

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

1. DATE OF PROPOSED ACTION: September 5, 2017

2. AGENDA ITEM:	<input type="checkbox"/> Appointments	<input type="checkbox"/> Bids/Purchases	<input type="checkbox"/> Claims
<input type="checkbox"/> Contracts/Agreements/Leases	<input type="checkbox"/> Grants	<input checked="" type="checkbox"/> Land Use: Board App/Subdivision/ZC	
<input type="checkbox"/> Proclamations	<input type="checkbox"/> Public Hearings/Rules & Reg's	<input type="checkbox"/> Reports & Public Petitions	
<input type="checkbox"/> Resolutions	<input type="checkbox"/> Other		

3. DEPARTMENT: Planning & Development Office

APPLICANT: Coffey Engineering AGENT: HR Land, Bybee, Hixson

4. DESCRIPTION:

Consideration of a Subdivision Permit and Plat for Bybee-Hixson Subdivision, a replat of Tracts 100, 101, and 102, HR Ranch, 3rd Filing, Laramie County, WY.

RECEIVED AND APPROVED AS  
TO FORM ONLY BY THE  
LARAMIE COUNTY ATTORNEY

Amount \$ \_\_\_\_\_ From \_\_\_\_\_

5. DOCUMENTATION: 1 Originals 0 Copies

<u>Commissioner</u>		<u>Clerks Use Only:</u>		<u>Signatures</u>	
Thompson	_____			Co Atty	_____
Kailey	_____			Asst Co Atty	_____
Ash	_____			Grants Manager	_____
Heath	_____				
Holmes	_____				
Action	_____			Outside Agency	_____



# LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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Planning • Building

## MEMORANDUM

**TO:** Laramie County Board of Commissioners

**FROM:** Nancy M. Trimble, Associate Planner

**DATE:** September 5, 2017

**TITLE:** Review and action of a Subdivision Permit and Plat for Bybee-Hixson Subdivision, a replat of Tracts 100, 101, and 102, HR Ranch, 3rd Filing, Laramie County, WY.

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### EXECUTIVE SUMMARY

Coffey Engineering & Surveying , on behalf of HR Land Company, Wes M Bybee Et Al, and Michael K Hixson Et Ux, has submitted an application for Subdivision Permit & Plat for “Bybee-Hixson Subdivision”, a replat of Tracts 100, 101, and 102 , HR Ranch, 3rd Filing. The application has been submitted for the purpose of re-platting three residential lots to create two larger lots for the existing single-family residences.

### BACKGROUND

The subject property is located north of the intersection of Stampede Ranch Rd & Palen Rd. The proposed subdivision will allow the property owners of 3532 Stampede Ranch Rd and 3548 Palen Rd to increase the size of their respective properties by obtaining a portion of the vacant residential lot lying between their properties.

### **Pertinent Regulations**

**Section 2-1-101** (a-e) of the Laramie County Land Use Regulations governing the criteria for a subdivision permit and plat.

## **DISCUSSION**

The Laramie County Comprehensive Plan (2016) identifies the area as Rural Ag Interface (RAI). Rural residential uses are primarily anticipated in these areas. The subject property is located outside the PlanCheyenne and zoned boundaries.

Public notice was published and neighbor notice letters were sent by certified mail. No public comment was received. Agency comments regarding clerical errors were addressed with the revised plat submitted on July 31, 2017.

The Laramie County Planning Commission held a public hearing of this application on August 10, 2017. No comments were received from the public. Commissioner Patterson questioned the property owners whether the HR Ranch covenants would carry over to this subdivision. The owners responded that approval was received by vote from two-thirds of the HR Ranch property owners, and the lawyer for the homeowners' association had revised the covenants. Commissioner Macy asked why this subdivision was not being named with the next HR Ranch Filing. Staff responded that Mr. Paul Lowham, of HR Land Company, had requested "3<sup>rd</sup> Filing Amended", but current process no longer facilitated this naming convention, and a pre-application meeting had recently occurred in which Mr. Lowham had already proposed a 4<sup>th</sup> Filing subdivision. This information was relayed to Coffey Engineering, and the subdivision name of "Bybee-Hixson" was submitted to planning staff. The Planning Commission voted 5 – 0 to recommend approval to the Board with no conditions.

Staff finds the proposed Subdivision Permit and Plat is in conformance with the plans and policies of the Laramie County Comprehensive Plan and the Laramie County Land Use Regulations. The attached resolution shall serve as the Subdivision Permit upon approval by the Board.

## **RECOMMENDATION and FINDINGS**

**Based on evidence provided, staff recommends the Laramie County Board of Commissioners find that:**

- a. This application meets the criteria for a subdivision permit and plat pursuant to section 2-1-101 (a-e) of the Laramie County Land Use Regulations.

**and that the Board approve the Subdivision Permit and Plat for Bybee-Hixson Subdivision with no conditions.**

## **PROPOSED MOTION**

**I move to approve the Subdivision Permit and Plat for Bybee-Hixson Subdivision and adopt the findings of fact a of the staff report.**

## **ATTACHMENTS**

**Attachment 1: Location Map**

**Attachment 2: Aerial Map**

**Attachment 3: Comprehensive Plan Map**

**Attachment 4: Agency Review Comments**

**Attachment 5: Applicant Letter**

**Attachment 6: Planning Commission Meeting Minutes – August 10, 2017**

**Attachment 7: Existing Conditions Map**

**Attachment 8: Plat**

**Attachment 9: Resolution**

# Laramie County, Wyoming

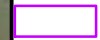



**BYBEE-HIXSON**  
Subdivision Permit  
and Plat

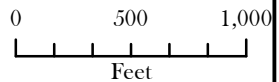
**PZ-17-00128**

**Location Map**

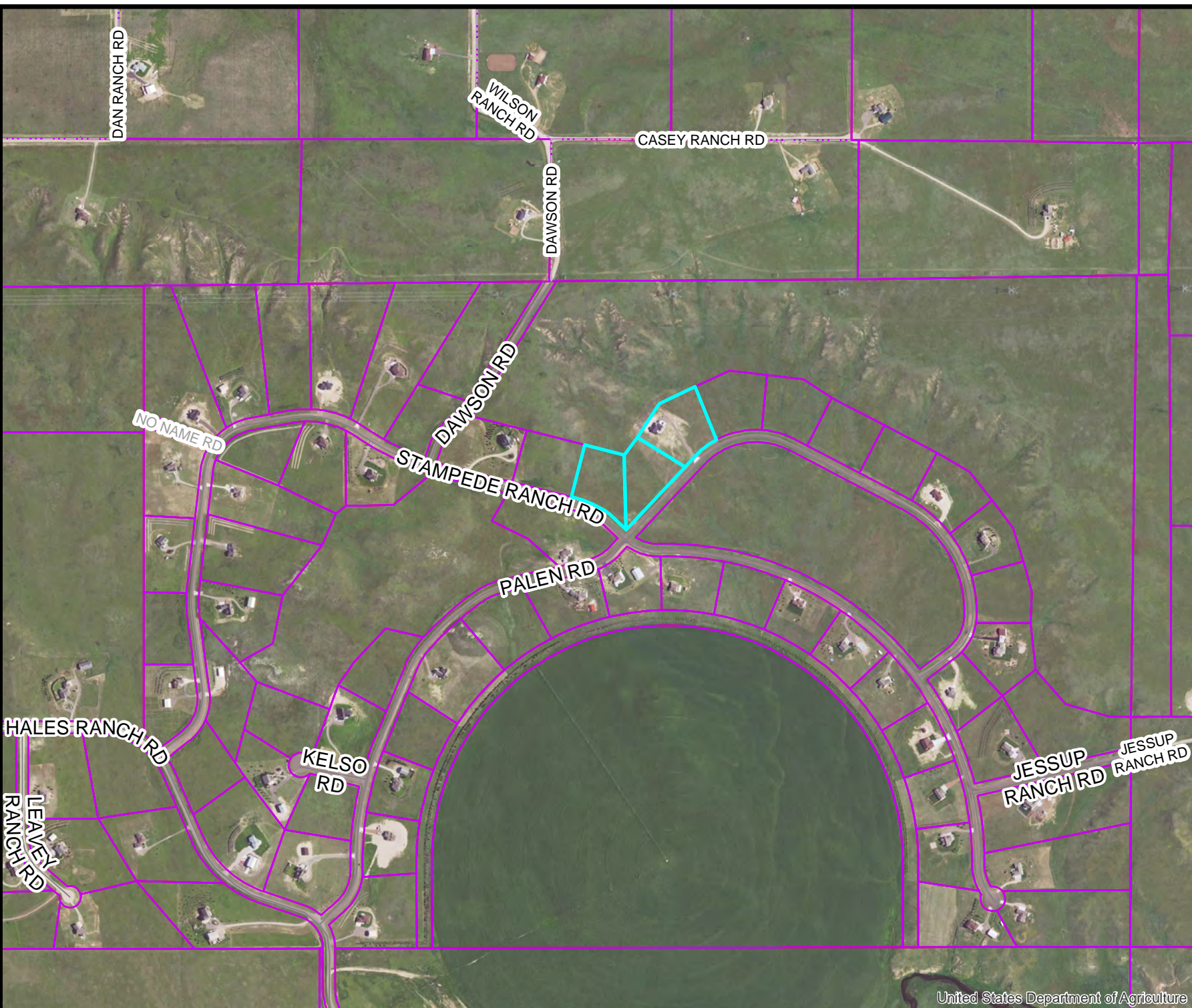
## Legend

-  Property Lines
-  Subject Property

Printed on Jul 10, 2017



United States Department of Agriculture



This map is made possible through the Cheyenne and Laramie County Cooperative GIS Program (CLCCGIS). The data contained herein was collected for its use and is for display and planning purposes only. The CLCCGIS will not be held liable as to the validity, correctness, accuracy, completeness, and/or reliability of the data. The CLCCGIS furthermore assumes no liability associated with the use or misuse of this information.

# Laramie County, Wyoming





**BYBEE-HIXSON**  
Subdivision Permit  
and Plat

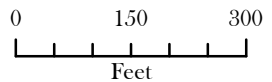
**PZ-17-00128**

**Aerial Map**

## Legend

-  Property Lines
-  Subject Property

Printed on Jul 10, 2017



United States Department of Agriculture



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# Laramie County, Wyoming



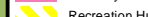


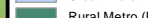

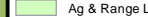


## BYBEE-HIXSON Subdivision Permit and Plat

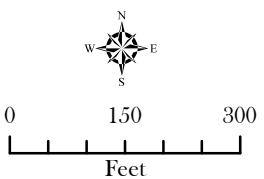
PZ-17-00128

### Comprehensive Plan Map

 Subject Property

- Legend
-  Property Lines
  - Future Land Use Overlay Districts**
  - OTHER**
  -  Gateway Corridor (GC)
  -  Recreation Hub (REC)
  -  Rural Center (RC)
  - Future Land Use Districts**
  - OTHER**
  -  Urban-Rural Interface (URI)
  -  Rural Metro (RM)
  -  Rural Ag Interface (RAI)
  -  Ag & Range Land (AGR)

Printed on Jul 10, 2017



United States Department of Agriculture

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**County Assessor:** Clarice Blanton COMMENTS ATTACHED 07/12/2017

Unless otherwise noted HR Land Company will be listed as joint owner in Tract 100A and Tract 102A.

The Title Block usually appears in the lower right corner. It should read more like:

BYBEE-HIXSON SUBDIVISION  
A re-plat of Tracts 100, 101 and 102  
HR Ranch 3rd Filing  
NW 1/4, Sec 36, T14N, R65W.....

If the re-plat information is not included Real Estate will most likely not record the plat.

**County Real Estate Office:** Debbie Valdez-Ortiz COMMENTS ATTACHED 07/11/2017

The title block should be in the lower right corner of the Plat. It needs to have the subdivision name and tracts listed that new Plat comes out of not just the T-R-S that HR Ranch Third Filing came out of. In Notary for Paul Lowham it needs to state HR Land Co. In the Notary for Wes Bybee his last name is spelled as Mybee. And unless all three are going to share ownership of the two lots it should state who is keeping what tract.

**County Engineer:** Scott Larson COMMENTS ATTACHED 07/20/2017

Engineer Review

1. A note regarding whether or not any portion of this plat falls within a FEMA flood hazard area and reference to the FIRM Panel Number needs to be included on the plat drawing.
2. A note stating which fire district will serve this subdivision needs to be added to the plat.
3. I concur with the request for a waiver of a detailed Traffic Study and Drainage Study since the proposed action will not increase either the traffic or the drainage/runoff.

Surveyor Review

1. Plat requirements state "name of the subdivision shall be placed in the lower right hand corner of the plat." The name of the subdivision appears in the upper right hand corner and in the side-bar title block. The side-bar type of title block may not be the best solution for subdivision plats.
2. In the last line of the first phrase of the legal description, "and the intersection" should be "at the intersection".
3. In 14th phrase of the legal description -- bearing stated as "SOUTH 43°13'58" should be "SOUTH 43°13'58" WEST".
4. In the last line of the Statement following the legal description, should "THE PURPOSED" be "THE PURPOSE" or "THE PURPOSES"?
5. BYBEE ACKNOWLEDGEMENT - "ACKNOWLEDGED BEFORE ME BY WES M. MYBEE (should be BYBEE)"
6. LOWHAM ACKNOWLEDGEMENT - Is there a reason for the extra blank signature



line preceding 'PAUL LOWHAM'?

7. Plats require the date of plat preparation be included. Does the date shown on the side-bar title block (06/26/17) signify the date of plat preparation?

8. On the "Approvals", the signature block currently shows "Development Director" but it should be "Chairman of the Planning Commission".

9. Plat requirements state that "For subdivisions in the County, survey tie(s) by bearing/azimuth and the distance to the nearest public land survey system monument shall be accurately described on the plat." This item is not addressed on the Plat.

10. Plat requirements state "The Basis of Bearing/Azimuth on which the survey is based shall be noted on the plat". No Bearing Basis is shown on the plat.

11. Statement to Vacate requirements state "If any lot, block, boundary or right-of-way from a previously recorded plat is being vacated by this plat a notation shall be provided, describing the area or boundaries to be vacated under a section titled Statement to Vacate." Although there is discussion of vacating Tracts 100,101, and 102 of HR Ranch 3rd Filing in the dedication, there is no "Statement to Vacate" on the plat.

12. Plat layout shall include the following: C. "The location and dimensions, with boundary ties, for all existing and proposed utility, drainage, access, or other easements." The drainage easements are not detailed. F. The Vicinity Map would be easier to read and it would be more useful to the lay public if one were to add some information such as, at a minimum, the Section, Township and Range data with enough detail to indicate the location of the subdivision generally within the Section.

13. As a final note, I did not see any mention of irrigation water rights on the subdivision so I assume there aren't any on the subdivision. However, there is a center pivot irrigation system adjacent to this subdivision and it might be a good idea to note that there are no water rights on this subdivision, if there aren't any.

**Environmental Health Department:** Roy Kroeger COMMENTS ATTACHED  
07/17/2017

Laramie County Small Wastewater System Regulations

The changes are in compliance with the Laramie County Small Wastewater system regulations.

***Agencies responding with "No comments":*** County Public Works Dept., Combined Communications Center, Fire District No. 1, Sheriff's Office, County Planner.

***Agencies not responding:*** County Treasurer, US Post Office, Emergency Management.



**June 27, 2017**

902 S 3rd St • Laramie, WY 82070  
[P] 307-742-7425 [F] 307-742-7403  
[W] WyoCoffey.com

**Nancy Trimble  
Associate Planner  
3966 Archer Pkwy  
Cheyenne, WY 82009**

**Project No. 2269.00**

**RE: Subdivision Permit for the Bybee –Hixson Subdivision.**

**Dear Mrs. Trimble**

**On behalf of the owners and the applicant I am submitting the Bybee-Hixson subdivision. This amended plat will consolidate 3 Tracks into 2 Tracks.**

**The owners of Tracts 100 and 102 wish to purchase Tract 101 and divide it in half to increase the size of their Tracts. The owners have taken all necessary steps of the homeowners association for this consolidation to take place by contacting each owner in the HR Ranch 3<sup>rd</sup> Filing. This consolidations met with approval of all owners of the subdivision and the home owners association. This consolidation will reduce the number of home sites to the HR Ranch 3<sup>rd</sup> Filing thereby reducing the impact on the storm water drainage, traffic, and the environment than was originally design in 2005.**

**A Pre-Application meeting was held on April 7, 2017 to discuss what was needed for this consolidation. Since this is a part of the HR Ranch 3<sup>rd</sup> Filing the items needed for this consolidation are as follows:**

- 1) Subdivision Permit**
- 2) Final Plat**
- 3) Letter of Waiver for the Drainage Study**
- 4) Letter of Waiver for the Traffic Study**
- 5) Letter of Waiver fort the Environmental Study**
- 6) Exhibit Showing Existing Conditional of the HR Ranch 3<sup>rd</sup> Filing as Platted in 2005**
- 7) Notice of Intent to Subdivide published in 2 separate weeks**

**The property was surveyed to confirm the locations of the existing property corners. An existing site survey was done to locate the existing structures, wells, septic systems and other items. This was done to ensure that the easements from the original plat were not build or encroached on.**

If you have any questions or if you require additional information concerning this Subdivision permit submittal, please contact me at (307) 742-7425.

Sincerely,

Coffey Engineering & Surveying, LLC



Flint Polson, P.E.  
Project Manager

Attachments



**Minutes of the Proceedings  
Laramie County Planning Commission  
Prepared by the Laramie County Planning & Development Office  
Laramie County Wyoming**

Thursday, August 10, 2017

- 170810 00** The Laramie County Planning Commission met in regular session on Thursday, August 10, 2017 at 3:30 p.m.

Members in attendance were: Commissioner Jody Clark, Chairwoman; Commissioners Caughey, Moffett, Macy, and Patterson; Dave Bumann, Assistant Director; Nancy Trimble, Associate Planner; Rebekah Puchek, Planning Technician/Recording Secretary.

The meeting register was signed by: Wes Bybee and Stefanie Stock both of 3532 Stampede Ranch Road, Cheyenne, WY; Dave Bumann of 13797 Prairie Center Circle, Cheyenne, WY; and Barbara Sickler and Mike Hixson both of 3548 Palen Road, Cheyenne, WY.

- 01** Review and action of a Subdivision Permit and Plat for Bybee-Hixson Subdivision, a replat of Tracts 100, 101, and 102, HR Ranch, 3rd Filing, Laramie County, WY.

Nancy Trimble, Associate Planner, introduced the only item and Wes Bybee of 3532 Stampede Ranch Road and Michael Hixson of 3548 Palen Road. They briefly described the re-subdivision of Tracts 100, 101, and 102 of HR Ranch 3rd Filing in order to consolidate three tracts into two tracts.

Ms. Trimble gave an overview of the staff report. Staff found the proposed subdivision permit and plat was in conformance with the plans and policies of the Laramie County Comprehensive Plan and Laramie County Land Use Regulations and recommended approval with no conditions.

Commissioner Patterson asked if there had been any discussion on the name for the new subdivision and if the covenants would still apply. The owners stated they had met the HOA requirements.

Commissioner Macy questioned about the naming of the subdivision. Ms. Trimble explained how the name came to be chosen.

Commissioner Clark opened the hearing to the public. Hearing no comment, the public portion of the hearing was closed.

Commissioner Moffett moved to recommend approval of the application to the Board of County Commissioners. The motion was seconded by Commissioner Caughey and it passed with a vote of 5 - 0.

Meeting adjourned at 3:37 p.m.

# EXHIBIT EXISTING CONDITIONS TRACTS 100A AND 102A BYBEE-HIXSON SUBDIVISION

SEC. 36, T14N, R65W, 6TH P.M.  
LARAMIE COUNTY, WYOMING

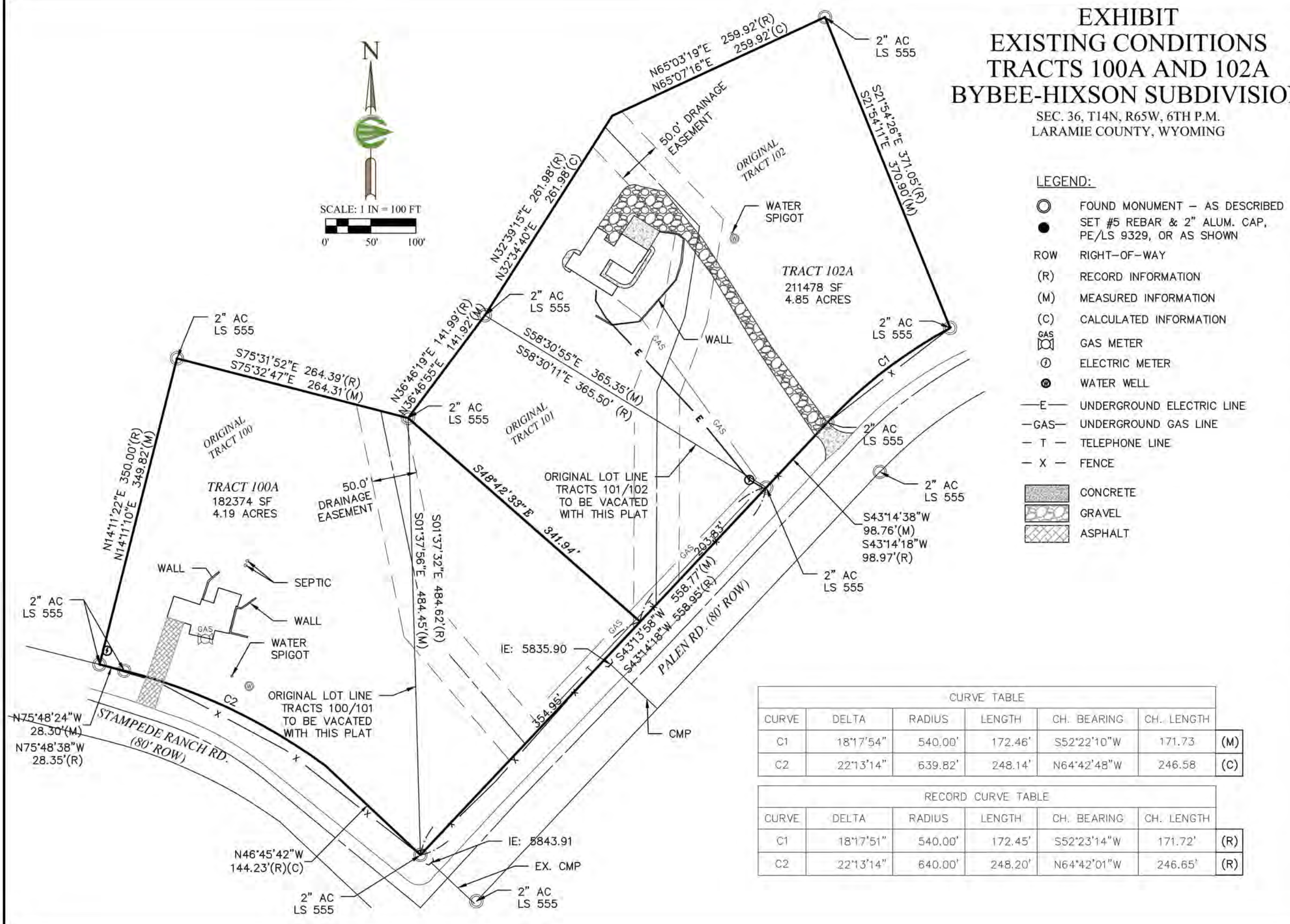
Sheet: 1/1

Project: 2269.00  
Drawing: EX-COND  
Drafted By: CGT  
Date: 6/26/2017  
Rev. Date:  
Check By: DRC

## EXISTING CONDITIONS TRACTS 100A AND 102A BYBEE-HIXSON SUBDIVISION

SEC. 36, T14N, R65W, 6TH P.M.  
LARAMIE COUNTY, WYOMING

**COFFEY**  
ENGINEERING & SURVEYING  
802 S. 3rd St., Laramie, WY 82070  
[P] 307-742-7425 [F] 307-742-7403



- LEGEND:**
- FOUND MONUMENT — AS DESCRIBED
  - SET #5 REBAR & 2" ALUM. CAP, PE/LS 9329, OR AS SHOWN
  - ROW RIGHT-OF-WAY
  - (R) RECORD INFORMATION
  - (M) MEASURED INFORMATION
  - (C) CALCULATED INFORMATION
  - GAS GAS METER
  - ⓪ ELECTRIC METER
  - Ⓢ WATER WELL
  - E— UNDERGROUND ELECTRIC LINE
  - GAS— UNDERGROUND GAS LINE
  - T— TELEPHONE LINE
  - X— FENCE
  - CONCRETE
  - GRAVEL
  - ASPHALT

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH. BEARING	CH. LENGTH
C1	18°17'54"	540.00'	172.46'	S52°22'10"W	171.73 (M)
C2	22°13'14"	639.82'	248.14'	N64°42'48"W	246.58 (C)

RECORD CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH. BEARING	CH. LENGTH
C1	18°17'51"	540.00'	172.45'	S52°23'14"W	171.72' (R)
C2	22°13'14"	640.00'	248.20'	N64°42'01"W	246.65' (R)



VICINITY MAP  
SECTION 36, TOWNSHIP 14 NORTH RANGE 65 WEST  
SCALE: 1"=1000'

CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, CH. BEARING, CH. LENGTH. Contains data for curves C1 and C2.

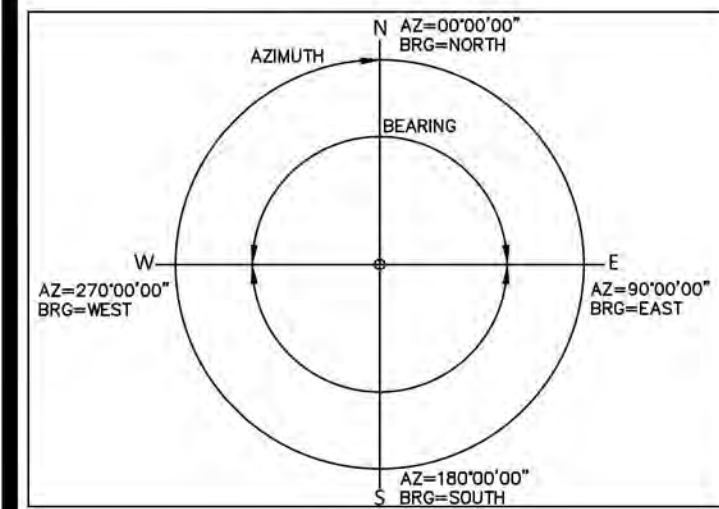
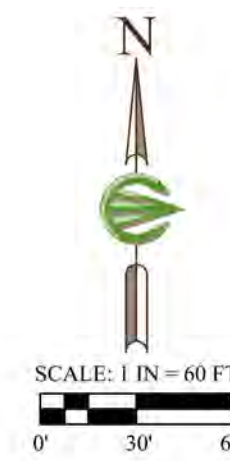
RECORD CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, CH. BEARING, CH. LENGTH. Contains data for curves C1 and C2.

LEGEND:

- FOUND SECTION MONUMENT - AS DESCRIBED
FOUND MONUMENT - AS DESCRIBED
SET #5 REBAR & 2" ALUM. CAP, PE/LS 9329, OR AS SHOWN
ROW RIGHT-OF-WAY
(R) RECORD INFORMATION
(M) MEASURED INFORMATION
(C) CALCULATED INFORMATION
AC ALUMINUM CAP

NOTES:

- 1. PROPOSED SUBDIVISION IS IN FIRE DISTRICT #1.
2. PROPOSED SUBDIVISION FALLS WITHIN ZONE X DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER COMMUNITY PANEL NUMBER: 56021C140F REVISED 1/11/2007.
3. THERE ARE NO WATER RIGHTS ON THIS SUBDIVISION.
4. BASIS OF BEARINGS - CITY OF CHEYENNE DATUM, 1994 REFERENCED FROM CONTROL "ARCHER" AND "PERSHING".
5. IT IS THE INTENT OF THIS PLAT TO VACATE LOTS 100, 101, AND 102 AS SHOWN ON THE FINAL PLAT OF HR RANCH THIRD FILING IN BOOK 8 PAGE 141 LARAMIE COUNTY CLERK AND RECORDS OFFICE.
6. THE OWNER OF LOT 100A WILL BE WES M. BYBEE AND STEFANIE STACK, THE OWNER OF LOT 102A WILL BE MICHAEL K. HIXSON AND BARBARA A. SICKLER



RECEPTION
THE STATE OF WYOMING )
COUNTY OF LARAMIE ) SS
THIS INSTRUMENT WAS FILED FOR RECORD AT \_\_\_\_\_, o'clock \_\_\_\_ M., on the \_\_\_\_ day of \_\_\_\_\_, 2017 and duly recorded in P/C \_\_\_\_\_, slot \_\_\_\_.

STATEMENT OF SURVEYOR:
I, DAVID R. COFFEY, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF WYOMING, HEREBY STATE, THAT THIS PLAT WAS PREPARED FROM FIELD NOTES TAKEN DURING AN ACTUAL SURVEY, MADE UNDER MY DIRECT SUPERVISION, AND THAT THIS MAP CORRECTLY SHOWS THE RESULTS OF SAID SURVEY, TO THE BEST OF MY KNOWLEDGE.



OWNER: TRACT 101
HR LAND COMPANY LLC, A WYOMING LIMITED PARTNERSHIP
BY: BARNARD & LOWHAM LLC MANAGER
PAUL LOWHAM, MANAGING MEMBER
STATE OF \_\_\_\_\_ )
COUNTY OF \_\_\_\_\_ ) SS

THE FOREGOING DEDICATION OF PLAT WAS ACKNOWLEDGED BEFORE ME BY HR LAND COMPANY LLC, PAUL LOWHAM, MANAGING MEMBER ON THIS \_\_\_\_\_ DAY \_\_\_\_\_, 2017

WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES \_\_\_\_\_

OWNER: TRACT 102
MICHAEL K. HIXSON
BARBARA A. SICKLER
STATE OF \_\_\_\_\_ )
COUNTY OF \_\_\_\_\_ ) SS

THE FOREGOING DEDICATION OF PLAT WAS ACKNOWLEDGED BEFORE ME BY MICHAEL K. HIXSON ON THIS \_\_\_\_\_ DAY \_\_\_\_\_, 2017

WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES \_\_\_\_\_

OWNER: TRACT 102
MICHAEL K. HIXSON
BARBARA A. SICKLER
STATE OF \_\_\_\_\_ )
COUNTY OF \_\_\_\_\_ ) SS

THE FOREGOING DEDICATION OF PLAT WAS ACKNOWLEDGED BEFORE ME BY BARBARA A. SICKLER ON THIS \_\_\_\_\_ DAY \_\_\_\_\_, 2017

WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES \_\_\_\_\_

APPROVALS
APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.
CHAIRMAN OF THE PLANNING COMMISSION
APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF LARAMIE COUNTY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017
COUNTY CLERK CHAIRMAN OF THE BOARD

APPROVED BY HR RANCH HOMEOWNERS ASSOCIATIONS
by: \_\_\_\_\_, PRESIDENT
attest: \_\_\_\_\_, SECY-TREAS

DEDICATION
KNOWN ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED ARE THE OWNERS IN FEE SIMPLE, OF THE LAND SHOWN HEREON, AND THAT THEY WITH FREE CONSENT, DO HEREBY CERTIFY THAT THEIR DESIRE IS TO SUBDIVIDE INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, TO BE KNOWN AS TRACTS 100A AND 102A BYBEE-HIXSON SUBDIVISION PREVIOUSLY KNOWN AS TRACTS 100, 101 AND 102 HR RANCH 3RD FILING TO LARAMIE COUNTY, WYOMING, SITUATED IN SECTION 36, TOWNSHIP 14 NORTH, RANGE 65 WEST OF THE 6TH P.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT 100 AS SHOWN ON THE FINAL PLAT OF HR RANCH THIRD FILING BOOK 8 PAGE 141 RECORDED AT LARAMIE COUNTY CLERK AND RECORDS OFFICE BEING A 2" ALUMINUM CAP STAMPED LS 555 FOUND AT THE INTERSECTION OF STAMPEDE RANCH ROAD AND PALEN ROAD; THENCE NORTH 46°45'42" WEST 144.23 FEET ALONG THE NORTH RIGHT-OF-WAY OF STAMPEDE RANCH ROAD ALSO BEING THE SOUTHERLY LINE OF SAID TRACT 100 AS SHOWN ON THE FINAL PLAT OF HR RANCH THIRD FILING TO A #5 REBAR AND 2" CAP STAMPED PE/LS 9329 SET AND A NON-TANGENT CURVE TO THE LEFT; THENCE CONTINUING ALONG SAID CURVE TO THE LEFT HAVING A RADIUS OF 639.82 FEET, ARC LENGTH OF 248.14 FEET (CHORD BEARING NORTH 64°42'48" WEST 246.58 FEET) TO A 2" ALUMINUM CAP STAMPED LS 555 FOUND;

THENCE NORTH 75°48'24" WEST 28.30 FEET ALONG SAID SOUTHERLY LINE OF TRACT 100 TO A 2" ALUMINUM CAP STAMPED LS 555 FOUND ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT 100 AS SHOWN ON THE FINAL PLAT OF HR RANCH THIRD FILING; THENCE NORTH 14°11'10" EAST 349.82 FEET ALONG THE WEST LINE OF SAID TRACT 100 TO A 2" ALUMINUM CAP STAMPED LS 555 FOUND ALSO BEING THE NORTHWEST CORNER OF SAID TRACT 100 AS SHOWN ON THE FINAL PLAT OF HR RANCH THIRD FILING;

THENCE SOUTH 75°32'47" EAST 264.31 FEET ALONG THE NORTH LINE OF SAID TRACT 100 TO A 2" ALUMINUM CAP STAMPED LS 555 FOUND ALSO BEING A COMMON CORNER OF TRACT 100 AND TRACT 101 AS SHOWN ON THE FINAL PLAT OF HR RANCH THIRD FILING; THENCE NORTH 36°46'55" EAST 141.92 FEET ALONG THE WESTERLY LINE OF TRACT 101 TO A 2" ALUMINUM CAP STAMPED LS 555 FOUND ALSO BEING THE NORTHWEST CORNER OF TRACT 102 AS SHOWN ON THE FINAL PLAT OF HR RANCH THIRD FILING; THENCE NORTH 32°34'40" EAST 261.98 FEET ALONG THE WESTERLY LINE OF SAID TRACT 102 TO A #5 REBAR AND 2" ALUMINUM CAP STAMPED PE/LS 9329 SET;

THENCE NORTH 65°07'16" EAST 259.92 FEET ALONG THE NORTHWESTERLY LINE OF SAID TRACT 102 TO A 2" ALUMINUM CAP STAMPED LS 555 FOUND ALSO BEING THE NORTHWEST CORNER OF SAID TRACT 102 AS SHOWN ON THE FINAL PLAT OF HR RANCH THIRD FILING; THENCE SOUTH 21°54'11" EAST 370.90 FEET ALONG THE EASTERLY LINE OF SAID TRACT 102 TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PALEN ROAD AND THE NORTHEAST CORNER OF SAID TRACT 102 AS SHOWN ON THE FINAL PLAT OF HR RANCH THIRD FILING ALSO BEING A 2" ALUMINUM CAP STAMPED LS 555 FOUND AND A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE CONTINUING ALONG SAID CURVE TO THE LEFT ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF PALEN ROAD HAVING A RADIUS OF 540.00, ARC LENGTH OF 172.46 FEET, (CHORD BEARING SOUTH 52°22'10" WEST 171.73 FEET) TO A 2" ALUMINUM CAP STAMPED LS 555 FOUND;

THENCE SOUTH 43°14'38" WEST 98.76 FEET ALONG THE SOUTHEASTERLY LINE OF SAID TRACT 102 TO A 2" ALUMINUM CAP STAMPED LS 555 FOUND ALSO BEING THE NORTHEASTERLY CORNER OF SAID TRACT 101 AS SHOWN ON THE FINAL PLAT OF HR RANCH THIRD FILING; THENCE SOUTH 43°13'58" WEST 203.83 FEET ALONG THE SOUTHEASTERLY LINE OF SAID TRACT 101 TO A #5 REBAR AND 2" ALUMINUM CAP STAMPED PE/LS 9329; THENCE CONTINUING SOUTH 43°13'58" WEST 354.95 FEET ALONG SAID SOUTHEASTERLY LINE OF TRACT 101 TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 9.04 ACRES, MORE OR LESS AND IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.

INCLUDING THE RELEASE AND WAIVER OF ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD AND EXEMPTION LAWS OF THE STATE OF WYOMING.
KNOWN ALL MEN BY THESE PRESENTS THAT: WES M. BYBEE AND STEFANIE STACK JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, AS TO TRACT 100 HR RANCH, THIRD FILING AND WHR LAND COMPANY ALSO KNOWN AS HR LAND COMPANY, A WYOMING LIMITED PARTNERSHIP, NOW KNOWN AS HR LAND COMPANY, LLC, A WYOMING LIMITED LIABILITY COMPANY, AS TO TRACT 101 HR RANCH, THIRD FILING AND MICHAEL K. HIXSON AND BARBARA A. SICKLER, HUSBAND AND WIFE, AS TO TRACT 102 HR RANCH, THIRD FILING DO HEREBY DECLARE THIS PLAT OF SAID LANDS, AS IT APPEARS ON THIS PLAT, TO BE THEIR FREE ACT AND DEED IN A ACCORDANCE WITH THEIR DESIRE, DO HEREBY DEDICATE TO THE PUBLIC THE ROAD RIGHT OF WAYS, AND GRANT THE EASEMENTS FOR THE PROPOSED INDICATED HEREON.

OWNER: TRACT 100
WES M. BYBEE
STEFANIE STACK
STATE OF \_\_\_\_\_ )
COUNTY OF \_\_\_\_\_ ) SS
THE FOREGOING DEDICATION OF PLAT WAS ACKNOWLEDGED BEFORE ME BY WES M. BYBEE ON THIS \_\_\_\_\_ DAY \_\_\_\_\_, 2017
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC
MY COMMISSION EXPIRES \_\_\_\_\_

FINAL PLAT
TRACTS 100A AND 102A
BYBEE-HIXSON SUBDIVISION
A RE-PLAT OF TRACTS 100, 101, AND 102
HR RANCH 3RD FILING
NW 1/4 SEC. 36, T14N, R65W, 6TH P.M.
LARAMIE COUNTY, WYOMING

Vertical sidebar containing project details, drawing information, and the Coffey Engineering & Surveying logo with contact information.

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

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR  
BYBEE-HIXSON SUBDIVISION, A REPLAT OF TRACTS 100, 101, AND 102 ,  
HR RANCH, 3RD FILING, LARAMIE COUNTY, WY.**

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

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

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

**WHEREAS**, this resolution is the subdivision permit for Bybee-Hixson Subdivision.

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

**The Laramie County Board of Commissioners finds that:**

- a. This application is in conformance with section 2-1-101 (a-e) of the Laramie County Land Use Regulations.

**and the Board approves the Subdivision Permit and Plat for Bybee-Hixson Subdivision.**

**PRESENTED, READ AND ADOPTED THIS \_\_\_\_\_ DAY OF  
\_\_\_\_\_, 2017.**

LARAMIE COUNTY BOARD OF COMMISSIONERS

\_\_\_\_\_  
Troy Thompson, Chairman

ATTEST:

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

Reviewed and approved as to form:

  
\_\_\_\_\_  
Mark T. Voss, Laramie County Attorney