











CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	218.86	627.00	20.00	S80° 00' 00"W	217.75
C2	270.18	627.00	24.69	S57° 39' 19"W	268.09
C3	441.13	627.00	40.31	S25° 09' 19"W	432.09
C4	78.25	60.00	74.72	N5° 49' 39"W	72.82
C5	55.65	60.00	53.14	N58° 06' 24"E	53.68
C6	71.82	60.00	68.58	S61° 01' 54"E	67.61
C7	83.70	60.00	79.93	S13° 13' 26"W	77.08
C8	27.15	707.00	2.20	N6° 06' 00"E	27.15
C9	266.54	707.00	21.60	N18° 00' 02"E	264.96
C10	290.97	707.00	23.58	N40° 35' 27"E	288.92
C11	217.41	707.00	17.62	S61° 11' 25"W	216.55
C12	246.79	707.00	20.00	S80° 00' 00"W	245.54

- | LEGEND | |
|---|---------------------------------------|
|  | FOUND STONE |
|  | FOUND REBAR |
|  | FOUND ALUM. CAP |
|  | CONTROL POINT |
|  | SET 2" ALUM. CAP AVI PC PLS 12045 |
|  | ROW EASEMENT |
|  | SECTION LINE |
|  | QUARTER SECTION LINE |
|  | NEW PARCEL BOUNDARY |
| 5.00 Acres | NET AREA |
| (5.25 Acres) | GROSS AREA |
|  | FEMA ZONE A - 1 % CHANCE ANNUAL FLOOD |
| CX | CURVE LINE TABLE |

NOTES

1. SPECIAL FLOOD HAZARD AREAS ARE WITHIN THE PROPOSED SUBDIVISION, FEMA ZONE A 1% CHANCE ANNUAL FLOOD (NO BASE FLOOD ELEVATIONS DETERMINED) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR LARAMIE COUNTY PANEL 1085 OF 1650. MAP NO. 56021C1085F WITH AN EFFECTIVE DATE OF JANUARY 17, 2007.
2. FIRE PROTECTION WILL BE PROVIDED BY LARAMIE COUNTY FIRE DISTRICT #2.
3. MCCRAE ROAD TO BE PUBLIC BUT PRIVATELY MAINTAINED. ROADWAYS WILL BE CONSTRUCTED TO COUNTY STANDARDS. ROADWAYS WILL BE DEDICATED TO THE PUBLIC. **NO PUBLIC MAINTENANCE OF STREETS OR ROADS**
4. ALL ROADS OR STREETS WITHIN THIS SUBDIVISION SHALL BE CONSTRUCTED TO COUNTY STANDARDS AND PRIVATELY MAINTAINED. THE PORTION OF POWDERHOUSE ROAD SERVING AS ACCESS TO MCCRAE SHALL BE CONSTRUCTED BY DEVELOPER TO COUNTY STANDARDS AND MAINTAINED JOINTLY BY ANY AND ALL LANDOWNERS WITHIN THE SUBDIVISION UNTIL SUCH TIME THIS SECTION OF POWDERHOUSE ROAD IS ACCEPTED BY LARAMIE COUNTY FOR MAINTENANCE. NO DATE FOR SUCH ACCEPTANCE IS SET.
5. THERE WILL BE NO PUBLIC WATER OR WASTE WATER SYSTEMS. INDIVIDUAL WELL AND SEPTIC SYSTEMS WILL BE UTILIZED. **NO CENTRALIZED SEWAGE SYSTEM**
6. GROSS AREA FOR TRACTS 1-12 ARE CALCULATED USING PERPENDICULAR EXTENSIONS OF LOT CORNERS OR THE RADIUS POINT OF CUT-DE-SACS TO THE CENTERLINE OF ROAD.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT MS. RUTHANNE HUBBARD, OWNER IN FEE SIMPLE OF THE LAND EMBRACED IN THIS FINAL PLAT OF "CLONE STAR ESTATES" DOES HEREBY DECLARE THAT THE SUBDIVISION OF SAID LAND IS WITH HER FREE ACT AND DEED AND IN ACCORDANCE WITH HER DESIRES, DOES HEREBY GRANT TO THE PUBLIC THE RIGHTS OF WAY SHOWN HEREON AND GRANT THE EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED ON THIS PLAT.

RUTHANNE HUBBARD

ACKNOWLEDGEMENTS

STATE OF _____)
COUNTY OF _____) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MS. RUTHANNE HUBBARD,
THIS ____ DAY OF _____, 2021, WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC, _____, WYOMING

MY COMMISSION EXPIRES _____

APPROVALS

APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION THIS ____ DAY OF _____, 20__.

CHAIR PERSON FOR THE PLANNING COMMISSION

APPROVED BY THE COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING THIS ____ DAY OF _____, 20__.

CHAIR PERSON, BOARD OF COUNTY COMMISSIONERS

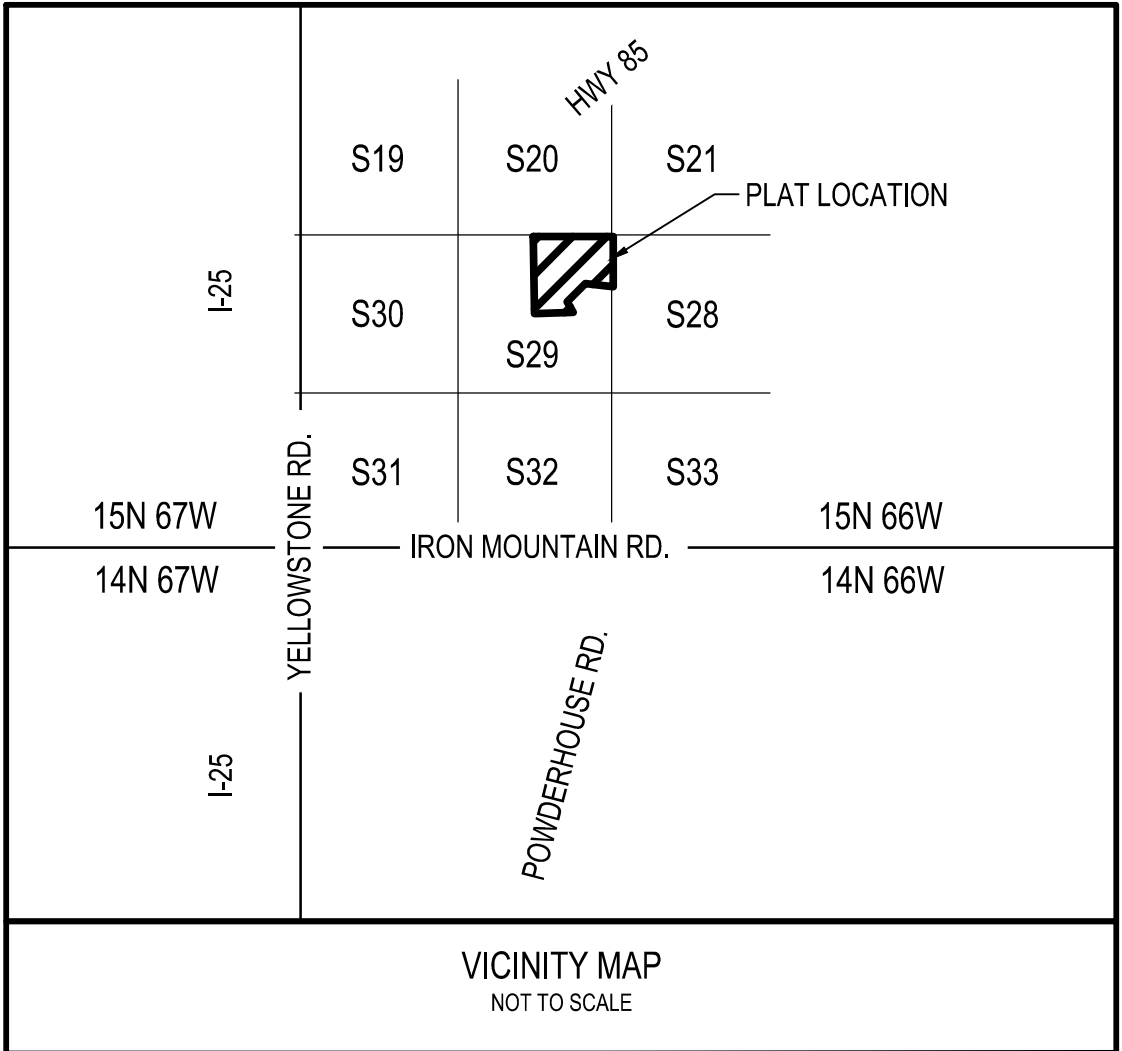
COUNTY CLERK



CERTIFICATE OF SURVEYOR

I, ADAM E. DESCHLER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF WYOMING DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM THE RECORDS AND FIELD NOTES OF A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

FILING RECORD



LEGAL DESCRIPTION

COMMENCING AT AN ALUMINUM CAP FOUND AT THE NORTHEAST CORNER OF SECTION 29; THENCE S00°30'58"W A DISTANCE OF 910.16 FEET TO THE TRUE POINT OF BEGINNING OF THE PARCEL HEREINAFTER DESCRIBED; THENCE N00°00'00"E A DISTANCE OF 1222.39 FEET TO A POINT; THENCE S00°00'00"E A DISTANCE OF 1222.39 FEET ALONG A CURVE CONVEX TO THE RIGHT, HAVING A RADIUS OF 20.00', CHORD BEARING OF S80°00'00"W AND A CHORD DISTANCE OF 245.54 FEET; THENCE S70°00'00"W A DISTANCE OF 200.48 FEET TO A POINT; THENCE ALONG A CURVE CONVEX TO THE SOUTH, HAVING A RADIUS OF 707.00 FEET, A CENTRAL ANGLE OF 17.82', CHORD BEARING OF S61°11'25"W, AND A CHORD DISTANCE OF 1222.39 FEET TO A POINT; THENCE S14°14'46"W A DISTANCE OF 1837.99 FEET TO A POINT; THENCE S89°45'02"E A DISTANCE OF 187.80 FEET TO A POINT; THENCE S89°45'02"E A DISTANCE OF 714.80 FEET TO A POINT; THENCE N80°16'56"E A DISTANCE OF 93.81 FEET TO A POINT; THENCE N80°16'56"E A DISTANCE OF 1222.39 FEET TO A POINT; THENCE N35°09'37"W A DISTANCE OF 133.29 FEET TO A POINT; THENCE N35°09'37"W A DISTANCE OF 176.11 FEET TO A POINT; THENCE N44°32'01"E A DISTANCE OF 238.69 FEET TO A POINT; THENCE N40°10'29"E A DISTANCE OF 184.63 FEET TO A POINT; THENCE N40°11'14"E A DISTANCE OF 368.48 FEET TO A POINT; THENCE N40°11'14"E A DISTANCE OF 184.63 FEET TO A POINT; THENCE N44°32'01"E A DISTANCE OF 238.69 FEET TO A POINT; THENCE N21°44'12"E A DISTANCE OF 116.15 FEET TO A POINT; THENCE N00°30'58"E A DISTANCE OF 684.47 FEET BACK TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 76.72 ACRES MORE OR LESS

RIGHT OF WAY DEDICATED WITH THIS PLAT (MCCRAE ROAD) - 5.39 ACRES

BASIS OF BEARINGS

CONSIDERING THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 15 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING BEING MONUMENTED AT THE CENTER QUARTER CORNER AND EAST QUARTER CORNER BY FOUND ALUMINUM CAP AND STONE WITH BEARING N89°45'02"W AT A DISTANCE OF 2644.40 FEET WITH ALL BEARINGS HEREIN RELATIVE THERE TO.

PREPARED FOR:
NATE REISDORFER
1767 TORRINGTON HWY
CHEYENNE, WY 82009

LONE STAR ESTATES

FINAL PLAT



307.637.6017
1103 OLD TOWN LANE, SUITE 101
CHEYENNE, WY 82009
AVI@AVIPC.COM

DATE: Jan 15, 2021

DRAWN BY: _____

DESIGNED BY:

CHECKED BY:

RED & COE

JOB NO.: 4404

DRAWING NO. 1 OF 1

**FINAL PLAT
FOR
LONE STAR ESTATES**

FOR A PORTION OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 29,
T15N, R66W OF THE 6TH PRINCIPAL MERIDIAN,
LARAMIE COUNTY, WYOMING

PREPARED DECEMBER 2020