a NO PROPOSED CENTRAL WATER SUPPLY SYSTEM a NO PROPOSED CENTRALIZED SEWAGE SYSTEM a 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

Miles   Delta   Region   Control			BOU	NDARY CURVE	TARI E	1	f a	AYMERS	ANE CE	NTERLINE CL	IRVE TABLE (80	)' R/W)	Ī
TRACT 50	40.0	40" 11" 28"	RADIUS 1220.92'	CHORD BEARING N69° 55' 44"E	CHORD LENGTH 838 98'	856.43'	CURVE #	DELTA 5' 54' 09"	RADIUS 4340.00°	CHORD BEARIN N87" 27" 21"E	G CHORD LENGT	H ARC LENGTH	
TRACT   St.   St	CI(R)	40" 13" 58"		1		857.32							k:
10   10   10   10   10   10   10   10	5550	40" 11" 26"	1220.92	N69" 55" 44"E	838.98	B56.43*	C4	62' 55' 38"	360.00	518" 21" 10"E	375.81*	395,38*	
Column   C	C10	6" 22' 27"	400.00°	S87" 41" 31"W	44.48'	44.50"	1			AND THE R. P. L. P. P. L. P. L		500,000,000	
## 100	CI3	37" 39" 53"	400.00	N5" 43" 17"W	258,24	262.95	CURVE #	DELTA	RADIUS	CHORD BEARIN	G CHORD LENGT	H ARC LENGTH	
1	C16	33" 30" 04"	485.87	N10" 19" 00"E	268.53	272.39'	1				294.40	300.19	1
	C18 C19	22" 50" 17" 16" 15" 08"	480.00° 480.00°	N62" 06" 23"E N81" 39" 05"E	190.06° 135.70°	191,33° 136,15°					LINE# BEARIN	NG LENGTH	
10	C21	45" 13" 50"	400.00*	S28" 04' 19"W	307,63	315.77		NE GOR. S.19 N=214539.50 E=859563.53 STATE PLANI NAD83 WY-	18 17	7	L2 S89* 46"	39"W 50.00"	1
Column   C	C24	18" 04" 16"	1180.00	S4" 04" 31"W	370.64'	372.16		***	1	0			
TRACT 19  AN ALE 19  ALE 19  ALE 19  ALE 19	C100	22' 34' 31"	320.00	N1" 49" 24"E	125.27*	126.08							
THACT 19  AN VIEW OF ANY OF A COLOR OF THE ACT 19  AND THACT 19  AND THA									1006.06" (M)				
TRACT 40  TRACT													
### ### ##############################	F=69	59518 31							1	Nac	o an' an' e est sa	n' /e\	N=213533. E=660223. STATE PLA
1.1 M. H. E. R. 1990.  1.2 J. 1990.  1.2 J. 1990.  1.3 J. 1990.  1.4 J. 1990.  1.5 J.	NAD:	83 WY-E \	<b>P</b> -		- 589° 59° 49	"E 1048 46"	(M)	0.61'	- & P.	O.B. S89' 55	1000		NADES WY-
1.1 M. H. E. R. 1990.  1.2 J. 1990.  1.2 J. 1990.  1.3 J. 1990.  1.4 J. 1990.  1.5 J.													
1.1 M. H. E. R. 1990.  1.2 J. 1990.  1.2 J. 1990.  1.3 J. 1990.  1.4 J. 1990.  1.5 J.	Ŧ	RACT	· .	gegeneración.	CT 20	.6. M. Ot	T	RACT 40		/			505.99
ANY MERS 100 COLUMN 10	:11) 6	38	633.02	8.87	ACRES	612.4				90 00 11 01.4	8.50	ACRES	
ANY MERS 1997 1 ALL MAN ME									/	/5hu	(8.65	ACRES)	
AND EAST OF THE STATE OF THE ST			100	10.21		<del>-00</del>	- C71	/	/				
### 17 PACT 15   12 PACE 15 PACE 15   12 PACE 15 PACE 15   12 PACE 15 PACE 15   12 PACE 15 PACE 15   12 PACE 15   12 PACE 15 PACE	LANE	(80' R/W)	80.00 L				NAGE NT				814.30 565° 18' 45"W		ر <u>ح</u>
1. S.1 ACRES  (2) AN ACRES  (3) AN ACRES  (4) AN ACRES  (5) AN ACRES  (5) AN ACRES  (6) AN ACRES  (7) AND 12 47 97 11 12 12 12 12 12 12 12 12 12 12 12 12	DRAINAGE	EASEMENT OSEN ESTATES	1		588,81" (ES	vī) T			1		' DRAINAGE EASEMEN	т	-  -
### 15   19   19   19   19   19   19   19		59.55°	359.35		7.51 ACI	RES) 50° DRA	INAGE & ASEMENT	1 1 1	M89' 48'	1	(SEÉ NOTE 7) TRACT 8.50 AC	1 42 RES	2 2 8 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
TRACT 51 7.26 ACRES 10.27  TRACT 51 7.26 ACRES 10.27  TRACT 50 7.25 ACRES 10.27  TRACT 49 7.25 ACRES 10.27  TRACT 46 10.27  TRACT 47  TRACT 46 10.27  TRACT 47  TRACT 46 10.27  TRACT 46 10.27  TRACT 47  TRACT 46 10.27  TRACT 47  TRACT 46 10.27  TRACT 47  TRACT 46 10.27  TRACT 47  TRAC	TRACT	,			921.70	(SEE N	IVIE B)	W.W C700	CIG	The	(8.81 ACI	œs)	
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17. Sept of 1972  18. Sept of			349.68		7.26 ACR	ES		10 10		S			€ €
### ASS ACRES    Control	` _		S		*V=2000.4000A	E9/000	j	200 Sty. 04		, mare	RACTE 42		6000
TRACT 49 7.25 ACRES 15	RACT 33	<u> </u>								8. (8 —1/4 COR.	50 ACRES		508 500°
7.5.5 ACRES  (7.59 ACRES)  (7.59 ACRES)  (7.59 ACRES)  (7.50 ACRES)  (7.		so					110	170 - 170	** ¬\	S.19   S.20 N=711897.81*			ß
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1.25 ACRES (7.50 ACRES) (7.50 A		3707.57 <b>3684.3</b>					DEDIC	- 015	į. I				
1.25 ACRES (7.50 ACRES) (7.50 A	RACT 54	25' 41"W			S89° 48° 57°W		P	19-	10' DRAINA UTILITY EASI (SEE NOTI	GE & 8.50	ACRES		115.96
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TRACT 45  SES 38'  SES 48' 57'W  TRACT 48  7.50 ACRES (6.20 ACRES) (7)  TRACT 45  NE (80'RW)  SES 46' 37'W  SES 50' 100 ACRES (8.90 ACRES) (150' RIW)  NEW ON NEW 33.50' 27'E  LID  TRACT 47  9.03 ACRES (9.50 ACRES) (9.50 ACRES)  TRACT 47  9.03 ACRES (9.50 ACRES)  10 TRACT 47  9.03 ACRES (9.50 ACRES)  11 TRACT 47  9.03 ACRES (9.50 ACRES)  12 TRACT 47  9.03 ACRES (9.50 ACRES)  13 TRACT 45  14 TRACT 46  15 TRACT 46  16 TRACT 46  17 TRACT 47  9.03 ACRES  18 TRACT 46  19 TRACT 46  19 TRACT 46  19 TRACT 46  10 TRACT 47  9.03 ACRES  10 TRACT 46  10 TRACT 47  9.03 ACRES  10 TRACT 47  9.03 ACRES  10 TRACT 46  10 TRACT 47  9.03 ACRES  10 TRACT 46  10 TRACT 47  9.03 ACRES  10 TRACT 47  9.03 ACRES  10 TRACT 46  10 TRACT 47  9.03 ACRES  10 TRACT 46  10 TRACT 47  9.03 ACRES  10 TRACT 46  10 TRACT 46  10 TRACT 47  9.03 ACRES  10 TRACT 45  10 TRACT 46  10 TRACT 4		(O)	enik		(7.56 ACRES)			- A-	-				_
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O U G A R  NE (80 R/W)  S52 44' 35'W  O DO	AGE EASEM	(3) (3)		7	8.52 ACRES	-			SECT				1,73"
OUGAR NE (80'RW)  597-46-39-W  150'-347.667-08  180' DANAMACE RESEMBLY (8.98 ACRES) (8.98 ACRES) (8.98 ACRES) (8.98 ACRES) (8.98 ACRES) (9.50 ACRES)  18' DRAINGE & UTILITY EASEMENT (SEE NOTE 1)  18' DRAINGE & UTILITY EASEMENT (SEE NOTE 1)  18' DRAINGE & UTILITY EASEMENT (SEE NOTE 1)  19' J20  30 J29  DEDICATED  DEDICATED  OF PIPLINE EASEMENT ACT 53 0.42 ACRES  19-2022197  E-668568-18  19-2022197  E-668568-18  E-68568-18  E	-27	50.	25.	50' DRAINAG EASEMENT (SEE NOTE	£ 7)	147.13		re-	_		۹۵.		69
NE (80 'RN)	<u>0 11</u>	GAP	150'	211.90' 6	C20	CORRY &	£1.2			N65	24:55°W	2	
NIGE 28' 28' W 200.00'  18' DRAINAGE & UTILITY EASEMENT  SEE NOTE 11  N89' 03' 10' W 233.59' (R)  N89' 03' 10' W 233.59' (R)  SEE NOTE 11  N89' 03' 10' W 233.59' (R)  SEE NOTE 11  N89' 03' 10' W 233.59' (R)  SEE NOTE 11  N89' 03' 10' W 233.59' (R)  SEE NOTE 11  N89' 03' 10' W 233.59' (R)  SEE NOTE 11  SEE SEEDENT  BL 1938, Po 1426  19 /20  30 /29  OPEN SPACE 8  UTILITY EASEMENT  LESSESS 45'	ŇE	(80' R/W)	80.0	SUR DE L'ANDREW AND	O P	50' DRAI	NAGE <b>8.49</b>	ACRES				243.62' (M	)
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DEDICATED OPEN SPACE & UTILITY EASEMENT ACT 53 0.42 ACRES  Bk.1938, Pg.1426  29  SE CDR. 5,18 N=208221.91' E=65854.83' STATE PLANE NAD83 WY-E	7 = 1	ATES	1837	Sta en	1				7				
DEDICATED OPEN SPACE &  UTILITY EASEMENT  E=65854.83' STATE PLANE NAD83 WY-E		\ \\ \\			50' PIPELINE E Bk.1938, Pg	ASEMENT .1426			19 /20	)			
UTILITY EASEMENT—  E=559554.83' STATE PLANE NAD83 WY-E		PEN SPAC	E & /	/ 1	13			SE COR. S.1	_/	M)			
way was the second of the seco		Y EASEM	ENT-	1				E=658554.8; STATE PLAN NAD83 WY-	3' E E				

VICINITY MAP

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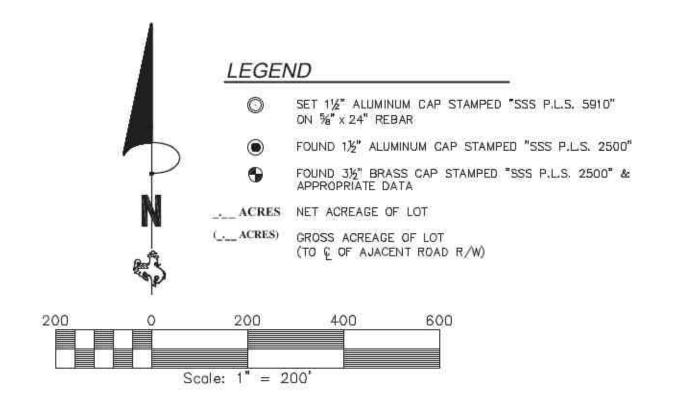
27

CHIMNEY ROCK LOOF

(NOT TO SCALE)

29

30



#### 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 765 as fallows:

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 '29"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:	

### **ACKNOWLEDGEMENT**

STATE OF WYOMING SS COUNTY OF LARAMIE

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

AS SHOWN.

- 1) BASIS OF BEARINGS EAST LINE OF THE SEX OF SECTION 19 (COMMON TO SECTION 20), HAVING A BEARING OF S.02'22'05"W. WYOMING STATE PLANE COORDINATES - EAST ZONE, NADB3-2011, US SURVEY FEET, DISTANCES ARE GRID DISTANCES.
- COMBINATION FACTOR = 0.9995899687. 2) ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MONUMENTED WITH 15"
- ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON %"x24" REBAR. 3) NO PORTION OF THE PROPOSED SUBDIVISION FALLS WITHIN A FEMA 100-YEAR SPECIAL FLOOD HAZARD AREA PER F.I.R.M PANEL No.56021C1300F; DATED JANUARY 17, 2007.
- 4) WATER SERVICE TO EACH LOT TO BE PROVIDED BY INDIVIDUAL WELLS, ALL WELLS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
- 5) 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.
- 6) "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).
- 7) "50' DRAINAGE EASEMENT(S)" GRANTED TO LARAMIE COUNTY FOR SURFACE DRAINAGE.
- 8) 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.
- 9) 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.
- 10) ALL ACCESS TO THE LOTS CONTAINED WITHIN THE BOUNDARY OF THIS PLAT SHALL BE FROM INTERNAL RIGHTS-OF-WAY.
- 11) 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 GIVIL 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

## CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, A Professional Land Surveyor in the State of Wyoming, for and on behalf of Stell 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 E½E½ OF SECTION 19 AND THE W/2W/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

www.SteilSurvey.com o info@SteilSurvey.com

REVISED: 6/17/2019 \S19-13-69 WILLADSON 2nd\18182 WILLADSEN 2nd FINAL.dwg

County Clerk

Approved by the Laramie County Planning Commission

Approved by the Board of Commissioners of Laramie County,

this \_\_\_\_\_ day of \_\_\_\_\_\_\_ 2019.

**APPROVAL** 

Chairman

FILING RECORD

Wyoming this \_\_\_\_ day of \_\_