



## LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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Planning • Building

### MEMORANDUM

**TO:** Laramie County Board of Commissioners

**FROM:** Bryce Hamilton, Associate Planner

**DATE:** February 4th, 2025

**TITLE:** PUBLIC HEARING regarding a Subdivision Permit & Plat for Recco Ranch, Situated in the NW¼ of Section 11, Township 14N, Range 65W of the 6<sup>th</sup> P.M., Laramie County, WY.

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### EXECUTIVE SUMMARY

Steil Surveying, on behalf of Recco Inc, has submitted a Subdivision Permit and Plat application for this property located generally in the SW¼ of the NW¼ of Section 11, Township 14N, Range 65W of the 6th P.M., Laramie County, WY. The application has been submitted to subdivide roughly eighty-three (83.22) acres into fourteen (14) residential lots of roughly six (6) acres each.

### BACKGROUND

The current use of the property is vacant agricultural land and is situated in the LU – Land Use Zone District. The overall subdivision would access from Road 215 (aka Railroad Road) via a previously recorded access easement, while internal lots would access from newly dedicated ROW. The plat proposes to vacate a portion of the access easement created for this anticipated subdivision which would still apply to the exempt subdivision to the north. The property lies within the service area of the Laramie County Fire Authority and is within AMEC Zone 2. All lots are over 5.25 acres gross, meaning the plat complies with the AMEC memo.

Pertinent Statutes and Regulations include:

W.S. § 18-5-301 thru 18-5-306.

W.S. § 34-12-101 thru 34-12-115.

LCLUR Section 2-1-101(a) thru (e), governing criteria for a Subdivision Permit and Plat.

LCLUR Section 4-2-114, governing the LU – Land Use Zone District.

## **DISCUSSION**

The subject property is located within the LU – Land Use Zone District. The applicant’s intent is to create fourteen (14) single family residence tracts of roughly six (6) acres each. The overall subdivision would be serviced by Road 215 for access, while the individual lots would be accessed internally by newly dedicated ROW. The portion of the existing access easement applicable to this plat would be vacated. The County has elected not to accept the ROW for public maintenance at this time.

The proposed sewage system for the subdivision is the use of individual on-site septic tanks and leach fields permitted and constructed to DEQ Rules and Regulations and the standards established by the Cheyenne/Laramie County Environmental Health Division. The proposed water system is individual residential wells permitted to Wyoming State Engineer’s office standards. A waiver of the traffic and drainage study requirements was requested by the applicant, with which the County Engineer has concurred.

The Laramie County Comprehensive Plan identifies the area as RAI – Rural Ag Interface. Residential uses are primarily anticipated in these areas. Limited service commercial and retail uses are anticipated at major intersections. For example, a gas station, repair shops, lodging, and restaurants may be appropriate along a highway or interstate interchange when adequate buffering from adjacent residential uses is provided. Commercial uses should provide evidence that they will not significantly impact surrounding residential uses. Density of uses shall be foremost based on availability and access to water, and development is encouraged on existing rights-of-way where possible. The proposed plat is residential in nature and complies with the AMEC memo, making it comport well with the Plan.

Certified letters were mailed to neighboring property owners, and a legal ad was printed in the Wyoming Tribune Eagle. Staff received no public comments regarding the proposed subdivision. Agency review comments have addressed minor plat corrections, the overall naming of the subdivision, and the standards to which the private easements versus the dedicated ROW must be built. The subdivision was submitted as Recco Tracts, 2<sup>nd</sup> filing, but has been renamed Recco Ranch to distinguish it from the exempt subdivision to the north. Additionally, the subdivision contains six or more lots and requires a non-adverse DEQ recommendation, which is still pending as of the date of this report. That issue will need to be resolved prior to plat recordation and is included as a recommended condition of approval.

Agency reviews have not resolved the road standards issue. Under the current LCLUR, the minimum requirements require private access easements to be built to access requirements for emergency services. The result of this would be that the private easement (now named Railway Lane on the plat) which is the overall access of the subdivision would be a 20’ width, while the internal roads would be wider. The private easement to the north recorded at Book 2421 Page 1003 would also only need to be built to emergency access standards. However, this creates a situation where roads widen and narrow without notice to the driver, creating a potential safety

hazard. This problem is the very reason that Staff is proposing to adopt road standard requirements in 40-to-80-acre subdivisions in the rewrite. Staff thus recommends a condition that both the ROW and the private access easements be built to County standards.

## **RECOMMENDATION AND FINDINGS**

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

- a. This application is in conformance with section 4-2-114 governing the LU – Land Use zone district.
- b. This application meets the criteria for a subdivision permit and plat pursuant to section 2-1-101 (a-e) of the Laramie County Land Use Regulations.
- c. A non-adverse DEQ recommendation has not been received as of the date of this report.
- d. Without building the private access easements on the plat to County standards, a safety hazard is potentially created.

**and that the Board may approve of the Subdivision Permit and Plat for Recco Ranch with three conditions:**

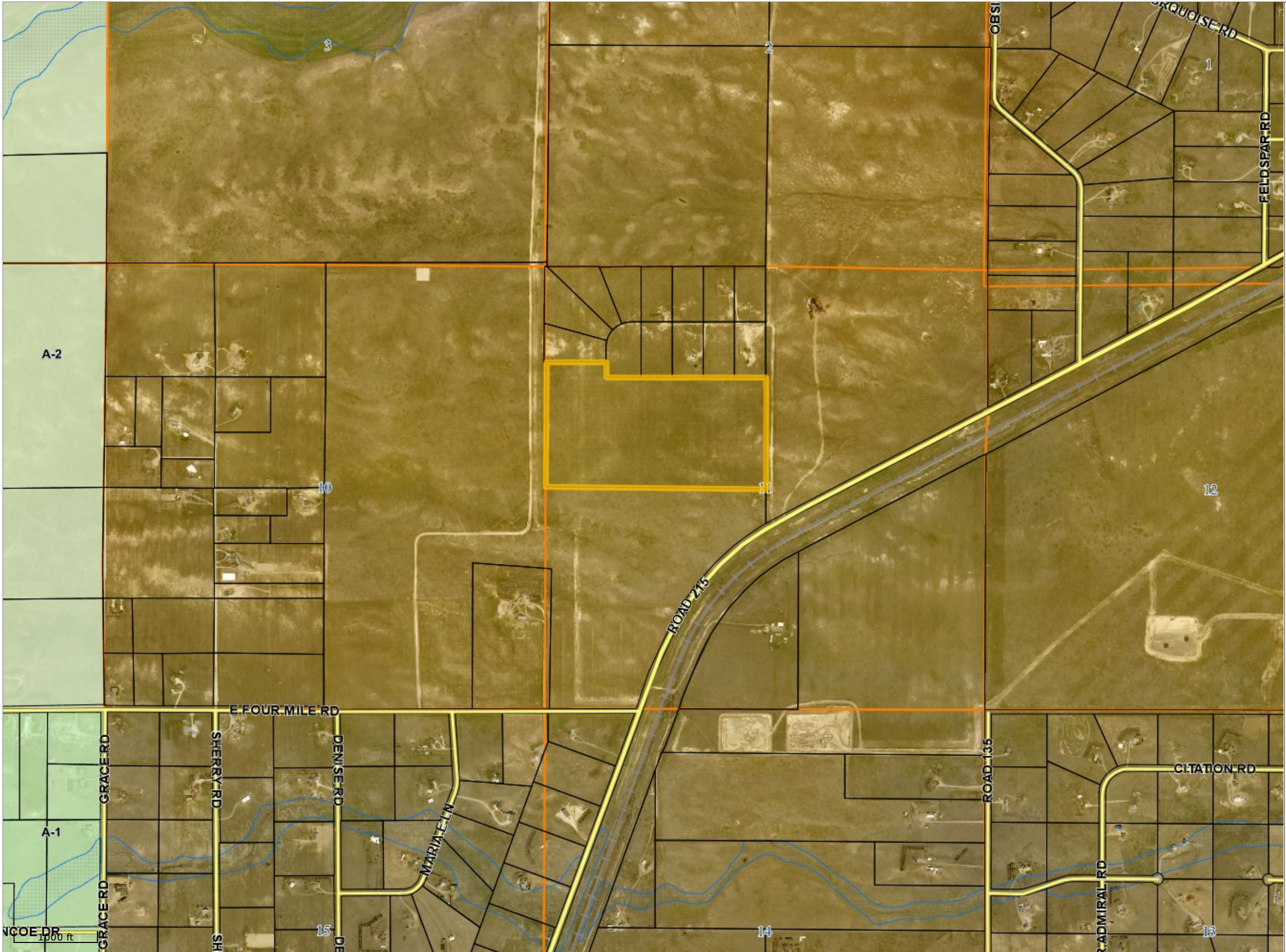
1. A non-adverse Chapter 23 DEQ recommendation is received by the Planning department prior to plat recordation.
2. The developer of this subdivision shall build Railway Lane from Railroad Road as shown on the plat up to the access of the exempt subdivision to the north to County standards, and shall build Recco Ranch Road and Raymond Trail as shown on the plat to County standards.
3. The developer of this subdivision shall build the remainder of the private access easement duly recorded at Bk 2421, Pg 1003 to County road standards.

## **PROPOSED MOTION**

**I move to adopt findings of fact a, b, c and d of the staff report and to approve of the Subdivision Permit and Plat for Recco Ranch with the three conditions outlined in the staff report.**

## **ATTACHMENTS**

- Attachment 1: Project Map**
- Attachment 2: Applicant Narrative**
- Attachment 3: Applicant DEQ Acknowledgement**
- Attachment 4: Agency Review Comments with Applicant Responses**
- Attachment 5: Recco Ranch, revised 1/22/25**
- Attachment 6: Recco Tracts (statutory exempt subdivision to the north)**
- Attachment 7: Recorded Internal Access Easement for Recco Tracts**
- Attachment 7: Recorded Access Easement From Road 215**
- Attachment 8: Proposed Resolution**



### Laramie County Wyoming MapServer

PZ-24-00094 RECCO RANCH

SUBDIVISION PERMIT & PLAT

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LU Zone District

AMEC Zone 2

Laramie County Fire Authority

- Township Line
- City/Cnty 100YR Floodplain
- FEMA 100YR Floodplain
- FEMA 500YR Floodplain
- FEMA Floodway
- Interstate
- Major Road
- Imps only
- HR
- MR
- LR
- NR-2
- NR-3
- AR
- A-1
- A-2
- AG
- MUR
- CBD
- CB
- NB
- MU
- MUB
- MUE
- HI
- LI
- P
- AD
- PUD
- X



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 no liability associated with the use or misuse of this information. printed 1/3/2025



**October 31, 2024**

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

**InRe: LETTER OF JUSTIFICATION – RECCO TRACTS 2<sup>ND</sup> FILING**

Steil Surveying Services, agent for the owner, intends to SUBDIVIDE a portion of the NW $\frac{1}{4}$  of Section 11, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming. A zone change is not required.

The overall density of the plat is 83.22 acres. The proposed plat will consist of FOURTEEN (14) tracts for residential use.

Please contact me with any questions or concerns.

A handwritten signature in blue ink that reads "Michael S. Hansen".

Shane Hansen

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



**October 31, 2024**

Laramie County Planning & Development Office  
3966 Archer Parkway  
Cheyenne, WY 82009  
(307) 633-4303

**InRe: InRe: Plat to be known as RECCO TRACTS 2<sup>ND</sup> FILING in a portion of the NW<sup>1</sup>/<sub>4</sub> of Section 11, T14N, R65W, of the 6th P.M., Laramie County, Wyoming.**

To whom it may concern:

Steil Surveying Services, agent for the owner(s), provides this letter on their behalf, confirming that the owner acknowledges that a non adverse DEQ letter is needed for this subdivision.

Sincerely,

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

Shane Hansen

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

# Permit Notes

**Permit Number:** PZ-24-00094

**Parcel Number:** 14651120001500

**Submitted:** 10/31/2024

**Applicant:** HANSEN, MICHEAL SHANE

**Site Address:** UNKNOWN

**Technically Complete:** 10/31/2024

**Owner:** RECCO INC

Laramie County, WY 00000

**Approved:** 11/21/2024

**Project Description:** RESIDENTIAL SUBDIVISION

**Issued:**

<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>
10/31/2024		Application	PZ-24-00094	GENERAL	Public Hearing Dates Planning Commission 1.9.25 BOCC 2.4.25	CATHERINE.CUND ALL@LARAMIECO UNTYWY.GOV
11/12/2024		Application	PZ-24-00094	GENERAL	This subdivision will be located 2.5 miles from a water cistern. LCFA request roadways and access allow for fire apparatus entry and exit. Per the 2022 LCLUR the Cul-de-sacs shall be constructed in accordance with the requirements of the County Fire District for dead-end fire apparatus access roads.	MANUEL.MUZQUIZ @LARAMIECOUNT YWY.GOV
					ACKNOWLEDGED	
11/12/2024		Workflow	COUNTY ASSESSOR REVIEW	GENERAL	Owner of record appear to be in order. Observation: Course discrepancy between dedication (N89 DEG 43' 14"W; NO DEG 28' 11"E) and plat drawing (N89 DEG 43' 14"E; NO DEG 28' 41"E). No further comments on plat drawing.	CINDY.KEMIVES@ LARAMIECOUNTY WY.GOV
					CORRECTED	
11/18/2024		Application	PZ-24-00094	GENERAL	Access and egress shall be in accordance with the LCLUR, to include road widths and turn arounds.	MATTHEW.BUTLE R@LARAMIECOUN TYWY.GOV
					ACKNOWLEDGED	
11/18/2024		Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	Ownership is in order. My only thought is that the road in the subdivision doesn't have a name, and there doesn't appear to be an access road. However these items would not keep the plat from being recorded, just an observation.	LAURA.PATE@LA RAMIECOUNTYWY .GOV
					WORKING ON NAMES	
11/19/2024		Application	PZ-24-00094	GENERAL	Engineer Review 1.I agree that a Drainage Study and Traffic study are not warranted for this plat. 2.Since this subdivision is an extension of an existing one and since there will be a total of 27 lots, there will need to be a roadway designed and constructed per the current County Road regulations from Railroad Road to the entrance into RECCO Tracts. Also, the road through RECCO Tracts and the roads within RECCO Tracts 2nd Filing shall be designed and constructed per the current County Road regulations. Since there are more than 12 lots serving both filings, per County regulations, there needs to be two forms of ingress and egress into both filings. It appears the existing roadways do not meet current County Standards and there is not a roadway that goes completely through the first filing area. As part of this plat, all roadways for both filings need to be fully designed and constructed to current County requirements. Design plans for all roadways shall be submitted to the Public Works Department for review and approval. 3.The Tracts within the RECCO Tracts subdivision are labeled, but it would be helpful if the name of the subdivision	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV
					1. ACKNOWLEDGED 2. OWNER AGREES TO BUILDING THE ROAD FROM RAILROAD TO NORTH ENTRANCE AND TO BUILDING THE NEW ROAD IN THE PROPOSED SUBDIVISION TO COUNTY STANDARDS. THE PIECE OF ROAD IN THE EXEMPT SECTION DOES NOT BELONG TO THIS DEVELOPMENT. OWNER WOULD LIKE TO BUILD THAT PIECE TO FIRE STANDARDS.	

## Permit Notes

- 3. ADDED
- 4. CORRECTED
- 5. ADDED
- 6. OWNER WILL BE INFORMED
- 7. CORRECTED

- 1. ADDED
- 2. ADDED
- 3. CORRECTED
- 4. 20' UTILITY IS  
TYPICAL - LABELED

- was labeled as well.
- 4.The plat drawing indicates the area is served by LCFD No. 3, but it should be served by LCFA.
- 5.Since it appears this plat is dedicating the ROW for the roadways, names for the roadways should be provided. In addition, the widths of the ROW need to be labeled on the plat.
- 6.There is an existing sign just north of Railroad Road that indicates it is private property and no trespassing. However, with this subdivision the easements that allow for ingress/egress into this subdivision, the sign needs to be removed.
- 7.In the Dedication, there are two bearings that dont match the bearings labeled on the plat drawing. One is N89 degrees 4314W versus N89 degrees 4314E, and the other is N0 degrees 2811E versus N0 degrees 2841E.

Surveyor Review

- 1.Is the southwest corner of this subdivision the West Corner of Section 11, if so it should be labeled.
- 2.The differences of bearings and distances between this subdivision and the RECCO TRACTS records of survey are not shown on this plat.
- 3.The VACATION STATEMENT on this plat describes the vacation of an ACCESS EASEMENT recorded in BOOK 2421, AT PAGE 1001, however the RECCO TRACTS records of survey state that the easement is recorded at PAGE 1003. Are these referencing the same easement?
- 4.There is one label identifying a 20 UTILITY EASEMENT, however there is more than one easement shown on the plat. Either a note or an additional label would help clarify intent.

11/20/2024	Application	PZ-24-00094	GENERAL	WAPA has no conflict with this project.	ROGERS@LARAMIECOUNTYWY.GOV
11/20/2024	Application	PZ-24-00094	GENERAL	No comments other than to support Engineer's concerns. Vacation statement may need to be updated for consistency once more clarification is provided.	LARAMIECOUNTY ATTORNEY@LARAMIECOUNTYWY.GOV
11/21/2024	Workflow	PLAN REVIEW BY BUILDING	GENERAL	Premises identification shall be in accordance with 2021 IFC section 505 and 2021 IRC section 319, and 2021 IBC section 502.1.  Building permits shall be required for all new building construction.  Laramie County has adopted the 2021 I-codes and the 2023 NEC.	DANIEL.PETERS@LARAMIECOUNTY WY.GOV
				ACKNOWLEDGED	
11/21/2024	Workflow	PLAN REVIEW BY PLANNING AND ZONING	GENERAL	Planning review 1: 1. Please address all agency commentary.	BRYCE.HAMILTON@LARAMIECOUNTY WY.GOV



# Permit Notes

11/21/2024

Workflow

PUBLIC WORKS GENERAL  
REVIEW

1. ACKNOWLEDGED
2. ACKNOWLEDGED
3. ACKNOWLEDGED
4. ADDED
5. A NOTE SAYING NO PUBLIC MAINTENANCE OF INTERNAL ROADS WILL BE ADDED
6. ACKNOWLEDGED
7. ACKNOWLEDGED

1. All comments from the review engineer and surveyor shall be addressed and/or acknowledged.
2. With this development, the ingress, egress and utility easements shown on the plat and those outside the boundaries of this plat (Book 2421, Pg 1001 and Book 2421, Pg 10003) shall be designed and built to the current Laramie County Land Use Regulations. The road construction design plans shall be submitted to Laramie County Public Works for review and approval prior to construction taking place.
3. If the roadways will be constructed in phases, please show the phasing plan within the next submittal.
4. A note shall be added to the plat indicating "All Tracts are to be accessed off internal roadways/access easements."
5. Note 3 on the plat shall be updated to say (with the determined road names) "Road name 1, road name 2 and road name 3 will not be maintained by Laramie County."
6. Access permit applications through Public Works will be required for each tract. Call (307-633-4302) or email (permits@laramiecountyywy.gov) Public Works for more information.
7. The access location onto Road 215 shall meet the current Laramie County Land Use Regulations.

MOLLY.BENNETT  
@LARAMIECOUNTY  
YWY.GOV

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**Parcel Number:** 14651120001500

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**Site Address:** UNKNOWN

**Technically Complete:** 10/31/2024

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## Permit Notes

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# Permit Notes

11/21/2024	Workflow	PUBLIC WORKS REVIEW	GENERAL	<ol style="list-style-type: none"> <li>1. All comments from the review engineer and surveyor shall be addressed and/or acknowledged.</li> <li>2. With this development, the ingress, egress and utility easements shown on the plat and those outside the boundaries of this plat (Book 2421, Pg 1001 and Book 2421, Pg 10003) shall be designed and built to the current Laramie County Land Use Regulations. The road construction design plans shall be submitted to Laramie County Public Works for review and approval prior to construction taking place.</li> <li>3. If the roadways will be constructed in phases, please show the phasing plan within the next submittal.</li> <li>4. A note shall be added to the plat indicating "All Tracts are to be accessed off internal roadways/access easements."</li> <li>5. Note 3 on the plat shall be updated to say (with the determined road names) "Road name 1, road name 2 and road name 3 will not be maintained by Laramie County."</li> <li>6. Access permit applications through Public Works will be required for each tract. Call (307-633-4302) or email (permits@laramiecountyywy.gov) Public Works for more information.</li> <li>7. The access location onto Road 215 shall meet the current Laramie County Land Use Regulations.</li> </ol>	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV
01/22/2025	Application	PZ-24-00094	GENERAL	2nd round reviews assigned to Planning, Engineer, Public Works. Responses and revisions in submittals. Apologies for short turnaround; I have to submit the report by EOB next Tuesday.	BRYCE.HAMILTON@LARAMIECOUNTY.WY.GOV
01/23/2025	01/23/2025 Application	PZ-24-00094	GENERAL	<p>2nd Review -</p> <ol style="list-style-type: none"> <li>1. Unless Public Works does not concur, I would be fine if Railway Lane from Railroad Road to the northern access, Recco Ranch Road, and Raymond Trail from Recco Ranch Road to the northern most boundary of Tract 9 are all designed and constructed to current County road standards and Raymond Trail from the northern most boundary of Tract 9 to Railway Lane is designed and constructed to meet emergency vehicle access (i.e., 20 roadway width and 6 of base material). All roadways shall be designed and construction plans submitted to the County for review and approval including the roadway that will be designed/constructed for emergency vehicles.</li> <li>2. In the Dedication, it states thence South 0 degrees 0351 West, a distance of 1324.33 feet. However, the plat map shows the distance for the eastern most platted boundary as 1324.35.</li> </ol>	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV
				<ol style="list-style-type: none"> <li>1. acknowledged</li> <li>2. corrected</li> </ol>	
01/29/2025	Workflow	PLANNING AND ZONING REVIEW	GENERAL	<p>Planning review 2:</p> <ol style="list-style-type: none"> <li>1. I have to generally agree with Public Works regarding the private easements. The problem with not building the private access easement to the north and east of the plat to the same standards as the public ROW is that the County is actively trying to avoid differing road standards across platted</li> </ol>	BRYCE.HAMILTON@LARAMIECOUNTY.WY.GOV

# Permit Notes

RAILWAY LANE WILL BE BUILT TO COUNTY ROAD STANDARDS TO THE ENTRANCE TO THE RECORD OF SURVEY. THERE SEEMS TO BE CONFUSION HERE. WE ARE NOT ASKING FOR RELIEF FOR ANYTHING EXCEPT THE PIECE OF RAYMOND RUNNING THROUGH THE RECORD OF SURVEY.

versus unplatted/exempt subdivisions. Such a policy creates strange roadways that narrow and widen without much warning or reasoning to drivers and inevitably causes accidents. That is precisely the problem we're trying to fix by adopting large-acreage subdivision requirements in the rewrite. The only way my tone would be different is if this was a different developer from the exempt subdivision to the north, but in this case it is not.

While Planning will make this a recommended condition of approval, we will also make it clear to the BOCC in the staff report that such a condition goes beyond the minimum requirements for subdivisions in the LCLUR, and that the argument is much stronger for its requirement on Railway Lane than the subdivision to the north given that this subdivision must utilize Railway Lane and likely will not utilize the easement to the north very much. It is generally my understanding that we have precedent for such a condition in these circumstances, and the BOCC generally has broad discretion to set conditions for approval of development actions under its consideration.

01/29/2025	Workflow	PUBLIC WORKS	GENERAL REVIEW	<p>1. The comment responses seem to contradict each other. The review engineer mentioned building of the roadways and the response comment indicated that would not be done. Public Works made a comment regarding the roadways needing to be built (inside and outside the plat boundary), and that was acknowledged. So which is it?</p> <p>2. the following comment from Public Works still stands:</p> <p>2a. With this development, the ingress, egress and utility easements shown on the plat and those outside the boundaries of this plat (Book 2421, Pg 1001 and Book 2421, Pg 10003) shall be designed and built to the current Laramie County Land Use Regulations. The road construction design plans shall be submitted to Laramie County Public Works for review and approval prior to construction taking place.</p> <p>2b. Raymond Trail and Recco Ranch Road shall also be built to County Standards.</p>	<p>MOLLY.BENNETT @LARAMIECOUNT YWY.GOV</p>
<p>1. RAILWAY LANE WILL BE BUILT TO COUNTY ROAD STANDARDS TO THE ENTRANCE TO THE RECORD OF SURVEY. THERE SEEMS TO BE CONFUSION HERE. WE ARE NOT ASKING FOR RELIEF FOR ANYTHING EXCEPT THE PIECE OF RAYMOND RUNNING THROUGH THE RECORD OF SURVEY.</p> <p>2. WE WILL BUILD RAILWAY LANE TO THE STANDARD AND ALL OTHER INTERNAL ROADS IN OUR SUBDIVISION AS WELL. JUST AS WAS PREVIOUSLY AGREED TO. WE DO NOT AGREE TO BUILD THE ROAD THROUGH THE RECORD OF SURVEY TO COUNTY ROAD STANDARDS. WE HAVE ASKED TO BUILD IT TO FIRE STANDARDS AND YOUR ENGINEER AGREES.</p>					

**NO PROPOSED DOMESTIC WATER SOURCE □ NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM □ FIRE PROTECTION TO BE PROVIDED BY LCFA  
THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE**

**DEDICATION**

KNOW ALL PERSONS BY THESE PRESENTS THAT: RECCO INC, a Wyoming Corporation, owner in fee simple of a portion of the NW¼ of Section 11, Township 14 North, Range 65 West of the 6th Principal Meridian, Laramie County, Wyoming; being more particularly described as follows:

Beginning at the W¼ Corner of Section 11, Township 14 North, Range 65 West, of the 6th P.M., Laramie County, Wyoming; thence North 0°45'13" East, along the West line of said Section 11, a distance of 1497.22 feet; thence South 89°59'42" East, a distance of 728.87 feet, thence South 0°04'04" West, a distance of 183.91 feet; thence North 89°59'48" East, a distance of 1899.38 feet; thence South 0°03'51" West, a distance of 1324.33 feet, to the C¼ corner of said Section 11; thence North 89°45'33" West, along the South line of said Section 11, a distance of 2646.28 feet to the Point Of Beginning.

Containing 76.78 acres more or less.

Have caused the same to be surveyed and known as RECCO RANCH, 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 the roads and grant the easements for the purposes indicated hereon.

RECCO INC, a Wyoming Corporation

by: \_\_\_\_\_  
Roy S Fertig, Vice President

**OWNER ACKNOWLEDGEMENT**

STATE OF WYOMING }  
COUNTY OF LARAMIE } SS

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2025 by Roy S Fertig, as Vice President, for RECCO Inc.-A Wyoming Corporation.

Notary Public, Laramie County, Wyoming

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

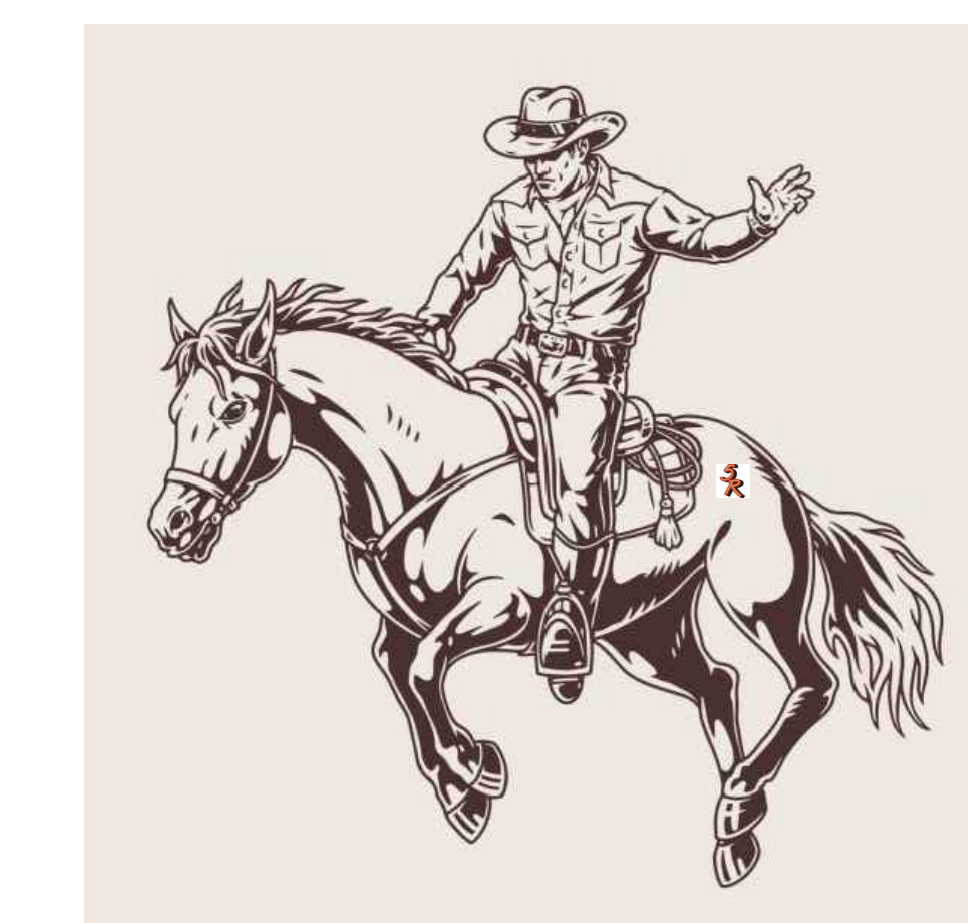
**APPROVALS**

Approved by the Laramie County Planning Commission, this \_\_\_\_ day of \_\_\_\_\_, 2025.

Chairman

Approved by the Board of Laramie County Commissioners of Laramie County, Wyoming, this \_\_\_\_ day of \_\_\_\_\_, 2025.

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



**RECCO RANCH**

A SUBDIVISION OF  
A PORTION OF THE NW¼ OF  
SECTION 11, T.14N., R.65W, 6TH P.M.,  
LARAMIE COUNTY, WYOMING.

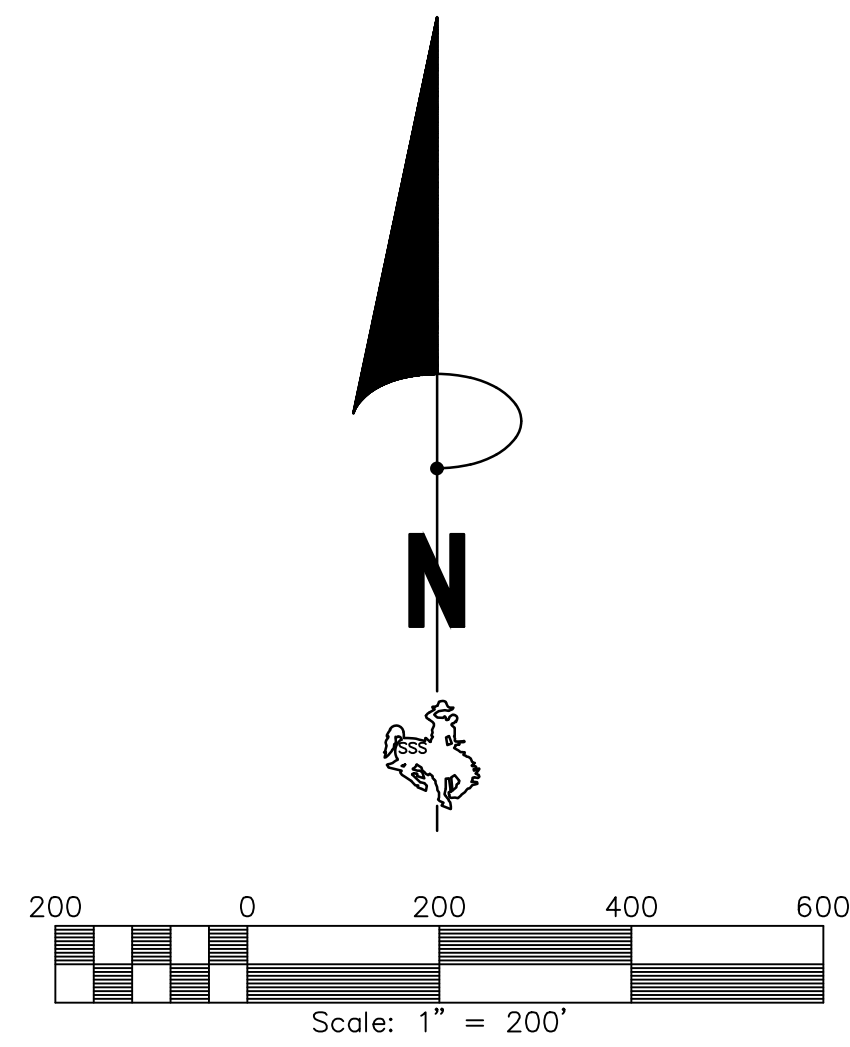
PREPARED OCTOBER 2024

**STIEL 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.StielSurvey.com ○ info@StielSurvey.com



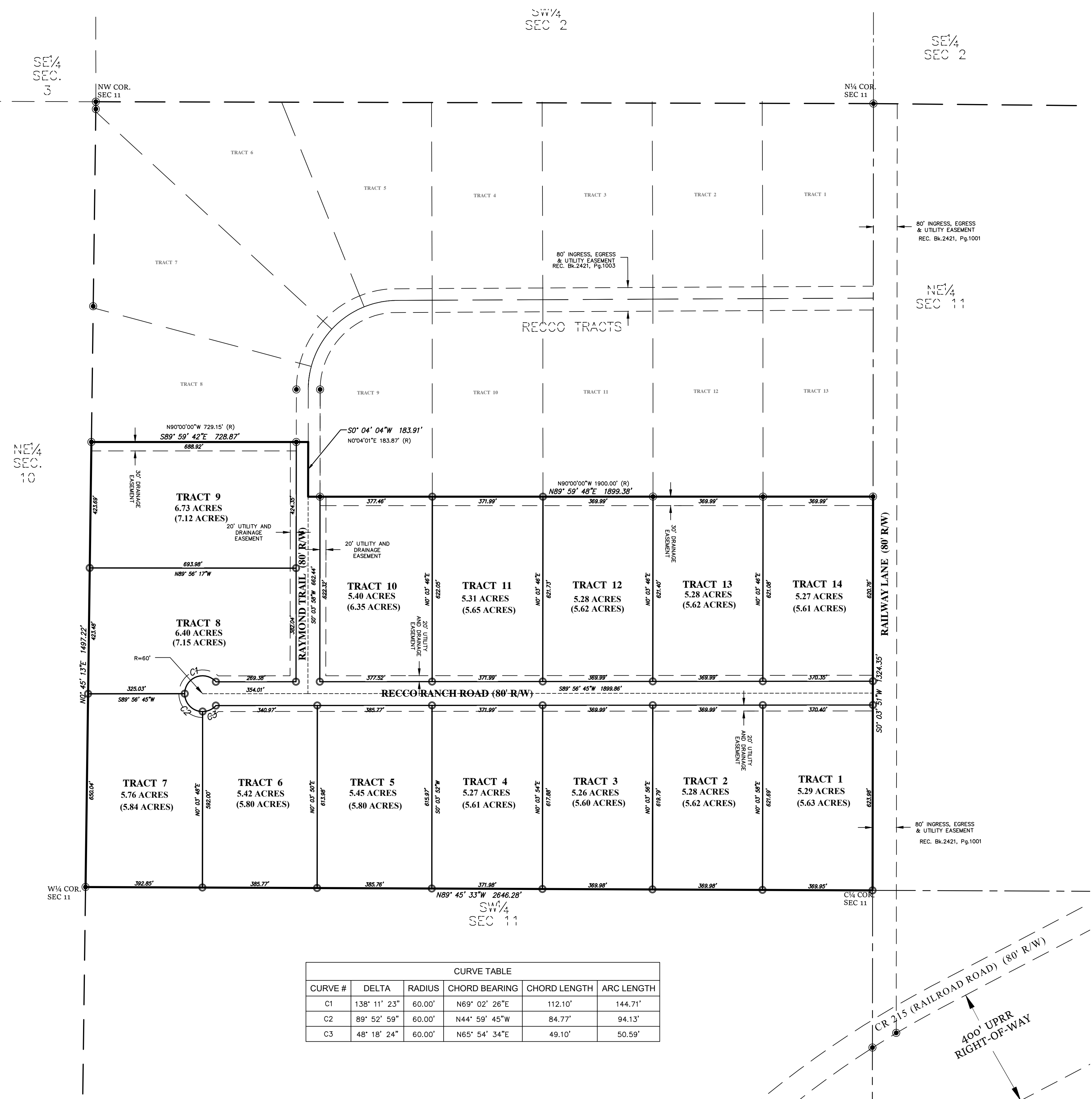
**LEGEND**

- SET ¾" X 24" LONG REBAR WITH 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND 1½" ALUMINUM CAP
- ⊙ FOUND ½" IRON PIPE

**NOTES**

- 1) SUBJECT PROPERTY DOES NOT FALL WITHIN SPECIAL 100-YEAR FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. MAP PANEL NO. 56021C1110F DATED JANUARY 17, 2007.
- 2) CWPP - SUBJECT PARCEL DOES NOT FALL WITHIN THE CWPP.
- 3) NO PUBLIC MAINTENANCE OF INTERNAL ROADS

**BASIS OF BEARINGS:**  
WYOMING STATE PLANE COORDINATES,  
EAST ZONE, NAD83-2011,  
US SURVEY FEET, DISTANCES ARE GRID  
DISTANCES.  
COMBINATION FACTOR = 0.9996825064.



CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	138° 11' 23"	60.00'	N69° 02' 26"E	112.10'	144.71'
C2	89° 52' 59"	60.00'	N44° 59' 45"W	84.77'	94.13'
C3	48° 18' 24"	60.00'	N65° 54' 34"E	49.10'	50.59'

**VACATION STATEMENT**

IT IS THE INTENT OF THIS PLAT TO VACATE THE ACCESS EASEMENT RECORDED IN BOOK 2421, AT PAGE 1003, FOR THE PARCEL BEING PLATTED

**CERTIFICATE OF SURVEYOR**

I, Jeffrey B. Jones, A Professional Land Surveyor in the State of Wyoming, for and on behalf of Stiel 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.

**VICINITY MAP**



FILING RECORD

USER: SHANS  
REVISED: 1/22/2025  
24367 S11-14-65 FINAL PLAT.DWG

NO PROPOSED DOMESTIC WATER SOURCE - NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM - FIRE PROTECTION TO BE PROVIDED BY LCFD#3 - THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE

**DEDICATION**

KNOW ALL PERSONS BY THESE PRESENTS THAT: RECCO INC, a Wyoming Corporation, owner in fee simple of the NW¼ of Section 11, Township 14 North, Range 65 West of the 6th Principal Meridian, Laramie County, Wyoming; being more particularly described as follows:

Beginning at the NW Corner of Section 11, Township 14 North, Range 65 West, of the 6th P.M., Laramie County, Wyoming; thence North 89°51'49" East, along the North line of said Section 11, a distance of 2615.35 feet, to the N1/4 Corner of said Section 11; thence South 0°04'01" West, along the East line of said NW1/4, a distance of 1322.78 feet, thence North 90°00'00" West, a distance of 1900.00 feet; thence North 0°04'01" East, a distance of 183.87 feet; thence North 90°00'00" West, a distance of 729.15 feet, to the west line of said Section 11; thence North 0°45'27" East, along said West line, a distance of 1145.24 feet to the Point Of Beginning.

Containing 76.78 acres more or less.

Have caused the same to be surveyed and known as RECCO TRACTS, 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 grant the easements for the purposes indicated hereon.

RECCO INC, a Wyoming Corporation

by: *Ray S Fertig*  
Ray S Fertig, Vice President

**ACKNOWLEDGEMENT**

STATE OF WYOMING }  
COUNTY OF LARAMIE } SS

The foregoing instrument was acknowledged before me this 16th day of August, 2016 by Ray S Fertig, as Vice President, for RECCO Inc.-A Wyoming Corporation.

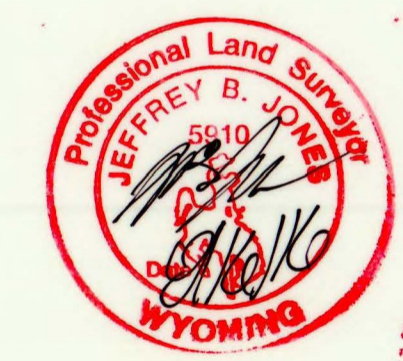
*Jeffrey B Jones*  
Notary Public, Laramie County, Wyoming

My Commission Expires: *April 2018*



AFFIDAVIT TO CORRECT  
CHORD BEARING 8-16-16

**CERTIFICATE OF SURVEYOR**



I, Jeffrey B. Jones, Registered 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.

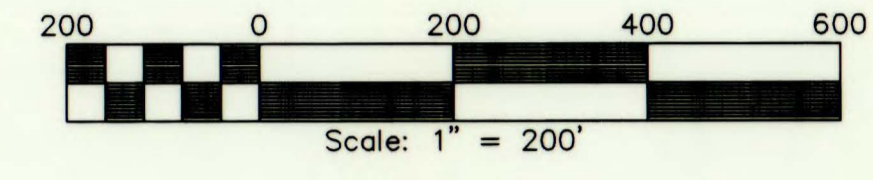
**MAP OF SURVEY**  
for  
**RECCO TRACTS**

AN EXEMPT SUBDIVISION (FAMILY EXEMPTION)  
SITUATED IN A PORTION OF THE NW1/4 SECTION 11,  
T.14N., R.65W, 6TH P.M.,  
LARAMIE COUNTY, WYOMING.  
PREPARED MARCH, 2015

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

**LEGEND**

- SET ¼" X 24" LONG REBAR WITH 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 2500"



**LEGAL DESCRIPTIONS**

Parcel 1: A parcel of land in the NW1/4 of Section 11, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming being more particularly described as follows: Beginning at the N1/4 Corner of said Section 11; thence S0°04'01" W, along the east line of said NW1/4 of said Section, a distance of 662.47 feet; thence N90°00'00" W, a distance of 370.00 feet; thence N0°04'01" E, a distance of 663.35 feet to the north line of said Section 11; thence S89°51'49" E, along said north line, a distance of 370.00 feet to the Point Of Beginning. Said Parcel containing 5.63 acres, more or less.

Parcel 2: A parcel of land in the NW1/4 of Section 11, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming being more particularly described as follows: Beginning at a Point which bears N89°51'49" W, a distance of 370.00 feet from the N1/4 Corner of said Section 11; thence S0°04'01" W, a distance of 663.35 feet; thence N90°00'00" W, a distance of 370.00 feet; thence N0°04'01" E, a distance of 664.23 feet to the north line of said Section 11; thence S89°51'49" E, along said north line, a distance of 370.00 feet to the Point Of Beginning. Said Parcel containing 5.64 acres, more or less.

Parcel 3: A parcel of land in the NW1/4 of Section 11, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming being more particularly described as follows: Beginning at a Point which bears N89°51'49" W, a distance of 740.00 feet from the N1/4 Corner of said Section 11; thence S0°04'01" W, a distance of 664.23 feet; thence N90°00'00" W, a distance of 370.00 feet; thence N0°04'01" E, a distance of 665.11 feet to the north line of said Section 11; thence S89°51'49" E, along said north line, a distance of 370.00 feet to the Point Of Beginning. Said Parcel containing 5.65 acres, more or less.

Parcel 4: A parcel of land in the NW1/4 of Section 11, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming being more particularly described as follows: Beginning at a Point which bears N89°51'49" W, a distance of 1110.00 feet from the N1/4 Corner of said Section 11; thence S0°04'01" W, a distance of 665.11 feet; thence N90°00'00" W, a distance of 372.00 feet; thence N0°04'01" E, a distance of 665.99 feet to the north line of said Section 11; thence S89°51'49" E, along said north line, a distance of 372.00 feet to the Point Of Beginning. Said Parcel containing 5.68 acres, more or less.

Parcel 5: A parcel of land in the NW1/4 of Section 11, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming being more particularly described as follows: Beginning at the NW Corner of said Section 11, thence S89°51'49" E, a distance of 1133.35 feet from the NW Corner of said Section 11; thence S0°04'01" W, a distance of 665.99 feet; thence N90°00'00" W, a distance of 118.44 feet; thence along a curve, concave to the southeast, having a radius of 300.00 feet and central angle of 21°38'04" (chord bearing of S79°09'58" W, chord length of 112.61 feet); thence N21°39'04" W, a distance of 740.60 feet to the north line of said Section 11; thence S89°51'49" E, along said north line, a distance of 503.06 feet to the Point Of Beginning. Said Parcel containing 5.68 acres, more or less.

Parcel 6: A parcel of land in the NW1/4 of Section 11, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming being more particularly described as follows: Beginning at the NW Corner of said Section 11, thence S89°51'49" E, along the north line of said Section 11, a distance of 630.29; thence S21°39'04" E, a distance of 740.60 feet; thence along a curve, concave to the southeast, having a radius of 300.00 feet and central angle of 25°24'32" (chord bearing of S55°38'40" W, chord length of 131.95 feet); thence N47°03'36" W, a distance of 1085.86 feet to the west line of said section 11; thence N0°45'27" E, along said west line, a distance of 24.59 feet to the Point Of Beginning. Said Parcel containing 6.82 acres, more or less.

Parcel 7: A parcel of land in the NW1/4 of Section 11, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming being more particularly described as follows: Beginning at a point which bears S0°04'01" W a distance of 24.59 feet from the NW corner of said Section 11, thence S47°03'36" E, a distance of 1085.86 feet; thence along a curve, concave to the southeast, having a radius of 300.00 feet and central angle of 27°37'08" (chord bearing of S29°07'50" W, chord length of 143.22 feet); thence N74°40'44" W, a distance of 761.03, to a point on the west line of said Section 11; thence N0°45'27" E, along the west line of said Section 11, a distance of 663.80 feet to the Point Of Beginning. Said Parcel containing 7.33 acres, more or less.

Parcel 8: A parcel of land in the NW1/4 of Section 11, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming being more particularly described as follows: Beginning at a Point which bears S0°04'01" W, a distance of 668.39 feet from the NW Corner of said Section 11; thence S74°40'44" E, a distance of 761.03 feet; thence along a curve, concave to the southeast, having a radius of 300.00 feet and central angle of 15°15'15" (chord bearing of S07°41'38" W, chord length of 79.84 feet); thence S0°04'01" W, a distance of 176.80 feet; thence N90°00'00" W, a distance of 729.15 feet to a point on the west line of said Section 11; thence N0°45'27" E, along said west line, a distance of 456.84 feet to the Point Of Beginning. Said Parcel containing 5.98 acres, more or less.

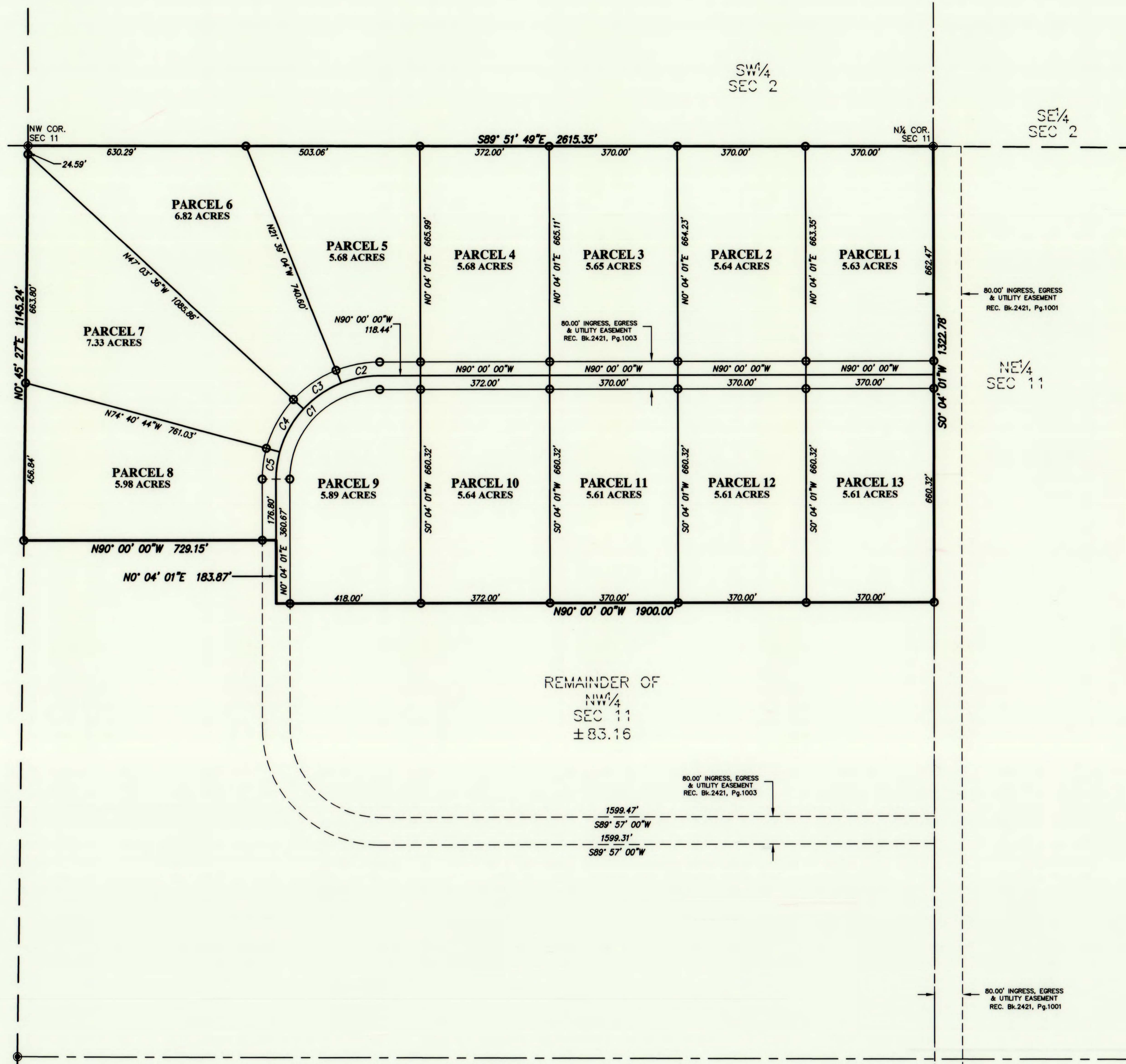
Parcel 9: A parcel of land in the NW1/4 of Section 11, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming being more particularly described as follows: Commencing at a point which bears S0°04'01" W, a distance of 662.47 feet; thence N90°00'00" W, a distance of 1482.00 feet from the N1/4 Corner of said Section 11 to the true Point Of Beginning; thence S0°04'01" W, a distance of 660.32 feet; thence N90°00'00" W, a distance of 418.00 feet; thence N0°04'01" E, a distance of 360.67 feet; thence along a curve, concave to the southeast, having a radius of 300.00 feet and central angle of 89°54'59" (chord bearing of N45°01'30" E, chord length of 423.95 feet); thence S90°00'00" E, a distance of 118.44 feet to the Point Of Beginning. Said Parcel containing 5.89 acres, more or less.

Parcel 10: A parcel of land in the NW1/4 of Section 11, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming being more particularly described as follows: Commencing at a point which bears S0°04'01" W, a distance of 662.47 feet; thence N90°00'00" W, a distance of 370.00 feet; thence N0°04'01" E, a distance of 660.32 feet to the Point Of Beginning. Said Parcel containing 5.64 acres, more or less.

Parcel 11: A parcel of land in the NW1/4 of Section 11, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming being more particularly described as follows: Beginning at a point which bears S0°04'01" W, a distance of 662.47 feet; thence N90°00'00" W, a distance of 740.00 feet from the N1/4 Corner of said Section 11 to the true Point Of Beginning; thence N90°00'00" W, a distance of 370.00 feet; thence N0°04'01" E, a distance of 660.32 feet to the Point Of Beginning. Said Parcel containing 5.61 acres, more or less.

Parcel 12: A parcel of land in the NW1/4 of Section 11, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming being more particularly described as follows: Commencing at a point which bears S0°04'01" W, a distance of 662.47 feet; thence N90°00'00" W, a distance of 370 feet from the N1/4 Corner of said Section 11 to the true Point Of Beginning; thence N90°00'00" W, a distance of 370 feet; thence S0°04'01" W, a distance of 660.32 feet; thence N90°00'00" E, a distance of 370 feet; thence N0°04'01" E, a distance of 660.32 feet to the Point Of Beginning. Said Parcel containing 5.61 acres, more or less.

Parcel 13: A parcel of land in the NW1/4 of Section 11, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming being more particularly described as follows: Commencing at a point which bears S0°04'01" W, a distance of 662.47 feet from the N1/4 Corner of said Section 11; thence S0°04'01" W, along the east line of said NW1/4 of Section 11, a distance of 660.32 feet; thence N90°00'00" W, a distance of 370.00 feet; thence N0°04'01" E, a distance of 660.32 feet; thence N90°00'00" E, a distance of 370.00 feet to the Point Of Beginning. Said Parcel containing 5.61 acres, more or less.

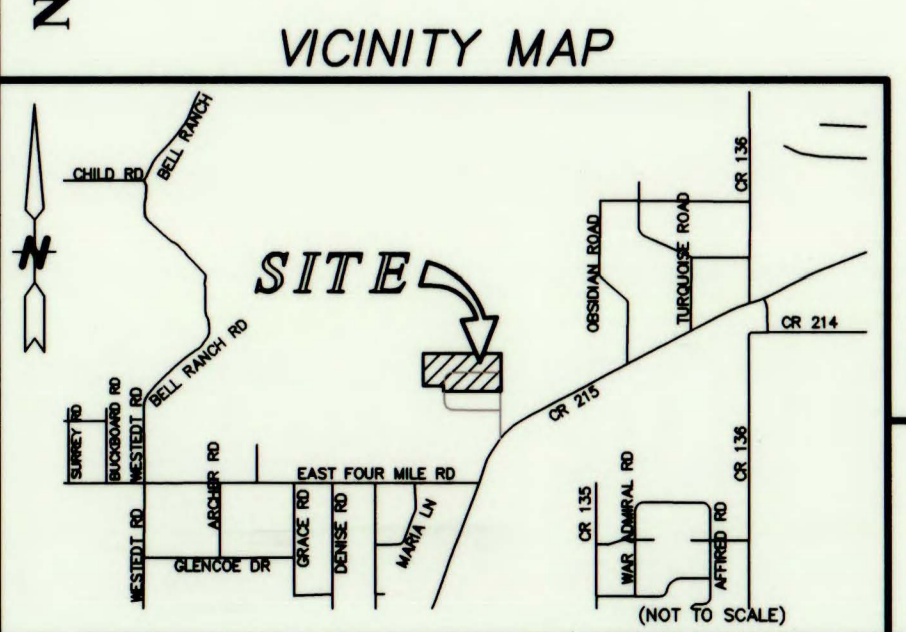


**CURVE TABLE**

CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	89° 54' 59"	300.00'	N45° 01' 30" E	423.95'	470.80'
C2	21° 38' 04"	300.00'	S79° 09' 58" W	112.61'	113.28'
C3	25° 24' 32"	300.00'	S55° 38' 40" W	131.95'	133.04'
C4	27° 37' 08"	300.00'	S29° 07' 50" W	143.22'	144.61'
C5	15° 15' 15"	300.00'	S7° 41' 38" W	79.84'	79.87'

**NOTES**

- SUBJECT PROPERTY DOES NOT FALL WITHIN SPECIAL 100-YEAR FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. MAP PANEL NO. 56021C1110F DATED JANUARY 17, 2007.
- WATER SERVICE TO EACH LOT TO BE PROVIDED BY SEPARATE WELLS, NO PUBLIC WATER SYSTEM IS PROPOSED. ALL WELLS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
- SEWER DISPOSAL TO BE PROVIDED WITH INDIVIDUAL SEPTIC LEACH FIELDS FOR EACH LOT. NO PUBLIC SEWER SYSTEM IS PROPOSED. ALL SEPTIC SYSTEMS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
- ALL TRACTS CREATED HEREON ARE (FAMILY EXEMPTION) PURSUANT TO WYOMING STATE STATUTE 18-5-303 (A)(1)-(E).



**RE-RECORDING OF ORIGINAL MAP OF SURVEY FOR RECCO TRACTS**  
RECORDED 12/23/2014 AT BK# 2422 PG#407  
**FILING RECORD**

RECP #: 707309  
RECORDED 5/8/2017 AT 11:47 AM BK# 2542 PG# 2065  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY. PAGE 1 OF 1

NO PROPOSED DOMESTIC WATER SOURCE - NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM - FIRE PROTECTION TO BE PROVIDED BY LCFD#3 THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE

**DEDICATION**

KNOW ALL PERSONS BY THESE PRESENTS THAT: RECCO INC, a Wyoming Corporation, owner in fee simple of the NW¼ of Section 11, Township 14 North, Range 65 West of the 6th Principal Meridian, Laramie County, Wyoming; being more particularly described as follows:

Beginning at the NW Corner of Section 11, Township 14 North, Range 65 West, of the 6th P.M., Laramie County, Wyoming; thence North 89°54'51" East, along the North line of said Section 11, a distance of 2631.18 feet, to the N1/4 Corner of said Section 11; thence South 0°04'01" West, along the East line of said NW1/4, a distance of 1322.78 feet, thence North 90°00'00" West, a distance of 1900.00 feet; thence North 0°04'01" East, a distance of 183.87 feet; thence North 90°00'00" West, a distance of 738.08 feet, to the west line of said Section 11; thence North 0°24'57" East, along said West line, a distance of 1135.00 feet to the Point Of Beginning.

Containing 76.78 acres more or less.

Have caused the same to be surveyed and known as RECCO TRACTS, 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 grant the easements for the purposes indicated hereon.

RECCO INC, a Wyoming Corporation

by: *[Signature]*  
Ray S. Fertig, President

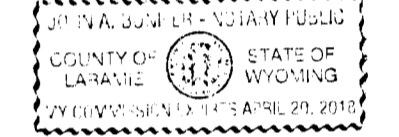
**ACKNOWLEDGEMENT**

STATE OF WYOMING )  
COUNTY OF LARAMIE ) SS

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of DECEMBER, 2014 by Ray S Fertig, as President, for RECCO Inc.—A Wyoming Corporation.

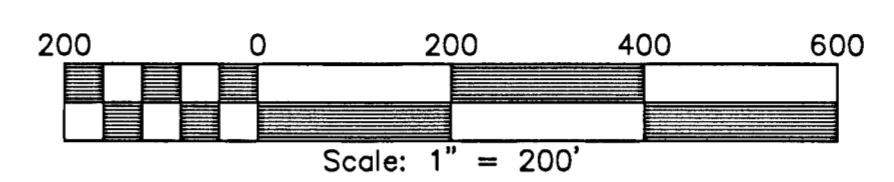
*[Signature]*  
Notary Public, Laramie County, Wyoming

My Commission Expires: APR 20, 2015



**LEGEND**

- SET 3/4" X 24" LONG REBAR WITH 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 2500"



**LEGAL DESCRIPTIONS**

Parcel 1: A parcel of land in the NW1/4 of Section 11, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming being more particularly described as follows: Beginning at the N1/4 Corner of said Section 11; thence S0°04'01"W, along the east line of said NW1/4 of said Section, a distance of 662.47 feet; thence N90°00'00"W, a distance of 370.00 feet; thence N0°04'01"E, a distance of 661.91 feet to the north line of said Section 11; thence N89°54'51"E, along said north line, a distance of 370.00 feet to the Point Of Beginning. Said Parcel containing 5.62 acres, more or less.

Parcel 2: A parcel of land in the NW1/4 of Section 11, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming being more particularly described as follows: Beginning at a Point which bears S89°54'51"W, a distance of 370.00 feet from the N1/4 Corner of said Section 11; thence S0°04'01"W, a distance of 661.91 feet; thence N90°00'00"W, a distance of 370.00 feet; thence N0°04'01"E, a distance of 661.36 feet to the north line of said Section 11; thence N89°54'51"E, along said north line, a distance of 370.00 feet to the Point Of Beginning. Said Parcel containing 5.62 acres, more or less.

Parcel 3: A parcel of land in the NW1/4 of Section 11, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming being more particularly described as follows: Beginning at a Point which bears S89°54'51"W, a distance of 740.00 feet from the N1/4 Corner of said Section 11; thence S0°04'01"W, a distance of 661.36 feet; thence N90°00'00"W, a distance of 370.00 feet; thence N0°04'01"E, a distance of 660.80 feet to the north line of said Section 11; thence N89°54'51"E, along said north line, a distance of 370.00 feet to the Point Of Beginning. Said Parcel containing 5.62 acres, more or less.

Parcel 4: A parcel of land in the NW1/4 of Section 11, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming being more particularly described as follows: Beginning at a Point which bears S89°54'51"W, a distance of 1110.00 feet from the N1/4 Corner of said Section 11; thence S0°04'01"W, a distance of 660.80 feet; thence N90°00'00"W, a distance of 372.00 feet; thence N0°04'01"E, a distance of 660.24 feet to the north line of said Section 11; thence N89°54'51"E, along said north line, a distance of 372.00 feet to the Point Of Beginning. Said Parcel containing 5.64 acres, more or less.

Parcel 5: A parcel of land in the NW1/4 of Section 11, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming being more particularly described as follows: Beginning at a Point which bears N89°54'51"E, a distance of 1149.17 feet from the NW Corner of said Section 11; thence S0°04'01"W, a distance of 660.24 feet; thence N90°00'00"E, a distance of 118.44 feet; thence along a curve, concave to the southeast, having a radius of 300.00 feet and central angle of 21°38'04" (chord bearing of S79°09'58"W, chord length of 112.61 feet); thence N21°38'04"E, a distance of 732.33 feet to the north line of said Section 11; thence N89°54'51"E, along said north line, a distance of 500.00 feet to the Point Of Beginning. Said Parcel containing 5.61 acres, more or less.

Parcel 6: A parcel of land in the NW1/4 of Section 11, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming being more particularly described as follows: Beginning at the NW Corner of said Section 11, thence N89°54'51"E, along the north line of said Section 11, a distance of 649.17 feet; thence S21°38'04"E, a distance of 732.33 feet; thence along a curve, concave to the southeast, having a radius of 300.00 feet and central angle of 25°24'32" (chord bearing of S55°38'40"W, chord length of 131.95 feet); thence N47°03'36"W, a distance of 1107.04 feet to the Point Of Beginning. Said Parcel containing 6.70 acres, more or less.

Parcel 7: A parcel of land in the NW1/4 of Section 11, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming being more particularly described as follows: Beginning at the NW Corner of said Section 11, thence S47°03'36"E, a distance of 1107.04 feet; thence along a curve, concave to the southeast, having a radius of 300.00 feet and central angle of 27°37'08" (chord bearing of S29°07'45"W, chord length of 143.22 feet); thence N74°40'44"W, a distance of 773.09 feet, to a point on the west line of said Section 11; thence N0°24'57"W, along said west line of said Section 11, a distance of 675.00 feet to the Point Of Beginning. Said Parcel containing 7.54 acres, more or less.

Parcel 8: A parcel of land in the NW1/4 of Section 11, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming being more particularly described as follows: Beginning at a Point which bears S0°24'57"W, a distance of 675.00 feet from the NW Corner of said Section 11; thence S74°40'44"E, a distance of 773.09 feet; thence along a curve, concave to the southeast, having a radius of 300.00 feet and central angle of 15°15'15" (chord bearing of S07°41'38"W, chord length of 79.64 feet); thence S0°04'01"W, a distance of 176.80 feet; thence N0°00'00"W, a distance of 738.08 feet, to a point on the west line of said Section 11; thence N0°24'57"W, along said west line of said Section 11, a distance of 460.00 feet to the Point Of Beginning. Said Parcel containing 6.09 acres, more or less.

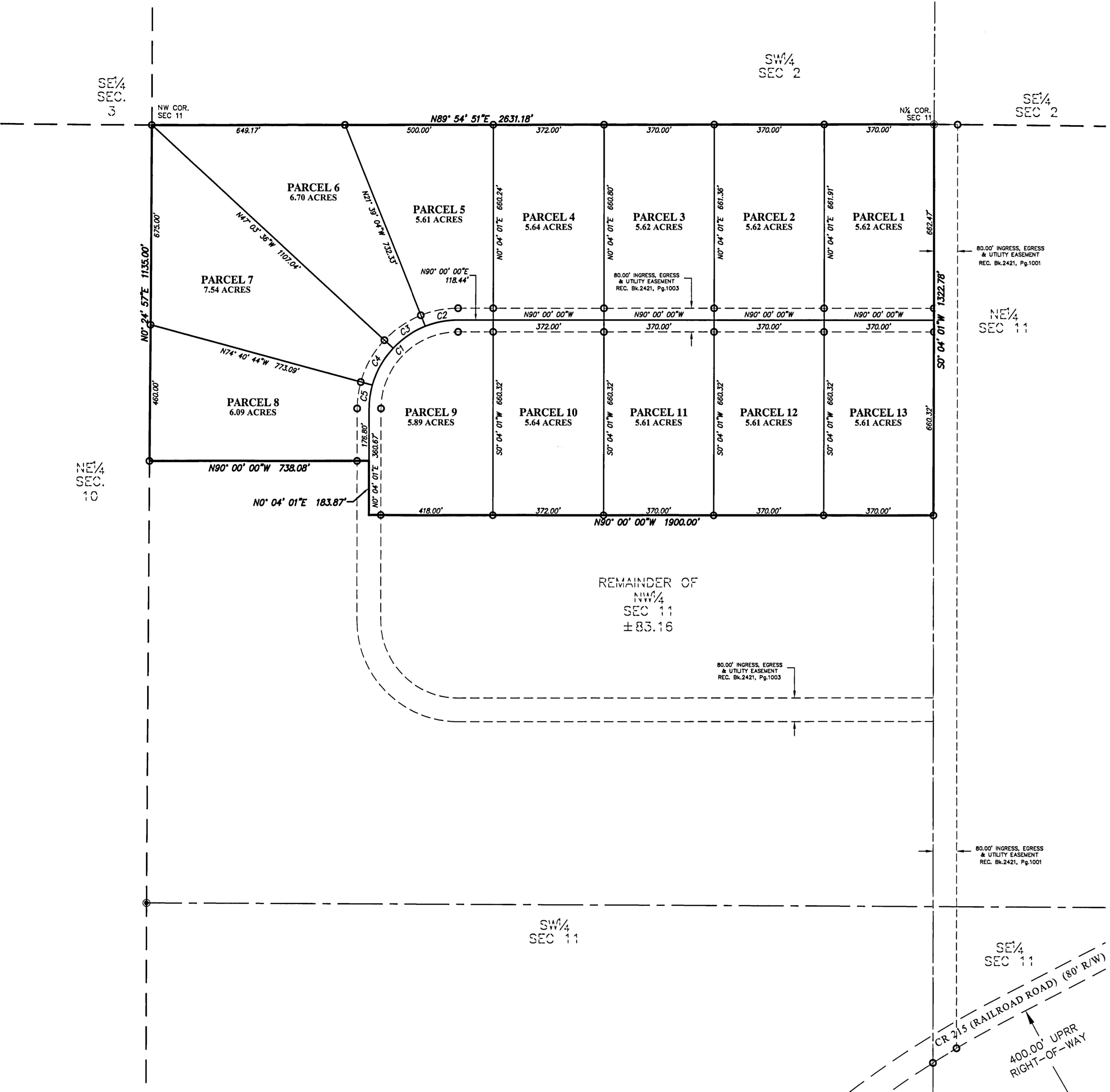
Parcel 9: A parcel of land in the NW1/4 of Section 11, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming being more particularly described as follows: Commencing at a point which bears S0°04'01"W, a distance of 662.47 feet; thence N90°00'00"W, a distance of 1482.00 feet from the N1/4 Corner of said Section 11 to the true Point Of Beginning; thence S0°04'01"W, a distance of 660.32 feet; thence N90°00'00"W, a distance of 418.00 feet; thence N0°04'01"E, a distance of 360.67 feet; thence along a curve, concave to the southeast, having a radius of 300.00 feet and central angle of 89°54'59" (chord bearing of N45°01'30"E, chord length of 423.95 feet); thence N90°00'00"E, a distance of 118.44 feet to the Point Of Beginning. Said Parcel containing 5.89 acres, more or less.

Parcel 10: A parcel of land in the NW1/4 of Section 11, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming being more particularly described as follows: Commencing at a point which bears S0°04'01"W, a distance of 662.47 feet; thence N90°00'00"W, a distance of 1110.00 feet from the N1/4 Corner of said Section 11 to the true Point Of Beginning; thence N90°00'00"W, a distance of 372.00 feet; thence S0°04'01"W, a distance of 660.32 feet; thence N90°00'00"E, a distance of 370.00 feet; thence N0°04'01"E, a distance of 660.32 feet to the Point Of Beginning. Said Parcel containing 5.64 acres, more or less.

Parcel 11: A parcel of land in the NW1/4 of Section 11, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming being more particularly described as follows: Beginning at a point which bears S0°04'01"W, a distance of 662.47 feet; thence N90°00'00"W, a distance of 740.00 feet from the N1/4 Corner of said Section 11 to the true Point Of Beginning; thence N90°00'00"W, a distance of 370.00 feet; thence S0°04'01"W, a distance of 660.32 feet; thence N90°00'00"E, a distance of 370.00 feet; thence N0°04'01"E, a distance of 660.32 feet to the Point Of Beginning. Said Parcel containing 5.61 acres, more or less.

Parcel 12: A parcel of land in the NW1/4 of Section 11, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming being more particularly described as follows: Commencing at a point which bears S0°04'01"W, a distance of 662.47 feet; thence N90°00'00"W, a distance of 370 feet from the N1/4 Corner of said Section 11 to the true Point Of Beginning; thence N90°00'00"W, a distance of 370 feet; thence S0°04'01"W, a distance of 660.32 feet; thence N90°00'00"E, a distance of 370 feet; thence N0°04'01"E, a distance of 660.32 feet to the Point Of Beginning. Said Parcel containing 5.61 acres, more or less.

Parcel 13: A parcel of land in the NW1/4 of Section 11, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming being more particularly described as follows: Commencing at a point which bears S0°04'01"W, a distance of 662.47 feet from the N1/4 Corner of said Section 11; thence S0°04'01"W, along the east line of said NW1/4 of Section 11, a distance of 660.32 feet; thence N90°00'00"W, a distance of 370.00 feet; thence N0°04'01"E, a distance of 660.32 feet; thence N90°00'00"E, a distance of 370.00 feet to the Point Of Beginning. Said Parcel containing 5.61 acres, more or less.



REMAINDER OF NW¼ SEC 11 ± 83.16

**NOTES**

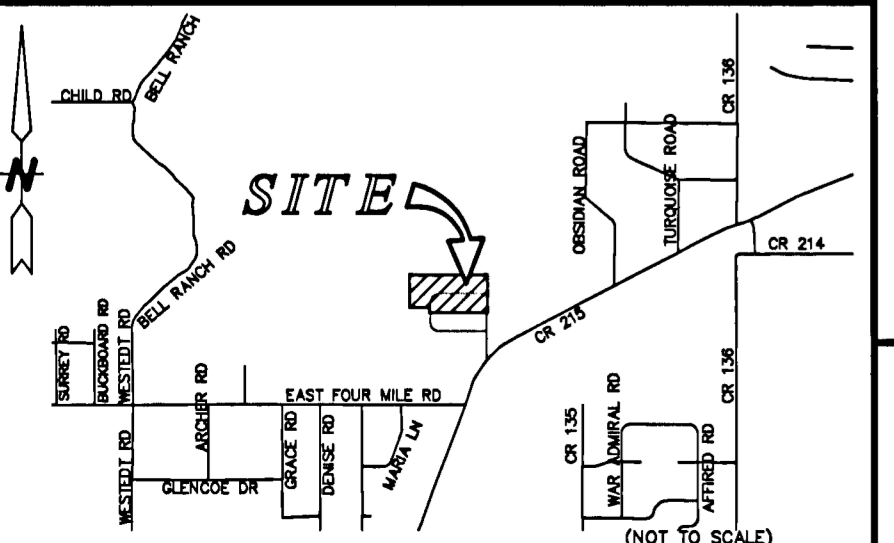
- SUBJECT PROPERTY DOES NOT FALL WITHIN SPECIAL 100-YEAR FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. MAP PANEL NO. 56021C1110F DATED JANUARY 17, 2007.
- WATER SERVICE TO EACH LOT TO BE PROVIDED BY SEPARATE WELLS, NO PUBLIC WATER SYSTEM IS PROPOSED. ALL WELLS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL REGULATIONS.
- SEWER DISPOSAL TO BE PROVIDED WITH INDIVIDUAL SEPTIC LEACH FIELDS FOR EACH LOT. NO PUBLIC SEWER SYSTEM IS PROPOSED. ALL SEPTIC SYSTEMS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
- ALL TRACTS CREATED HEREON ARE (FAMILY EXEMPTION) PURSUANT TO WYOMING STATE STATUTE 18-5-303 §A(1)(A-E).

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	89° 54' 59"	300.00'	N45° 01' 30"E	423.95'	470.80'
C2	21° 38' 04"	300.00'	S79° 09' 58"W	112.61'	113.28'
C3	25° 24' 32"	300.00'	S55° 38' 40"W	131.95'	133.04'
C4	27° 37' 08"	300.00'	S29° 07' 50"W	143.22'	144.61'
C5	15° 15' 15"	300.00'	S7° 41' 38"W	79.64'	79.87'

**FILING RECORD**

RECP #: 651903  
RECORDED 12/23/2014 AT 4:22 PM BK# 2422 PG# 407  
Debra K. Lathrop, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

**VICINITY MAP**



**MAP OF SURVEY for RECCO TRACTS**

AN EXEMPT SUBDIVISION SITUATED IN A PORTION OF THE NW¼ SECTION 11, T.14N., R.65W, 6TH P.M., LARAMIE COUNTY, WYOMING. PREPARED MARCH, 2015



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



\*\*\*\*\*AFFIDAVIT\*\*\*\*\*  
GRANT OF EASEMENT

RECCO INC., (Grantor), of 3496 Agate Road, Cheyenne, Wyoming, owner in fee simple of the following described tract of land:

All of the NW1/4 of Section 11; Township 14 North, Range 65 West of the 6th Principal Meridian, Laramie County, Wyoming

DO HEREBY GRANT, across said parcel of land, an 80.00 FOOT WIDE PERMANENT INGRESS, EGRESS AND UTILITY EASEMENT, to all owner(s) of land within the NW1/4 of Section 11; Township 14 North, Range 65 West of the 6th Principal Meridian, Laramie County, Wyoming; being RECCO INC., ("Grantee"), and their respective heirs, successors, and assigns; such easement being shown on attached EXHIBIT "A" and being more particularly described as follows:

An easement for ingress, egress and local utilities purposes, being 80.00 feet wide and centered upon the following described centerline: Beginning at a point on the east line of said NW1/4 which bears S.00°04'01"W. from the N1/4 corner of said Section 11; thence S.90°00'00"W., a distance of 1600.44 feet; thence 470.80 feet along a curve concave to the southeast (having a radius of 300.00 feet, chord bearing of S.45°01'30"W., and chord length of 423.95 feet); thence S00°04'01"W., a distance of 722.49 feet; thence 471.85 feet along a curve concave to the northeast (having a radius of 300.00 feet, chord bearing of S.44°05'30"E., and chord length of 424.70 feet); thence N89°57'00"E., a distance of 1599.39 feet, to the centerline of said Section 11, being the west line of an 80.00 foot Ingress, Egress and Utility Easement recorded in the Real Estate Office of the Laramie County Clerk in Book 242, Page 100; said easement there terminates.

The Grantor makes no additional representations or warranties, express or implied.  
AS WITNESS my hand this 19 day of DEC., 2015.

Grantors:

RECCO Inc.

By [Signature]  
Ray S. Fertig, President

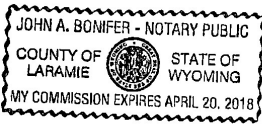
ACKNOWLEDGEMENT

STATE OF WYOMING     )  
  ) SS  
COUNTY OF LARAMIE    )

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of DECEMBER, 2014; by Ray S. Fertig as President for RECCO, Inc.

[Signature]  
Notary Public, Laramie County, Wyoming

My Commission Expires: APR 20, 2018



# EXHIBIT "A"

## LEGEND

● FOUND 2" ALUMINUM CAP STAMPED "SSS P.L.S. 2500"

## EASEMENT DESCRIPTION

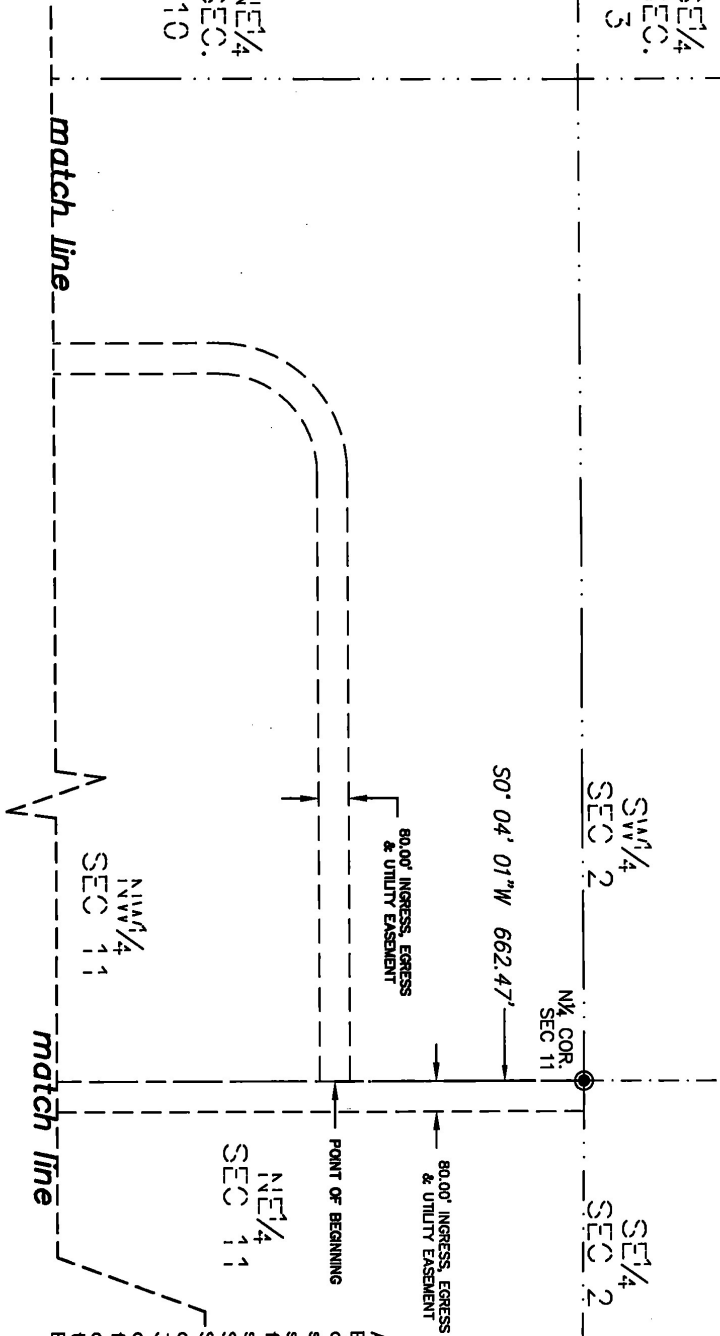
An 80.00 FOOT WIDE PERMANENT INGRESS, EGRESS AND UTILITY EASEMENT BEING 80.00 FEET WIDE AND CENTERED UPON THE FOLLOWING DESCRIBED CENTERLINE: BEGINNING AT A POINT ON THE EAST LINE OF SAID NW1/4 WHICH BEARS S.00°04'01"W, FROM THE N1/4 CORNER OF SAID SECTION 11; THENCE S.90°00'00"W, A DISTANCE OF 1600.44 FEET; THENCE 470.80 FEET ALONG A CURVE CONCAVE TO THE SOUTHEAST (HAVING A RADIUS OF 300.00 FEET, CHORD BEARING OF S.45°01'30"W, AND CHORD LENGTH OF 423.95 FEET); THENCE S.00°04'01"W, A DISTANCE OF 722.49 FEET; THENCE 471.85 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST (HAVING A RADIUS OF 300.00 FEET, CHORD BEARING OF S.44°05'30"E, AND CHORD LENGTH OF 424.70 FEET); THENCE N89°57'00"E, A DISTANCE OF 1599.39 FEET, TO THE CENTERLINE OF SAID SECTION 11, BEING THE WEST LINE OF AN 80.00 FOOT INGRESS, EGRESS AND UTILITY EASEMENT RECORDED IN THE Real Estate Office of the Laramie County Clerk in Book \_\_\_\_\_ Page \_\_\_\_\_; SAID EASEMENT THERE TERMINATES.

## EASEMENT EXHIBIT (1 OF 2) FOR

**AN 80' INGRESS, EGRESS & UTILITY EASEMENT  
SITUATED IN A PORTION OF THE NW1/4 OF  
SECTION 11, T.14N., R.65W., 6TH P.M.  
LARAMIE COUNTY, WYOMING.**

Date prepared: 04-02-13  
Date of survey: 02-25-13

**STELL SURVEYING SERVICES, LLC**  
PROFESSIONAL LAND SURVEYORS  
1102 WEST 19th ST. CHEYENNE, WY. 82001 • (307) 634-7279  
756 GILCHRIST ST. WHEATLAND, WY. 82201 • (307) 522-9789  
www.StellSurvey.com • Info@StellSurvey.com



RECP #: 651662

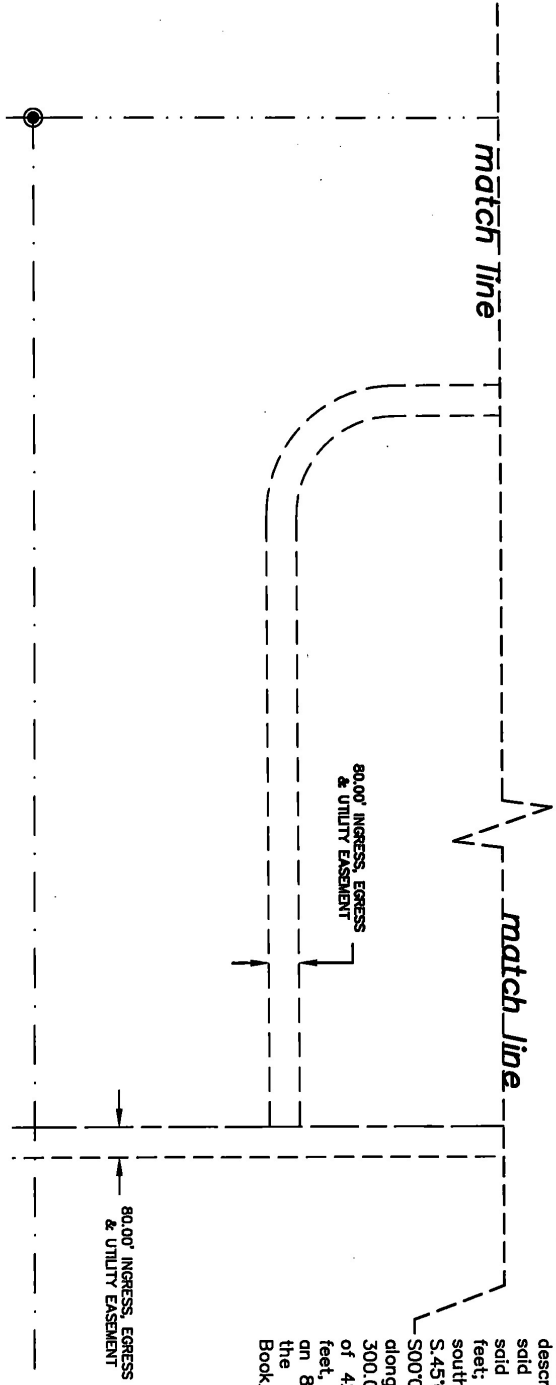
RECORDED 12/22/2014 AT 2:50 PM BK# 2421 PG# 1004  
Debra K. Lathrop, CLERK OF LARAMIE COUNTY, WY PAGE 2 OF 3

CURVE TABLE

CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C6	89° 54' 39"	300.00'	S45° 01' 30"W	423.95'	470.80'
C7	90° 07' 01"	300.00'	S44° 59' 30"E	424.70'	471.85'

# EXHIBIT "A"

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C6	89° 54' 59"	300.00'	S45° 01' 30"W	423.95'	470.80'
C7	90° 07' 01"	300.00'	S44° 59' 30"E	424.70'	471.85'



## EASEMENT DESCRIPTION

An 80.00 FOOT WIDE PERMANENT INGRESS, EGRESS AND UTILITY EASEMENT being 80.00 feet wide and centered upon the following described centerline: Beginning at a point on the east line of said NW1/4 which bears S.00°04'01"W, from the N1/4 corner of said Section 11; thence S.90°00'00"W, a distance of 1600.44 feet; thence 470.80 feet along a curve concave to the southeast (having a radius of 300.00 feet, chord bearing of S.45°01'30"W, and chord length of 423.95 feet); thence S00°04'01"W, a distance of 722.49 feet; thence 471.85 feet along a curve concave to the northeast (having a radius of 300.00 feet, chord bearing of S.44°05'30"E, and chord length of 424.70 feet); thence N89°57'00"E, a distance of 1599.39 feet, to the centerline of said Section 11, being the west line of an 80.00 foot Ingress, Egress and Utility Easement recorded in the Real Estate Office of the Laramie County Clerk in Book \_\_\_\_\_, Page \_\_\_\_\_; said easement here terminates.

## EASEMENT EXHIBIT (2 OF 2) FOR

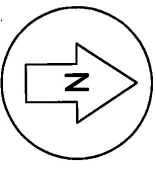
AN 80' Ingress, egress & UTILITY EASEMENT  
SITUATED IN A PORTION OF THE NW1/4 OF  
SECTION 11, T.14N., R.65W., 6TH P.M.  
LARAMIE COUNTY, WYOMING.

Date prepared: 04-02-13  
Date of survey: 02-25-13

**STELL SURVEYING SERVICES, LLC**  
PROFESSIONAL LAND SURVEYORS  
1102 WEST 19th ST. CHEYENNE, WY. 82001 • (907) 634-7273  
756 GILCHRIST ST. WHEATLAND, WY. 82201 • (907) 322-9789  
www.stellsurveying.com • info@stellsurveying.com

## LEGEND

● FOUND 2½" ALUMINUM CAP STAMPED "SSS P.L.S. 2500"



Scale: 1" = 400'



REC'D #: 651662  
RECORDED 12/22/2014 AT 2:50 PM BK# 2421 PG# 1005  
Debra K. Lathrop, CLERK OF LARAMIE COUNTY, WY PAGE 3 OF 3

\*\*\*\*\*AFFIDAVIT\*\*\*\*\*

GRANT OF EASEMENT

ROLLAR INC., (Grantor), of 3496 Agate Road, Cheyenne, Wyoming, owner in fee simple of the following described tract of land:

All of the SE1/4 of Section 2; and those portions of the NE1/4 and the N1/2SE1/4 of Section 11 lying North of the Union Pacific Railroad Right-of-Way; Township 14 North, Range 65 West of the 6th Principal Meridian, Laramie County, Wyoming,

DO HEREBY GRANT, across said parcel of land, an 80.00 FOOT WIDE PERMANENT INGRESS, EGRESS AND UTILITY EASEMENT, to RECCO INC., ("Grantee"), and their respective heirs, successors, and assigns, being the legal owner of a parcel of land being all of the NW1/4 of Section 11; Township 14 North, Range 65 West of the 6th Principal Meridian, Laramie County, Wyoming; such easement being shown on attached EXHIBIT "A" and being more particularly described as follows:

An 80.00 FOOT WIDE PERMANENT INGRESS, EGRESS AND UTILITY EASEMENT, being all of the westerly 80.00 feet of the E1/2 of that portion of said Section 11 lying North of the Union Pacific Railroad Right of Way; the westerly line of which being the centerline of said Section 11.

The Grantor makes no additional representations or warranties, express or implied.

AS WITNESS my hand this 19 day of DEC, 2015.

Grantors:

ROLLAR Inc.

By [Signature]
Ray S. Fertig, President

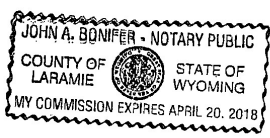
ACKNOWLEDGEMENT

STATE OF WYOMING )
) SS
COUNTY OF LARAMIE )

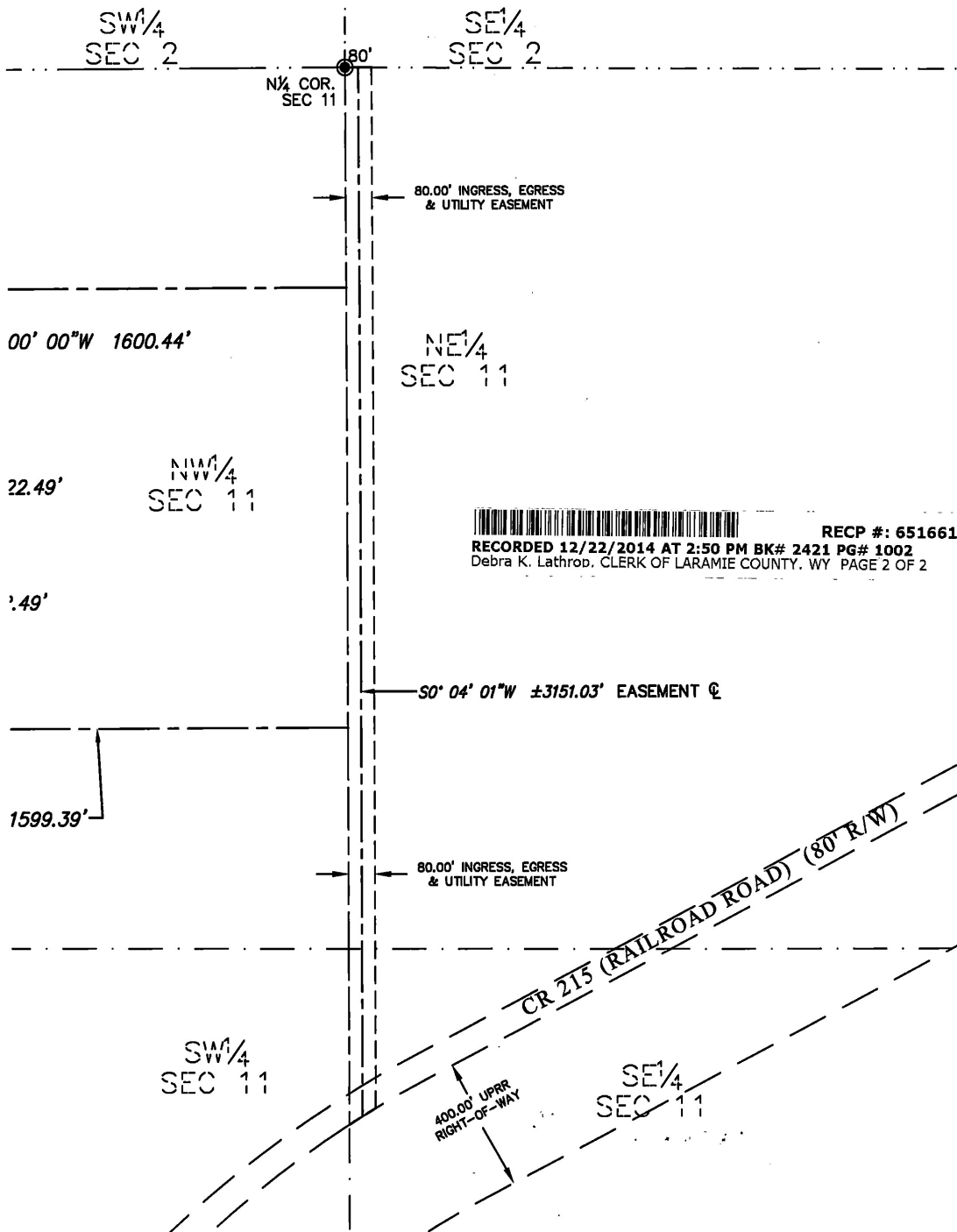
The foregoing instrument was acknowledged before me this 19 day of DECEMBER, 2014; by Ray S. Fertig as President for ROLLAR, Inc.

[Signature]
Notary Public, Laramie County, Wyoming

My Commission Expires: APR 20, 2018



# EXHIBIT "A"



RECP #: 651661  
 RECORDED 12/22/2014 AT 2:50 PM BK# 2421 PG# 1002  
 Debra K. Lathrop, CLERK OF LARAMIE COUNTY, WY PAGE 2 OF 2

## LEGEND

● FOUND 2" ALUMINUM CAP STAMPED "SSS P.L.S. 2500"

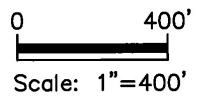
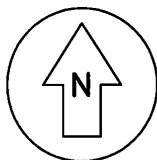
## EASEMENT DESCRIPTION

An 80.00 FOOT WIDE PERMANENT INGRESS, EGRESS AND UTILITY EASEMENT, being all of the westerly 80.00 feet of the E 1/2 of that portion of said Section 11 lying North of the Union Pacific Railroad Right of Way, the westerly line of which being the centerline of said Section 11.

## EASEMENT EXHIBIT FOR

AN 80' ingress, egress & UTILITY  
 SITUATED EASEMENT PORTION OF  
 THE E 1/2 OF SECTION 11,  
 T. 14 N., R. 65 W., 6TH P.M.,  
 LARAMIE COUNTY, WYOMING.

Date prepared: 09-09-14



**STELL SURVEYING SERVICES, LLC**  
 PROFESSIONAL LAND SURVEYORS  
 1109 WEST 19th ST. CHEYENNE, WY. 82001 o (307) 634-7273  
 756 GILCHRIST ST. WHEATLAND, WY. 82201 o (307) 322-9789  
 www.StellSurvey.com o info@StellSurvey.com

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

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR A PORTION OF THE NW¼ OF SECTION 11, TOWNSHIP 14 NORTH, RANGE 65 WEST OF THE 6<sup>TH</sup> P.M., LARAMIE COUNTY, WY, TO BE PLATTED AND KNOWN AS “RECCO RANCH”**

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

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

**WHEREAS**, the proposed subdivision and plat is in accordance with section 2-1-101 (a-e) of the Laramie County Land Use Regulations; and

**WHEREAS**, the application is in conformance with the LU – Land Use zone district; and

**WHEREAS**, the a non-adverse Chapter 23 determination by the Wyoming Department of Environmental Quality is required of all subdivisions of six (6) or more lots; and

**WHEREAS**, this resolution shall constitute the subdivision permit application for Recco Ranch.

**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 section 2-1-101 (a-e) governing the criteria for a subdivision permit & plat.
- b. This application is in conformance with section 4-2-114 governing the LU – Land Use zone district.
- c. A non-adverse DEQ recommendation has not been received as of the date of this Resolution.

**And the Board approves the Subdivision Permit and Plat for Recco Ranch with three (3) conditions:**

- 1. A non-adverse Chapter 23 DEQ recommendation is received by the Planning department prior to plat recordation.
- 2. The developer of this subdivision shall build Railway Lane from Railroad Road as shown on the plat up to the access of the exempt subdivision to the north to County standards, and shall build Recco Ranch Road and Raymond Trail as shown on the plat to County standards.
- 3. The developer of this subdivision shall build the remainder of the private access easement duly recorded at Bk 2421, Pg 1003 to County road standards.

**PRESENTED, READ AND ADOPTED THIS** 4 **DAY OF** Feb, **2025.**

LARAMIE COUNTY BOARD OF COMMISSIONERS

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

ATTEST:

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

Reviewed and approved as to form:

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

1-29-25