



## LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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### Planning • Building

#### MEMORANDUM

**TO:** Laramie County Board of Commissioners

**FROM:** Sonny M. Keen, Associate Planner

**DATE:** June 17<sup>th</sup>, 2025

**TITLE:** PUBLIC HEARING regarding a Vacation of Tract 1, Hart Tracts, and an Administrative Plat known as Hart Tracts, 2<sup>nd</sup> Filing, Laramie County, WY.

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#### EXECUTIVE SUMMARY

Jones Land Surveying, Inc, on behalf of the landowners, Bryan and Roxie Bolejack, has submitted an application for an Administrative Plat for the property listed, located at 1151 Road 148, Burns, WY. The application is intended to vacate the previous tract known as Hart Tracts, Tract 1, and to replat it as Hart Tracts, 2<sup>nd</sup> Filing.

#### BACKGROUND

The subject property is currently zoned LU – Land Use zone district and surrounded by further LU zone district properties. It is located on Road 148, south of Burns, WY, north of Interstate-80 and consists of 25.04 acres. The property will be accessed from Road 148 via a private access and utility easement.

#### **Pertinent Regulations**

**Wyoming State Statute: Section 34-12-100 through 34-12-111.**

**Section 1-2-104** of the Laramie County Land Use Regulations governing public notice.  
**Section 2-1-102 (d)(ii)(C)(iii)** of the Laramie County Land Use Regulations governing property that has been previously platted being deferred to the Board of County Commissioners for the final decision.

#### DISCUSSION

The Laramie County Comprehensive Plan designates this area as URI (Urban Rural Interface) intended to accommodate a mix of more intensive land uses than other areas. It also designates this area along the I-80 corridor as RC (Rural Center) which are areas intended for limited commercial and public services for outlying areas of the County. These areas may have public

water and sewer services, a higher level of vehicular access, and a greater overall level of community services for the immediate residents of the area. Future development is anticipated in these areas.

This area is part of the Amez Zone 2 area and this subdivision of land does conform with the minimum requirement of no less than 5.25 acres when creating new tracts of land.

Public notice was published, and neighbor notice letters were sent by certified mail. Staff received no written comments from adjacent landowners. Agency comments were addressed.

### **RECOMMENDATION and FINDINGS**

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

- a. This application does meet the criteria for an administrative plat pursuant to section 2-1-102(C)(iii) of the Laramie County Land Use Regulations

**and that the Board may approve the Vacation of Tract 1, Hart Tracts, to become effective upon recordation of the Administrative Plat known as Hart Tracts, 2<sup>nd</sup> Filing, Laramie County, WY, with no conditions.**

### **PROPOSED MOTION**

**I move to approve the Vacation of Tract 1, Hart Tracts, and approve the Administrative Plat Hart Tracts, 2<sup>nd</sup> Filing, Laramie County, WY and adopt the findings of facts a of the staff report with no conditions.**

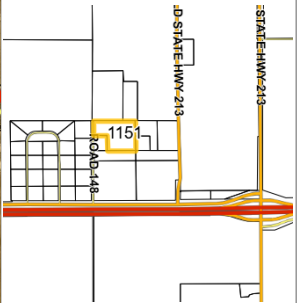
### **ATTACHMENTS**

- Attachment 1: Location Map**
- Attachment 2: Pre-Application Notes**
- Attachment 3: Project Narrative**
- Attachment 4: Agency Review Comments**
- Attachment 5: Exhibit A – Original Hart Tracts plat**
- Attachment 6: Resolution**
- Attachment 7: Hart Tracts, 2<sup>nd</sup> Filing, Administrative Plat**



**Laramie County  
Wyoming MapServer**

PZ-25-00032  
HART TRACTS, 2ND FILING  
LU - ZONE DISTRICT  
AMEC ZONE 2  
LCFD 6  
LCSD 1



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 6/9/2025





# LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT



3966 Archer Pkwy  
Cheyenne, WY 82009 [planning@laramiecounty.com](mailto:planning@laramiecounty.com)  
Phone (307) 633-4303 Fax (307) 633-4616

## Pre-Application Meeting Notes

Disclaimer: These notes are intended as guidance only. Fee calculations are determined at the time of application, and issues that arise during review periods are not always anticipated at the pre-application stage.

Public Records Act: This document and any documents provided by the applicant to Planning may constitute a public record under W.S. § 16-4-201 et seq. Applicants are advised not to divulge any information at a pre-application meeting with Planning that they do not yet desire to be public information.

Date: <u>10-3-24</u> Staff: <u>JA CC CL</u>		Property Owner: <u>BRIAN BOULTAGE</u>	
Project Description: <u>ADMINISTRATIVE PLAT</u>			
Project Location/Address: <u>151 ROAD 148</u>		R #: <u>0009097</u>	
ATTENDEES/AGENTS/PARTIES			
Applicant	<u>AARON BOULTAGE</u>	Phone	<u>307-214-1620</u>
		Email	<u>2017CANMAN@gmail.com</u>
Other		Phone	
		Email	
Other		Phone	
		Email	
APPLICATION TYPE(S)			
<input checked="" type="checkbox"/>	Administrative Plat (Vacation? <u>Y/N</u> )	<input type="checkbox"/>	Site Plan
<input type="checkbox"/>	Appeal	<input type="checkbox"/>	Site Plan – Amendment
<input type="checkbox"/>	Board Approval	<input type="checkbox"/>	Site Plan – For Records
<input type="checkbox"/>	Home Occupation	<input type="checkbox"/>	Subdivision Exemption – Other
<input type="checkbox"/>	Family Exemption	<input type="checkbox"/>	Subdivision Permit & Plat
<input type="checkbox"/>	Preliminary Development Plan	<input type="checkbox"/>	Variance
<input type="checkbox"/>	Public Hearing – No Approval Required (Xmission lines, O&G)	<input type="checkbox"/>	Zone Change
APPLICATION GUIDANCE			
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Application Fees: <u>750.00</u> <u>250.00</u> <u>220.00</u> <u>26.00</u> <u>\$996.00</u> DUE AT TIME OF SUBMISSION		
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Copy of Pre-Application Meeting Notes:		
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Project Narrative Letter/Justification Letter:		
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Warranty Deed/Lease Agreement:		
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Plat / Site Plan / Plot Plan / Record of Survey / Preliminary Dev. Plan / Route Map / Zone Change Map:		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Drainage Plans:		
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Letter of Waiver	Drainage Study:		
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Letter of Waiver	Traffic Study:		





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Cheyenne, WY 82009 planning@laramiecounty.com  
Phone (307) 633-4303 Fax (307) 633-4616



## Pre-Application Meeting Notes

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Community Facility Fees Acknowledgement Letter: <i>\$1500.00 APPROX - DUE AFTER APPROVAL</i>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Public Safety Fees Acknowledgement Letter: <i>\$2000.00 DUE AFTER APPROVAL</i>
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	WY DEQ Chapter 23 Study/Submittal Letter:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Development Agreement:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Roadway Maintenance Plan:
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> TBD	Road/Easement Use Agreement: <i>SHOW ON PLAT</i>
<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> TBD	ROW Construction Permit:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Engineer Review – Paid by Applicant: <i>ACTUAL COST</i>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> TBD	Environmental Health Review / Approval: <i>\$220.00</i>
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Environmental and Services Impact Report:
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	GESC/Grading, Erosion & Sediment Control Permit: <i>UPON CONSTRUCTION</i>
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> TBD	Floodplain Development Permit:
<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Letter of Consent	Perimeter Fence Construction per W.S § 18-5-319: <i>PROVIDE LETTER SAYING ITS FENCED</i>

Public Notice Requirements	General Notes:
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Public Notice Sign(s) Required – Posted/Paid by Applicant: <i>\$26.00 EACH x 1</i>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Newspaper Legal Notice Required – Paid by Applicant: <i>ACTUAL COST</i>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Property Owner Notification Letter Required – Paid by Applicant: <i>ACTUAL COST</i>



**LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT**

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

**Pre-Application Meeting Notes****Miscellaneous Notes:**

WILL REQUIRE MINIMUM OF 5.25 ACRES FOR  
CREATED TRACT. THIS WILL BE AN ADMINISTRATIVE  
PLAT WITH BOCC APPROVAL TO VACATE. WILL  
TAKE AN AVERAGE OF 6 WEEKS TO GET  
APPROVAL AFTER APPLICATION SUBMISSION.  
WOULD SHARE PARENTS ACCESS.





April 25, 2025

Laramie County Planning  
3931 Archer Parkway  
Cheyenne, WY 82009

**RE: Hart Tracts, 2<sup>nd</sup> Filing**

To whom it may concern,

Jones Land Surveying, Inc., on behalf of the Bolejacks, are seeking a recommendation of approval for the Administrative Plat of Hart Tracts, 2<sup>nd</sup> Filing. It is our intent to submit a Subdivision Permit and Plat for the property which is currently located south of Burns along Road 148 north of the I-80 Service Road and consists of 25.04 acres of residential and vacant agricultural land.

The final plat proposes 3 tracts, Tract 1 being 14.54 acres and the other 2 tracts being 5.25 acres each.

We are required to meet the minimum acreage of 5.25 gross acres per tract which is reflected in a total acreage of each on the proposed plat. Access to the tracts will be from Road 148.

Please feel free to contact my office with any questions regarding the Final Plat Application.

Regards,

A handwritten signature in black ink, appearing to read 'Cotton D. Jones'.

Cotton D. Jones, P.L.S.



## Permit Notes

**Permit Number:** PZ-25-00032

**Parcel Number:** 14621930100100

**Submitted:** 04/25/2025

**Site Address:** 1151 ROAD 148

**Technically Complete:** 04/28/2025

**Applicant:** Jones Land Surveying, Inc  
**Owner:** BOLEJACK, BRYAN E ET UX

Burns, WY 82053

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

**Project Description:** Administrative Plat

<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>
09/28/2023	04/27/2025	Parcels	14621930100100	POP-UP	JENNIEFERQ 08/03/2016: PLEASE SEE ATTACHMENTS	SONIA.CHRISTEN SEN@LARAMIECO UNTYWY.GOV
04/28/2025		Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	No Comments	TERESA.LEMASTE R@LARAMIECOUN TYWY.GOV
04/28/2025	04/28/2025	Application	PZ-25-00032	GENERAL	No Comments	MATTHEW.BUTLE R@LARAMIECOUN TYWY.GOV
04/30/2025	04/30/2025	Workflow	COUNTY ASSESSOR REVIEW	GENERAL	Ownership and parcel data appears in order.	CINDY.KEMIVES@ LARAMIECOUNTY WY.GOV
05/08/2025		Workflow	PLAN REVIEW BY ENVIRONMENTA L HEALTH	GENERAL	New lot will require a small wastewater permit when developed. Submit signed final plat to Environmental Health prior to application for wastewater permit.	TIFFANY.GAERTN ER@LARAMIECOU NTYWY.GOV
05/09/2025		Application	PZ-25-00032	GENERAL	1. The Administrative Replat should include a vacation statement. 2. The vacation must be approved by the BOCC.	LARAMIECOUNTY ATTORNEY@LARA MIECOUNTYWY.G OV
			Vacation Statement added			
05/09/2025	05/09/2025	Application	PZ-25-00032	GENERAL	Engineer Review 1.I agree that a detailed Drainage Study and Traffic Study is not warranted for this plat. 2.No comments on the plat drawing.	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV
			Vacation Statement added			
					Surveyor Review 1.There is no STATEMENT TO VACATE on the plat. 2.The Vicinity Map would be more congruent with the Title Block requirements if one were to add information such as Township and Range data with enough detail to indicate the location of the subdivision within the Section.	



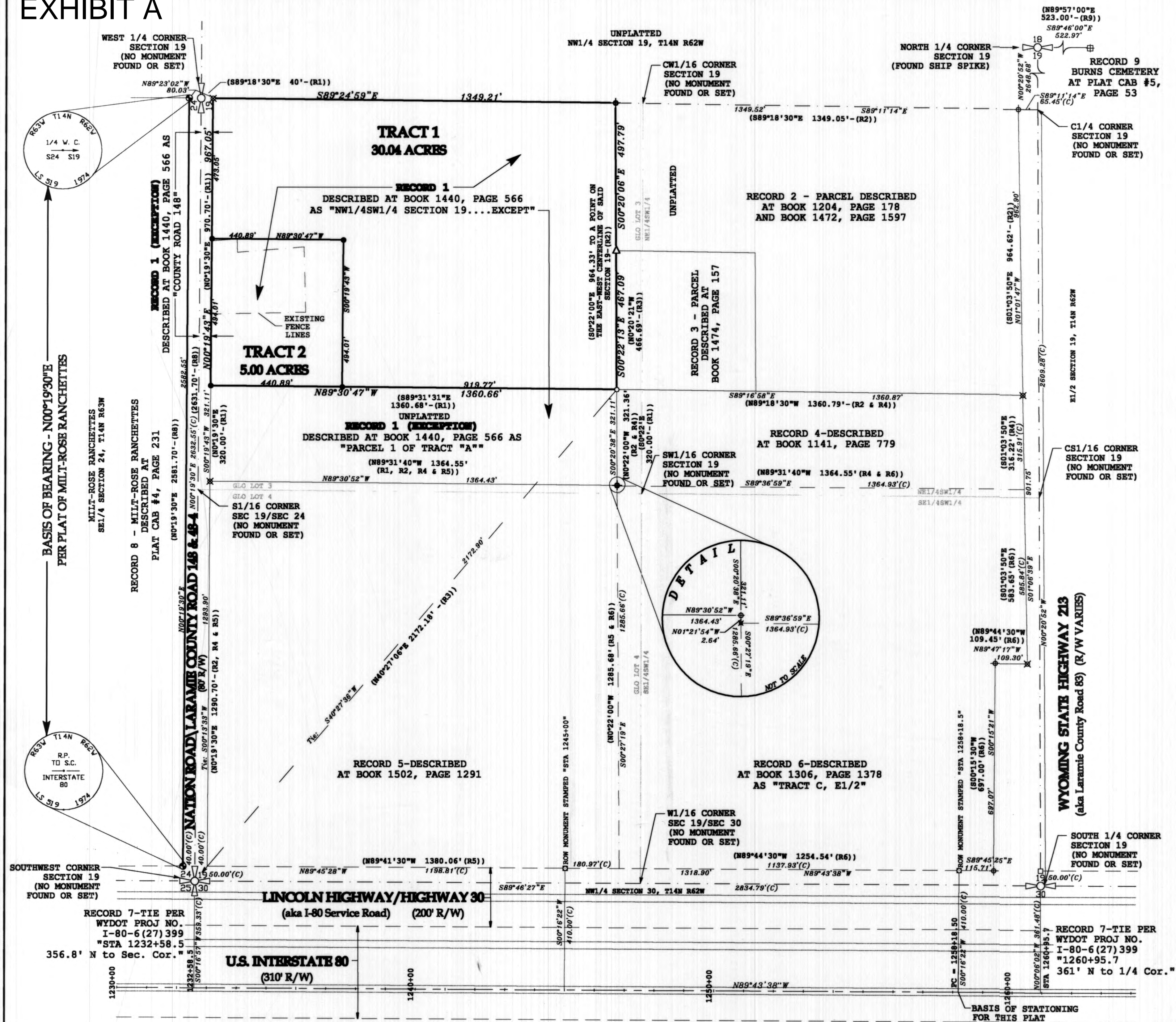
Permit Notes

05/12/2025	Workflow	PUBLIC WORKS GENERAL REVIEW	<div>1. All comments from the review engineer and/or surveyor shall be addressed.</div> <div>2. Future infrastructure upgrades may be required with this development. This could include but is not limited to access, right-of-way (road construction), re-vegetation and signage. Permit applications through Public Works will be required at the time of development.</div> <div>3. Internal roadways/access easements shall comply with the needs of emergency services.</div>	MOLLY.BENNETT @LARAMIECOUNT YWY.GOV
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# EXHIBIT A



## FILING RECORD

Reception: 269796  
The State of Wyoming ) s.s.  
County of Laramie )  
This instrument was filed for record  
at 12:25 o'clock P M, on the  
2nd day of March  
A.D. 2000 and duly recorded in  
book        on page         
pc 7 JAL 129  
*Debra D. Smith*  
County Clerk of the State of Wyoming  
By J. L. Smith Deputy

## MONUMENT LEGEND

- |   |   |
|---|---|
| ● -SET 1-1/2" ALUMINUM CAPPED 5/8"x30" REBAR<br>MARKED "CORNERSTONE WY RLS 555" | □ -FOUND STANDARD WYDOT ROW BRASS CAP IN CONCRETE                     |
| ○ -FOUND PLASTIC CAPPED 1/2" REBAR<br>MARKED "M.L. MAXWELL LS(NO #)"            | □ -FOUND 1-1/2" ALUMINUM CAPPED REBAR<br>MARKED "IMPS FLS 566"        |
| ✕ -FOUND 1/2" REBAR WITH FADED OR BROKEN PLASTIC CAP                            | ⊕ -FOUND 1-1/2" ALUMINUM CAPPED REBAR<br>MARKED "NE CEM"              |
| ⊕ -FOUND 1/2" REBAR WITH NO CAP   | ✕ -FOUND 1-1/2" ALUMINUM CAPPED REBAR<br>MARKED "BRW NOBLITT LS 2500" |
| ⊙ -FOUND 2" BRASS CAPPED PIPE (AS NOTED)  | △ -FOUND 1-1/2" ALUMINUM CAPPED REBAR<br>MARKED "SSS LS 2500"         |

NO DOMESTIC WATER OR WASTEWATER SYSTEMS ARE PROPOSED  
FIRE PROTECTION PROVIDED BY LARAMIE COUNTY FIRE DISTRICT NO. 6

## DEDICATION

KNOW ALL BY THESE PRESENTS THAT:  
LLOYD A. HART AND DEBRA L. HART, OWNERS IN FEE SIMPLE PF A TRACT OF LAND BEING A PORTION OF THE SW1/4 OF SECTION 19, TOWNSHIP 14 NORTH, RANGE 62 WEST OF THE 6th P.M., LARAMIE COUNTY, WYOMING AS CALLED OUT AT BOOK 1440 PAGE 566 OF THE LARAMIE COUNTY RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at the Southwest Corner of said Section 19, WHENCE the SE corner of Mills-Rose Ranchettes, being a subdivision within the SE1/4 of Section 24, T14N R63W, 6th P.M., also, being a found 2 inch brass capped pipe marked LS 519 bears N88°20'05"W for a distance of 64.03 feet, and WHENCE the W1/4 Corner of said Section 19 bears N00°19'30"E for a distance of 2632.55 feet,

THENCE N00°19'30"E along the westerly line of said SW1/4 of Section 19 for a distance of 50.00 feet to a point,

THENCE S89°45'28"E for a distance of 40.00 feet to a point of intersection of the northerly right-of-way of U.S. Highway No. 30, being 200 feet in width, and the easterly right-of-way of Laramie County Road No. 148, being 80 feet in width,

THENCE N00°13'33"E along said easterly right-of-way for a distance of 1293.90 feet to a point, being the Southwest corner of that parcel described as "Parcel 1 of Tract A" excepted at said Book 1440, page 566, also being a found 1/2" rebar with a deteriorated plastic cap,

THENCE continuing N00°08'41'43"E along said easterly right-of-way FOR a distance of 321.11 feet to a point, being the Northwest corner of said excepted parcel, also being a set 1-1/2 inch aluminum capped 5/8x30 zinc rebar marked "CORNERSTONE RLS 555", also being the TRUE POINT OF BEGINNING,

THENCE continuing N00°19'43"E along said easterly right-of-way for a distance of 967.05 feet to a point of intersection with the E-W centerline of said Section 19, being a found 1/2 inch rebar with deteriorated plastic cap, WHENCE a 2 inch brass capped pipe marked "1/4 W.C....LS 519" bears N89°23'02"W for a distance of 80.03 feet,

THENCE leaving said easterly right-of-way S89°24'59"E along said E-W centerline for a distance of 1349.21 feet to a point, being the Northwest corner of a parcel described at Book 1204, Page 178 of the Laramie County Records and the Northeast corner of the parcel described herein, also being a found 1/2" rebar,

THENCE S00°20'06"E along the westerly line of said parcel described at Book 1204, Page 178 for a distance of 497.79 feet to a point, being the Northeast corner of a parcel described at Book 1474, Page 157 of the Laramie County Records, also being a found 1-1/2 inch aluminum capped rebar marked "SSS LS 2500",

THENCE S00°22'13"E along the westerly line of said parcel described at Book 1474 for a distance of 467.09 feet to a point, being the Southwest corner of said parcel at Book 1474, also being the Northeast corner of said exception described at Book 1440, also being the Southeast corner of the Parcel described herein, also being a found plastic capped 1/2 inch rebar marked "M.L. MAXWELL LS",

THENCE N89°30'49"W along the northerly line of said exception described at Book 1440 for a distance of 1360.66 feet to the POINT OF BEGINNING.

Said parcel contains 35.04 acres more or less.

HAS CAUSED THE SAME TO BE SURVEYED, PLATTED AND KNOWN AS  
HART TRACTS AND DO HEREBY DECLARE THE SUBDIVISION OF SAID LAND  
AS IT APPEARS ON THIS PLAT TO BE THEIR FREE ACT AND DEED AND IN  
ACCORDANCE WITH THEIR DESIRES, AND DO HEREBY DEDICATE THE  
PUBLIC RIGHTS-OF-WAY AS SHOWN HEREON TO THE PUBLIC FOREVER.

Lloyd A. Hart  
Lloyd A. Hart

Debra L. Hart  
Debra L. Hart

## ACKNOWLEDGMENTS

STATE OF WYOMING }  
COUNTY OF LARAMIE } s.s.

THE DEDICATION INSTRUMENT WAS ACKNOWLEDGED  
BEFORE ME BY LLOYD A. HART THIS 26<sup>TH</sup> DAY OF February, 2000

NOTARY PUBLIC  
MY COMMISSION EXPIRES 02-04-02

STATE OF WYOMING }  
COUNTY OF LARAMIE } s.s.

THE DEDICATION INSTRUMENT WAS ACKNOWLEDGED  
BEFORE ME BY DEBRA L. HART THIS 26<sup>TH</sup> DAY OF FEBRUARY, 2000

NOTARY PUBLIC  
MY COMMISSION EXPIRES 02-04-02

## APPROVALS

APPROVED BY CHEYENNE-LARAMIE COUNTY REGIONAL PLANNING  
COMMISSION THIS 3rd DAY OF January, 2000

APPROVED BY THE BOARD OF COUNTY COMMISSIONS OF LARAMIE  
COUNTY, WYOMING THIS 18<sup>th</sup> DAY OF January, 2000

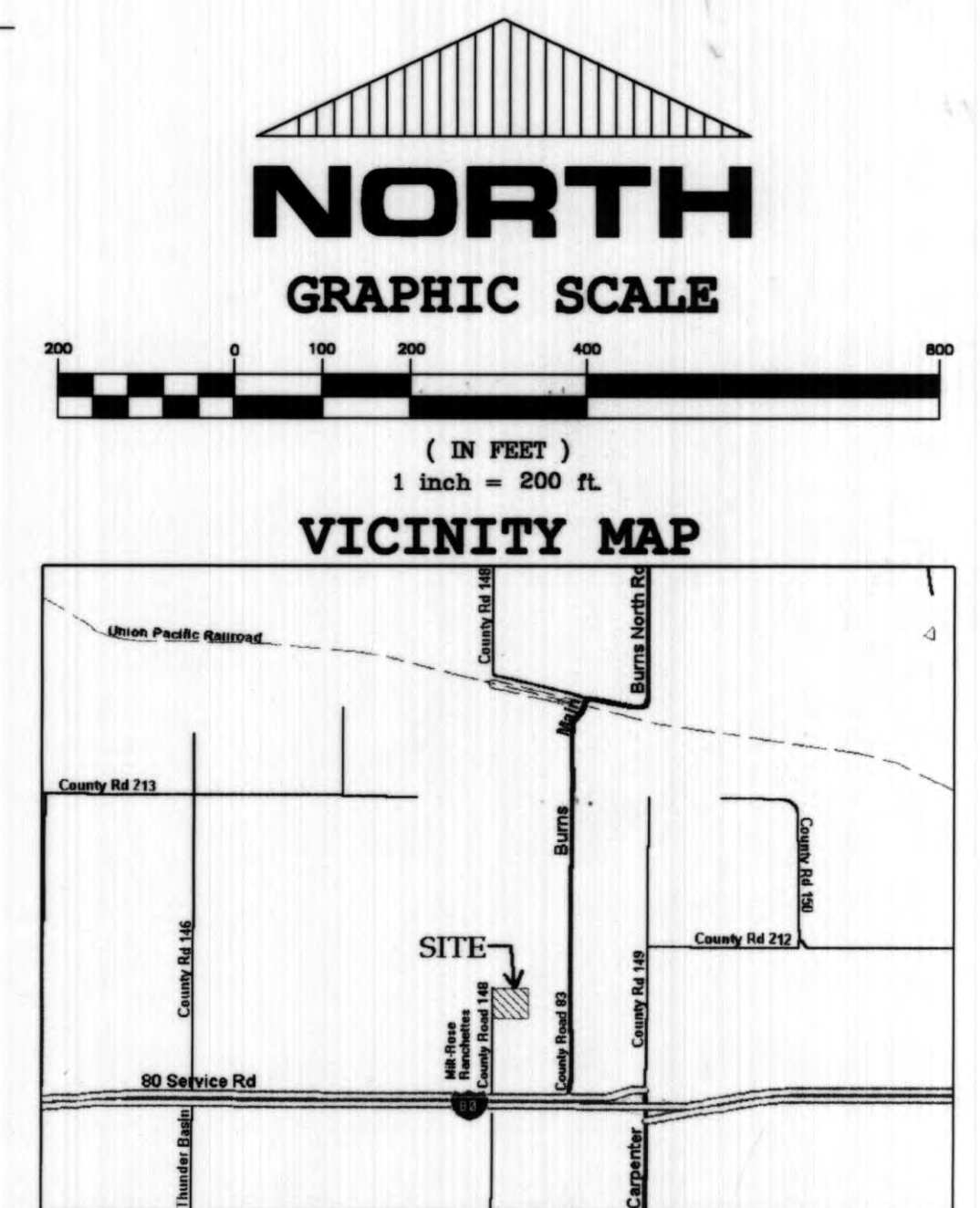
*Debra L. Gentry*  
COUNTY CLERK

*John H. Hunsaker*  
CHAIRMAN OF THE BOARD

### SURVEYORS CERTIFICATE

I, S. D. DAWSON, REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING DO HEREBY CERTIFY THAT THIS FINAL PLAT OF HART TRACTS, BEING A SUBDIVISION OF A PORTION OF THE SW1/4 OF SECTION 19, T14N, R26W, OF THE 6th P.M., LARAMIE COUNTY, WYOMING, WAS PREPARED FROM FIELD NOTES OF A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION DURING THE MONTHS OF MAY, JUNE, AND JULY, 1964, AND THAT THE SAME REPRESENTS ALL THE DIMENSIONAL DETAILS OF THE PROPERTY, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

S.D. DAWSON, WYOMING RLS No. 555



FINAL PLAT  
**HART TRACTS**  
A PORTION OF THE  
SOUTHWEST 1/4 SECTION 19  
TOWNSHIP 14 NORTH, RANGE 62 WEST  
OF THE 6TH P.M., LARAMIE COUNTY  
WYOMING

DATE OF PREP.: NOVEMBER 20, 1999

## FINAL PLAT

## HART TRACTS

A PORTION OF THE SW1/4 SECTION 19  
T14N R62W 6th P.M.,  
LARAMIE COUNTY, WYOMING

**CORNERSTONE  
SURVEYING  
COMPANY** 



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

**A RESOLUTION TO APPROVE THE VACATION OF TRACT 1, HART TRACTS, AND  
TO APPROVE THE ADMINISTRATIVE PLAT KNOWN AS HART TRACTS, 2<sup>ND</sup>  
FILING.**

**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 previously adopted the Laramie County Land Use Regulations; and

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

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

**WHEREAS**, this resolution shall vacate Tract 1, Hart Tracts.

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

The Laramie County Board of Commissioners finds that:

- a. The application is in conformance with W.S. §34-12-106 to §34-12-111.
- b. The application is in conformance with Section 2-1-102 (d)(ii)(C)(iii) of the Laramie County Land Use Regulations.
- c. The vacation has been submitted to create an Administrative Plat known as Hart Tracts, 2<sup>nd</sup> Filing.

**And the Board approves the vacation of Tract 1, Hart Tracts, and approves the  
Administrative Plat known as Hart Tracts, 2<sup>nd</sup> Filing.**

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



*NO PUBLIC SEWAGE TREATMENT SYSTEM PROPOSED*



ROXIE A. BOLEJACK

MY COMMISSION EXPIRES\_\_\_\_\_

MOLLY BENNETT, PUBLIC WORKS DIRECTOR

MY COMMISSION EXPIRES \_\_\_\_\_

- 1.) BASIS OF BEARINGS AND COORDINATE VALUES ARE BASED ON WYOMING STATE PLANE EAST ZONE NAD83. ALL DISTANCES AS SHOWN ARE U.S SURVEY FEET GROUND.
- 2.) SUBJECT PROPERTY DOES NOT FALL WITHIN THE SPECIAL 100-YEAR FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. MAP PANEL No. 56021C1200F, DATED JANUARY 17, 2007.
- 3.) ALL LOT AND TRACT CORNERS TO BE MONUMENTED WITH A 1½" ALUMINUM CAP ON #5 X 24" REBAR STAMPED "P.L.S. 9834 AND APPROPRIATE DATA.
- 4.) THERE SHALL BE NO PUBLIC MAINTENANCE OF INTERNAL ROADWAYS/ACCESS EASEMENTS

I, COTTON D. JONES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, HEREBY STATE THAT THIS REPLAT OF "HART TRACTS, 2ND FILING", WAS PREPARED FROM OFFICIAL PLATS AND DEEDS OF RECORD AND FROM NOTES OF A FIELD SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION DURING THE MONTH OF MARCH 2025, THAT THE MONUMENTS ARE SET OR FOUND AS SHOWN AND THAT THIS PLAT CORRECTLY REPRESENTS SAID SURVEY OF THE LAND DEPICTED HEREON TO THE BEST OF MY KNOWLEDGE.

## REV. 5/28/25