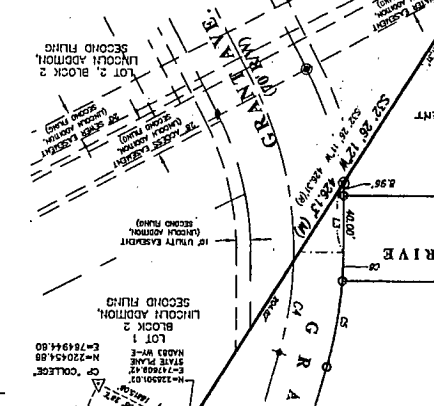


VACATION STATEMENT
IT IS THE INTENT OF THIS REPORT TO VACATE A PORTION OF LOT 1, BLOCK 1, BACK 40 SUBDIVISION, CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING. ALL EXISTING EASEMENTS ARE TO REMAIN UNLESS NOTED OTHERWISE.

APPROVALS
Approved by the City of Cheyenne Planning Commission this 3rd day of August, 2020.
Approved by the Council of the City of Cheyenne, Wyoming, this 3rd day of August, 2020.
Attest: Mayor

CERTIFICATE OF SURVEYOR
I, Jeffrey B. Jones, a Professional Land Surveyor in the State of Wyoming, for and on behalf of Steel 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 the monuments found or set are as shown.

NOTES
1. BASIS OF BEARINGS - CITY OF CHEYENNE COORDINATE SYSTEM SHOWN AS STATE PLANE COORDINATES EAST ZONE NAD83-2011. SHOWS AS STATE PLANE NAD83 W-2, COMPO FACTOR 0.99999929225.
2. ALL UNMENTIONED LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MONUMENTED WITH 1/2" ALUMINUM CAP STAKES 555 P.L.S. 5910 ON 3/24" REBAR.
3. NO PORTION OF THE LANDS CONTAINED WITHIN THE PLAT BOUNDARY AS SHOWN FALL WITHIN A FEMA 100-YEAR SPECIAL FLOOD HAZARD AREA PER FIRM NO. 58081C10087, DATED JANUARY 17, 2007.
4. ALL EXISTING EASEMENTS WITHIN THE PLAT BOUNDARY ARE TO REMAIN UNLESS NOTED OTHERWISE.
5. LOT 1, BLOCK 2 CREATED HEREON IS RESERVED FOR STORMWATER DETENTION/BASINAGE FACILITIES AND IS HEREBY CHANGED AS A DRAINAGE EASEMENT.
PARTICIPANTS: SAID STORMWATER DETENTION/BASINAGE FACILITIES SHALL BE DESIGNED BY A WORKING LICENSED ENGINEER PURSUANT TO SUBCHAPTER 20-122 AND SHALL REQUIRE CITY CONSTRUCTION PERMITS TO BE SUBMITTED AND APPROVED BY THE CITY OF CHEYENNE ENGINEERING DEPARTMENT UNDER AN OFFICIAL (ENGINEERING PLAN REVIEW (EPR)).
SAID LOT 1 SHALL BE OWNED AND MAINTAINED BY THE LANDOWNER, THEN LEGAL SUCCESSORS AND/OR ASSIGNS.
6. PER BOARD OF PUBLIC UTILITIES (BOPU) INSTRUMENTATION POLICIES & DESIGN CRITERIA, UTILITY EXTENSIONS AND CONNECTIONS SHALL BE REQUIRED TO EXTEND THE WATER AND SANITARY SEWER UTILITIES TO THE FARTHEST POINT (OR POINTS) OF THE PROPERTY BEING DEVELOPED.
EASEMENTS FOR PUBLIC WATER & SEWER UTILITIES FACILITIES & PREMISES SHALL BE GRANTED TO THE BOARD OF PUBLIC UTILITIES OF THE CITY OF CHEYENNE (BOPU), THEIR LEGAL SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION, MAINTENANCE, REPAIR, ALTERATION AND OPERATION OF SANITARY SEWER & WATER MAINS/PIPERES (FACILITIES).
NO OTHER UTILITIES MAY INSTALL FACILITIES ON OR WITHIN THE BOPU UTILITY EASEMENT, EXCEPT AS FOLLOWS:
I. UTILITIES FACILITIES CROSS THE BOPU FACILITIES AT NO LESS THAN A 60 DEGREE ANGLE;
II. A MINIMUM OF 24 INCHES OF VERTICAL CLEARANCE IS PROVIDED BETWEEN THE BOPU FACILITIES AND THE CROSSING FACILITIES, UNLESS OTHERWISE APPROVED BY THE BOPU;
III. A COPY OF ANY UTILITY EASEMENT AUTHORIZING THE CROSSING OF THE BOPU UTILITY EASEMENT IS PROVIDED TO THE BOPU PRIOR TO ANY CONSTRUCTION WITHIN THE BOPU UTILITY EASEMENT;
IF GRANTEE (BOPU/CITY OF CHEYENNE) REQUESTS RELOCATION OF THE FACILITIES, GRANTEE SHALL PAY FOR REMOVAL AND RELOCATION OF THE FACILITIES.
IF GRANTEE ACCESSES THE FACILITIES OR UNDERTAKES WORK OR MAINTENANCE ON THE FACILITIES, GRANTEE SHALL REPAIR ANY DAMAGE TO GRANTEE'S PROPERTY RESULTING THEREFROM, INCLUDING RESTORATION OF ANY AREAS DISTURBED AS A RESULT OF SUCH ACCESS AND/OR WORK.



ACKNOWLEDGEMENT
I, Melodie Bushman, Notary Public, Boulder County, Colorado, do hereby certify that the foregoing instrument was acknowledged before me this 3rd day of August, 2020, by Stacy White, as Owner/President for Dozzer, LLC, and Jeffrey B. Jones, as Surveyor, for Dozzer, LLC.

DEDICATION
KNOW ALL PERSONS BY THESE PRESENTS THAT: DOZZER, LLC, Owner in fee simple of all of Lot 1, Block 1, Back 40 Subdivision, City of Cheyenne, Laramie County, Wyoming; LESS that portion described in Book 2525, Page 1718 in the Real Estate Office of the Laramie County Clerk;
Have caused a portion of the same as shown hereon to be surveyed, vacated, and replatted to be known as BACK 40 SUBDIVISION, SECOND PLUNG, and do hereby dedicate the subdivision of said land as it appears on this plat to be their free act and deed and in accordance with their desires and do hereby dedicate to the public the right-of-way as shown and do furthermore grant the easements as shown for the purposes indicated.

LEGEND
○ SET 1/2" ALUMINUM CAP 555 P.L.S. 5910 ON 3/24" REBAR
● FOUND 1/2" ALUMINUM CAP 555 P.L.S. 2500
● FOUND 1/2" ALUMINUM CAP P.L.S. 2617
● FOUND 1/2" ALUMINUM CAP "L.S. 12045"
● FOUND 3/4" IRON ROD
● FOUND BRASS CAP
(M) DENOTES MEASURED DATA THIS SURVEY
(N) DENOTES RECORD DATA

LINE TABLE

Line #	Bearing	Length
L1	S 91° 44' 31"E	14.16'
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CURVE TABLE

Curve #	Data	Radius	Chord Length	Arc Length
C1	16° 04' 34"	310.00'	58.12' 31"	88.98'
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C4	14° 35' 24"	235.00'	48.57' 08"	64.93'
C5	12° 07' 16"	290.00'	41.11' 09"	61.24'
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DOMESTIC WATER & SANITARY SEWER PROVIDED BY CITY OF CHEYENNE BOPU - FIRE PROTECTION TO BE PROVIDED BY CHEYENNE FIRE & RESCUE - THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.

STEEL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS
1102 WEST 19TH ST. CHEYENNE, WY. 82001 • (307) 634-2273
756 CILCHRIST ST. WHEATLAND, WY. 82201 • (307) 922-9789
www.steelsurvey.com • info@steelsurvey.com

BACK 40 SUBDIVISION SECOND PLUNG
A REPEAT OF A PORTION OF LOT 1, BLOCK 1, BACK 40 SUBDIVISION, FIRST PLUNG, CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING.
SITUATED IN THE NE1/4 OF SECTION 1, T.13N, R.67W, 6th P.M.
PREPARED JULY, 2020

CITY OF CHEYENNE
PLANNING & DEVELOPMENT DIRECTOR, CITY OF CHEYENNE, WYOMING
APPROVED BY THE COUNCIL OF THE CITY OF CHEYENNE, WYOMING, THIS 3RD DAY OF AUGUST, 2020.

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