

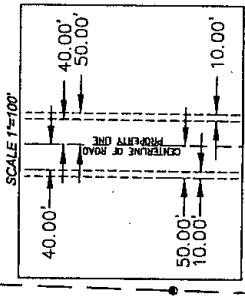
T. 14N.
T. 13N.

PRIVATE ROAD AND UTILITY EASEMENT DETAIL

SEE PRIVATE UTILITY EASEMENT ADJACENT FOR THE PRIVATE USE AND ENJOYMENT OF THE PROPERTY. THIS PARCEL, PARCEL AND MAIL DELIVERY AND EMERGENCY SERVICES.

A 10' UNDERGROUND UTILITY EASEMENT EXCLUSIVE FOR ONLY LOCATED AT THE OUTER 10' OF BOTH SIDES OF 80' PRIVATE ROAD EASEMENT.

IE: DOC BAR DRIVE AND ROYAL KING



RESOLUTION NOTE:

Tract C: Reverts to Adjacent Landowners and Roads Respectively, as set forth in Laramie County Resolution No. 141110A-13, recorded on January 6, 2015 in Book 2425, Page 2757 (hereinafter "Tract A").

Line Table

Line #	Length	Direction
L1	8.32	S 07° 41' 46.3278"
L2	41.58	S 07° 41' 48.3278"
L3	38.61	S 07° 41' 48.3278"
L4	21.54	S 07° 41' 48.3278"
L5	23.63	N 17° 23' 50.0472"
L6	58.08	N 17° 23' 50.0472"
L7	41.75	N 17° 23' 50.0472"
L8	8.55	N 17° 23' 50.0472"

NOTES

1. CENTERLINE AND PROPOSED RIGHT-OF-WAY DIMENSIONS SHOWN SHALL TAKE A 5' SET-BACK FROM THE EXISTING RIGHT-OF-WAY.
2. SETBACK FROM EXISTING RIGHT-OF-WAY DIMENSIONS SHOWN SHALL TAKE A 5' SET-BACK FROM THE EXISTING RIGHT-OF-WAY.
3. ALL DIMENSIONS OF THE PLATTED AREA SHALL BE IN FEET AND INCHES. DIMENSIONS SHALL BE MEASURED TO THE CENTERLINE OF THE ROAD OR TO THE CENTERLINE OF THE UTILITY LINE, UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS TO CORNERS AND POINTS SHALL BE MEASURED TO THE CENTERLINE OF CAMPSTOOL ROAD, UNLESS OTHERWISE SPECIFIED.
5. ALL DIMENSIONS TO CORNERS AND POINTS SHALL BE MEASURED TO THE CENTERLINE OF THE ROAD (TRACT C).

CURVE TABLE

CURVE #	BEARING	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	S 08° 30' 27"	N 83° 37' 33.32"	891.37'	902.87'
C2	S 11° 34' 54"	N 87° 40' 21.32"	683.18'	690.17'
C3	S 18° 45' 57"	N 87° 38' 02.32"	501.08'	502.67'
C4	S 18° 31' 52"	N 87° 38' 49.32"	497.07'	497.87'
C5	S 10° 34' 57"	N 87° 30' 56.32"	602.24'	602.24'
C6	S 45° 30' 57"	N 87° 27' 34.32"	681.34'	682.17'
C7	S 31° 45' 57"	N 87° 27' 09.32"	41.07'	44.07'

DONATION AND DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT BLUE RIBBON ESTATES HAS HEREBY DONATED AND DEDICATED TO THE PUBLIC THE RIGHT-OF-WAY AS SHOWN ON THIS PLAT, DOES HEREBY RESOLVE:

1. THAT THE FOREGOING BE DESIGNATED AS CAMPSTOOL ROAD SECTION 2, BEING A PORTION OF SECTION 2, T13N, R65W, S4E, 35 OF LARAMIE COUNTY, WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST & CORNER OF SAID SECTION 2, THENCE 5.0723507' W, ALONG THE WEST LINE OF SAID SECTION 2, A DISTANCE OF 232.31 FEET TO THE TRUE POINT OF BEGINNING, THENCE N45°04'34.7" E, A DISTANCE OF 4402.58 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT THROUGH AN ANGLE OF 05° 05' 29", A RADIUS OF 5679.65 FEET, AND WHOSE LONG CHORD BEARS N 69° 37' 52.1" E, A DISTANCE OF 601.92 FEET TO A POINT; THENCE S 07° 41' 48.3278" W, A DISTANCE OF 8.5' ALONG SAID EAST LINE, A DISTANCE OF 41.58 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT THROUGH AN ANGLE OF 07° 11' 24", A RADIUS OF 5549.65 FEET, AND WHOSE LONG CHORD BEARS S 85° 04' 29" W, A DISTANCE OF 682.18 FEET TO A POINT; THENCE S 85° 04' 29" W, A DISTANCE OF 416.8 FEET TO THE WEST LINE OF SECTION 2, THENCE N 07° 23' 50.0472" E, ALONG THE WEST LINE OF SECTION 2, 130.79 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 15.64 ACRES, MORE OR LESS, COVENANTS AND RESTRICTIONS OF RECORD.

THE FOREGOING BEING THE SAME TO BE SURVEYED, PLATTED AND BOUND AS SAID LAND AS IT APPEARS ON THIS PLAT TO BE THEIR FREE AND VOLUNTARY DEED AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY GRANT AND CONVEY TO THE PUBLIC THE RIGHT-OF-WAY AS SHOWN.

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

EXECUTED THIS 23rd DAY OF January, A.D. 2015.

BY: William J. Edwards, Manager
BLUE RIBBON ESTATES, LLC

ACKNOWLEDGEMENT

STATE OF WYOMING }
COUNTY OF LARAMIE } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM J. EDWARDS, MANAGER BLUE RIBBON ESTATES, LLC, THIS 23rd DAY OF JANUARY, 2015, AT A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL AT COMMISSION EXPIRES 5-4-2018

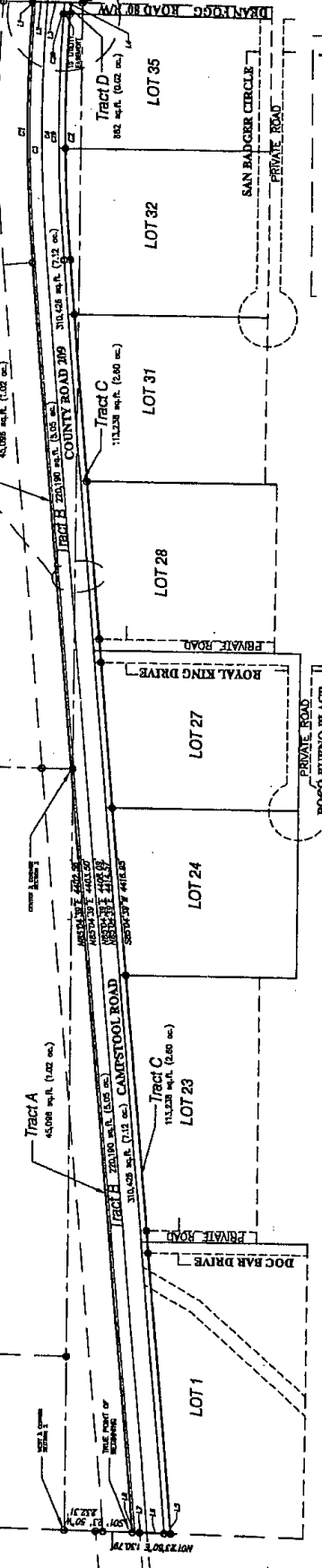
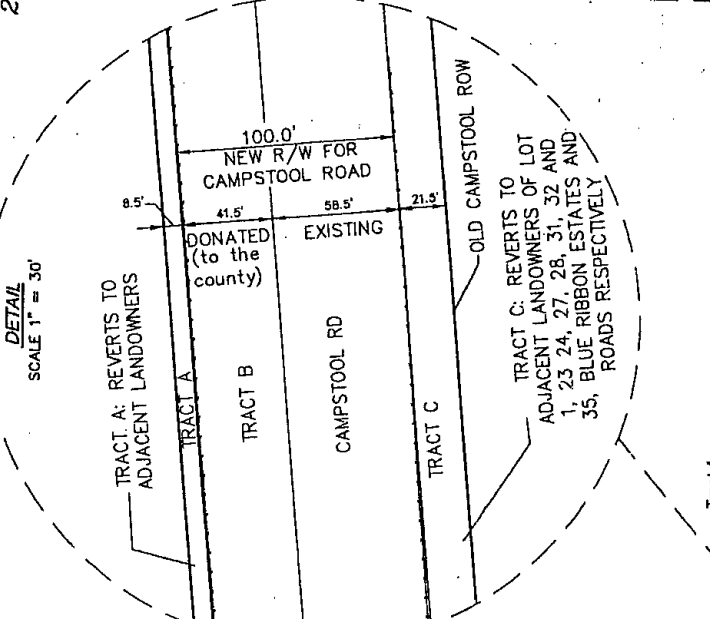
Delaine Spotted
Notary Public
Commission # 6560974
The State of Wyoming
This Commission Expires on 10-31-2018
My Office is located at 2013 W. 10th Street
Laramie, WY 82001

FINAL PLAN
Campstool Road Section 2

A PORTION OF SECTION 2, T13N, R65W, S4E, 35 OF LOTS 1, 23, 24, 27, 28, 31, 32, 35 OF BLUE RIBBON ESTATES, LARAMIE COUNTY, WYOMING.

PREPARED: JULY 7, 2014 BY: Edwards, William J.
REVISION: DECEMBER 3, 2014 BY: Edwards, William J.

PROFESSIONAL LAND SURVEYORS
1106 W. 19th ST. CHEYENNE, WY. 82001 (307)634-7723
756 CALVERT ST. WHEATLAND, WY. 82201 (307)323-4773

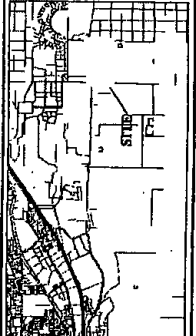


APPROVALS

APPROVED BY THE LARAMIE PLANNING COMMISSION THIS 20th DAY OF January, 2015.
BY: W. J. Edwards Chairman
CHAIRMAN
APPROVED BY THE COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING, THIS 20th DAY OF January, 2015.
BY: W. J. Edwards Chairman
CHAIRMAN

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, Registered Professional Land Surveyor in the State of Wyoming, for and on behalf of Blue Ribbon Estates, LLC, hereby certify that this map was prepared from field notes taken during an actual survey made by me or under my direct supervision and that the measurements shown on this map are correct and true to the monuments found or set out as shown.



SCALE 1" = 30'

DETAIL