

NO PROPOSED CENTRAL WATER SUPPLY SYSTEM NO PROPOSED CENTRALIZED SEWAGE SYSTEM FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #10
THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE

BOUNDARY CURVE TABLE				
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
C1	40° 11' 28"	1220.92	N89° 59' 44"E	838.98'
C1(R)	40° 13' 58"	1220.92	S70° 49' 51"W	839.80'

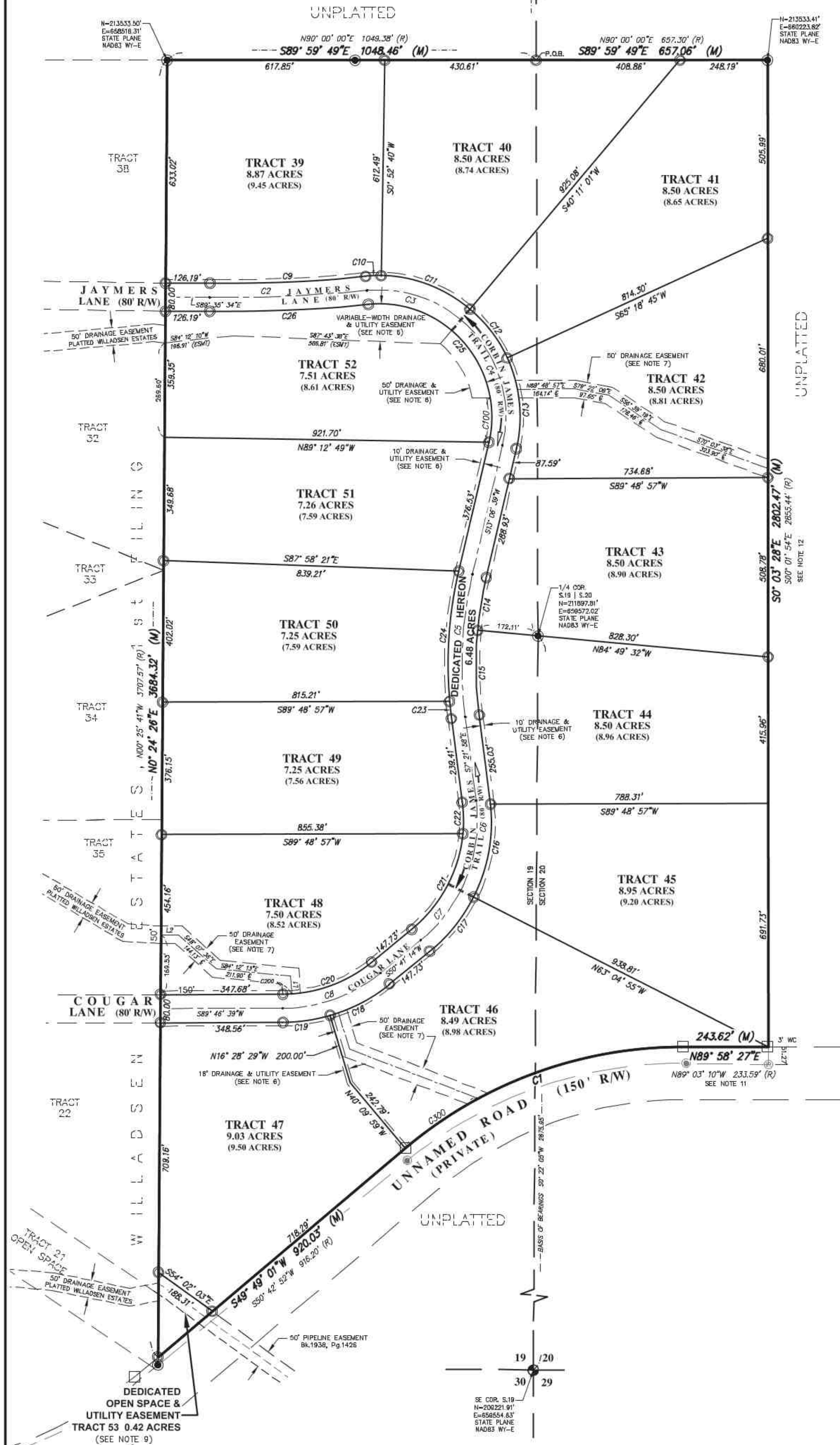
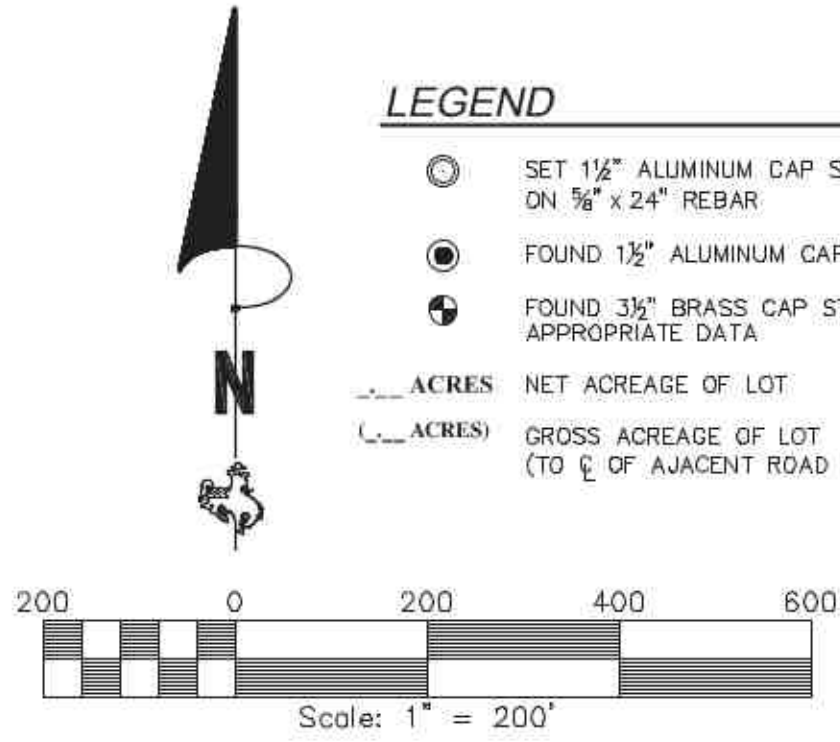
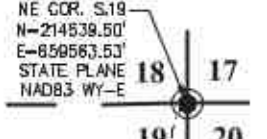
TRACT CURVE TABLES				
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
C1	40° 11' 28"	1220.92	N89° 59' 44"E	838.98'
C9	5° 54' 09"	4300.00'	S87° 27' 21"W	442.97'
C10	8° 22' 27"	400.00'	S87° 41' 31"W	44.48'
C11	38° 18' 17"	400.00'	N69° 28' 07"W	274.40'
C12	25° 15' 45"	400.00'	N37° 11' 06"W	174.94'
C13	37° 39' 53"	400.00'	N0° 43' 17"W	268.24'
C14	7° 58' 11"	1100.00'	N1° 08' 34"E	152.25'
C15	12° 32' 28"	1100.00'	N1° 03' 45"W	240.28'
C16	33° 30' 04"	485.87'	N10° 19' 00"E	288.53'
C17	24° 33' 08"	485.87'	N39° 20' 36"E	198.11'
C18	22° 50' 17"	480.00'	N62° 05' 23"E	190.06'
C19	15° 15' 08"	480.00'	N81° 39' 05"E	135.70'
C20	39° 05' 25"	400.00'	S70° 13' 59"W	267.64'
C21	45° 13' 30"	400.00'	S28° 04' 19"W	307.63'
C22	12° 46' 22"	400.00'	S0° 57' 17"E	89.33'
C23	2° 24' 21"	1180.00'	S6° 09' 48"E	48.54'
C24	18° 04' 18"	1180.00'	S4° 04' 31"W	370.64'
C25	108° 36' 52"	330.00'	S41° 11' 32"E	518.75'
C26	5° 54' 09"	4380.00'	N87° 27' 21"E	451.02'
C100	22° 34' 31"	326.00'	N1° 49' 24"E	125.27'
C300	11° 44' 14"	1220.92	S55° 42' 08"W	248.67'

JAYMERS LANE CENTERLINE CURVE TABLE (80' R/W)				
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
C2	5° 54' 09"	4340.00'	N87° 27' 21"E	446.90'
C3	46° 40' 44"	360.00'	S72° 39' 21"E	279.47'

CORBIN JAMES TRAIL CENTERLINE CURVE TABLE (80' R/W)				
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
C4	62° 50' 38"	360.00'	S18° 21' 10"E	375.81'
C5	20° 28' 37"	1140.00'	S2° 52' 21"W	405.26'
C6	34° 17' 63"	440.00'	S8° 48' 33"W	259.37'

COUGAR LANE CENTERLINE CURVE TABLE (80' R/W)				
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH
C7	23° 46' 10"	440.00'	S38° 48' 10"W	181.23'
C8	39° 05' 25"	440.00'	S70° 13' 57"W	264.40'

TRACT LINE TABLE		
LINE #	BEARING	LENGTH
L1	S03° 48' 14"E	50.00'
L2	S88° 46' 39"W	50.00'



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Aspen Holdings, Inc., owner of A portion of the East Half of the E1/2E1/2 of Section 19 and a portion of the W1/2W1/2 of Section 20, Township 13 North, Range 69 West of the 6th P.M., Laramie County, Wyoming, more particularly described in Deed Book 1690, Page 785 as follows:

Beginning at a point on the section line between said Section 19 and 20 from which the northwest corner of said section 20 bears N.00°09'28"W., a distance of 1006.41 feet; thence N. 90°00'00"E., a distance of 657.30 feet; thence S.00°01'54"E., a distance of 2855.44 feet to the north line of Tract 101E-2 as recorded in Book 898 at Page 102 and 103 of Laramie County records; thence along the north line of said Tract 101E-2 the following 3 courses: N.89°03'10"W., a distance of 233.59 feet; thence southwesterly a distance of 857.32 feet along a curve concave to the southeast, having a radius of 1220.92 feet and a central angle of 40°13'58" (chord bearing of S. 70°49'51"W., chord distance of 839.80 feet); thence S.50°42'52"W., a distance of 916.20 feet; thence leaving said north line on a bearing of N.00°25'41"E., a distance of 3707.57 feet; thence N.90°00'00"E., a distance of 1049.38 feet to the point of beginning.

Has caused the same to be surveyed, vacated and platted to be known as WILLADSEN ESTATES, 2nd FILING, and do hereby declare the subdivision of said land as it appears on this plat, to be their free act and deed in accordance with their desires and do hereby dedicate the right-of-way to the public as shown and grant the easements for the purposes indicated hereon.

Aspen Holdings, Inc.

by :
Jeff H. Peterson as Vice President

ACKNOWLEDGEMENT

STATE OF WYOMING

SS

The foregoing instrument was acknowledged before me this ____ day of _____, 2019 by Jeff H. Peterson as Vice President for Aspen Holdings, Inc.

Notary Public, Laramie County, Wyoming

My Commission Expires: _____

GENERAL NOTES

- BASIS OF BEARINGS - EAST LINE OF THE SE1/4 OF SECTION 19 (COMMON TO SECTION 20), HAVING A BEARING OF S.02°22'05"W.
WYOMING STATE PLANE COORDINATES - EAST ZONE, NAD83-2011,
US SURVEY FEET, DISTANCES ARE GRID DISTANCES.
COMBINATION FACTOR = 0.999569667.
- ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MONUMENTED WITH 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON 3/4" x 2 1/2" REBAR.
- NO PORTION OF THE PROPOSED SUBDIVISION FALLS WITHIN A FEMA 100-YEAR SPECIAL FLOOD HAZARD AREA PER F.I.R.M. PANEL No.56021C13005, DATED JANUARY 17, 2007.
- WATER SERVICE TO EACH LOT TO BE PROVIDED BY INDIVIDUAL WELLS, ALL WELLS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
- SEWAGE DISPOSAL TO BE PROVIDED WITH INDIVIDUAL SEPTIC LEACH FIELDS FOR EACH LOT, NO PUBLIC SEWER SYSTEM IS PROPOSED. ALL SEPTIC SYSTEMS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
- "DRAINAGE & UTILITY EASEMENT(S)" DESIGNATED HEREON HEREBY GRANTED TO LARAMIE COUNTY FOR SURFACE DRAINAGE AND TO FRANCHISED UTILITIES PROVIDERS; INCLUDING CHARTER/SPECTRUM, CENTURY LINK, QWEST, HIGH WEST ENERGY AND/OR CHEYENNE LIGHT, FUEL & POWER, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS FOR INSTALLATION OF LOCAL UTILITIES SERVICE(S).
- "50' DRAINAGE EASEMENT(S)" GRANTED TO LARAMIE COUNTY FOR SURFACE DRAINAGE.
- 6.48 ACRES OF RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT. SAID RIGHT-OF-WAY IS TO BE DEDICATED TO THE PUBLIC AND PRIVATELY MAINTAINED.
- TRACT 53 IS DESIGNATED HEREON AS AN UN-BUILDABLE TRACT, DEDICATED AS COMMON OPEN SPACE. OWNERSHIP IS TO BE ESTABLISHED BY UNDIVIDED INTEREST OF ALL OWNERS OF LANDS CONTAINED WITHIN THIS PLAT BOUNDARY, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS; ANY CONVEYANCE OF ANY OF TRACTS 39 THRU 52 SHALL INCLUDE "AN UNDIVIDED INTEREST IN TRACT 53". SAID TRACT 53 IS FURTHERMORE GRANTED AS A DRAINAGE & UTILITY EASEMENT; MAINTENANCE TO BE PERFORMED BY OWNERS ASSOCIATION.
- ALL ACCESS TO THE LOTS CONTAINED WITHIN THE BOUNDARY OF THIS PLAT SHALL BE FROM INTERNAL RIGHTS-OF-WAY.
- THE PREVIOUS SURVEY IN 1995 OF THIS PARCEL IDENTIFIED SIGNIFICANT DIFFERENCES BETWEEN THE FOUND MONUMENTATION AS SHOWN AND THE DESCRIPTION OF THE 150' PARCEL (1964) "150 FOOT STRIP KNOWN AS TRACT 101E-2 IN CIVIL ACTION No. 4248 IN THE UNITED STATES DISTRICT COURT FOR THE DISTRICT OF WYOMING, A CERTIFIED COPY OF FINAL JUDGEMENT IN SUCH ACTION IS RECORDED IN BOOK 898, PAGES 96-103, LARAMIE COUNTY, WYOMING RECORDS, FOR ACCESS ROAD AND UTILITY LINES". THE CLIENT WAS NOTIFIED AND DESIRED TO USE THE WRITTEN DOCUMENT FOR PREPARATION OF DEEDS AT THAT TIME. IT IS MY OPINION THAT THE HISTORICAL OCCUPATION AND ACCEPTANCE OF THE ORIGINAL MONUMENTATION AND OCCUPATION SHOULD BE USED FOR THIS PLAT AS SHOWN.

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, A Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil 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.

WILLADSEN ESTATES 2nd FILING

SITUATED IN
THE E1/2E1/2 OF SECTION 19 AND
THE W1/2W1/2 OF SECTION 20
TOWNSHIP 13N., RANGE 69W. OF THE 6TH P.M.
LARAMIE COUNTY, WYOMING

PREPARED June, 2018



STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS
1102 WEST 19th ST. CHEYENNE, WY. 82001 o (307) 634-7273
756 GILCHRIST ST. WHEATLAND, WY. 82201 o (307) 322-9789
www.SteilSurvey.com o info@SteilSurvey.com

APPROVAL

Approved by the Laramie County Planning Commission
this ____ day of _____, 2019.

Chairman

Approved by the Board of Commissioners of Laramie County,
Wyoming this ____ day of _____, 2019.

Chairman

ATTEST:

County Clerk

FILING RECORD

