



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Cate Cundall, Associate Planner

DATE: September 2, 2025

TITLE: PUBLIC HEARING regarding a Vacation and Administrative Plat for Lodgepole Estates, 3rd Filing, Laramie County, WY.

EXECUTIVE SUMMARY

Steil Surveying Services, LLC, on behalf of Michael G. and Abbey T. Kercher, has submitted an Administrative Plat application for Lodgepole Estates, 3rd Filing for Tract 5, Portions of Tract 6 and 7, Lodgepole Estates, Laramie County, WY. The subject property is located at 2245 Rainbow Eridge, Cheyenne, WY. The purpose of the application is to combine these three parcels into one tract for residential use. The overall density of the new parcel is 8.09 acres. There is an existing residence on the parcel.

BACKGROUND

The subject property is currently assessed as residential land and located in the LU-Land Use zone district. The surrounding area consists of subdivisions. The Board approved Lodgepole Estates Subdivision on December 4, 1979, and must approve the vacation of that portion of the plat for this administrative plat to be approved.

Pertinent Statutes and Laramie County Land Use Regulations Include:

Wyoming Statutes § 34-12-108.

Section 2-1-101 (m) governing Board vacation of a subdivision plat.

Section 2-1-102 governing the criteria for an administrative plat.

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

DISCUSSION

The Laramie County Comprehensive Plan identifies the area as Rural Ag Interface (RAI). Rural residential uses are primarily anticipated in these areas. The parcel lies outside the PlanCheyenne Future Land Use Plan.

According to the adopted AMEC Memo dated January 31, 2014, the property lies within Zone 2 of the study area. Development design standards contained within Section 2-1-104 of the Land

Use Regulations dictate that minimum acreage within Zone 2 be 5.25 acres to accommodate for the impervious surface of residential structures and driveways. The tracts will meet this minimum size requirement.

The existing residence is served by an individual well and septic system.

The parcel is accessed via Rainbow Ridge Road. Traffic and drainage study waivers were approved by the engineer since impacts are minimal.

Agency review comments have been addressed, and corrections made to the final plat. 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 vacation of a subdivision plat pursuant to Secion 2-1-101 (m) of the Laramie County Land Use Regulations.
- b. This application meets the criteria for an administrative plat pursuant to section 2-1-102 of the Laramie County Land Use Regulations.
- c. This application is in conformance with section 4-2-114 governing the LU=Land Use zone district.

and the Board of County Commissioners may approve the Vacation of Tract 5, Portions of Tract 6 and 7, Lodgepole Estates, to become effective upon recordation of the Administrative Plat known as Lodgepole Estates, 3rd Filing with no conditions and to adopt the finding of facts a, b, and c of the staff report.

PROPOSED MOTION

I move to approve the Administrative Plat for Lodgepole Estates, 3rd Filing with no conditions and adopt the findings of facts a, b, and c of the staff report.

ATTACHMENTS

- Attachment 1: Location Map**
- Attachment 2: Project Narrative**
- Attachment 3: Pre-Application Meeting Notes**
- Attachment 4: CFF & PSF Acknowledgements**
- Attachment 5: Drainage & Traffic Study Waiver Request**
- Attachment 4: Combined Agency Comments and Applicant Response Report**
- Attachment 5: Resolution**
- Attachment 6: Administrative Plat Rev. 8.5.25**

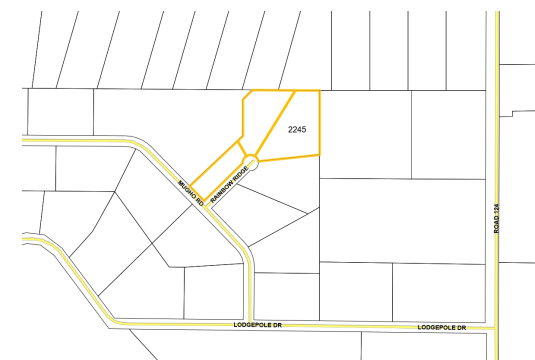


**LODGEPOLE ESTATES,
3RD FILING
ADMINISTRATIVE PLAT**

**2245 Rainbow Ridge
Cheyenne, Wyoming**

PZ-25-00054

Michael G. & Abbey T. Kercher





July 15, 2025

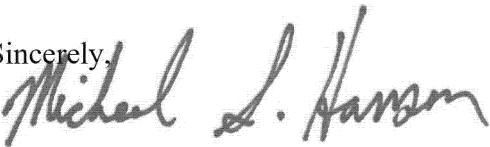
Laramie County Planning & Development Office
3966 Archer Parkway
Cheyenne, WY 82007
(307) 633-4303

**InRe: LETTER OF JUSTIFICATION – LODGEPOLE ESTATES 3RD
FILING AN ADMINISTRATIVE REPLAT OF TRACT 5 AND
PORTIONS OF TRACT 6 AND TRACT 7, LODGEPOLE ESTATES,
SITUATE IN SECTION 25, T15N, R67W OF THE 6TH P.M., LARAMIE
COUNTY, WYOMING**

Steil Surveying Services, agent for the owner, intends to combine the above referenced parcels. The overall density of the new parcel is 8.09 acres. The proposed plat will consist of ONE (1) tract for residential use.

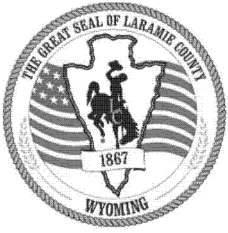
Please contact me with any questions or concerns.

Sincerely,

Sincerely,
A handwritten signature in dark ink, appearing to read "Michael L. Hansen", is written over the word "Sincerely,".

Shane Hansen

Director Planning and Development
Steil Surveying Services, LLC
shansen@steilsurvey.com



Laramie County, WY
Laramie County Planning and Development Office

3966 Archer Pkwy
Cheyenne, WY 82009
(307) 633-4303
www.laramiecountywy.gov
planning@laramiecounty.com

PERMIT

PA-25-00035

PRE-APPLICATION MEETINGS

SITE ADDRESS: UNKNOWN LARAMIE COUNTY
PRIMARY PARCEL: 16672540101900
PROJECT NAME: ADMIN PLAT W/VACATE

ISSUED:
EXPIRES: 12/08/2025

APPLICANT: KERCHER, MICHAEL G ET AL
2245 RAINBOW RIDGE
CHEYENNE, WY 82009
307-421-4819

OWNER: KERCHER, MICHAEL G ET AL
2245 RAINBOW RIDGE
CHEYENNE, WY 82009

Detail Name	Detail Value
Meeting Date	06/11/2025
MEETING AM OR PM	AM
Application Types	Administrative Plat with Vacate
Attendees	In Person (3966 Archer Pkwy)
Property Interest	Owner
Detailed Project Narrative	MICHAEL WOULD LIKE TO DISCUSS WHAT THEIR POSSIBILITIES ARE FOR THESE FOUR PARCELS.
Staff Attending	JA SK MB TG
Application Fees	Yes
Copy of Pre-App Notes	REQUIRED FOR APPLICATION SUBMITTAL
Project Narrative Letter	Yes
Warranty Deed and/or Lease Agreement	Yes
Development Action	Plat
Drainage Plans	No
Drainage Study	No
Traffic Study	Letter of Waiver
Public Safety Fees Acknowledgement Letter	No
Community Facility Fees Acknowledgement Letter	No
WY DEQ Chapter 23 Study/Submittal Letter	No
Development Agreement	No



Laramie County, WY

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Roadway Maintenance Plan	No
Road/Easement Use Agreement	No
Right-of-Way Construction Permit	TBD
Engineer Review - Paid by Applicant	Yes
Environmental Health Review/Approval	No
Environmental and Services Impact Report	No
GESC Permit	No
Floodplain Development Permit	No
Perimeter Fence Construction per W.S.S. 18-5-319	No
Public Notice, Paid by Applicant	Yes
Newspaper Legal Notice, Paid by Applicant	Yes
Adjacent Property Owner Letter, Paid by Applicant	Yes
Miscellaneous Notes	COMBINE TRACTS 5-7 INTO ONE PARCEL, LEAVE TRACT 4 OUT OF THIS ACTION. THIS WOULD BE A SIMPLE ADMINISTRATIVE PLAT WITH VACATE WHICH WOULD GO BEFORE THE BOARD OF COUNTY COMMISSIONERS TO VACATE THOSE THREE PARCELS AND CREATE ONE NEW LOT. NO TRAFFIC IMPACTS, NO FURTHER ACCESS PERMITTING REQUIRED. NO COMMUNITY FACILITY FEED, NO PUBLIS SAFETY FEES. PER ENVIRONMENTAL HEALTH, NEED 2.5 ACRES SO TRACT 7 WOULD NEED TO BE ABSORBED INTO THE OTHER TWO PARCELS.

CONDITIONS

* Disclaimer: These 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 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.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.

* A traffic study may be required for any site plan, subdivision permit, or access request for any development and shall be required for any project or development that will generate 100 or more trips during any hour or over 200 trips per day. Traffic studies shall be prepared by a qualified civil engineer licensed by the Wyoming State Board of Registration for Professional Engineers and Professional Land Surveyors to practice engineering in Wyoming. The applicant and the engineer shall meet with the County prior to preparation of the traffic study to discuss specific issues or concerns. The Director of Planning and Development may waive a traffic study based on estimated ADT, and peak hour trips, or existing road or site conditions, including adequate pedestrian access.



Laramie County, WY

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planning@laramiecounty.com

* Requests for waivers for drainage impact studies shall be made in writing to the Laramie County Public Works Department. The County shall review the request and approve the grant for a waiver or identify the level of study required for the proposed development action. Laramie County Public Works may waive the requirement for drainage study based on the following: a. Information is provided to substantiate there are no potential drainage problems at the site or downstream of the site (including impacts to downstream floodplains). b. The development or redevelopment will not result in an increase in the historic impervious area. c. The development or redevelopment of an area is immediately adjacent to a major drainageway that is capable of conveying the fully developed basin 100-year flood without impact to the base flood elevation. d. The development or redevelopment is unlikely to create drainage problems.

* A waiver or alternative to the required landscaping may be presented to the Planning and Development Director for review. The Director shall approve the proposed alternative landscape plan based on the following criteria: A. the proposed alternative meets or exceeds the intent of this regulation, and B. the proposed alternative is well-integrated with the surrounding landscaping and land uses, and C. the proposed alternative meets the goals of Laramie County Comprehensive Plan and; D. the purpose of the required site plan is to legalize an existing use and the impact or benefits of the landscape plan on the property would be minimal; or E. the landscaping as required would prohibit reasonable use of the property.



July 15, 2025

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

**InRe: Plat to be known as LODGEPOLE ESTATES 3RD
FILING AN ADMINISTRATIVE REPLAT OF TRACT 5 AND
PORTIONS OF TRACT 6 AND TRACT 7, LODGEPOLE
ESTATES, SITUATE IN SECTION 25, T15N, R67W 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 does not intend to pay the appropriate Community Facility Fee(s) (CFFs) and the owner does not intend to pay the appropriate Public Safety Fee(s) (PSFs) at the appropriate time to the proper authority, pursuant to §§1-1-106 of the Laramie County Land Use Regulations. These fees were paid by a previous platting action.

Sincerely,

A handwritten signature in blue ink that reads 'Michael L. Hansen'. The signature is written in a cursive, flowing style.

Shane Hansen

Director Planning and Development
Steil Surveying Services, LLC
shansen@steilsurvey.com



July 15, 2025

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

InRe: Request for waiver of the Drainage Study requirements for a subdivision to be known as LODGEPOLE ESTATES 3RD FILING AN ADMINISTRATIVE REPLAT OF TRACT 5 AND PORTIONS OF TRACT 6 AND TRACT 7, LODGEPOLE ESTATES, SITUATE IN SECTION 25, T15N, R67W OF THE 6TH P.M., LARAMIE COUNTY, WYOMING

Following the pre-application meeting, this letter is submitted, on behalf of the owner, requesting a waiver from the requirements for a Drainage Study pursuant to Sections 3-1-105, 3-5-105 of the Laramie County Land Use Regulations. The overall density of the subdivision is 8.09 acres. The Proposed subdivision will consist of one (1) tract.

Given limited surface runoff increases, we respectfully submit this waiver request on behalf of the owner. Please contact me with any questions or concerns.

Sincerely,

Shane Hansen

Director Planning and Development
Steil Surveying Services, LLC
shansen@steilsurvey.com



July 15, 2025

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

InRe: Request for waiver of the Traffic Study requirements for a subdivision to be known as LODGEPOLE ESTATES 3RD FILING AN ADMINISTRATIVE REPLAT OF TRACT 5 AND PORTIONS OF TRACT 6 AND TRACT 7, LODGEPOLE ESTATES, SITUATE IN SECTION 25, T15N, R67W OF THE 6TH P.M., LARAMIE COUNTY, WYOMING

Following the pre-application meeting, this letter is submitted, on behalf of the owner, requesting a waiver from the requirements for a Traffic Study pursuant to Section 2-1-100.b, of the Laramie County Land Use Regulations.

The overall density of the subdivision is 8.09 acres. The Proposed subdivision will consist of one (1) tract. Given limited potential of significant traffic generation or alternative transportation network connections, we respectfully submit this waiver request on behalf of the owner.

Please contact me with any questions or concerns.

Sincerely,

Shane Hansen

Director Planning and Development
Steil Surveying Services, LLC
shansen@steilsurvey.com

Permit Notes

APPLICANT RESPONSE

Permit Number: PZ-25-00054

Parcel Number: 16672540100100

Submitted: 07/15/2025

Site Address: 2245 RAINBOW RIDGE

Technically Complete: 07/15/2025

Applicant: HANSEN, MICHEAL SHANE
Owner: KERCHER, MICHAEL G ET AL

Cheyenne, WY 82009

Approved:
Issued:

Project Description: LOT CONSOLIDATION

Begin Date	End Date	Permit Area	Subject	Note Type	Note Text	Created By
07/15/2025 Ack		Application	PZ-25-00054	GENERAL	Administrative Plat requires Board approval for the vacate. Hearing dates are 9.2.25 for BOCC.	CATHERINE.CUND ALL@LARAMIECO UNTYWY.GOV
07/15/2025		Application	PZ-25-00054	GENERAL	WY DEQ LCGP should be obtained and a SWPPP providing design of BMPs to protect Lodgepole Creek from sediment.	CONSERVATIONDI STRICT@LARAMIE COUNTYWY.GOV
07/15/2025		Application	PZ-25-00054	GENERAL	WAPA has no conflict with this project.	ROGERS@LARAMI ECOUNTYWY.GOV
07/15/2025		Fees	COMMUNITY FACILITY FEE	ADJUST AMOUNT	Adjusted Amount to \$0.00 since no new parcels are being created. Three parcels are being combined into one parcel.	CATHERINE.CUND ALL@LARAMIECO UNTYWY.GOV
07/15/2025		Fees	ENVIRONMENTA L HEALTH FEE	ADJUST AMOUNT	Adjusted Amount to \$0.00 since no new lots are being created.	CATHERINE.CUND ALL@LARAMIECO UNTYWY.GOV
07/15/2025		Fees	PUBLIC SAFETY FEES	ADJUST AMOUNT	Adjusted Amount to \$0.00 since no new parcels are being created. Three parcels are being combined into one parcel.	CATHERINE.CUND ALL@LARAMIECO UNTYWY.GOV
07/15/2025 Corrected		Submittals	ADMINISTRATIV E PLAT	GENERAL	I believe this plat may be incorrect. I found the subdivision at S25 T16 R67W.	ROGERS@LARAMI ECOUNTYWY.GOV
07/15/2025 Corrected		Workflow	COUNTY ASSESSOR REVIEW	GENERAL	Minor correction in title block for Section 25, T16N, R67W. No further comments.	CINDY.KEMIVES@ LARAMIECOUNTY WY.GOV
07/15/2025 The dedication and description are correct	08/05/2025	Workflow	GIS REVIEW	DEFICIENCY	A review of the property description show a discrepancy to what is drawn. Description appears it might be the consolidation of Tract 8 with the adjacent portions of T6 and T7. It is not the description of Tract 5 with the adjacent portions of T6 & T7.	CAMBIA.MCCOLLO M@LARAMIECOU NTYWY.GOV
07/16/2025 Corrected		Application	PZ-25-00054	GENERAL	The correct location should be within Township 16 rather than Township 15. A review of this location indicates it does fall within the Conservation Area per the State Engineer's Order, which dictates well spacing requirements. It appears there is a well associated with either Tract 5 or Tract 6, and therefore it should be noted that no additional wells will be allowed within the newly formed Tract 1.	SUE.KINSLEY@LA RAMIECOUNTYWY .GOV

Permit Notes

07/22/2025	Application	PZ-25-00054	GENERAL	First Review [JB] No Comments	LARAMIECOUNTY ATTORNEY@LARA MIECOUNTYWY.G OV
07/24/2025	Workflow	COUNTY REAL ESTATE OFFICE REVIEW	GENERAL	No Comments	TERESA.LEMASTE R@LARAMIECOUN TYWY.GOV
07/28/2025	Application	PZ-25-00054	GENERAL	No Comments	MATTHEW.BUTLE R@LARAMIECOUN TYWY.GOV
07/30/2025	Application	PZ-25-00054	GENERAL	1st Review Engineer Review 1.I agree that a detailed Drainage Study and Traffic Study is not warranted for this plat. 2.The Title Block and the Vicinity Map both indicate this is located in T15N, but I believe it should be T16N. 3.Since this requires Board Approval, should there be signature blocks for the Planning Commission as well and not just for the BOCC? Surveyor Review 1.There is no survey tie by bearing and distance to the nearest public land survey system monument shown on this plat. 2.This subdivision is described as TRACTS 5, 6 and 7 except a described parcel. The exception description includes portions of TRACT 6 and TRACT 7. It appears that the parcel within this exception / change was not replatted. The boundaries of the portions of TRACT 6 and TRACT 7 which are not part of this subdivision should be identified with bearings and distances on this plat for clarification of parcel boundaries.	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV
07/30/2025	Application	PZ-25-00054	GENERAL	Tracts 6 and 7 were divided without going through a planning process, therefore the labeling of these tracts is correctly shown on the plat since the legal description is of the remainder that belongs to the adjacent property owner. This admin plat is combining the east portion of Tract 6 and 7 with Tract 5.	CATHERINE.CUND ALL@LARAMIECO UNTYWY.GOV
07/30/2025	Workflow	PUBLIC WORKS REVIEW	GENERAL	1. If this is approved by the BOCC do we need a signature block for Planning and PW? 2. Do we need a notary block for the BOCC signature? 3. All comments from the review engineer and/or surveyor shall be addressed. 4. 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.	MOLLY.BENNETT @LARAMIECOUNT YWY.GOV

1. Acknowledged
2. Corrected
3. The approval is correct. This approval has been in use for over 3 years.

1. Survey tie is shown
2. Dedication and plat are correct as is

1. The approval is correct. This approval has been in use for over 3 years.

2. No
3. Ack
4. Ack

Permit Notes

07/31/2025	Application	PZ-25-00054	GENERAL	<p>2nd Review -</p> <p>1. The Vicinity Map still indicates the site is located in T15N instead of T16N.</p> <p>2. This subdivision is described as TRACTS 5, 6 and 7 except a described parcel. The exception description includes portions of TRACT 6 and TRACT 7. It appears that the parcel within this exception / change was not replatted. The boundaries of the portions of TRACT 6 and TRACT 7 which are not part of this subdivision should be identified with bearings and distances on this plat for clarification of parcel boundaries.</p>	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV
07/31/2025	Workflow	COUNTY ASSESSOR REVIEW	GENERAL	2nd review. All prior comments addressed, no further comments.	CINDY.KEMIVES@ LARAMIECOUNTY WY.GOV
08/04/2025	Workflow	GIS REVIEW	GENERAL	Vicinity Map states the wrong location.	CAMBIA.MCCOLLO M@LARAMIECOU NTYWY.GOV
08/04/2025	Workflow	PUBLIC WORKS REVIEW	GENERAL	1. All comments from the review engineer shall be addressed and resolved appropriately.	MOLLY.BENNETT @LARAMIECOUNT YWY.GOV
08/06/2025	Application	PZ-25-00054	GENERAL	<p>3rd Review -</p> <p>No additional comments.</p>	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV

1. corrected

2. This plat shows all of the required data

Corrected

RESOLUTION # _____

A RESOLUTION FOR BOARD APPROVAL TO VACATE TRACT 5, PORTIONS OF TRACT 6 AND 7, LODGEPOLE ESTATES AND APPROVE THE ADMINISTRATIVE PLAT FOR LODGEPOLE ESTATES, 3RD FILING, LARAMIE COUNTY, WY.

WHEREAS, Wyoming State Statutes §18-5-201 to 18-5-208; §18-5-301 to 18-5-309; 18-5-311 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 have 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 2-1-101(m); and

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

WHEREAS, this resolution shall vacate Tract 5, Portions of Tract 6 and 7, Lodgepole Estates and be known as Lodgepole Estates, 3rd Filing.

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 2-1-101 (m) of the Laramie County Land Use Regulations.
- c. This application is in conformance with section 2-1-102(c), (d)(ii)(C) of the Laramie County Land Use Regulations.

And the Board approves the vacation of Tract 5, Portion of Tract 6 and 7, Lodgepole Estates and approves the Administrative Plat for Lodgepole Estates, 3rd Filing, Laramie County WY.

PRESENTED, READ, PASSED, this _____ day of _____, 2025.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Gunnar Malm, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Resolution reviewed and approved as to form:

Laramie County Attorney's Office

NO PROPOSED CENTRAL WATER SUPPLY SYSTEM NO PROPOSED CENTRALIZED SEWAGE 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

APPROVALS

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

ATTEST: County Clerk

Approved by the Laramie County Planning Director this
___ day of ___, 2025.

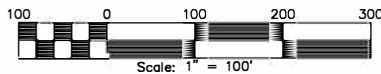
Justin Arnold, Planning Director, Laramie County, Wyoming

Approved by the Director of Laramie County Public
Works this ___ day of ___, 2025.

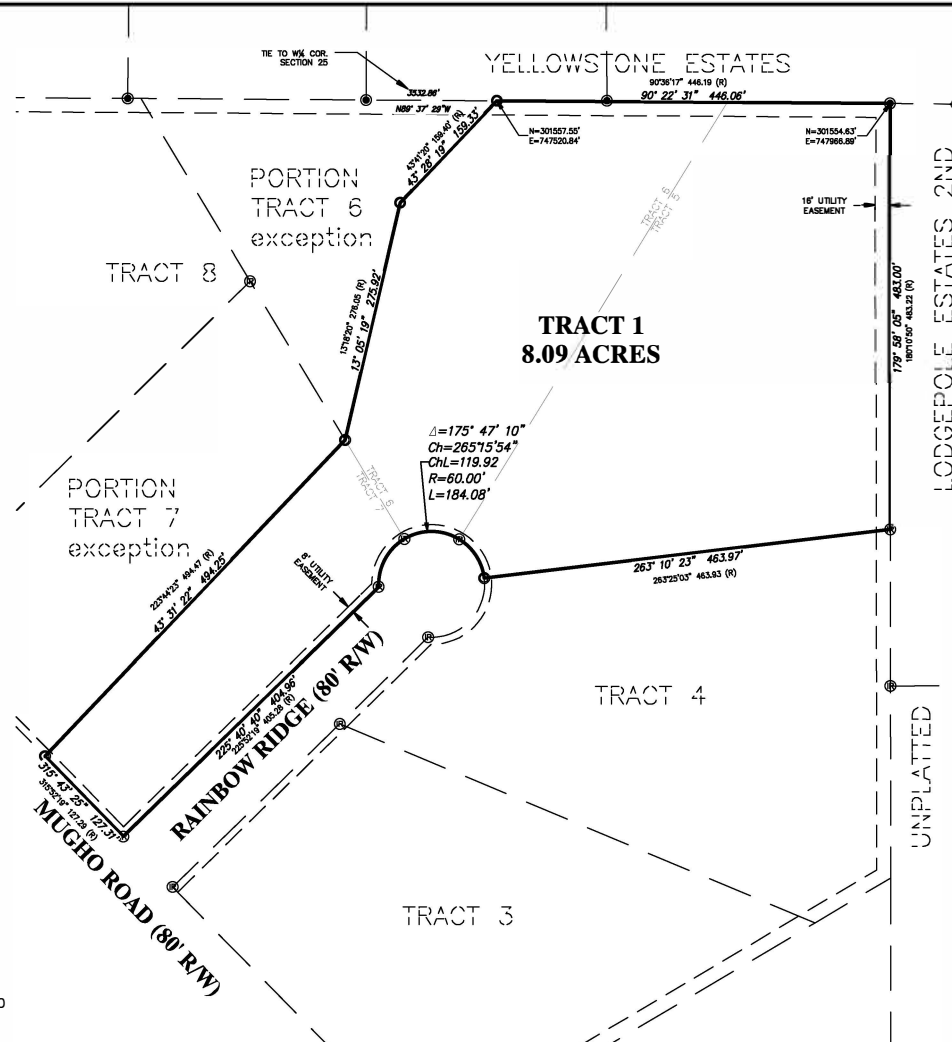
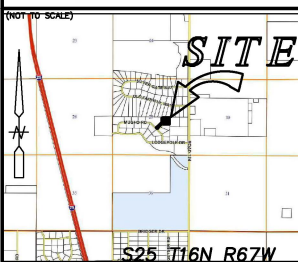
Molly Cook, Director of Public Works, Laramie County, Wyoming

LEGEND

- SET 3/8" X 24" LONG REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND 5/8" IRON REBAR
- FOUND ALUMINUM CAP
- (R) DENOTES RECORD DATA



VICINITY MAP



NOTES

BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET; GRID DISTANCES.
ALL UNMONUMENTED TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1 1/2" ALUMINUM CAP STAMPED "SSS PLS 5910" SET 3/8" X 24" REBAR.
NO PORTION OF THIS PLAT FALLS WITHIN A FEMA 100-YEAR SFHA PER F.I.R.M. PANEL #56021C0825F; DATED 1-17-07.
CWPP - SUBJECT PARCEL FALLS WITHIN THE CWPP - MAP PANEL B - LOW.

VACATION STATEMENT

IT IS THE INTENT OF THIS REPLAT TO VACATE TRACT 5 AND THOSE PORTIONS OF TRACT 6 AND TRACT 7, CONTAINED HEREIN, RECORDED IN BOOK 2426 PAGE 855, LODGEPOLE ESTATES, EASEMENTS TO REMAIN AS SHOWN.

FILING RECORD

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.

REVISED: 8/5/2025

25249 TR5-6-7 LODGEPOLE EST.DWG

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Michael G. Kercher and Abbey T. Kercher, as joint tenants with right of survivorship, owners in fee simple of Tract 5, 6 and 7, Lodgepole Estates, according to the official plat filed for record in Plat Cabinet 4, Slot 343, Records of Laramie County, Wyoming, EXCEPT THE Following described parcel:

Commencing at the Northeast corner of said Lodgepole Estates, being a point on the east-west centerline of Section 25, Township 16 North, Range 67 West of the 6th P.M., Laramie County, Wyoming, said point being monumented by a 1 1/2" aluminum cap stamped PLS 519; thence 270°35'28", along the east-west centerline of said Section 25, a distance of 446.19 feet to the true point of beginning monumented by a 2" aluminum cap stamped PLS 3881; thence 233°41'20" (s/b 223°41'20" typo in deed) a distance of 158.40 feet to a point monumented by a 2" aluminum cap stamped PLS 3881; thence 193°18'20" a distance of 276.05 feet to a point monumented by a 2" aluminum cap stamped PLS 3881; thence 223°44'23" a distance of 494.47 feet to a point on the northerly right-of-way of Mugho Road, said point monumented by a 2" aluminum cap PLS 3881; thence along said right-of-way 315°51'44" a distance of 222.32 feet to a point monumented by a 5/8" rebar; thence leaving said right-of-way and proceeding along the south boundary of Tract 8, Lodgepole Estates 45°50'20" a distance of 543.14 feet to a point monumented by a 5/8" rebar; thence along the northeasterly boundary of Tract 8, 329°17'21" a distance of 241.20 feet more or less to a point on the east-west centerline of said Section 25, said point monumented by a 5/8" rebar; thence 90°35'28" along the east-west centerline a distance of 403.89 feet to the point of beginning.

Have caused the same to be surveyed, vacated and subdivided and known as: Lodgepole Estates 3rd Filing, 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.

Michael G. Kercher

Abbey T. Kercher

OWNER ACKNOWLEDGEMENT

STATE OF WYOMING } SS
COUNTY OF LARAMIE }

The foregoing instrument was acknowledged before me this ___ day of ___, 2025, by Michael G. Kercher.

Notary Public, Laramie County, Wyoming

My Commission Expires: _____

OWNER ACKNOWLEDGEMENT

STATE OF WYOMING } SS
COUNTY OF LARAMIE }

The foregoing instrument was acknowledged before me this ___ day of ___, 2025, by Abbey T. Kercher.

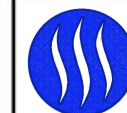
Notary Public, Laramie County, Wyoming

My Commission Expires: _____

LODGEPOLE ESTATES 3RD FILING

AN ADMINISTRATIVE REPLAT
OF TRACT 5 AND PORTIONS OF TRACT 6 AND
TRACT 7, LODGEPOLE ESTATES, SITUATE IN
SECTION 25,
T16N, R67W OF THE 6TH P.M.,
LARAMIE COUNTY, WYOMING

PREPARED JULY 2025



STIEL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS

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