

DEVELOPER

THOMAS HIRSIG
RIATA RANCH - CAMPSTOOL LLC,
4576 U.S. HIGHWAY 26/85
P.O. BOX 670
TORRINGTON, WY 82240
307-630-0357

DESIGN FIRM

JUSTIN C. BECKNER, PE
CIVILWORX, LLC
4025 AUTOMATION WAY, STE B2
FORT COLLINS, CO 80525
307-630-5421

SURVEYOR

COTTON D. JONES, PLS #9834
JONES LAND SURVEYING, INC.
6750 SAY KALLY ROAD
CHEYENNE, WY 82009
307-637-7107

NOTES:

- THERE IS NO PROPOSED CENTRAL WATER SUPPLY SYSTEM.
- THERE IS NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM.
- THERE IS NO PUBLIC MAINTENANCE OF PRIVATE STREETS OR ROADS. ROADS DESIGNATES AS LAGO DRIVE, CAREFREE LANE, SUNSHINE DRIVE, AND BREEZY WAY ARE PRIVATE.
- FIRE PROTECTION TO BE PROVIDED BY LARAMIE COUNTY FIRE DISTRICT #2.
- SMALL PORTIONS OF TRACTS 4, 5, 6, 9, 21, 22 & MOST OF TRACT 8 FALL WITHIN A FEMA FLOOD HAZARD AREA. REFER TO FEMA PANEL 0815F.
- BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 1983/86.
- SEPTIC SYSTEMS SHALL NOT BE PLACED ON A SURFACE THAT HAS 15% OR GREATER SLOPE. ALL PARTS OF THE SEPTIC SYSTEM SHALL BE 50 FEET FROM ALL PROPERTY LINES AND DRAINAGE WAYS. NO SEPTIC SYSTEMS ALLOWED IN TRACTS 1, 2, 7, OR 8.
- NO FURTHER SUBDIVISION OF TRACTS WITHIN THE LAGO DEL NORTE PROPERTY SHALL OCCUR, THAT WOULD REDUCE THE OVERALL AVERAGE LOT DENSITY SIZE TO LESS THAN 5 ACRES PER TRACT.
- TRACTS 8 IS RESERVED FOR OPENSACE WITH AN EQUAL UNDIVIDED INTEREST OWNERSHIP BY TRACTS 1 THROUGH 7 AND TRACTS 9 THROUGH 22.
- TRACT 2 SHALL NOT BE DEVELOPED AS A RESIDENTIAL LOT OR HAVE USES REQUIRING A SEPTIC SYSTEM. TRACT 2 USE SHALL BE PREDOMINATELY OPEN SPACE WITH ANY DEVELOPMENT HAVING A MAXIMUM OF 10% COVERAGE (EXCLUDING ACCESS AND ROAD EASEMENT AREAS) AND IS SUBJECT TO ALL APPLICABLE LARAMIE COUNTY DEVELOPMENT STANDARDS.

LEGEND

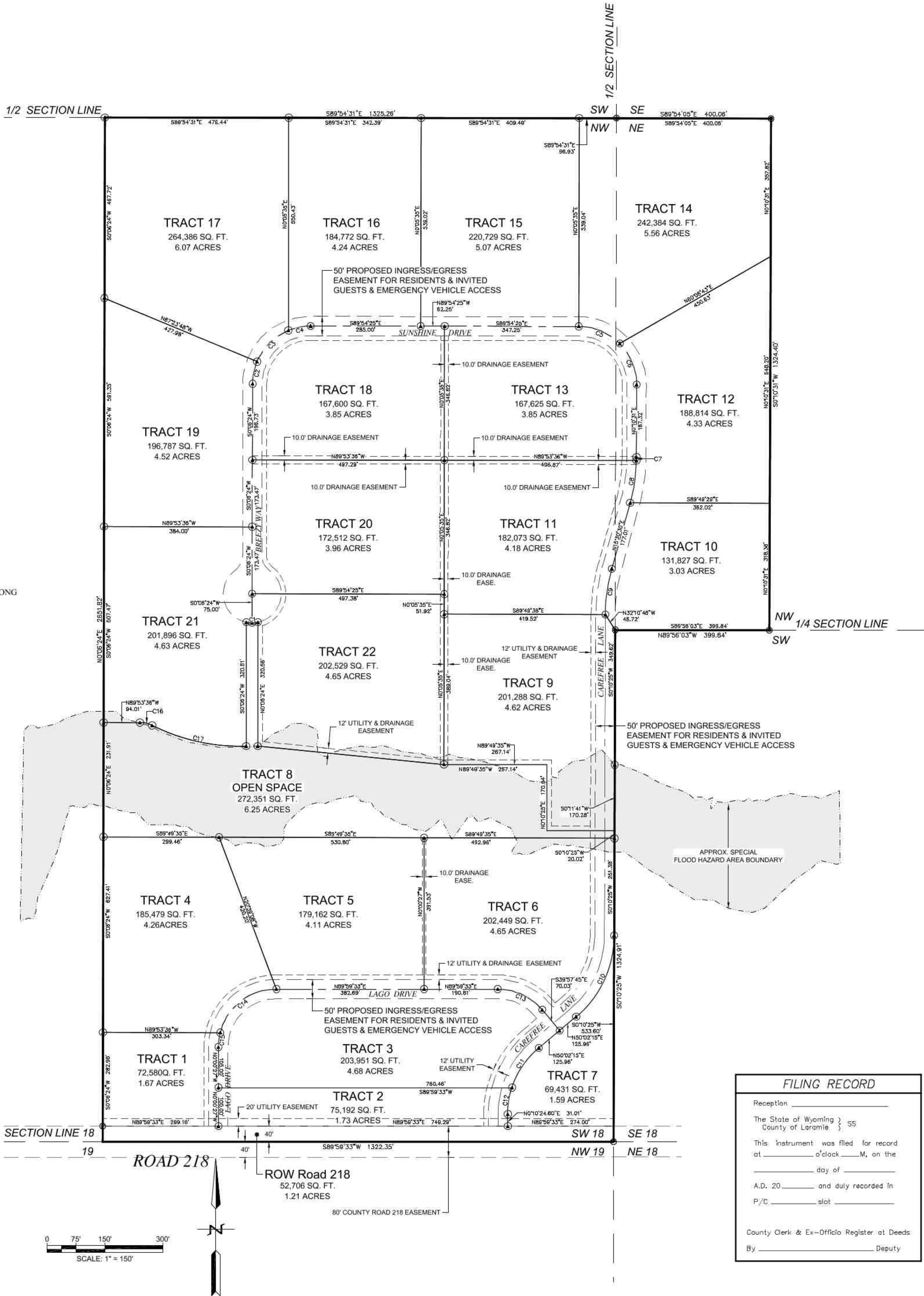
	100-YEAR FLOOD PLAIN		PROPOSED EASEMENTS
	EXISTING EASEMENTS		EXISTING SECTION LINE
	FOUND 5/8" X 24" LONG REBAR W/1.5" ALUMINUM CAP		PROJECT BOUNDARY
	FOUND IRON PIPE		PROPOSED LOT LINE
	FOUND IRON PIPE		SET 1-1/2" ALUMINUM CAP ON 24" LONG #5 REBAR MARKED "LS 9834"

COMPUTATION TABLE

TOTAL AREA	4,038,789 SF	92.72 AC
ROW DEDICATION (ROAD 218)	52,706 SF	1.21 AC

LAND-USE SUMMARY

TRACT COUNT	18
TRACT DENSITY	5.15 AC PER LOT (92.72 AC. / 18)



FILING RECORD

Reception _____

The State of Wyoming }
County of Laramie } SS

This instrument was filed for record
at _____ o'clock _____ M, on the
_____ day of _____
A.D. 20 _____ and duly recorded in
P/C _____ slot _____

County Clerk & Ex-Officio Register at Deeds
By _____ Deputy

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: RIATA RANCH - CAMPSTOOL, LLC, A WYOMING LIMITED LIABILITY COMPANY, PROPRIETORS OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DOES HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS LAGO DEL NORTE BEING A PARCEL OF LAND SITUATED WITHIN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18 AND THE WEST 400 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 15 NORTH, RANGE 66 WEST OF THE 6TH P.M., LARAMIE COUNTY, WYOMING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 18; THENCE N89°59'33"E A DISTANCE OF 1490.72 FEET TO THE POINT OF BEGINNING; THENCE N00°06'24"E, A DISTANCE OF 2651.82 FEET TO THE HALF SECTION LINE; THENCE S89°54'31"E, A DISTANCE OF 1325.26 FEET ALONG THE 1/2 SECTION LINE TO THE INTERSECTION OF THE 1/2 SECTION LINES; THENCE S89°54'05"E, A DISTANCE OF 400.06 FEET ALONG THE 1/2 SECTION LINE TO A POINT; THENCE S00°10'31"W, A DISTANCE OF 1324.40 FEET TO A POINT ON THE 1/2 SECTION LINE; THENCE N89°56'03"W, A DISTANCE OF 399.84 FEET ALONG THE 1/2 SECTION LINE TO THE INTERSECTION OF THE 1/2 SECTION AND THE 1/2 SECTION LINE; THENCE S00°10'25"W, A DISTANCE OF 1324.91 FEET ALONG THE 1/2 SECTION LINE TO THE INTERSECTION OF THE 1/2 SECTION LINE WITH THE SOUTH SECTION LINE; THENCE S89°59'33"W, A DISTANCE OF 1322.35 FEET ALONG THE SOUTH SECTION LINE OF SECTION 18 TO THE POINT OF BEGINNING SAID PARCEL CONTAINS 92.72 ACRES MORE OR LESS.

THAT THIS SUBDIVISION, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR; AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO TRACTS AND RIGHT OF WAY AND, HEREBY GRANT TO THE PUBLIC THE RIGHTS OF WAY AND EASEMENTS AS SHOWN FOR THE PURPOSES INDICATED HEREON.

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

EXECUTED THIS _____ DAY OF _____, A.D., 2018,

BY:

THOMAS C. HIRSIG, MEMBER
RIATA RANCH - CAMPSTOOL LLC, A WYOMING LIMITED LIABILITY COMPANY

ACKNOWLEDGEMENT

STATE OF WYOMING)
COUNTY OF LARAMIE) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY THOMAS C. HIRSIG, MEMBER RIATA RANCH AT CAMPSTOOL, LLC, A WYOMING LIMITED LIABILITY COMPANY ON THIS _____ DAY OF _____, 2018, AS A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC

APPROVALS

APPROVED BY THE LARAMIE PLANNING COMMISSION THIS _____ DAY OF _____, 2018.

CHAIRMAN

APPROVED BY THE COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING, THIS _____ DAY OF _____, 2018.

CHAIRMAN

ATTEST:

COUNTY CLERK

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	30.20	75.09	23.04	S89° 53' 36"E	30.00
C2	58.90	150.00	22.50	S11° 21' 18"W	58.52
C3	117.79	150.00	44.99	S45° 06' 00"W	114.79
C4	58.90	150.00	22.50	S78° 50' 41"W	58.52
C5	117.92	150.00	45.04	N67° 23' 11"W	114.90
C6	117.92	150.00	45.04	N22° 20' 43"W	114.90
C7	9.40	450.00	1.20	N0° 46' 26"E	9.40
C8	111.02	450.00	14.14	N8° 26' 28"E	110.74
C9	120.44	450.00	15.33	S7° 50' 28"W	120.08
C10	239.33	275.00	49.86	N25° 06' 20"E	231.85
C11	125.66	225.00	32.00	N34° 02' 19"E	124.04
C12	70.15	225.00	17.86	N9° 06' 20"E	69.87
C13	131.02	150.00	50.05	N64° 58' 06"W	126.89
C14	197.87	150.00	75.58	S52° 12' 06"W	183.83
C15	37.76	150.00	14.42	S7° 12' 06"W	37.66
C16	32.47	70.00	26.58	N78° 36' 17"W	32.18
C17	251.84	502.08	28.75	S77° 41' 30"E	249.31

LAGO DEL NORTE

SITUATED WITHIN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18 & THE WEST 400' OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 15 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING

PREPARED JUNE 28, 2018



CERTIFICATE OF SURVEYOR

I, COTTON D. JONES, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING HEREBY STATE THAT THIS MAP IS 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 TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF AND THAT THE MONUMENTS FOUND OR SET ARE AS SHOWN.