



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Cate Cundall, Associate Planner

DATE: March 3, 2026

TITLE: PUBLIC HEARING regarding approval of the Merrell Meadows Subdivision Permit and Plat, Laramie County, WY.

EXECUTIVE SUMMARY

Off the Grid Surveying, on behalf of Ward Properties, LLC, has submitted a Small Subdivision Permit and Plat application for Merrell Meadows Subdivision situated in a portion of Section 32, T13N, R62W, Laramie County, WY. The subject property is located at the intersection of Road 149 and State Highway 214, Carpenter, WY. The subdivision divides the existing 38.99 acre tract into two lots. Lot 1 will be 5.25 acres in size and used for residential purposes while the remaining 33.74 acre lot will remain vacant.

BACKGROUND

The subject property is currently assessed as agricultural land and located in the LU-Land Use zone district. The surrounding area consists of Land Use (LU) zone district. Lot sizes are consistent with the surrounding rural and agricultural development pattern in the Carpenter area.

Pertinent Statutes and 2025 Laramie County Land Use Regulations Include:

Wyoming Statutes § 18-5-301 thru 1-5-306 and 34-12-101 thru 34-12-115.

Section 2-4-104 governing the LU – Land Use Zone District.

Section 4-5-100(i) governing Subdivision Permit and Plat Requirements.

Section 4-5-102(c) governing Small Subdivision.

DISCUSSION

Originally platted as a four tract subdivision, the applicant has now reduced the number of tracts to two. No new public roads, roadway construction, or additional highway access points are proposed. Lot 1 will be served by an existing access easement off Road 142, and Lot 2 will utilize the existing access off State Highway 214. Traffic associated with the two lots will be minimal.

An individual well and septic system will provide water and sanitary services to residential Lot 1. The subdivision lies in AMEC Zone 2 and meets all lot size requirements.

The Laramie County Comprehensive Plan identifies the area as Rural Ag Interface (RAI), where rural residential uses are primarily anticipated. The parcel lies outside PlanCheyenne. The site lies outside any designated Community Wildfire Protection Plan area.

At the time of this report the project is still going through agency reviews, but all agency comments shall be addressed prior to recordation.

Public notice was completed per section 1-2-104 and no comments were received.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff finds that:

- a. This applications meets the criteria for a Small Subdivision Permit and Plat pursuant to Section 4-5-102(c) of the 2025 Laramie County Land Use Regulations.
- b. This application is in conformance with section 2-4-104 governing the LU – Land Use zone district.

and the Board of County Commissioners may approve the Merrell Meadows Subdivision Permit and Plat with one condition and adopt the finding of facts a and b of the staff report.

1. **All agency review comments must be addressed prior to recordation of Merrell Meadows Subdivision Permit and Plat.**

PROPOSED MOTION

I move to approve the Merrell Meadows Subdivision Permit and Plat, located in a portion of Section 32, T13N, R62W, of the 6th P.M., Laramie County, with one condition and adopt the findings of facts a and b of the staff report.

ATTACHMENTS

- Attachment 1: Location Map**
- Attachment 2: Project Narrative Amended Plat**
- Attachment 3: Pre-Application Meeting Notes**
- Attachment 4: Acknowledgements and Requests**
- Attachment 5: Transportation Worksheet**
- Attachment 6: Combined Agency Comments**
- Attachment 7: Ward Properties Record of Survey**
- Attachment 8: Access and Utility Easement Agreements (2)**
- Attachment 9: Draft Resolution**
- Attachment 10: Merrell Meadows Subdivision Plat Revised 2.25.26**



**Merrell Meadows
Subdivision**

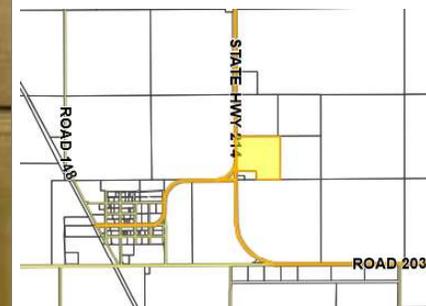
PZ-26-00003

**Land Use
Zone District**

AMEC Zone 2

Fire District #4

School District #2



Laramie County Planning & Development
3966 Archer Pkwy
Cheyenne, WY 82009
307-633-4521



February 24, 2026

RE: Project Narrative

This Project Narrative is submitted in support of a Small Subdivision application by Ward Properties, LLC. The request involves subdividing an existing 38.99-acre tract located in the NW¼ of Section 32, T13N, R62W, 6th Principal Meridian, Laramie County, Wyoming. The subdivision will create Lot 1 (5.25 acres) and Lot 2 (approximately 33.74 acres).

The subdivision divides the existing tract into two lots, creating one additional parcel while preserving the remaining acreage as a larger rural tract. The property is zoned LU (Land Use) and the proposed lot sizes are consistent with the surrounding rural and agricultural development pattern in the Carpenter area.

The land consists of open rangeland with gently rolling topography and natural sheet drainage generally flowing east and southeast. The site is currently undeveloped, with no structures or irrigation features observed, and no recorded flood hazards identified for the property. The site also lies outside any designated Community Wildfire Protection Plan area or other mapped wildfire-risk area.

No new public roads, roadway construction, or additional highway access points are proposed. Lot 1 will be served by an existing access easement to County Road 149, and Lot 2 will utilize an existing permitted access location to State Highway 214. Traffic associated with two rural residential lots is expected to be minimal, and a Traffic Impact Study waiver has been requested.

No public improvements are required. The subdivision will not alter existing drainage patterns, and future wells and on-site wastewater systems will be permitted separately at the time of development.

All existing easements of record are shown on the plat, which has been prepared in accordance with County and State requirements.

This Small Subdivision complies with the applicable provisions of Title 4 of the Laramie County Land Use Regulations and maintains the established rural character of the area.

Robert Torluccio, LS 16666
President



Laramie County Planning & Development
3966 Archer Pkwy
Cheyenne, WY 82009
307-633-4521

January 22, 2026

RE: Non-Adverse D.E.Q. Chapter 23 Acknowledgement

This letter is submitted on behalf of Ward Properties, LLC regarding the proposed Small Subdivision of Tax Parcel No. 13623220000500, located in Laramie County, Wyoming.

The proposed subdivision does not include the construction of any on-site wastewater systems as part of the subdivision approval, nor does it propose a central wastewater collection or treatment system. The subdivision action itself does not alter existing soil conditions, groundwater conditions, or wastewater disposal patterns and is considered non-adverse with respect to on-site wastewater and groundwater resources.

Future on-site wastewater systems will be reviewed, permitted, and approved individually through the Wyoming Department of Environmental Quality in accordance with Chapter 23 requirements at the time of development. Based on the scope of the subdivision and the absence of proposed wastewater facilities, preparation of a Chapter 23 study is not required for approval of this Small Subdivision.

Robert Torluccio, LS 16666
President



Laramie County Planning & Development
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Cheyenne, WY 82009
307-633-4521

January 22, 2026

RE: Drainage Study Waiver Request

This letter is submitted on behalf of Ward Properties, LLC to request a waiver of the Drainage Study requirement associated with the proposed Small Subdivision of Tax Parcel No. 13623220000500, located in the Northwest Quarter of Section 32, Township 13 North, Range 62 West, of the Sixth Principal Meridian, Laramie County, Wyoming.

Pursuant to Wyoming Statutes §§ 18-5-301 and 18-5-304, subdivision applications are subject to the subdivision and land use regulations adopted by Laramie County. The Laramie County Land Use Regulations, including Title 3 and Title 4, establish drainage and stormwater management requirements and allow formal drainage studies to be waived when a proposed subdivision does not alter existing drainage patterns or create new stormwater impacts.

The proposed Small Subdivision will create four (4) rural residential lots from a parent tract containing 38.99 acres. The subdivision does not involve grading, roadway construction, drainage facilities, utilities, or other improvements that would alter natural drainage patterns. No public infrastructure or stormwater facilities are proposed, and the division of land itself will not increase impervious surface area. Existing surface drainage will continue to follow the natural topography and drain to the same receiving areas as under current conditions.

Future development of individual lots, including construction of residences, driveways, wells, or on-site wastewater systems, will be reviewed and permitted separately at the time of development in accordance with applicable County and State requirements. The subdivision, as proposed, does not create upstream or downstream drainage impacts to adjacent properties, public roadways, or existing drainage features.

Because the proposed Small Subdivision maintains existing drainage conditions, introduces no new stormwater impacts, and complies with the applicable provisions of the Laramie County Land Use Regulations, approval of a Drainage Study waiver is respectfully requested.

A handwritten signature in black ink, appearing to read 'Robert C. Torluccio'.

Robert Torluccio, LS 16666
President



Laramie County Planning & Development
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Cheyenne, WY 82009
307-633-4521

January 22, 2026

RE: Perimeter Fencing Acknowledgement

This letter is provided by the undersigned adjoining landowner(s) in relation to the proposed Small Subdivision of lands owned by Ward Properties, LLC, located in the Northwest Quarter of Section 32, Township 13 North, Range 62 West, of the Sixth Principal Meridian, Laramie County, Wyoming (the "Subdivision").

Pursuant to Wyoming Statute § 18-5-319, a subdivider may be required to construct a lawful perimeter fence along subdivision boundaries where the subdivision adjoins lands upon which livestock may lawfully run at large, unless a lawful fence already exists or the adjoining landowners agree in writing that construction of a fence is not necessary.

By signing below, the undersigned adjoining landowner(s):

Acknowledge that their property adjoins the above-described Subdivision;

Acknowledge that livestock may lawfully run at large on their adjoining property;

Agree in writing that construction of a new perimeter fence by the subdivider along the shared boundary or boundaries is not required at this time; and

Consent to the Subdivision proceeding without construction of an additional perimeter fence along the shared boundary or boundaries as otherwise contemplated under Wyoming Statute § 18-5-319.

This consent applies solely to the perimeter fence requirements described above and shall not be construed to waive or modify any other rights, obligations, or remedies of the undersigned under Wyoming law, recorded instruments, or private agreements.

Benjamin D. Ward, Adjoiner

Leo Smith, Adjoiner

Stephen R. Merrell, Adjoiner

Lonnie L. Mcdowall, Adjoiner

Salvatore Chiporo, Adjoiner

Richard R. Whited, Adjoiner



Laramie County Planning & Development
3966 Archer Pkwy
Cheyenne, WY 82009
307-633-4521

January 22, 2026

RE: Traffic Study Waiver Request

This letter is submitted on behalf of Ward Properties, LLC to request a waiver of the Traffic Impact Study (TIS) requirement for the proposed Small Subdivision of Tax Parcel No. 13623220000500, located in the Northwest Quarter of Section 32, Township 13 North, Range 62 West, Sixth Principal Meridian, Laramie County, Wyoming.

Pursuant to Wyoming Statutes §§ 18-5-301 and 18-5-304, subdivision applications are administered by Laramie County in accordance with adopted land use regulations. The Laramie County Land Use Regulations require a Traffic Impact Study only when anticipated traffic volumes may adversely affect the transportation system and allow the requirement to be waived when impacts are minimal.

The proposed Small Subdivision will create four (4) rural residential lots from a parent tract containing 38.99 acres. Lot 1 will be served by an existing access easement to County Road 149, and the remaining three (3) lots will be served by a shared private access easement connecting to State Highway 214 at an existing, permitted access location. No new public roads, roadway improvements, or modifications to existing access points are proposed.

A Transportation Assessment Worksheet has been submitted in accordance with the Laramie County Land Use Regulations using Institute of Transportation Engineers (ITE) trip generation rates. The subdivision is anticipated to generate approximately 38 average daily vehicle trips, which is well below levels that would warrant preparation of a Traffic Impact Study.

Because the project results in minimal traffic impacts and relies on existing and permitted access, approval of a Traffic Impact Study waiver is respectfully requested.

Robert Torluccio, LS 16666
President



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Cheyenne, WY 82009
307-633-4521

January 22, 2026

RE: Community Facility Fee and Public Safety Fee Acknowledgement

This letter is submitted on behalf of Ward Properties, LLC to acknowledge the Community Facility Fee (CFF) and Public Safety Fee (PSF) associated with the proposed Small Subdivision of Tax Parcel No. 13623220000500, located in the Northwest Quarter of Section 32, Township 13 North, Range 62 West, of the Sixth Principal Meridian, Laramie County, Wyoming.

During the initial Pre-Application Meeting held on October 2, 2025, Laramie County Planning and Development identified that Community Facility and Public Safety fees would be applicable to the proposed subdivision. The Applicant understands that these fees are assessed pursuant to § 1-1-106 of the Laramie County Land Use Regulations and the County's adopted fee schedule, and that final fee amounts are based on the subdivision configuration and acreage approved at the time of recordation.

In addition to the Community Facility and Public Safety fees, the Applicant acknowledges that other application-related fees and costs may be required as part of the Small Subdivision review process, as discussed during a second Pre-Application Meeting held on December 9, 2025. These may include application fees, notice requirements, Environmental Health review fees, and any applicable agency review costs, as determined by Laramie County Planning and Development.

The Applicant understands and agrees that payment of all applicable fees is required prior to recording the subdivision plat with the Laramie County Clerk. Ward Properties, LLC hereby acknowledges responsibility for payment of the Community Facility Fee, Public Safety Fee, and any other required fees associated with approval and recordation of the proposed Small Subdivision.

A handwritten signature in black ink that reads 'Robert Torluccio'.

Robert Torluccio, LS 16666
President



LARAMIE COUNTY LAND USE REGULATIONS

Transportation Assessment Worksheet

The following transportation assessment worksheet shall be completed in association with 5-6-103

Project: Merrell Meadows Subdivision By: OFF THE GRID – Land Surveying and Mapping, LLC

Date: 01/20/2026 Contact: Benjamin Ward

Owner/Developer: Ward Properties, LLC Phone: 307-365-8120

Property Address or Legal Description (lot, block, subdivision):

Legal Description: Parcels C and D in the NW1/4NW1/4, Sec. 32, T.13 N., R.62W., 6th P.M.

Existing Zoning: LU Change to: N/A

Existing Land Use: Proposed: N/A

Above changes if applicable.

Applicant email: billsward@gmail.com

All Developments

Provide the following information, to the best of your knowledge, for all projects:

1. Provide existing Land Use and Proposed Land Use for this site.
 - a. Traffic counts need to be included in here... if not existing developer must provide current traffic counts on adjacent public roadways.
 - b. Description of existing Land Use: (If none, use Vacant) If using Peak Hours, multiply by a Rate of 7.44

Type	ITE Code	Land Use	Unit	Time Period	Rate	Size	Trips/Day
Vacant		Vacant	N/A	Daily	N/A	N/A	<12

Total:

- c. Description of proposed Land Use: (If none, use Vacant) If using Peak Hours, multiply by a Rate of 7.44

Notes: Weekday Trips

Type	ITE Code	Land Use	Unit	Time Period	Rate	Size	Trips/Day
Residential	210	SF-Detached	4	Daily	9.4		37.6

Total:

New Land Use: Trips/Day

Increase (+)/Decrease (-): + 38

1. Traffic Impact Study - Criteria I	
2. Traffic Impact Study - Criteria II	
3. Traffic Impact Study - Criteria III	
4. Traffic Impact Study - Criteria IV	
5. No Traffic Impact Study Required	X

Notes: ITE does not have a rural residential location dataset, actual weekday range is anticipated in the 4-6 trips per day per unit.

b. Standards for TIS

Traffic impact studies shall utilize the Institute of Transportation Engineers (ITE) trip generation rates unless better information is available and approved by the County. If there is no available current data regarding existing traffic counts on existing roadways, traffic counts will be required to be obtained when a TIS is required.

AGENCY REVIEW #1

Permit Notes

Permit Number: PZ-26-00003

Parcel Number: 13623220000500

Submitted: 01/21/2026

Site Address: UNKNOWN

Technically Complete: 01/22/2026

Applicant: WARD, BENJAMIN D ET UX
Owner: WARD PROPERTIES LLC

Laramie County, WY 00000

Approved:
Issued:

The purpose of this project is to complete a Small Subdivision of Tax Parcel No. 13623220000500, located in Laramie County, Wyoming. The parent tract contains 38.99 acres and was recently surveyed and recorded under Reception No. 903720. The proposed subdivision will create four (4) rural residential lots with an average lot size of approximately 9.75 acres, consistent with the LU (Land Use) zoning district.

Project Description:

Lot 1 will be served by an existing access easement to County Road 149. The remaining three (3) lots will be served by a shared private access easement connecting to State Highway 214 at an existing, permitted access point with a gravel apron and culvert. No public roads, utilities, or other public infrastructure improvements are proposed as part of this subdivision.

<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>
01/23/2026		Application	PZ-26-00003	GENERAL	BOCC Public Hearing 3.3.26, letters sent 1.23.26, legal ad 1.28.26.	CATHERINE.CUNDALL@LARAMIECOUNTYWY.GOV
01/23/2026		Application	PZ-26-00003	GENERAL	The district provides standard comments regarding the potential for draw down on the Ogalalla aquifer and with this development there will be a possibility of 4 new domestic wells and septic systems installed. The well permitting authorities will determine impacts, if any, of additional draw down on the aquifer during the well permitting process and approval.	CONSERVATIONDI STRICT@LARAMIECOUNTYWY.GOV
01/28/2026		Workflow	BUILDING FIRE CODE REVIEW	GENERAL	Premises identification shall be in accordance with 2024 IFC section 505 and 2024 IRC section 308, and 2024 IBC section 502.1. Fire Apparatus Roads required per 2024 IFC section 503. Fire protection water Supplies required per 2024 IFC section 507	DANIEL.PETERS@LARAMIECOUNTY WY.GOV
02/03/2026		Workflow	WYOMING STATE ENGINEER'S OFFICE	GENERAL	The State Engineers Office has reviewed the subdivision application and conducted a preliminary examination of the agency's water rights database. Based on this review and W.S. 18-5-306, we have determined there are no existing water rights of record that attach to the subdivision lands. Given this, further action on the part of the subdivider or his agent in addressing Wyoming Statute 18-5-306 (a) (xi) is not required. See attachment for additional comments.	WESLEY.FRAN1@LARAMIECOUNTY WY.GOV
02/04/2026		Application	PZ-26-00003	GENERAL	No comments	MATTHEW.BUTLER@LARAMIECOUNTY WY.GOV
02/04/2026		Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	No comments	TERESA.LEMASTER@LARAMIECOUNTY WY.GOV
02/04/2026		Workflow	ENGINEERS REVIEW	GENERAL	1st Review - Engineers Comments: 1.This development does not meet the requirements for a	SCOTT.LARSON@LARAMIECOUNTY WY.GOV

Permit Notes

Traffic Impact Study. Therefore, no waiver request is required.

2. That plat indicates fire protection is by the Laramie County Fire Authority, and it should be by Laramie County Fire District No. 4.

3. The year shown on the Acknowledgements and Approvals needs to change to 2026.

4. Per 4-5-102, the following needs to be included on the plat drawing: a.) curve data there is no curve data shown for the portion of State Highway 214 that is included within the platted area, b.) a legend that defines all the various symbols, line types, shading/hatching, etc. used in the drawing, c.) when an existing ROW for a roadway shown on the plat either within the platted area or adjacent to the platted area varies in width, the plat shall include the actual ROW width dimensions, at a minimum, at the ends of the platted area and where any proposed roadways tie into the existing ROW, d.) plats that show adjacent or internal existing county roadways and ROWs shall indicate on the plat how the roadway was established (i.e., dedicated to the public via plat, petition, declared, etc.).

5. Per 4-5-108, all roads not accepted for maintenance by the County shall require a plan and funding source for road maintenance. The plan shall include yearly costs for maintenance (blading, snow removal, etc.) as well as other scheduled maintenance (i.e., chip seal every 8-10 years if paved roadways, etc.) and document how much each lot will be required to pay each year (or monthly to a road maintenance organization). The plan shall name and establish a legal organization which is responsible for road maintenance. The written plan shall be submitted with the subdivision permit and plat application. Documentation of the formal formation of the organization and showing how each lot will be responsible for the associated costs shall be a part of the plan provided by the subdivider for any small, minor or major subdivision.

6. A note should be added to the plat that indicates access to lots 2, 3, and 4 shall only be from the internal roadway.

7. The proposed access roadway shall be designed and constructed to current County standards. Designs shall be submitted to the County for review and approval prior to construction.

Surveyor Comments:

1. Per 4-5-102, Any recorded easements or restrictions applicable to the subdivision shall be noted by reference to Register's book and page number. Although the Reception Number is provided for the necessary instruments, the Book and Page numbers are not.

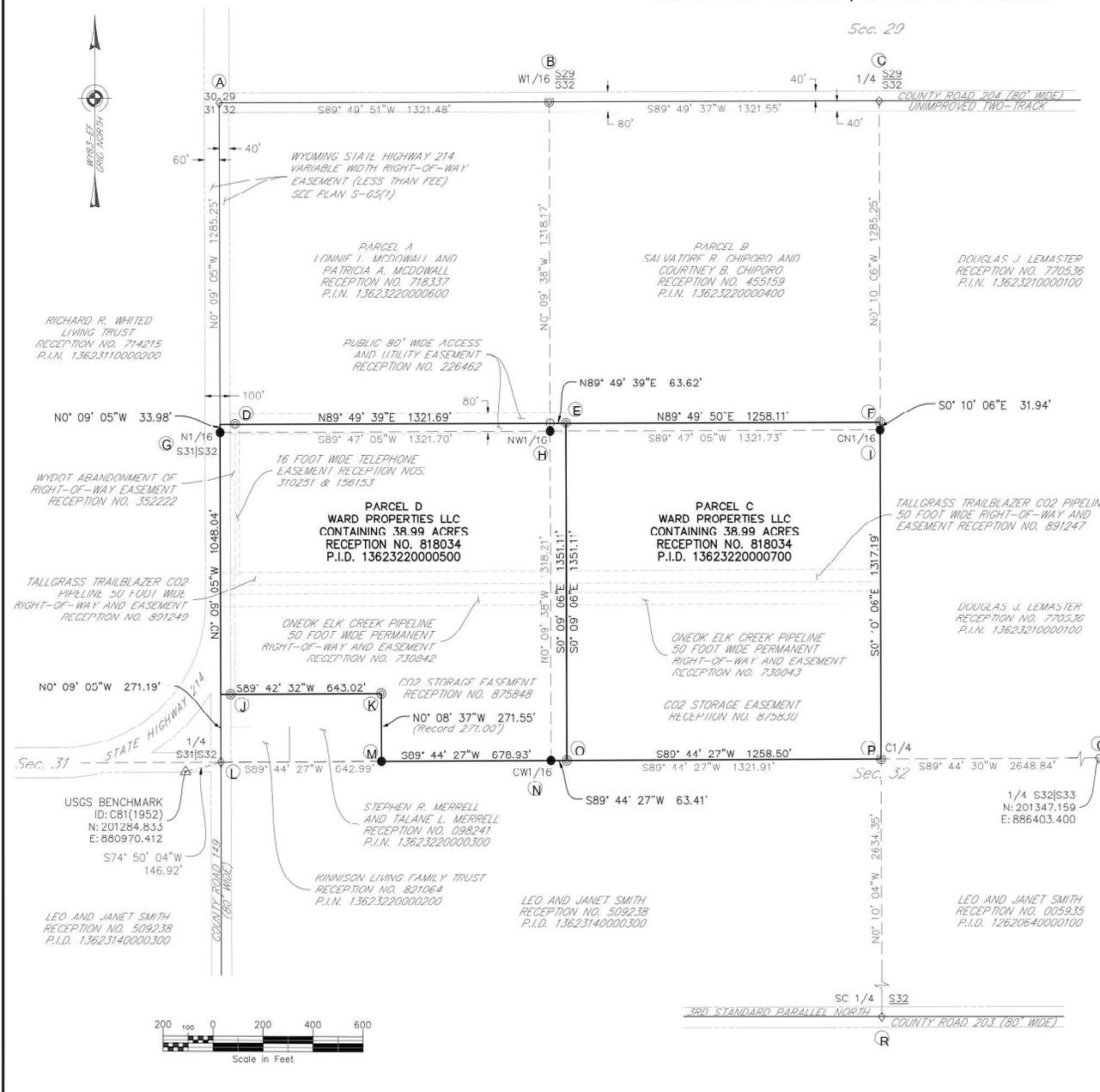
2. Per 4-5-102, The location and dimensions, with boundary ties, for all existing and proposed utility, drainage, access, or

Permit Notes

other easements. None of the easements shown are completely defined by location, boundary definition, or boundary ties.

3. Per 4-5-102, All existing and proposed easements within the platted area shall be shown and labeled as to the type/purpose of the easement. All existing and proposed easements shall be dimensioned and have bearings and distances and curve data. Reference to the book and page of existing easements shall be made but will not be allowed in lieu of showing dimensions, bearings and distances, and curve data, etc. for existing easements. All existing easements adjacent to the platted area shall be shown, dimensioned, and labeled as the type of easement. If there is an existing access or ingress/egress easement within the platted area or adjacent to the platted area, it should be noted as to whom the easement is granted to (i.e., general public, a specific lot or property, etc.). Existing and proposed easements are not dimensioned and omit bearings, distances and curve data. Book and Page have been omitted for existing easements.

TOWNSHIP 13 NORTH, RANGE 62 WEST, OF THE 6TH PRINCIPAL MERIDIAN
 COUNTY OF LARAMIE, STATE OF WYOMING



General Notes

- This Record of Survey represents the retracement of the boundary of a portion of land described in Reception No. 818034, recorded in the Laramie County Clerk's Office. The purpose is to identify the boundary by evaluating lines of occupation and possession, by recovering existing corner monumentation, and by restoring any lost or obliterated corners to their true and original positions based on the best available evidence.
- The boundary shown hereon lies wholly within the NW1/4 of Section 32, Township 13 North, Range 62 West, Sixth Principal Meridian, and was originally patented to Olin C. Lyons by Patent No. 320261, dated March 22, 1913.
- Field work was performed by Robert C. Torluccio, PLS 16666, October 6-31, 2025. Data were collected with Trimble RTK survey-grade GNSS equipment.
- The geographic positions and coordinates are referenced to the Wyoming State Plane Coordinate System, East Zone, U.S. Survey Foot, NAD83(2011), epoch 2010.00, and the relative positional accuracy complies with Section C of the NSPS Classification and Accuracy Standards for Property Surveys (2002).
- Bearings are grid bearings referenced to the Wyoming State Plane Coordinate System, East Zone (NAD83(2011), U.S. Survey Foot). The line between the quarter corner common to Sections 31 and 32 and the corner common to Sections 29, 30, 31, and 32 bears N00° 09' 05\"/>

History of Relevant Surveys

- Record of Survey for a Portion of the NW1/4 Section 32, Township 13 North, Range 62 West, 6th P.M., Laramie County, Wyoming, Prepared June 1998 by Steil Surveying Services, LLC, Job No. 98135.
- State of Wyoming, State Highway Department, Plan and Profile, Proposed State Highway, Laramie County, Carpenter Road, WYO Project No S-65(1), Dated June 21, 1949.
- Plot of 307 Properties Subdivision, Lots 1,2,3,4 and the North 598 Feet of the N/2 Sec.5, T.12N., R.62W. 6th P.M. Laramie County, Wyoming, Dated June 5, 2012, Reception No. 607572.
- Record of Survey for Renee Scheiding, Situated in a Portion of the South Half of the Northeast Quarter (S1/4) of Section 33, T.13N., R.62W., of the 6th P.M., Laramie County, Wyoming, Prepared August 2016 by Steil Surveying Services, LLC, Job No. 16270, Reception No. 692305.
- General Land Office Surveys dated June 7, 1879 (3rd Standard Parallel North); July 31, 1871 (Exterior Boundaries); October 26, 1871 (Subdivisional); February 12, 1913 (Resurvey of the 3rd Standard Parallel North).

Certificate of Professional Land Surveyor

STATE OF WYOMING } ss
 COUNTY OF LARAMIE }



I, Robert C. Torluccio, a Professional Land Surveyor registered in the State of Wyoming, for and on behalf of OFF THE GRID - Land Surveying and Mapping, LLC do hereby certify that this Record of Survey was prepared from the records and field notes of an actual ground survey conducted by me or under my responsible charge during the month of October, 2025, and that all dimensions, area calculations, and descriptions of found and set monumentation as shown hereon are correct to the best of my knowledge and belief.

Legend of Lines and Symbols

- ◊ Found Monument of PLSS
- Found Local Control Monument
- Established Corner (Monumented)
- Point Not Monumented
- △ Control Point as Described
- ⊙ See Corner Monument Descriptions on Sheets 2-3
- Boundary Line
- Section Line
- - - Subdivisional Line
- - - Right-of-Way Line
- - - Easement Line



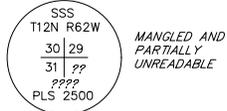
RECORD OF SURVEY | WARD PROPERTIES LLC
OFF THE GRID - LAND SURVEYING AND MAPPING, LLC
 SERVING THE GREAT STATE OF WYOMING AND NORTHERN COLORADO
 1745 SILVER SPUR ROAD, CHEYENNE, WYOMING 82009
 DATE PREPARED: OCTOBER 31, 2025
 PROJECT NUMBER: 25001 DRAWN BY: RCT
 ORIGINAL SHEET SIZE: 24" x 36"



TOWNSHIP 13 NORTH, RANGE 62 WEST, OF THE 6TH PRINCIPAL MERIDIAN
 COUNTY OF LARAMIE, STATE OF WYOMING

CORNER DESCRIPTIONS

A The cor. of secs. 29, 30, 31, and 32 established by John A. Steil, Wyoming LS No. 2500, a steel rebar, firmly set, buried 5 ins. below pavement, with aluminum cap, 2 1/2 ins. diam., mkd. as shown below, is accepted as a careful and faithful determination of the original cor. position.



from which

A concrete WYDOT monument, 6 x 6 ins., with 2 3/4 ins. diam. brass disc, bears N. 46° E., 69.1 ft. dist.

A concrete WYDOT monument, 6 x 6 ins., with 2 3/4 ins. diam. brass disc, bears S. 65° E., 66.5 ft. dist.

A 5/8 ins. diam. rebar, with 1 1/2 ins. diam. aluminum cap, mkd. SSS PLS 5910, bears S. 56° E., 71.6 ft. dist.

A mag nail, in the NE face of a 6 ins. wooden post, bears S. 64° W., 65.0 ft. dist.

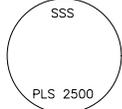
A mag nail, in the E face of a 6 ins. wooden post, bears N. 65° W., 65.4 ft. dist.

A concrete WYDOT monument, 6 x 6 ins., with 2 3/4 ins. diam. brass disc, bears N. 65° W., 66.6 ft. dist.

Cor. is located near the intersection of Wyoming State Highway No. 214 and County Road 204.

Note: asphalt cold patch was used to repair the hole after this survey.

B The W 1/16 cor. of secs. 29, and 32 established by John A. Steil, Wyoming LS No. 2500, a steel rebar, 5/8 ins. diam., firmly set, buried 2 ins. below ground, with aluminum cap, 1 1/2 ins. diam., mkd. as shown below, is accepted as a careful and faithful determination of the original cor. position.



from which

A railroad tie fence corner, 7 x 9 ins., with barbed wire fence extending north and west, bears N. 12° E., 2.3 ft. dist.

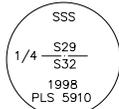
A 5/8 ins. diam. rebar, with with no cap, bears S. 1° E., 40.1 ft. dist.

A mag nail, set in the south face of a 8 ins. diam. fence post, bears N. 71° W., 6.5 ft. dist.

Cor. is located 10 feet north of a two track road, being unimproved County Road 204, on flat grassy ground.

C The 1/4 cor. of secs. 29, and 32 established by Jeffery B. Jones, Wyoming LS No. 5910, a steel rebar, 5/8 ins. diam., firmly set, buried 2 ins. below ground, with aluminum cap, 2 1/2 ins. diam., mkd. as shown below, is accepted as a careful and faithful determination of the original cor. position.

C continued



from which

A 5/8 ins. diam. rebar, with 1 1/2 ins. diam. aluminum cap, mkd. SSS PLS 5910, bears South, 40.0 ft. dist.

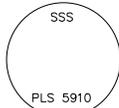
A mag nail, found in the west face of a leaning 5 ins. diam. fence post, bears S. 1° W., 23.0 ft. dist.

A 60d nail, set on the north side of a two track road, bears N. 66° W., 24.0 ft. dist.

There is no evidence of the record mag nail in wood post to the north.

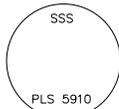
Cor. is located in south tire rut of a two track road, being unimproved County Road 204, on flat grassy ground.

D A corner of Parcels A and D, on the east right-of-way line of Wyoming State Highway 214, established by Jeffery B. Jones, Wyoming LS No. 5910, a steel rebar, 5/8 ins. diam., firmly set, projecting 2 ins. above ground, with aluminum cap, 1 1/2 ins. diam., mkd. as shown below, is accepted as a careful and faithful determination of the original cor. position.



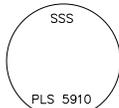
Cor. is located at corner of barbed wire fences, extending north, east, and south, on flat grassy ground.

E The corner of Parcels B, C, and D, established by Jeffery B. Jones, Wyoming LS No. 5910, a steel rebar, 5/8 ins. diam., firmly set, projecting 2 ins. above ground, with aluminum cap, 1 1/2 ins. diam., mkd. as shown below, is accepted as a careful and faithful determination of the original cor. position.



Cor. is located at corner of barbed wire fences, extending north and west on flat grassy ground.

F The corner Parcels B and C, established by Jeffery B. Jones, Wyoming LS No. 5910, a steel rebar, 5/8 ins. diam., firmly set, buried 15 ins. below ground, with aluminum cap, 1 1/2 ins. diam., mkd. as shown below, is accepted as a careful and faithful determination of the original cor. position.



Cor. is located 2 feet south of a steel t-post, on flat grassy ground.

G Point for the N 1/16 cor. of secs. 31, and 32 at proportionate measurement between the corner of sections 29, 30, 31, and 32 and the 1/4 corner of sections 31 and 32.

Set a 3/4 ins. diam. rebar, 30 ins. long, 34 ins. in pavement for State Highway 214, with 3 1/4 ins. aluminum cap mkd.



from which

A 5/8 ins. diam. rebar, with 1 1/2 ins. diam. aluminum cap, mkd. SSS PLS 5910, bears N. 60° E., 69.0 ft. dist.

A utility pole with electrical lines, bears S. 74° E., 62.8 ft. dist.

An underground telephone utility pedestal, bears S. 55° E., 74.8 ft. dist.

Cor. is located in State Highway 214, 2 feet west of the centerline striping.

Note: asphalt cold patch was used to repair the hole after this survey.

H Point for the NW 1/16 cor. of sec. 32 at intersection between the North-South Centerline and the East-West Centerline of the NW 1/4.

Set a 3/4 ins. diam. rebar, 30 ins. long, 42 ins. in the ground, with 3 1/4 ins. aluminum cap mkd.



from which

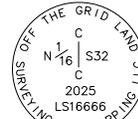
A 60d nail, set on fence line running east and west, bears North, 33.0 ft. dist.

A 5/8 ins. diam. rebar, with 1 1/2 ins. diam. aluminum cap, mkd. SSS PLS 5910, bears N. 62° E., 71.7 ft. dist.

Cor. is located on flat grassy ground.

I Point for the CN 1/16 cor. of sec. 32, at proportionate measurement between the 1/4 corner of sections 29 and 32 and the C1/4 corner of section 32.

Set a 3/4 ins. diam. rebar, 30 ins. long, 38 ins. in the ground, with 3 1/4 ins. aluminum cap mkd.

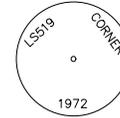


from which

A 5/8 ins. diam. rebar, with 1 1/2 ins. diam. aluminum cap, mkd. SSS PLS 5910, bears North, 31.9 ft. dist.

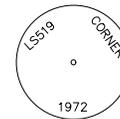
Cor. is located on flat grassy ground on eastern edge of a plowed field.

J A corner of Parcel D, on the east right-of-way line of Wyoming State Highway 214, established by R.L. Hudson, Wyoming LS No. 519, a steel rebar, 5/8 ins. diam., firmly set, projecting 3 ins. above ground, with aluminum cap, 1 1/2 ins. diam., mkd. as shown below, is accepted as a careful and faithful determination of the original cor. position.



Cor. is located at intersection of wooden panel fencing, extending east and south, and barbed wire right-of-way fencing, extending north, on flat grassy ground.

K A corner of Parcel D, established by R.L. Hudson, Wyoming LS No. 519, a steel rebar, 5/8 ins. diam., firmly set, buried 4 ins. below ground, with aluminum cap, 1 1/2 ins. diam., mkd. as shown below, is accepted as a careful and faithful determination of the original cor. position.

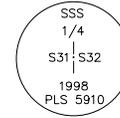


from which

A 3/8 ins. diam. iron rod, rejected this survey, bears N. 38° E. 1.09'.

Cor. is located at corner of barbed wire fence, extending south and west, on flat grassy ground.

L The 1/4 cor. of secs. 31 and 32, established by Jeffery B. Jones, Wyoming LS No. 5910, a steel rebar, 5/8 ins. diam., firmly set, buried 3 ins. below pavement, with aluminum cap, 2 1/2 ins. diam., mkd. as shown below, is accepted as a careful and faithful determination of the original cor. position.



from which

A gas valve riser, 8 ins. diam., bears N. 31° E., 56.0 ft. dist.

A 5/8 ins. diam. rebar, with 1 1/2 ins. diam. aluminum cap, mkd. CORNER L5519 1972, bears N. 89° E., 40.0 ft. dist.

A mag nail, in the S face of a 5 ins. diam. wooden post, bears East, 40.6 ft. dist.

A mag nail, in the N face of a 6 ins. wooden post, bears S. 45° W., 56.5 ft. dist.

A 60d nail, set on the north side of a gravel road, bears N. 48° W., 41.6 ft. dist.

Cor. is located near the intersection of County Road 149 and a dirt road which bears east-west.

Note: asphalt cold patch was used to repair the hole after this survey.

TOWNSHIP 13 NORTH, RANGE 62 WEST, OF THE 6TH PRINCIPAL MERIDIAN
 COUNTY OF LARAMIE, STATE OF WYOMING

CORNER DESCRIPTIONS

(M) Point for the corner of Parcels C and D, on the East-West centerline of section 32.

Set a 3/4 ins. diam. rebar, 30 ins. long, 28 ins. in the ground, with 3 1/4 ins. aluminum cap mkd.



from which

A 5/8 ins. diam. rebar, with 1 1/2 ins. diam. aluminum cap, mkd. CORNER LS519 1972, held for line only, bears North, 0.55 ft. dist.

Cor. is located 10 feet north of a two track road that runs east-west, at intersection of barbed wire fences extending north and west, on flat grassy ground.

(N) Point for the CW 1/16 cor. of sec. 32, at proportionate measurement between the 1/4 corner of sections 31 and 32 and the C1/4 corner of section 32.

Set a 3/4 ins. diam. rebar, 30 ins. long, 28 ins. in the ground, with 3 1/4 ins. aluminum cap mkd.



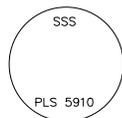
from which

A 5/8 ins. diam. rebar, with 1 1/2 ins. diam. aluminum cap, mkd. SSS PLS 5910, bears East, 63.4 ft. dist.

Set steel u-post alongside

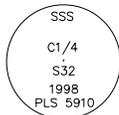
Cor. is located on flat grassy ground on southern edge of a plowed field, and north of a two track road that runs east-west.

(O) The corner Parcels C and D, established by Jeffery B. Jones, Wyoming LS No. 5910, a steel rebar, 5/8 ins. diam., firmly set, projecting 1 ins. above ground, with aluminum cap, 1 1/2 ins. diam., mkd. as shown below, is accepted as a careful and faithful determination of the original cor. position.



Cor. is located on flat grassy ground on southern edge of a plowed field, and north of a two track road that runs east-west.

(P) The C1/4 cor. of sec. 32, established by Jeffery B. Jones, Wyoming LS No. 5910, a steel rebar, 5/8 ins. diam., firmly set, buried 10 ins. below ground, with aluminum cap, 2 1/2 ins. diam., mkd. as shown below, is accepted as a careful and faithful determination of the original cor. position.



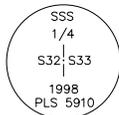
from which

A 60d nail, set in the centerline of a two track road, bears S. 41° E., 14.6 ft. dist.

A 60d nail, set in the centerline of a two track road, bears S. 47° W., 15.8 ft. dist..

Cor. is located on flat grassy ground near intersection a plowed fields, and north of a two track road that runs east-west.

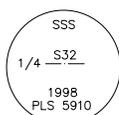
(Q) The 1/4 cor. of secs. 32 and 33, established by Jeffery B. Jones, Wyoming LS No. 5910, a steel rebar, 5/8 ins. diam., firmly set, level with ground, with aluminum cap, 2 1/2 ins. diam., mkd. as shown below, is accepted as a careful and faithful determination of the original cor. position.



There are no suitable locations for corner accessories or bearing objects.

Cor. is located near the intersection of plowed fields.

(R) The standard 1/4 cor. of sec. 32 established by Jeffery B. Jones, Wyoming LS No. 5910, a steel rebar, 5/8 ins. diam., firmly set, buried 2 ins. below pavement, with aluminum cap, 2 1/2 ins. diam., mkd. as shown below, is accepted as a careful and faithful determination of the original cor. position.



from which

A mag nail, found on the edge of pavement, bears N. 68° E., 25.8 ft. dist.

A mag nail, found on the edge of pavement, bears S. 1° W., 17.8 ft. dist. Replaced with a 60d nail.

A mag nail, found on the edge of pavement, bears N. 68° W., 24.8 ft. dist.

Cor. is located in County Road No. 203, 4.3 feet north of the centerline striping.

The GLO monument from the resurvey of the 3rd Standard Parallel North in 1913 was not found. It is presumed to be approximately 6 feet below the surface of the county road.

Note: asphalt cold patch was used to repair the hole after this survey.

INTENTIONALLY LEFT BLANK



ACCESS AND UTILITY EASEMENT AGREEMENT

This **ACCESS AND UTILITY EASEMENT AGREEMENT** (this "Agreement") is entered to this ___th day of November 2025, by and between Virgil A. Kinnison Jr. and JoAnn L. Kinnison, Trustees, and their successors in trust, under the Kinnison Family Living Trust dated September 8, 2021, of 341 State Highway 214, Unit 1, Carpenter, WY 82054 (collectively, the "Grantors"), and Shane R. Merrell and Tiffany R. Merrell, of 1709 Gettysburg Dr., Cheyenne, WY 82001 (collectively, the "Grantees").

The Grantors hereby grant to the Grantees the non-exclusive easement and right-of-way for the purpose of access and utilities. The easement includes the non-exclusive right to build, use, maintain, repair, and replace an access road within the described easement area, and to install, operate, maintain, repair, and replace above and below ground facilities for electric power, natural gas, and telecommunications (fiber, cable, and telephone), including related lines, conduits, pedestals, poles, transformers, meters, and regulators. The said **ACCESS AND UTILITY EASEMENT** is described as follows:

Sec. 32, T. 13 N., R. 62 W., 6th P.M. Wyoming

COMMENCING at the 1/4 corner of sections 31 and 32, a 5/8-inch diameter rebar with 2 1/2-inch aluminum cap marked SSS 1/4 S31|S32 1998 PLS 5910, found in the centerline of County Road 149;

THENCE, North 89° 44' 27" East, a distance of 275.07 feet to a point on the East-West centerline of section 32;

THENCE, North 00° 09' 05" West, a distance of 130.03 feet to the **POINT OF BEGINNING**;

THENCE from the said **POINT OF BEGINNING**, South 89° 44' 27" West, a distance of 235.06 feet, to a point on the easterly right-of-way line of County Road 149;

THENCE, North 00° 09' 05" West, a distance of 10.00 feet, to a point on the easterly right-of-way line of County Road 149;

THENCE, North 89° 44' 27" East, a distance of 235.06 feet, to a point;

THENCE, South 00° 09' 05" East, a distance of 10.00 feet, to the said **POINT OF BEGINNING**;

CONTAINING 2,350 square feet (or 0.05 acre) of land.

This description was composed by Robert C. Torluccio, Wyoming LS16666, with OFF THE GRID – Land Surveying and Mapping, LLC on November 02, 2025; the basis of bearing is derived from The Wyoming State Plane Coordinate System, NAD, 1983, East Zone, US Survey Feet.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

GRANTORS:

Virgil A. Kinnison, Jr.
Virgil A. Kinnison, Jr., Trustee, under the Kinnison Family Living Trust dated September 8, 2021.

JoAnn L. Kinnison
JoAnn L. Kinnison, Trustee, under the Kinnison Family Living Trust dated September 8, 2021.

GRANTEES:

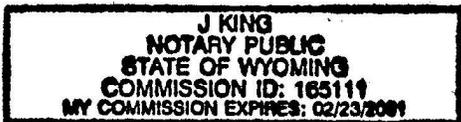
Shane R. Merrell
Shane R. Merrell

Tiffany R. Merrell
Tiffany R. Merrell

STATE OF WYOMING }
COUNTY OF LARAMIE } ss.

This instrument was acknowledged before me on the 20th day of November 2025, by ~~Virgil A. Kinnison Jr. and JoAnn L. Kinnison, Trustees, under the Kinnison Family Living Trust dated September 8, 2021~~ and by Shane R. Merrell and Tiffany R. Merrell.

Witness my hand and official seal



[Signature]
Notary

My commission expires: 02/23/2031

STATE OF ARIZONA }
COUNTY OF LA PAZ } ss.

Subscribed and sworn (or affirmed) before me this 12 day of NOVEMBER, 2025 by VIRGIL A. KINNISON JR, JOANN LOUISE KINNISON (Name of Signer)

[Signature]
NOTARY PUBLIC SIGNATURE





RECP #: 903783

RECORDED 11/20/2025 AT 10:29 AM BK# 2939 PG# 3272
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 2

ACCESS AND UTILITY EASEMENT AGREEMENT

This **ACCESS AND UTILITY EASEMENT AGREEMENT** (this "Agreement") is entered to this ___th day of November 2025, by and between Stephen R. Merrell and Talane L. Merrell, of 341 State Highway 214, Unit 2, Carpenter, WY 82054 (collectively, the "Grantors"), and Shane R. Merrell and Tiffany R. Merrell, of 1709 Gettysburg Dr., Cheyenne, WY 82001 (collectively, the "Grantees").

The Grantors hereby grant to the Grantees the non-exclusive easement and right-of-way for the purpose of access and utilities. The easement includes the non-exclusive right to build, use, maintain, repair, and replace an access road within the described easement area, and to install, operate, maintain, repair, and replace above and below ground facilities for electric power, natural gas, and telecommunications (fiber, cable, and telephone), including related lines, conduits, pedestals, poles, transformers, meters, and regulators. The said **ACCESS AND UTILITY EASEMENT** is described as follows:

Sec. 32, T. 13 N., R. 62 W., 6th P.M. Wyoming

COMMENCING at the 1/4 corner of sections 31 and 32, a 5/8-inch diameter rebar with 2 1/2-inch aluminum cap marked SSS 1/4 S31|S32 1998 PLS 5910, found in the centerline of County Road 149;

THENCE, North 89° 44' 27" East, a distance of 642.99 feet to a set 30-inch-long rebar, with 3 1/4-inch aluminum cap, marked Lot 1 Cor 1, on the East-West centerline of section 32;

THENCE, North 00° 08' 37" West, a distance of 115.77 feet to the **POINT OF BEGINNING**;

THENCE from the said **POINT OF BEGINNING**, North 88° 00' 31" West, a distance of 363.22 feet, to a point;

THENCE, South 89° 44' 27" West, a distance of 4.96 feet, to a point;

THENCE, North 00° 09' 05" West, a distance of 10.00 feet, to a point;

THENCE, South 89° 44' 27" West, a distance of 235.06 feet, to a point on the easterly right-of-way line of County Road 149;

THENCE, North 00° 09' 05" West, a distance of 30.00 feet, to a point on the easterly right-of-way line of County Road 149;

THENCE, North 89° 44' 27" East, a distance of 240.73 feet, to a point;



THENCE, South 88° 00' 31" East, a distance of 362.52 feet, to a point;

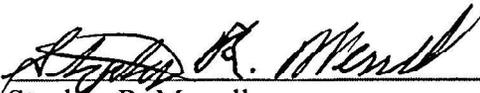
THENCE, South 00° 08' 37" East, a distance of 40.03 feet, to the POINT OF BEGINNING;

CONTAINING 21,774 square feet (or 0.50 acre) of land.

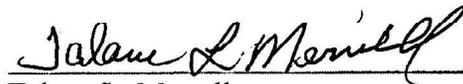
This description was composed by Robert C. Torluccio, Wyoming LS16666, with OFF THE GRID – Land Surveying and Mapping, LLC on November 02, 2025; the basis of bearing is derived from The Wyoming State Plane Coordinate System, NAD, 1983, East Zone, US Survey Feet.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first above written.

GRANTORS:



Stephen R. Merrell

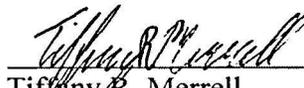


Talane L. Merrell

GRANTEES:



Shane R. Merrell



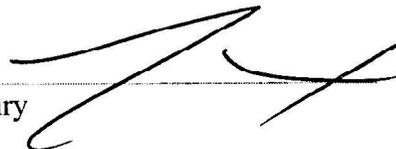
Tiffany R. Merrell

STATE OF WYOMING }
COUNTY OF LARAMIE } ss.

This instrument was acknowledged before me on the 10th day of November 2025, by Stephen R. Merrell, Talane L. Merrell, Shane R. Merrell, and Tiffany R. Merrell.

Witness my hand and official seal





Notary

My commission expires: 02/23/2031

RESOLUTION NO. _____

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR
A PORTION OF LAND IN SECTION 32, T13N, R62W,
OF THE 6TH P.M., LARAMIE COUNTY, WY,
TO BE PLATTED AND KNOWN AS “MERRELL MEADOWS.”**

WHEREAS, Wyoming State Statutes §18-5-301 to 18-5-306; §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 2025 Laramie County Land Use Regulations; and

WHEREAS, the proposed subdivision and plat is in accordance with section 4-5-100 of the Laramie County Land Use Regulations; and

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

WHEREAS, this resolution is the subdivision permit for Merrell Meadows.

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 4-5-100 of the Laramie County Land Use Regulations.
- b. This application is in conformance with section 2-4-104 governing the LU – Land Use zone district.

And the Board approves the Subdivision Permit and Plat for Merrell Meadows, Laramie County, WY, with the following condition:

- 1) **All agency comments must be addressed and/or corrected on the plat prior to recordation.**

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2026.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Gunnar Malm, Chairman

ATTEST:

