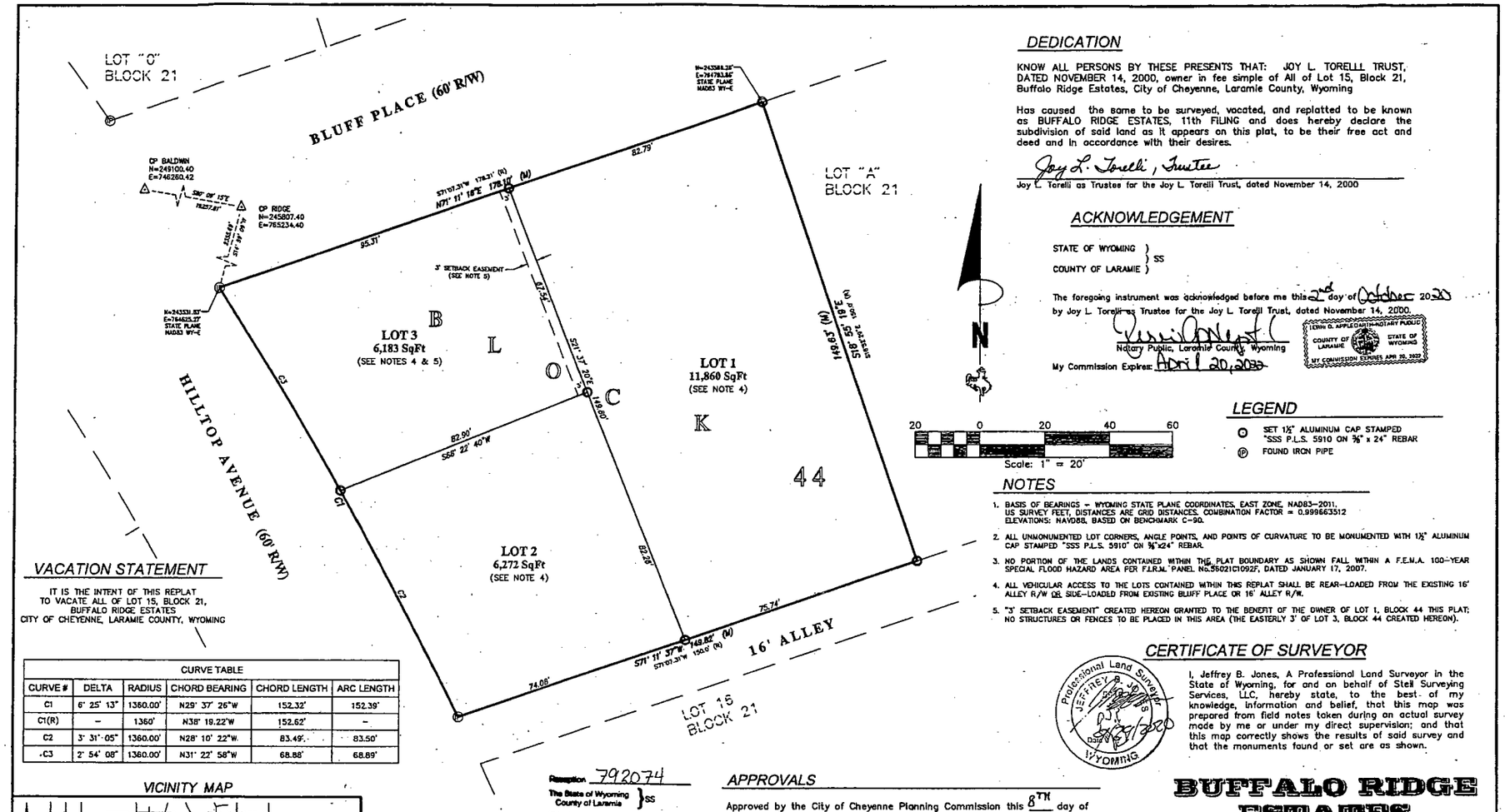


DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: JOY L. TORELLI TRUST, DATED NOVEMBER 14, 2000, owner in fee simple of All of Lot 15, Block 21, Buffalo Ridge Estates, City of Cheyenne, Laramie County, Wyoming

Has caused the same to be surveyed, vacated, and replatted to be known as BUFFALO RIDGE ESTATES, 11th FILING and does hereby declare the subdivision of said land as it appears on this plat, to be their free act and deed and in accordance with their desires.

Joy L. Torelli, Trustee

Joy L. Torelli as Trustee for the Joy L. Torelli Trust, dated November 14, 2000

ACKNOWLEDGEMENT

STATE OF WYOMING)
) SS
COUNTY OF LARAMIE)

The foregoing instrument was acknowledged before me this 2nd day of October 2020 by Joy L. Torelli as Trustee for the Joy L. Torelli Trust, dated November 14, 2000.

Notary Public, Laramie County, Wyoming

My Commission Expires: April 20, 2023

ERIN D. APPLEGARTH-NOTARY PUBLIC
COUNTY OF LARAMIE STATE OF WYOMING
MY COMMISSION EXPIRES APR 20, 2023

LEGEND

- ○ SET 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910 ON ⅜" x 24" REBAR
- Ⓟ FOUND IRON PIPE

NOTES

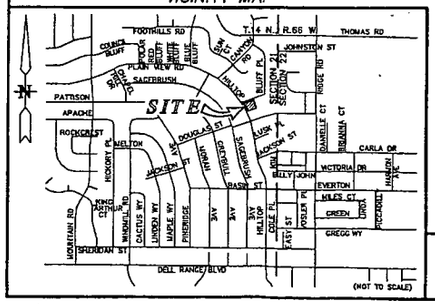
1. BASIS OF BEARINGS – WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83–2011. US SURVEY FEET, DISTANCES ARE GRID DISTANCES. COMBINATION FACTOR = 0.999663512 ELEVATIONS: NAVD88, BASED ON BENCHMARK C–90.
2. ALL UNMONUMENTED LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MONUMENTED WITH 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON ⅜"x24" REBAR.
3. NO PORTION OF THE LANDS CONTAINED WITHIN THE PLAT BOUNDARY AS SHOWN FALL WITHIN A F.E.M.A. 100–YEAR SPECIAL FLOOD HAZARD AREA PER F.I.R.M. PANEL No.56021C1092F, DATED JANUARY 17, 2007.
4. ALL VEHICULAR ACCESS TO THE LOTS CONTAINED WITHIN THIS REPLAT SHALL BE REAR–LOADED FROM THE EXISTING 16' ALLEY R/W OR SIDE–LOADED FROM EXISTING BLUFF PLACE OR 16' ALLEY R/W.
5. "3' SETBACK EASEMENT" CREATED HEREON GRANTED TO THE BENEFIT OF THE OWNER OF LOT 1, BLOCK 44 THIS PLAT; NO STRUCTURES OR FENCES TO BE PLACED IN THIS AREA (THE EASTERLY 3' OF LOT 3, BLOCK 44 CREATED HEREON).

VACATION STATEMENT

IT IS THE INTENT OF THIS REPLAT TO VACATE ALL OF LOT 15, BLOCK 21, BUFFALO RIDGE ESTATES CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	6° 25' 13"	1360.00'	N29° 37' 26"W	152.32'	152.39'
C1(R)	–	1360'	N38° 19.22'W	152.62'	–
C2	3° 31' 05"	1360.00'	N28° 10' 22"W.	83.49'.	83.50'
C3	2° 54' 08"	1360.00'	N31° 22' 58"W	68.88'	68.89'

VICINITY MAP



APPROVALS

Approved by the City of Cheyenne Planning Commission this 8TH day of SEPTEMBER 2020.

Planning & Development Director, City of Cheyenne, Wyoming

Approved by the Council of the City of Cheyenne, Wyoming this 28TH day of SEPTEMBER 2020.

Mayor

ATTEST: City Clerk

CERTIFICATE OF SURVEYOR

Professional Land Surveyor JEFFREY B. JONES 5910 WYOMING

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.

Date: 9/21/2020

FILING RECORD

Reception 792074

The State of Wyoming } SS
County of Laramie }

This instrument was filed for record at 12:05 o'clock P M. on the 21st day of October A.D. 2020 and duly recorded in book ____ on page ____ P/C 11 slot 194

Debra K. Lee

County Clerk & Ex-Officio Register of Deeds

By ____ Deputy

RECP #: 792074
RECORDED 10/21/2020 AT 12:05 PM BK# 11 PG# 194
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

BUFFALO RIDGE ESTATES

ELEVENTH FILING

A REPLAT OF
ALL OF LOT 15, BLOCK 21,
BUFFALO RIDGE ESTATES
CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING

PREPARED MARCH 2020

REVISED: 6/5/2020

\2019 DWG\19296 L15 B21 BUFFALO RIDGE EST\19296 REPLAT.dwg

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