Issuer to verify the identity or authority of the person presenting the draft and such documentation.

**SPECIAL INSTRUCTIONS: IN REFERENCE TO THE CROW CREEK ESTATES SUBDIVISION**



EXPIRATION DATE. This Letter of Credit expires at the close of business at Issuer's address at 5:00 PM \_\_\_\_\_ (Time) on 05-02-2009 \_\_\_\_\_ (Date). Issuer agrees to honor all Drafts presented in strict compliance with the provisions of this Letter of Credit on or before the Expiration Date.

If Beneficiary has not drawn the full amount of this Letter of Credit prior to the Expiration Date, the Expiration Date shall be extended for a period of \_\_\_\_\_ days from the Expiration Date, unless Issuer notifies Beneficiary in writing at least \_\_\_\_\_ days prior to the Expiration Date that Issuer elects not to extend this Letter of Credit. In any event, this Letter of Credit shall expire on \_\_\_\_\_ without any notice from Issuer to Beneficiary.

TRANSFERABILITY. This Letter of Credit is  transferable  non-transferable.

APPLICABLE LAW. This Letter of Credit shall be governed by:

- the Uniform Customs and Practice for Documentary Credits, 2006 Revision, International Chamber of Commerce Publication No. 600 (UCP), or any later version or amendment.
- the International Standby Practices 1998 (ISP98).

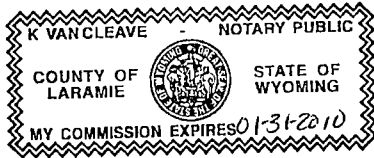
This Letter of Credit shall also be governed by the laws of Wyoming \_\_\_\_\_, the United States of America, so long as such laws are not inconsistent with the UCP or ISP, as applicable.

Cheyenne State Bank  
(Issuer Name)

By David Cook  
(Signature)

8-11-08  
(Date)

David Cook, President  
(Signer Name and Title)



STATE OF WYOMING )  
                                  ) SS  
County of Laramie )

This instrument was acknowledged before me  
this 11th day of August, 2008  
by David Cook, President  
My commission expires: 01-31-2010 K VanCleave  
Notary Public

*Rhonda*



# AmericanNationalBank™

Member Sturm Financial Group

## IRREVOCABLE LETTER OF CREDIT NO. (396)

Date: August 19, 2008 (previously dated May 2, 2008)

Amount: \$77,500.00

Expiration: May 2, 2009

Applicant: T2, LLC

Subdivision: Crow Creek Estates

For the Benefit of: Laramie County (revised)

We hereby issue our Irrevocable Standby Letter of Credit No. 396 at the request of T2, LLC, 6723 Powderhouse Road, Cheyenne, WY 82009, in the amount of \$77,500.00, which is available by draft(s) drawn at sign on us bearing the clause "Drawn under American National Bank of Cheyenne, 1912 Capitol Avenue, Cheyenne, Wyoming 82001, Irrevocable Letter of Credit No. 396, now dated May 2, 2008, accompanied by this **original** Letter of Credit". The beneficiary may draw upon the letter of credit only in the event that the roads are not completed in conformance with the county road standards by May 2, 2009.

Drafts must be presented during normal banking hours and must be accompanied by the original Letter of Credit, and a written statement signed on behalf of Laramie County, stating that: "Laramie County Public Works, hereby certifies to American National Bank of Cheyenne that it is entitled to draw the sums which are being drawn pursuant to the annexed draft."

If the amount stated in the notice is less than the aggregate amount stated above, we shall note that partial payment on the original of this Letter of Credit and return the original to Laramie County with the partial payment provided said Letter of Credit has not expired. This Letter of Credit shall then remain in full force as to the aggregate amount stated above minus the amount of any partial payments made until expiration of same.

Ninety (90) days prior to the expiration date of this Letter of Credit, No. 396, Bank will give written notice by certified mail, return receipt requested to the Director of Laramie County Works, that the Letter of Credit will expire on May 2, 2009, and shall not be extended beyond its expiration date. This Letter of Credit shall be subject to the Uniform Customs and Practices for Documentary Credits, as currently revised, International Chamber of Commerce, and is governed by Article 5 of the Uniform Commercial Code.

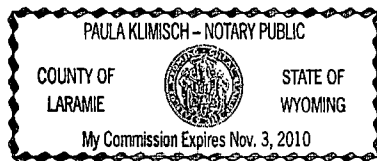
Sincerely,

Betty Dubrowski  
Vice President

BY BETTY DUBROWSKI

*Witnessed before me this  
19th day of August, 2008.*

*Paula Klimisch*



Wyo



Buffalo ■ Casper ■ Cheyenne

RECORDED 8/25/2008 AT 12:28 PM REC# 506560 JK# 2073 PG# 138

DEBRA K. LATHROP, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

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