



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Board of Commissioners

FROM: Bryan Nicholas, Associate Planner

DATE: April 3, 2018

TITLE: Review and action of a Board Approval for Verizon Wireless WY4 Happy Jack, situated on the King Ranch Property in a portion of the SW1/4, NE1/4, Section 34, T.14N., R.69W., of the 6th P.M., Laramie County, WY.

EXECUTIVE SUMMARY

Verizon Wireless, on behalf of King Ranch CO. LP., of 10333 Happy Jack Road, Cheyenne, WY has submitted an application for Board Approval for Verizon Wireless WY4 Happy Jack, situated on the King Ranch Property addressed as 944 Road 110. The purpose of the application is to prepare for construction of a wireless telecommunications facility, including a 195' tower with outdoor equipment cabinets and a generator inside a fenced 40' by 60' leased area.

BACKGROUND

The Laramie County Land Use Regulations Section 2-2-123 establishes required criteria and goals for siting Wireless Telecommunications Towers or Antennas. The purpose is to protect residential areas and land uses from potential impacts of towers or antennas, to strongly encourage the joint use of new and existing tower sites as a primary option rather than construction of additional single-use towers, and to encourage users of towers and antennas to locate them, to the extent possible, in areas where minimal impact is possible to the community.

Pertinent Regulations

Section 1-2-100 of the Laramie County Land Use Regulations, governing the Board Approval process.

Section 2-2-123 of the Laramie County Land Use Regulations, governing Wireless Telecommunications Services.

DISCUSSION

The Laramie County Comprehensive Plan describes this area as best suited for Rural Agricultural Interface (RAI). The RAI identifies areas within the Land Use Plan Map to be primarily residential with an emphasis on rural. Commercial or retail uses are limited, with development occurring at major intersections with sufficient buffering. All development should provide evidence that the surrounding residential areas will not be significantly impacted.

The property on which the tower will be constructed is outside of the Zoned Boundary, and therefore does not fall under zoning regulation. If approved, all building and grading permits will be required, along with any appropriate access and road construction permits, if necessary.

The primary use of the property is agricultural, with an existing residence on the property. The residence is northeast of the tower and is well outside any possibility of being damaged if the tower were to fall. An existing road accessed off of County Road 110 will be expanded in order to reach the proposed site, crossing into another adjacent property also owned by King Ranch Company. The new access is shown as a 12-foot wide access/utility easement. Utilities for the residence, along with overhead power lines, are shown not to be impacted by construction of the access road or tower.

Per Section 2-2-123 of the Laramie County Land Use Regulations, public notice is required to property owners within ½ mile of the property via certified mail, and shall be made thirty (30) days prior to submission of a building permit application for towers.

Due to the height of the tower, the applicant will need to submit all pertinent forms to the Cheyenne Regional Airport prior to construction.

Section 1-2-100 (a) Findings Necessary states that:

Before any application for a Board Approval can be granted, the Board shall find:

- i. The proposed use is permitted by Board approval in the proposed location and in conformance with all applicable development standards.

True. See narrative for details.

- ii. The proposed use is in general conformance with all other applicable policies adopted by Laramie County.

True. Necessary building permits will be applied for.

- iii. There is no defined negative impact to the community.

No evidence had been provided that the towers would create negative impacts.

Section 2-2-123 (b) General Requirements states that:

- i. Principal or Accessory Use
Commercial Mobile Radio Service (CMRS) facilities may be considered for either principal or accessory uses. A different existing use of an existing structure on the same lot shall not preclude the installation of an antenna or tower on such lot.
- ii. Aesthetics
Towers and antennas shall, to the extent possible, use materials, colors, textures, screening and landscaping that will blend them into the natural setting and surrounding buildings.
- iii. Lighting
Towers may not be artificially lighted, unless required by public safety, the FAA or other applicable authority.
- iv. State or Federal Requirements
All towers must meet current standards and regulations of the Federal Aviation Administration (FAA), Federal Communications Commission (FCC), and any other agency of the local, state or federal government with the authority to regulate towers and antennas.
- v. Building Codes and Safety Standards
To ensure the structural integrity of towers, the owner of a tower shall ensure that the tower is maintained in compliance with applicable state and local building code standards and the applicable standards for towers published by the Electronic Industries Association, as amended. Each tower shall require an approved building permit.
- vi. Required Application
A building permit, plot plan and copy of any executed lease agreement is required for each proposed tower. The plot plan shall clearly show the location and distance of the tower and associated structures from property lines. The plot plan shall also indicate where access to the tower site is proposed.
- vii. Public Notice
Public notice is required to all property owners of record within one half mile of the lot where the proposed tower and/or temporary tower is to be located. Notice shall be via certified mail. Notice shall be made thirty (30) days prior to submission of a building permit.
- viii. Setbacks
Towers must be set back a distance equal to at least 100 percent of the height of the tower from any adjacent property line.

Section 2-2-123 (e) Buildings or Other Equipment Storage states that:

The related unmanned equipment structure shall not contain more than 350 square feet of gross floor area or be more than twenty (20) feet in height, and shall be located in accordance with the minimum property coverage and setback requirements of the zoning district in which it is located.

This proposed use will not have any storage structures/buildings that are enclosed or covered. Therefore this requirement does not apply to this tower site.

The applicant is in compliance with all applicable items above. Staff finds the proposal to be in general conformance with the plans and policies of the Laramie County Land Use Regulations and the Laramie County Comprehensive Plan.

RECOMMENDATION and FINDINGS

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

- a. This application is in compliance with section 1-2-100 of the Laramie County Land Use Regulations.
- b. This application is in compliance with section 2-2-123 of the Laramie County Land Use Regulations.

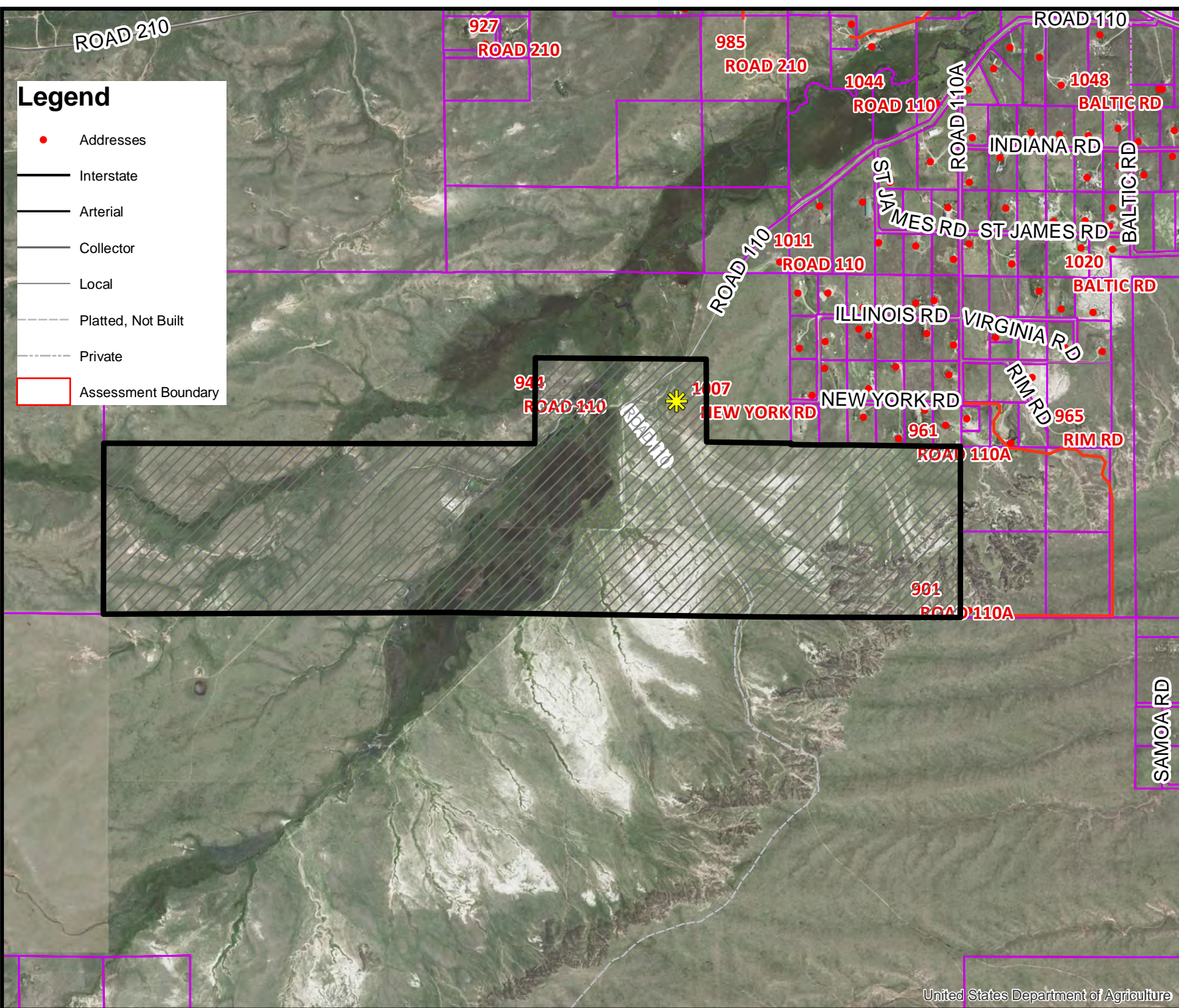
and that the Board grant approval for Verizon Wireless WY4 Happy Jack, situated on the King Ranch Property in a portion of the SW1/4, NE1/4, Section 34, T.14N., R.69W., of the 6th P.M., Laramie County, WY.

PROPOSED MOTION

I move to grant Board Approval for Verizon Wireless WY4 Happy Jack and adopt the findings of facts a and b of the staff report.

ATTACHMENTS

- Attachment 1: Aerial Map**
- Attachment 2: Comprehensive Plan Map**
- Attachment 3: Site Plan Maps**
- Attachment 4: Survey Plan Maps**
- Attachment 5: Agency Review Comments**
- Attachment 6: Resolution**
- Attachment 7: Resolution Exhibit 'A'**



Laramie County, Wyoming





Verizon Wireless
Happy Jack

Board Approval
&
Site Plan

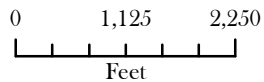
PZ-18-00027(28)

Aerial Plan

 Subject Property

 Tower Location

Printed on March 22, 2018



Legend

- Addresses
- Interstate
- Arterial
- Collector
- Local
- - - Platted, Not Built
- - - Private
-  Assessment Boundary

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





Verizon Wireless
Happy Jack

Board Approval
&
Site Plan

PZ-18-00027(28)

Comprehensive
Plan

 Subject Property








 Tower Location

Printed on March 22, 2018







0 1,125 2,250
Feet

Legend

- Addresses
-  Interstate
-  Arterial
-  Collector
-  Local
-  Platted, Not Built
-  Private
-  Assessment Boundary

Future Land Use Districts

OTHER

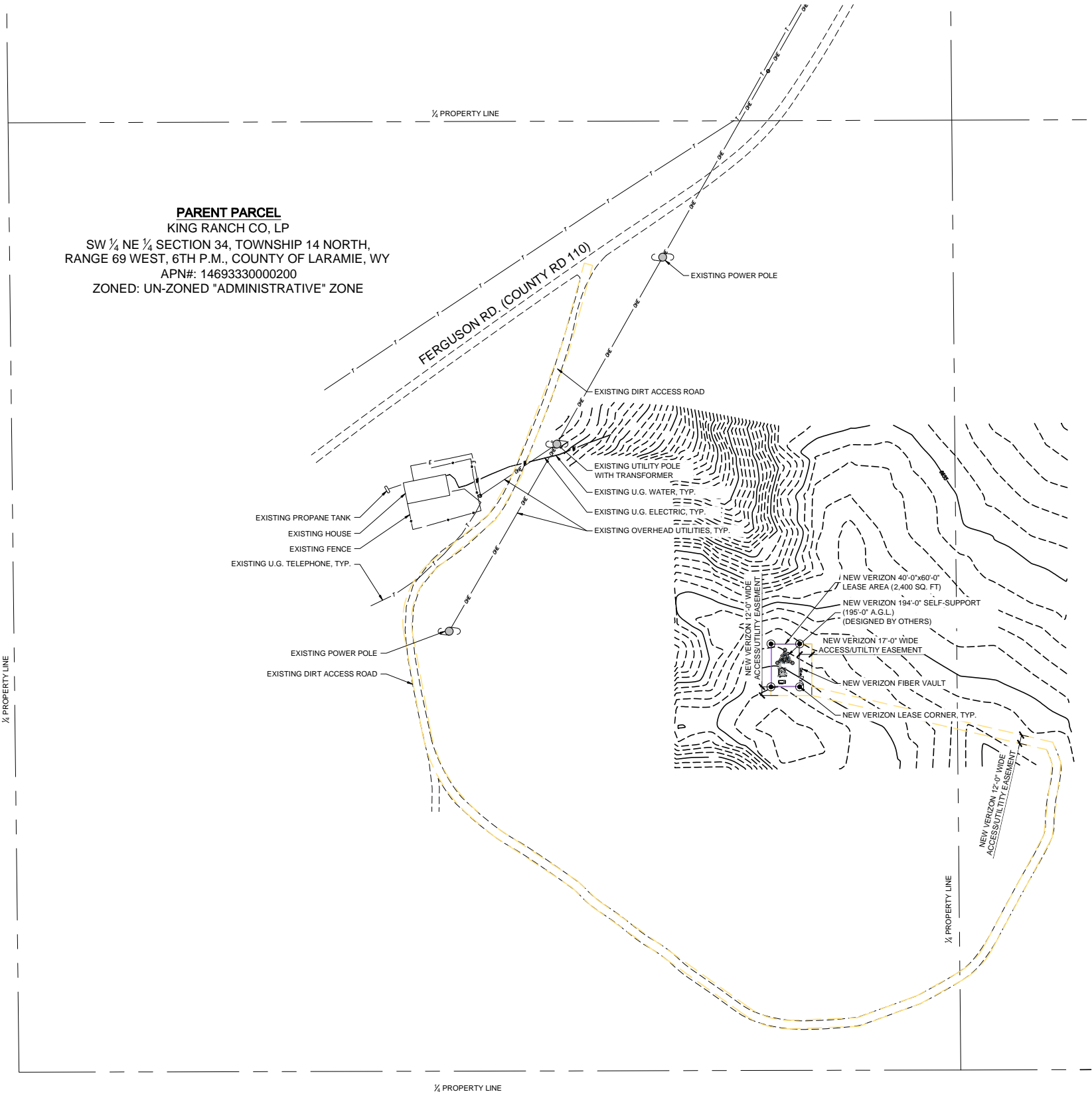
-  Urban-Rural Interface (URI)
-  Rural Metro (RM)
-  Rural Ag Interface (RAI)
-  Ag & Range Land (AGR)

AGR

United States Department of Agriculture

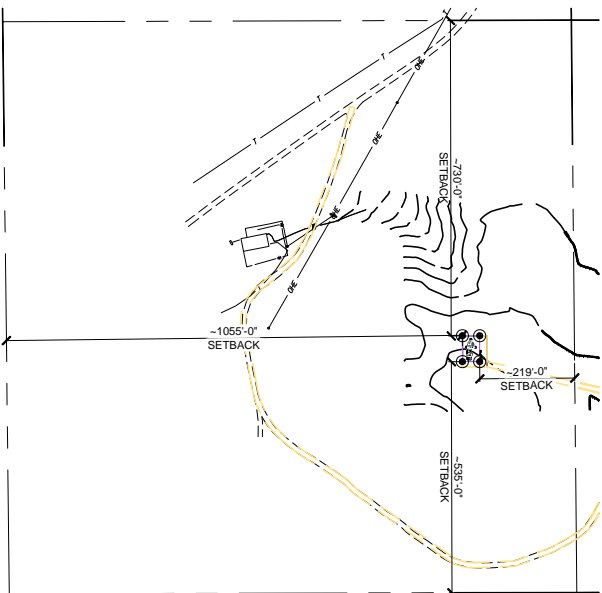
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EXISTING
WALL HATCH
NEW WORK
UTILITY EASEMENT
ACCESS/UTILITY EASEMENT
HYBRID CABLE/SPLIT
DC POWER
FIBER
ANTENNAS
RH/HBBU
LEASE AREA
EXISTING EASEMENT
PENETRATIONS



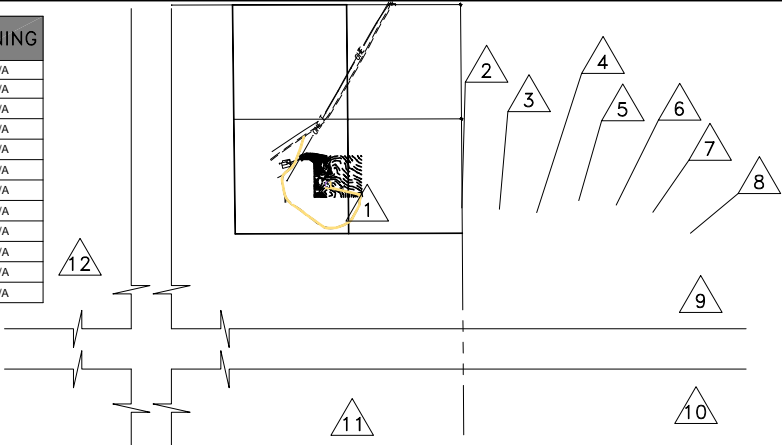
SITE PLAN
SCALE: 1" = 80'-0"

SETBACK TABLE:		
	TOWER BASE TO PARENT PROPERTY LINE	LEASE BOUNDARY TO PARENT PROPERTY LINE
NORTH	~736'-0"	~730'-0"
EAST	~227'-0"	~219'-0"
SOUTH	~566'-0"	~535'-0"
WEST	~1062'-0"	~1055'-0"



SETBACK SITE PLAN
SCALE: 1" = 200'-0"

KEY#	ADJACENT PROPERTY OWNER	ZONING
1	KING RANCH CO. LP	N/A
2	LAURA HAYWARD	N/A
3	CRYSTAL SMITH	N/A
4	ALFRED MATHIEU	N/A
5	TREVA LARSON	N/A
6	WADE DANIELS	N/A
7	CYNING MEADOWCROFT	N/A
8	DANIEL KREILING	N/A
9	DANIEL KREILING	N/A
10	DANIEL KREILING	N/A
11	KING RANCH CO. LP	N/A
12	FERGUSON RANCH INC.	N/A



SITE PLAN
SCALE: 1" = 1000'-0"

THESE DRAWINGS AND SURVEYS ARE COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF JS INFRASTRUCTURE PARTNERS, LLC AND PRODUCED FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JS INFRASTRUCTURE PARTNERS.

DESIGNED FOR:

verizon
3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80014

DESIGNED BY:

JS INFRASTRUCTURE PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

PROJECT NAME:

WY4 HAPPY JACK (ALT 1)
NEW 194'-0" SELF-SUPPORT
(OVERALL HEIGHT: 199'-0" A.G.L.)
RAWLAND COMMUNICATION SITE

PROJECT ADDRESS:

944 ROAD 110
CHEYENNE, WYOMING 82009
LARAMIE COUNTY

SHEET TITLE:

SITE PLAN & SETBACK SITE PLAN

REV	DESCRIPTION	DATE	BY	CHK
A	PRELIMINARY - FOR LEASING & ZONING	01/26/18	SAP	-
B	REVISED PER COMMENTS	02/01/18	RT	-

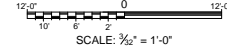
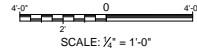
SAVE DATE:

2/1/2018 8:26 AM

SHEET NUMBER:

Z1

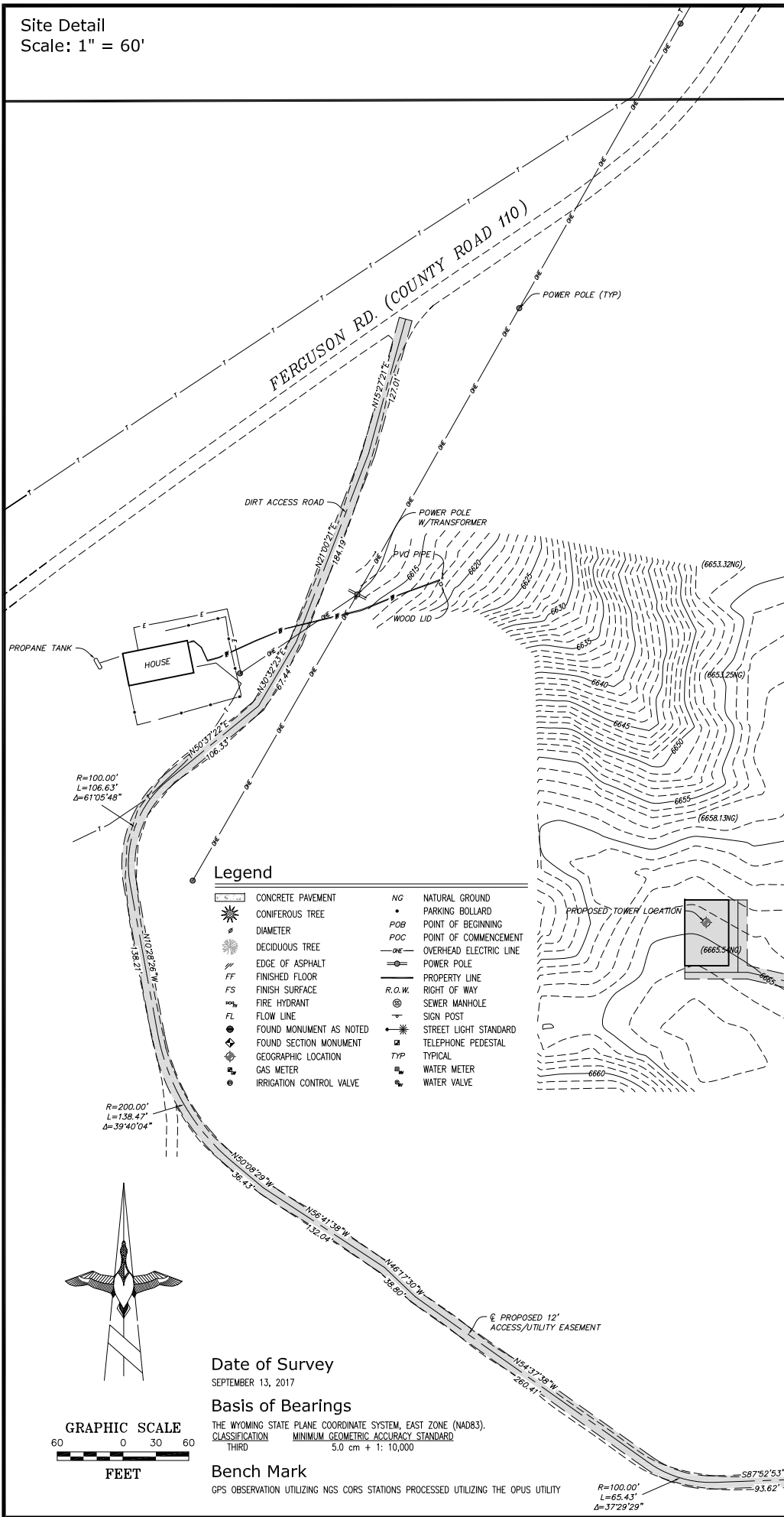
PRELIMINARY
FOR LEASING/ZONING



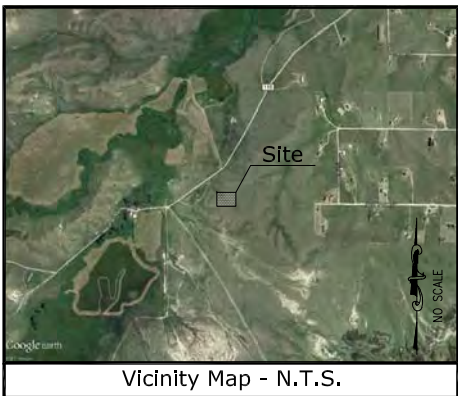
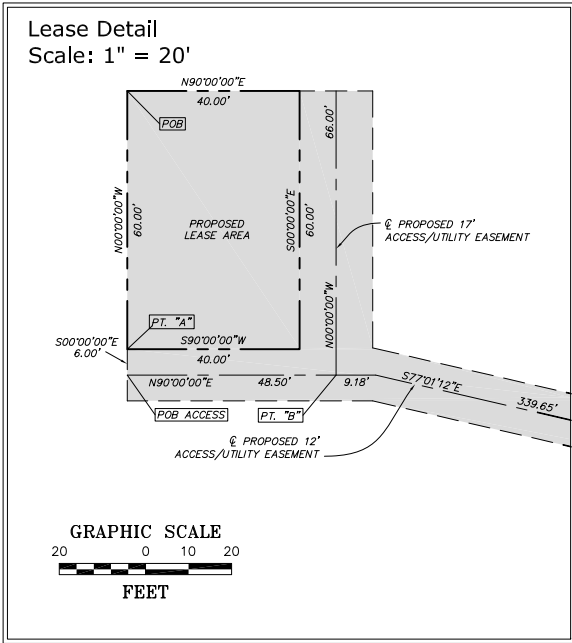
SAVE DATE:	SHEET NUMBER:	Z2
2/1/2018 8:26 AM		

Z2

Site Detail
Scale: 1" = 60'



Lease Detail
Scale: 1" = 20'



LINE LEGEND	
	= SUBJECT PARCEL BOUNDARY LINES
	= SECTION LINES
	= ADJOINING PARCEL BOUNDARY LINES
	= EASEMENT LINES
	= RIGHT OF WAY LINES
	= FLOOD PLANE LINES
	= BARBED WIRE FENCE
	= CHAINLINK FENCE
	= UNDERGROUND ELECTRIC LINES
	= UNDERGROUND GAS LINES
	= OVERHEAD ELECTRIC LINES
	= UNDERGROUND SANITARY SEWER LINES
	= UNDERGROUND TELEPHONE LINES
	= UNDERGROUND WATER LINES

Lease Area/Access & Utility Easements

LEASE AREA

BEING A TELECOMMUNICATIONS LEASE PARCEL LYING WITHIN A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARAMIE, STATE OF WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 34; THENCE ALONG THE NORTH LINE OF SAID SECTION, S89°53'15"W, 1562.41 FEET; THENCE S00°06'45"E, 2052.89 FEET TO THE POINT OF BEGINNING; THENCE N90°00'00"E, 40.00 FEET; THENCE S00°00'00"E, 60.00 FEET; THENCE S90°00'00"W, 40.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE N00°00'00"W, 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,400 SQ. FT. OR 0.055 ACRES MORE OR LESS.

12' ACCESS/UTILITY EASEMENT

BEING A STRIP OF LAND 12.00 FEET IN WIDTH LYING WITHIN A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARAMIE, STATE OF WYOMING, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT POINT "A" AS DESCRIBED ABOVE; THENCE S00°00'00"E, 6.00 FEET TO THE POINT OF BEGINNING; THENCE N90°00'00"E, 48.50 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE CONTINUING N90°00'00"E, 9.18 FEET; THENCE S77°01'12"E, 339.65 FEET; THENCE S21°33'43"E, 26.06 FEET; THENCE S06°38'12"W, 102.44 FEET; THENCE S28°15'28"W, 176.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°24'44", AN ARC LENGTH OF 56.57 FEET; THENCE S60°40'11"W, 65.29 FEET; THENCE S69°34'34"W, 90.65 FEET; THENCE S87°52'53"W, 93.62 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 100.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°29'29", AN ARC LENGTH OF 65.43 FEET; THENCE N54°37'38"W, 260.41 FEET; THENCE N46°17'30"W, 38.80 FEET; THENCE N56°41'38"W, 132.04 FEET; THENCE N50°08'29"W, 36.43 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°40'04", AN ARC LENGTH OF 138.47 FEET; THENCE N10°28'26"W, 138.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 100.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61°05'48", AN ARC LENGTH OF 106.63 FEET; THENCE N50°37'22"E, 106.33 FEET; THENCE N30°32'23"E, 67.44 FEET; THENCE N21°00'21"E, 184.19 FEET; THENCE N15°27'21"E, 127.01 FEET TO THE RIGHT-OF-WAY OF FERGUSON ROAD (COUNTY ROAD 110) AND THE END OF SAID STRIP OF LAND.

EXCEPT ANY PORTION LYING IN THE RIGHT-OF-WAY OF FERGUSON ROAD (COUNTY ROAD 110)

17' ACCESS/UTILITY EASEMENT

BEING A STRIP OF LAND 17.00 FEET IN WIDTH LYING WITHIN A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARAMIE, STATE OF WYOMING, LYING 8.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT POINT "B" AS DESCRIBED ABOVE; THENCE N00°00'00"W, 66.00 FEET TO THE END OF SAID STRIP OF LAND.

SIDELINES OF SAID STRIPS OF LAND ARE TO BE LENGTHENED AND/OR SHORTENED TO PREVENT GAPS AND/OR OVERLAPS.

Underground Utility Note:

BURIED UTILITIES AND/OR PIPELINES SHOWN HEREON ARE PER VISIBLE AND APPARENT SURFACE EVIDENCE, RECORD DRAWINGS OF THE CONSTRUCTED UTILITY LINES OBTAINED FROM RELIABLE AND RESPONSIBLE SOURCES NOT CONNECTED WITH ALTURA LAND CONSULTANTS, LLC. OR MARKINGS PROVIDED BY AN INDEPENDENT LOCATING CONTRACTOR. NO GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SUCH INFORMATION. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES OR PIPE LINES ARE REQUIRED, THE UTILITY OR PIPELINE WILL HAVE TO BE VERIFIED BY FIELD POT-HOLING. ALTURA LAND CONSULTANTS, LLC AND THE SURVEYOR OF RECORD SHALL NOT BE HELD LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES OR PIPELINES.

Title Report-1

PREPARED BY: FIRST AMERICAN TITLE INSURANCE COMPANY
ORDER NO.: 4529-2916033
EFFECTIVE DATE: JULY 18, 2017

Legal Description-1

TOWNSHIP 14 NORTH, RANGE 69 WEST OF THE 6TH P.M., LARAMIE COUNTY, WYOMING
SECTION 34: SW¼NE¼

Assessor's Parcel No.

14693330000200 & 14693310000100

Title Schedule B Exceptions-1

8. MEMORANDUM OF COOPERATION AGREEMENT INCLUDING THE TERMS AND CONDITIONS THEREOF: BETWEEN: FRANCIS LIVESTOCK CO.
AND: INVENERY WIND NORTH AMERICA LLC, A DELAWARE LIMITED LIABILITY COMPANY
RECORDED: NOVEMBER 27, 2007
RECORDING INFORMATION: BOOK 2035, PAGE 124 (BLANKET IN NATURE).

9. MORTGAGE AND THE TERMS AND CONDITIONS THEREOF.
MORTGAGOR: KING RANCH COMPANY LIMITED PARTNERSHIP, A COLORADO LIMITED PARTNERSHIP
MORTGAGEE: FIRSTIER BANK
AMOUNT: \$1,650,000.00
RECORDED: APRIL 16, 2015
RECORDING INFORMATION: BOOK 2439, PAGE 706 (BLANKET IN NATURE).

10. ASSIGNMENT OF LEASES AND/OR RENTS AND THE TERMS AND CONDITIONS THEREOF.
ASSIGNOR: KING RANCH COMPANY LIMITED PARTNERSHIP, A COLORADO LIMITED PARTNERSHIP
ASSIGNEE: FIRSTIER BANK
RECORDED: APRIL 16, 2015
RECORDING INFORMATION: BOOK 2439, PAGE 713 (BLANKET IN NATURE).

11. FINANCING STATEMENT, INDICATING A SECURITY AGREEMENT:
DEBTOR: KING RANCH COMPANY LIMITED PARTNERSHIP
SECURED PARTY: FIRSTIER BANK
RECORDED: APRIL 16, 2015
RECORDING INFORMATION: BOOK 2439, PAGE 718 (BLANKET IN NATURE).

Title Report-2

PREPARED BY: FIRST AMERICAN TITLE INSURANCE COMPANY
ORDER NO.: 4529-2978802
EFFECTIVE DATE: NOVEMBER 21, 2017

Legal Description-2

TOWNSHIP 14 NORTH, RANGE 69 WEST OF THE 6TH P.M., LARAMIE COUNTY, WYOMING
SECTION 33: N¼
SECTION 34: W¼NW¼, NE¼NW¼, N¼NE¼, SE¼NE¼

Title Schedule B Exceptions-2

8. MORTGAGE AND THE TERMS AND CONDITIONS THEREOF.
MORTGAGOR: KING RANCH COMPANY LIMITED PARTNERSHIP, A COLORADO LIMITED PARTNERSHIP
MORTGAGEE: FIRSTIER BANK
AMOUNT: \$1,650,000.00
RECORDED: APRIL 16, 2015
RECORDING INFORMATION: BOOK 2439, PAGE 706 (BLANKET IN NATURE).

9. ASSIGNMENT OF LEASES AND/OR RENTS AND THE TERMS AND CONDITIONS THEREOF:
ASSIGNOR: KING RANCH COMPANY LIMITED PARTNERSHIP, A COLORADO LIMITED PARTNERSHIP
ASSIGNEE: FIRSTIER BANK
RECORDED: APRIL 16, 2015
RECORDING INFORMATION: BOOK 2439, PAGE 713 (BLANKET IN NATURE).

10. FINANCING STATEMENT, INDICATING A SECURITY AGREEMENT:
DEBTOR: KING RANCH COMPANY LIMITED PARTNERSHIP
SECURED PARTY: FIRSTIER BANK
RECORDED: APRIL 16, 2015
RECORDING INFORMATION: BOOK 2439, PAGE 718 (BLANKET IN NATURE).

Certificate of Survey

THIS IS TO CERTIFY THAT THIS TOPOGRAPHIC MAP AND IMPROVEMENTS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WILLIAM C. STAMPADOS, PLS 6956

THIS DOES NOT REPRESENT A MONUMENTED SURVEY.

REFERENCE IS MADE TO A COMMITMENT FOR TITLE INSURANCE, NUMBER 4529-2916033 & 4529-2978802, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, AND HAVING AN EFFECTIVE DATE OF JULY 18, 2017 & NOVEMBER 21, 2017. THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THE LESSOR'S LEGAL DESCRIPTION AND RECORD BOUNDARY ARE SHOWN HEREON FOR REFERENCE ONLY.

THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE LESSOR'S PROPERTY.

DEPT	APPROVED	DATE
A&C		
RE		
RF		
INT		
EE\IN		
OPS		
EE\OUT		

Engineer/Consultant: ANTELOPE SURVEYING 2017-00078867CORP 4803 S. Fox St. Englewood, CO 80110 Phone: (303) 746-2181	Drawn By: JT Scale: 1"=60' Job No.: 17252
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Architect: INFRAStructure AZ - CA - CO - ID - NM - NV - TX - UT

verizon 3131 SOUTH VAUGHN WAY, SUITE 550 AURORA, COLORADO 80014

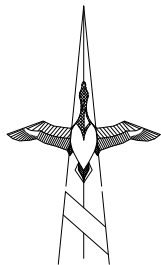
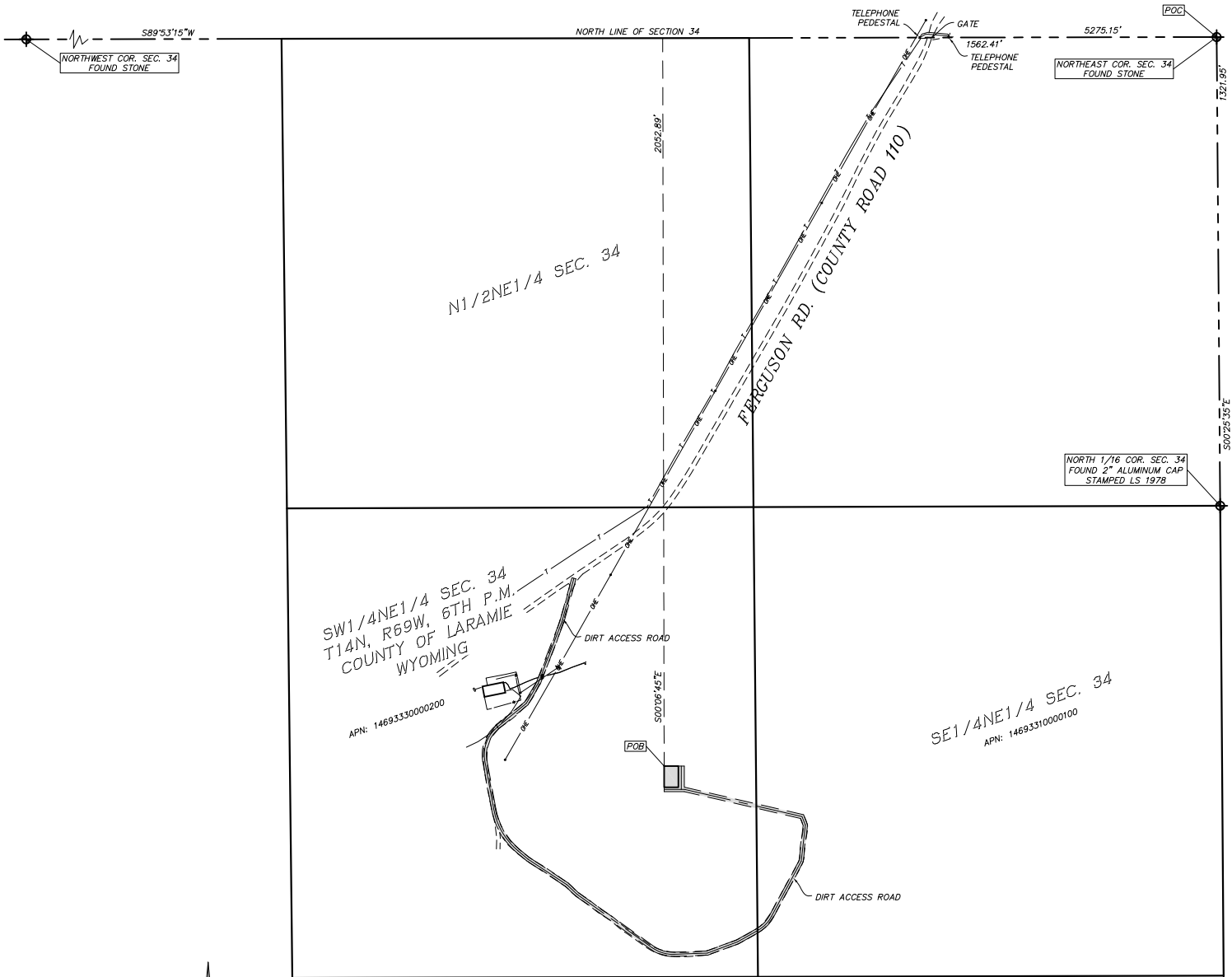
WY4 HAPPY JACK COUNTY ROAD 110 CHETENNE, WY 82009 COUNTY OF LARAMIE TOPOGRAPHIC SURVEY

REVISIONS	DATE	DESCRIPTION
0	9/20/17	SUBMITTAL
1	9/26/17	ADDED LEASE AREA
2	12/15/17	ADDED TITLE REPORT
3	1/3/18	ADDED TOPO
4	1/16/18	RELOCATED LEASE AREA

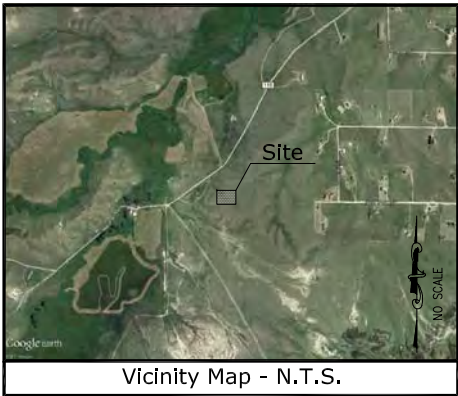
Sheet:

LS1

Boundary Detail
Scale: 1" = 200'



GRAPHIC SCALE
200 0 100 200
FEET



Vicinity Map - N.T.S.

LINE LEGEND	
	= SUBJECT PARCEL BOUNDARY LINES
	= SECTION LINES
	= ADJOINING PARCEL BOUNDARY LINES
	= EASEMENT LINES
	= RIGHT OF WAY LINES
	= FLOOD PLANE LINES
	= BARBED WIRE FENCE
	= CHAINLINK FENCE
	= UNDERGROUND ELECTRIC LINES
	= UNDERGROUND GAS LINES
	= OVERHEAD ELECTRIC LINES
	= UNDERGROUND SANITARY SEWER LINES
	= UNDERGROUND TELEPHONE LINES
	= UNDERGROUND WATER LINES

Lease Area/Access & Utility Easements
SEE SHEET LS1

Date of Survey
SEPTEMBER 13, 2017

Basis of Bearings

THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD83).
CLASSIFICATION MINIMUM GEOMETRIC ACCURACY STANDARD
THIRD 5.0 cm + 1: 10,000

Bench Mark

GPS OBSERVATION UTILIZING NGS CORS STATIONS PROCESSED UTILIZING THE OPUS UTILITY

Underground Utility Note:

BURIED UTILITIES AND/OR PIPELINES SHOWN HEREON ARE PER VISIBLE AND APPARENT SURFACE EVIDENCE, RECORD DRAWINGS OF THE CONSTRUCTED UTILITY LINES OBTAINED FROM RELIABLE AND RESPONSIBLE SOURCES NOT CONNECTED WITH ALTURA LAND CONSULTANTS, LLC. OR MARKINGS PROVIDED BY AN INDEPENDENT LOCATING CONTRACTOR. NO GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SUCH INFORMATION. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES OR PIPE LINES ARE REQUIRED, THE UTILITY OR PIPELINE WILL HAVE TO BE VERIFIED BY FIELD POTHOLING. ALTURA LAND CONSULTANTS, LLC AND THE SURVEYOR OF RECORD SHALL NOT BE HELD LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES OR PIPELINES.

Title Report-1

PREPARED BY: FIRST AMERICAN TITLE INSURANCE COMPANY
ORDER NO.: 4529-2916033
EFFECTIVE DATE: JULY 18, 2017

Legal Description-1

TOWNSHIP 14 NORTH, RANGE 69 WEST OF THE 6TH P.M., LARAMIE COUNTY, WYOMING
SECTION 34: SW1/4NE1/4

Assessor's Parcel No.

14693330000200 & 14693310000100

Title Schedule B Exceptions-1

8. MEMORANDUM OF COOPERATION AGREEMENT INCLUDING THE TERMS AND CONDITIONS THEREOF: BETWEEN: FRANCIS LIVESTOCK CO. AND: INVENERGY WIND NORTH AMERICA LLC, A DELAWARE LIMITED LIABILITY COMPANY
RECORDED: NOVEMBER 27, 2007
RECORDING INFORMATION: BOOK 2035, PAGE 124 (BLANKET IN NATURE).

9. MORTGAGE AND THE TERMS AND CONDITIONS THEREOF.
MORTGAGOR: KING RANCH COMPANY LIMITED PARTNERSHIP, A COLORADO LIMITED PARTNERSHIP
MORTGAGEE: FIRSTIER BANK
AMOUNT: \$1,650,000.00
RECORDED: APRIL 16, 2015
RECORDING INFORMATION: BOOK 2439, PAGE 706 (BLANKET IN NATURE).

10. ASSIGNMENT OF LEASES AND/OR RENTS AND THE TERMS AND CONDITIONS THEREOF.
ASSIGNOR: KING RANCH COMPANY LIMITED PARTNERSHIP, A COLORADO LIMITED PARTNERSHIP
ASSIGNEE: FIRSTIER BANK
RECORDED: APRIL 16, 2015
RECORDING INFORMATION: BOOK 2439, PAGE 713 (BLANKET IN NATURE).

11. FINANCING STATEMENT, INDICATING A SECURITY AGREEMENT:
DEBTOR: KING RANCH COMPANY LIMITED PARTNERSHIP
SECURED PARTY: FIRSTIER BANK
RECORDED: APRIL 16, 2015
RECORDING INFORMATION: BOOK 2439, PAGE 718 (BLANKET IN NATURE).

Title Report-2

PREPARED BY: FIRST AMERICAN TITLE INSURANCE COMPANY
ORDER NO.: 4529-2978802
EFFECTIVE DATE: NOVEMBER 21, 2017

Legal Description-2

TOWNSHIP 14 NORTH, RANGE 69 WEST OF THE 6TH P.M., LARAMIE COUNTY, WYOMING
SECTION 33: N1/2
SECTION 34: W1/2NW1/4, NE1/4NW1/4, N1/2NE1/4, SE1/4NE1/4

Title Schedule B Exceptions-2

8. MORTGAGE AND THE TERMS AND CONDITIONS THEREOF.
MORTGAGOR: KING RANCH COMPANY LIMITED PARTNERSHIP, A COLORADO LIMITED PARTNERSHIP
MORTGAGEE: FIRSTIER BANK
AMOUNT: \$1,650,000.00
RECORDED: APRIL 16, 2015
RECORDING INFORMATION: BOOK 2439, PAGE 706 (BLANKET IN NATURE).

9. ASSIGNMENT OF LEASES AND/OR RENTS AND THE TERMS AND CONDITIONS THEREOF.
ASSIGNOR: KING RANCH COMPANY LIMITED PARTNERSHIP, A COLORADO LIMITED PARTNERSHIP
ASSIGNEE: FIRSTIER BANK
RECORDED: APRIL 16, 2015
RECORDING INFORMATION: BOOK 2439, PAGE 713 (BLANKET IN NATURE).

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DEBTOR: KING RANCH COMPANY LIMITED PARTNERSHIP
SECURED PARTY: FIRSTIER BANK
RECORDED: APRIL 16, 2015
RECORDING INFORMATION: BOOK 2439, PAGE 718 (BLANKET IN NATURE).

Legend

	CONCRETE PAVEMENT		NATURAL GROUND
	CONIFEROUS TREE		PARKING BOLLARD
	DIAMETER		POINT OF BEGINNING
	DECIDUOUS TREE		POINT OF COMMENCEMENT
	EDGE OF ASPHALT		OVERHEAD ELECTRIC LINE
	FINISHED FLOOR		POWER POLE
	FINISH SURFACE		PROPERTY LINE
	FIRE HYDRANT		RIGHT OF WAY
	FLOW LINE		SEWER MANHOLE
	FOUND MONUMENT AS NOTED		SIGN POST
	FOUND SECTION MONUMENT		STREET LIGHT STANDARD
	GEOGRAPHIC LOCATION		TELEPHONE PEDESTAL
	GAS METER		TYPICAL
	IRRIGATION CONTROL VALVE		WATER METER
			WATER VALVE

DEPT	APPROVED	DATE
A&C		
RE		
RF		
INT		
EE\IN		
OPS		
EE\OUT		

Engineer/Consultant: ANTELOPE SURVEYING 2017-00078867CORP* 4803 S. Fox St. Englewood, CO 80110 Phone: (303) 746-2181	Architect: J5 INFRASTRUCTURE AZ - CA - CO - ID - NM - NV - TX - UT
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verizon 3131 SOUTH VAUGHN WAY, SUITE 550 AURORA, COLORADO 80014

WY4 HAPPY JACK	COUNTY ROAD 110 CHEYENNE, WY 82009 COUNTY OF LARAMIE TOPOGRAPHIC SURVEY
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REVISIONS	DATE	DESCRIPTION
0	9/20/17	SUBMITTAL
1	9/26/17	ADDED LEASE AREA
2	12/15/17	ADDED TITLE REPORT
3	1/3/18	ADDED TOPO
4	1/16/18	RELOCATED LEASE AREA

Sheet:

LS2

Cheyenne Regional Airport: Tim Barth COMMENTS ATTACHED 02/22/2018
Applicant will be required to submit an FAA Form 7460 for a navigable airspace analysis. Form Attached. Send completed for to : FAA-ADO, Mr. Jesse Lyman, 26805 E. 68th Avenue, Denver, 80249.

****Tower must be equipped with a constant red flashing light at the apex.**

Cheyenne Regional Airport: Tim Barth COMMENTS ATTACHED 03/22/2018
Please let this memo serve as updated comments as it pertains to the Verizon Cell Tower proposed at King Ranch, also known as VZW WY4 Happy Jack.

Upon further review, it's noted that the applicant, Verizon Wireless, through Irene Cook, had already obtained an FAA Air Space Analysis as required by CFR 14, FAR Part 77, Objects Affecting Navigable Airspace. The results of the analysis were forwarded to the County and I was unaware the Federal Aviation Administration had already determined a "NNR" (No Notice Required) as the proximity of the site is well away from the Cheyenne Regional Airport Terminal Airspace, does not affect Visual or Instrument approaches into the airports runway system and is under 200 feet above ground level.

Based on this analysis, the Cheyenne Regional Airport retracts it's previous comments about an FAR Part 77, via form 7460 Alre Space Analysis. Further, we are removing the requirement for a red obstruction light to be placed at the top of the tower as all applicable elements of FAR Part 77 are satisfied.

Thank you for your attention to this matter. If you should have any questions, please feel free to contact to at 634-7071.

County Engineer: Scott Larson COMMENTS ATTACHED 03/02/2018
1. I concur with the request for a waiver of a detailed Traffic Study and Drainage Study. Based on the information provided and the type of facility, there should be insignificant impacts to either the drainage and/or the traffic.
2. The drawings are sufficient for this type of development and I have no comments regarding the site plan.
3. I have no comments regarding the Board Approval.

Wyoming Game & Fish: Meghan Lockwood COMMENTS ATTACHED 03/01/2018
The staff of the Wyoming Game and Fish Department (Department) has reviewed the proposed Kappa Consulting, LLC. Board Approval and Site Plan Application for a Telecommunications Facility (PZ-I S-00027(28)) located in Laramie County. We offer the following comments for your consideration.
Terrestrial Considerations:
This project is located in crucial mule deer winter range. We recommend no construction activity from November 15 to April 30.

Aquatic Considerations:
We have no aquatic concerns pertaining to this proposed telecommunications facility.

Planners: Bryan Nicholas COMMENTS ATTACHED 03/02/2018

Sections 1-2-100, 2-2-123, and 2-2-133/134 of the LCLUR shall govern this application. Applicant is advised to follow such criteria.

Access to the proposed tower location routed from CR 1110 shall be the coordinated with the property owner.

Building Dept.: Karen Moon COMMENTS ATTACHED 02/21/2018

OWNER/APPLICANT IS ADVISED THAT BUILDING PERMITS WILL BE REQUIRED.

AGENCIES WITH NO COMMENTS:

County Assessor

County Public Works Department

Sheriff's Office

AGENCIES WITH NO RESPONSE:

County Attorney

County Real Estate Office

County Treasurer

County Conservation District

Wyoming DEQ

Combined Communications Center

Emergency Management

Fire District No. 8

RESOLUTION # _____

**ENTITLED: A RESOLUTION APPROVING "VERIZON WIRELESS WY4 HAPPY JACK"
SITUATED ON A PORTION OF THE SW1/4, NE1/4, SECTION 34, T.14N., R.69W.,
OF THE 6TH P.M., 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 have previously adopted the Laramie County Land Use Regulations; and

WHEREAS, this application meets the criteria for a Board Approval pursuant to section 1-2-100 of the Laramie County Land Use Regulations; and

WHEREAS, this application meets the criteria for Wireless Telecommunications Services pursuant to section 2-2-123 of the Laramie County Land Use Regulations; and

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 compliance with section 1-2-100 of the Laramie County Land Use Regulations.
- b. This application is in compliance with section 2-2-123 of the Laramie County Land Use Regulations.

and the Board grants approval for "Verizon Wireless WY4 Happy Jack", Laramie County, WY, as shown on the attached Exhibit 'A' map.

PRESENTED, READ, PASSED, APPROVED AND ADOPTED this _____ day of _____, 2018.

LARAMIE COUNTY BOARD OF COMMISSIONERS

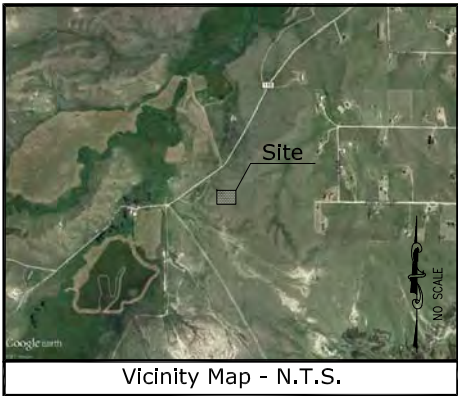
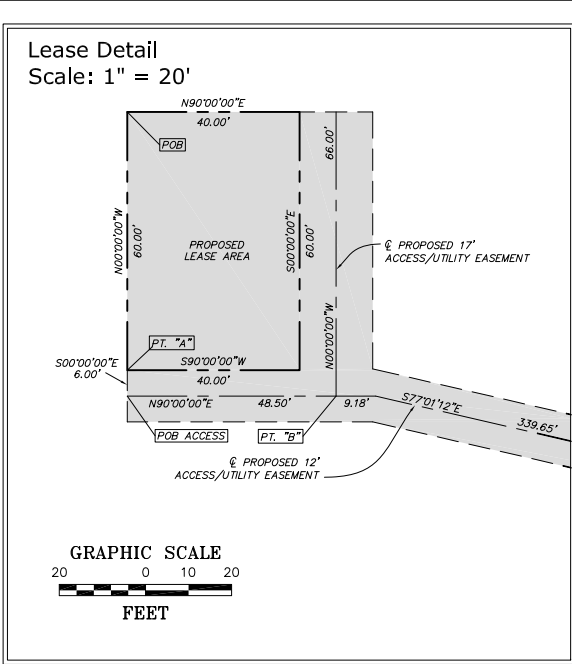
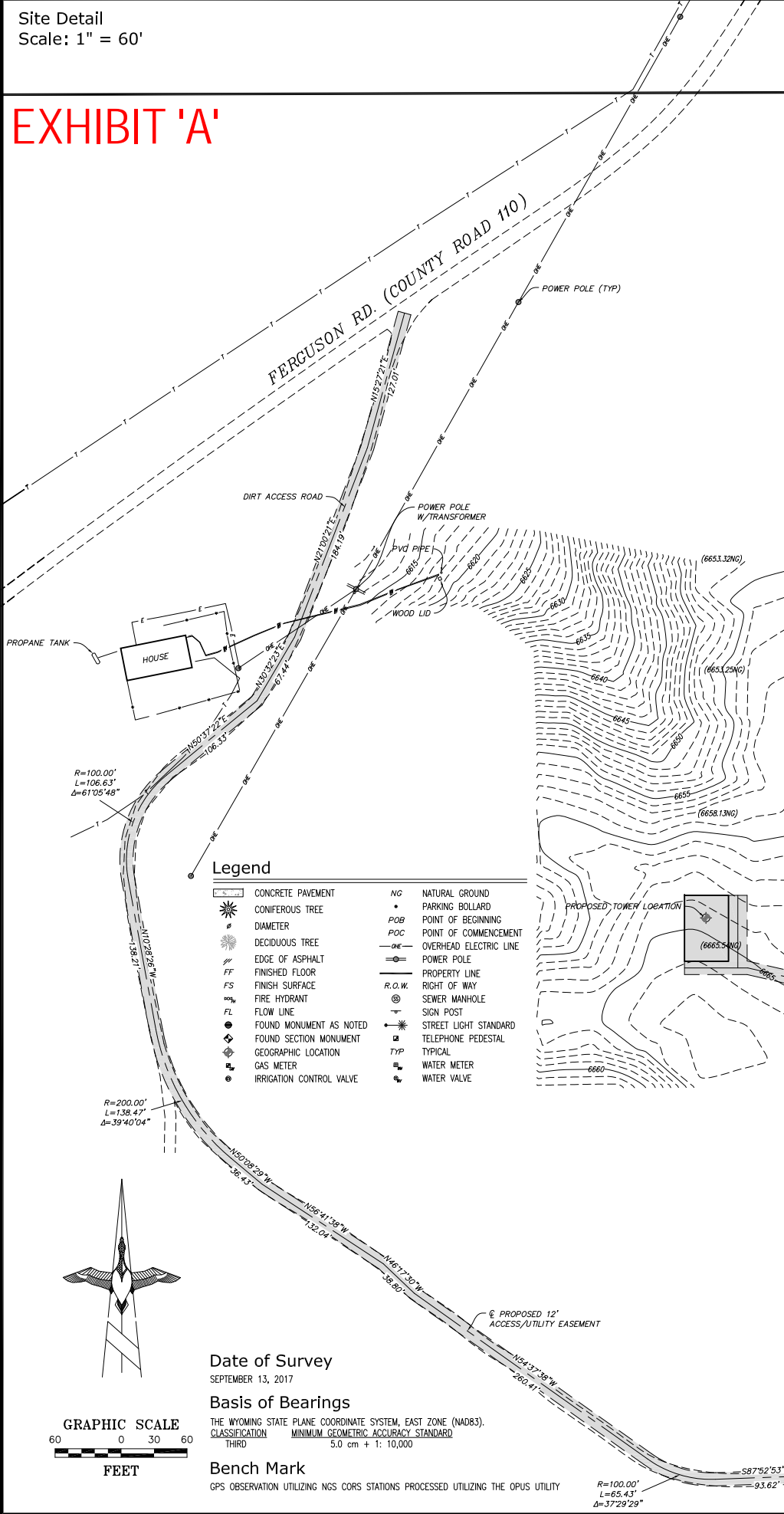
K.N. "Buck" Holmes, Chairman

ATTEST:

Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

Mark T. Voss, Laramie County Attorney



LINE LEGEND	
	= SUBJECT PARCEL BOUNDARY LINES
	= SECTION LINES
	= ADJOINING PARCEL BOUNDARY LINES
	= EASEMENT LINES
	= RIGHT OF WAY LINES
	= FLOOD PLANE LINES
	= BARBED WIRE FENCE
	= CHAINLINK FENCE
	= UNDERGROUND ELECTRIC LINES
	= UNDERGROUND GAS LINES
	= OVERHEAD ELECTRIC LINES
	= UNDERGROUND SANITARY SEWER LINES
	= UNDERGROUND TELEPHONE LINES
	= UNDERGROUND WATER LINES

Lease Area/Access & Utility Easements

LEASE AREA

BEING A TELECOMMUNICATIONS LEASE PARCEL LYING WITHIN A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARAMIE, STATE OF WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 34; THENCE ALONG THE NORTH LINE OF SAID SECTION, S89°53'15"W, 1562.41 FEET; THENCE S00°06'45"E, 2052.89 FEET TO THE POINT OF BEGINNING; THENCE N90°00'00"E, 40.00 FEET; THENCE S00°00'00"E, 60.00 FEET; THENCE S90°00'00"W, 40.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE N00°00'00"W, 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,400 SQ. FT. OR 0.055 ACRES MORE OR LESS.

12' ACCESS/UTILITY EASEMENT

BEING A STRIP OF LAND 12.00 FEET IN WIDTH LYING WITHIN A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARAMIE, STATE OF WYOMING, LYING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT POINT "A" AS DESCRIBED ABOVE; THENCE S00°00'00"E, 6.00 FEET TO THE POINT OF BEGINNING; THENCE N90°00'00"E, 48.50 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE CONTINUING N90°00'00"E, 9.18 FEET; THENCE S77°01'12"E, 339.65 FEET; THENCE S21°33'43"E, 26.06 FEET; THENCE S06°38'12"W, 102.44 FEET; THENCE S28°15'28"W, 176.79 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°24'44", AN ARC LENGTH OF 56.57 FEET; THENCE S60°40'11"W, 65.29 FEET; THENCE S69°34'34"W, 90.65 FEET; THENCE S87°52'53"W, 93.62 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 100.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°29'29", AN ARC LENGTH OF 65.43 FEET; THENCE N54°37'38"W, 260.41 FEET; THENCE N46°17'30"W, 38.80 FEET; THENCE N56°41'38"W, 132.04 FEET; THENCE N50°08'29"W, 36.43 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 200.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°40'04", AN ARC LENGTH OF 138.47 FEET; THENCE N10°28'26"W, 138.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 100.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61°05'48", AN ARC LENGTH OF 106.63 FEET; THENCE N50°37'22"E, 106.33 FEET; THENCE N30°32'23"E, 67.44 FEET; THENCE N21°00'21"E, 184.19 FEET; THENCE N15°27'21"E, 127.01 FEET TO THE RIGHT-OF-WAY OF FERGUSON ROAD (COUNTY ROAD 110) AND THE END OF SAID STRIP OF LAND.

EXCEPT ANY PORTION LYING IN THE RIGHT-OF-WAY OF FERGUSON ROAD (COUNTY ROAD 110)

17' ACCESS/UTILITY EASEMENT

BEING A STRIP OF LAND 17.00 FEET IN WIDTH LYING WITHIN A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 14 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARAMIE, STATE OF WYOMING, LYING 8.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT POINT "B" AS DESCRIBED ABOVE; THENCE N00°00'00"W, 66.00 FEET TO THE END OF SAID STRIP OF LAND.

SIDELINES OF SAID STRIPS OF LAND ARE TO BE LENGTHENED AND/OR SHORTENED TO PREVENT GAPS AND/OR OVERLAPS.

Underground Utility Note:

BURIED UTILITIES AND/OR PIPELINES SHOWN HEREON ARE PER VISIBLE AND APPARENT SURFACE EVIDENCE, RECORD DRAWINGS OF THE CONSTRUCTED UTILITY LINES OBTAINED FROM RELIABLE AND RESPONSIBLE SOURCES NOT CONNECTED WITH ALTURA LAND CONSULTANTS, LLC. OR MARKINGS PROVIDED BY AN INDEPENDENT LOCATING CONTRACTOR. NO GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SUCH INFORMATION. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES OR PIPE LINES ARE REQUIRED, THE UTILITY OR PIPELINE WILL HAVE TO BE VERIFIED BY FIELD POT-HOLING. ALTURA LAND CONSULTANTS, LLC AND THE SURVEYOR OF RECORD SHALL NOT BE HELD LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES OR PIPELINES.

Title Report-1

PREPARED BY: FIRST AMERICAN TITLE INSURANCE COMPANY
ORDER NO.: 4529-2916033
EFFECTIVE DATE: JULY 18, 2017

Legal Description-1

TOWNSHIP 14 NORTH, RANGE 69 WEST OF THE 6TH P.M., LARAMIE COUNTY, WYOMING
SECTION 34: SW¼NE¼

Assessor's Parcel No.

14693330000200 & 14693310000100

Title Schedule B Exceptions-1

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AND: INVENERY WIND NORTH AMERICA LLC, A DELAWARE LIMITED LIABILITY COMPANY
RECORDED: NOVEMBER 27, 2007
RECORDING INFORMATION: BOOK 2035, PAGE 124 (BLANKET IN NATURE).

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MORTGAGOR: KING RANCH COMPANY LIMITED PARTNERSHIP, A COLORADO LIMITED PARTNERSHIP
MORTGAGEE: FIRSTIER BANK
AMOUNT: \$1,650,000.00
RECORDED: APRIL 16, 2015
RECORDING INFORMATION: BOOK 2439, PAGE 706 (BLANKET IN NATURE).

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ASSIGNEE: FIRSTIER BANK
RECORDED: APRIL 16, 2015
RECORDING INFORMATION: BOOK 2439, PAGE 713 (BLANKET IN NATURE).

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DEBTOR: KING RANCH COMPANY LIMITED PARTNERSHIP
SECURED PARTY: FIRSTIER BANK
RECORDED: APRIL 16, 2015
RECORDING INFORMATION: BOOK 2439, PAGE 718 (BLANKET IN NATURE).

Title Report-2

PREPARED BY: FIRST AMERICAN TITLE INSURANCE COMPANY
ORDER NO.: 4529-2978802
EFFECTIVE DATE: NOVEMBER 21, 2017

Legal Description-2

TOWNSHIP 14 NORTH, RANGE 69 WEST OF THE 6TH P.M., LARAMIE COUNTY, WYOMING
SECTION 33: N¼
SECTION 34: W¼NW¼, NE¼NW¼, N¼NE¼, SE¼NE¼

Title Schedule B Exceptions-2

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MORTGAGOR: KING RANCH COMPANY LIMITED PARTNERSHIP, A COLORADO LIMITED PARTNERSHIP
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SECURED PARTY: FIRSTIER BANK
RECORDED: APRIL 16, 2015
RECORDING INFORMATION: BOOK 2439, PAGE 718 (BLANKET IN NATURE).

Certificate of Survey

THIS IS TO CERTIFY THAT THIS TOPOGRAPHIC MAP AND IMPROVEMENTS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

WILLIAM C. STAMPADOS, PLS 6956

THIS DOES NOT REPRESENT A MONUMENTED SURVEY.

REFERENCE IS MADE TO A COMMITMENT FOR TITLE INSURANCE, NUMBER 4529-2916033 & 4529-2978802, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, AND HAVING AN EFFECTIVE DATE OF JULY 18, 2017 & NOVEMBER 21, 2017. THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THE LESSOR'S LEGAL DESCRIPTION AND RECORD BOUNDARY ARE SHOWN HEREON FOR REFERENCE ONLY.

THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE LESSOR'S PROPERTY.

DEPT	APPROVED	DATE
A&C		
RE		
RF		
INT		
EE\IN		
OPS		
EE\OUT		

Engineer/Consultant: ANTELOPE SURVEYING 2017-00078867CORP 4803 S. Fox St. Englewood, CO 80110 Phone: (303) 746-2181	Drawn By: JT Scale: 1"=60' Job No.: 17252
--	---

Architect: verizon AZ - CA - CO - ID - NM - NV - TX - UT

verizon 3131 SOUTH VAUGHN WAY, SUITE 550 AURORA, COLORADO 80014
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WY4 HAPPY JACK
COUNTY ROAD 110 CHETENNE, WY 82009 COUNTY OF LARAMIE TOPOGRAPHIC SURVEY

REVISIONS	DATE	DESCRIPTION
0	9/20/17	SUBMITTAL
1	9/26/17	ADDED LEASE AREA
2	12/15/17	ADDED TITLE REPORT
3	1/3/18	ADDED TOPO
4	1/16/18	RELOCATED LEASE AREA

Sheet:

LS1