



VACATION STATEMENT

IT IS THE INTENT OF THIS REPLAT TO VACATE ALL OF THOSE REMAINING PORTIONS OF BLOCK 589, THE 16' ALLEY R/W/S OF SAID BLOCKS, AND PORTIONS OF ADJACENT RIGHTS-OF-WAY, AND ALL OF BLOCK 2 ROBERTS PLACE, INCLUDING THE 16' ALLEY R/W, CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING.

APPROVALS

Approved by the City of Cheyenne Planning Commission this 5th day of October, 2020.

Approved by the Council of the City of Cheyenne, Wyoming this 14th day of October, 2020.

W. B. [Signature]
Mayor

NOTES

1. BASIS OF BEARINGS - WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD 83, US SURVEY FEET. DISTANCES ARE GROUND DISTANCES. SITE COORDINATES - UTM.
2. ALL UNBOUNDARYED PLOTS CORNERS, ANGLE POINTS AND CURVE POINTS TO BE RECHECKED WITH AN ELECTRONIC TOTAL STATION FOR THE SURVEY ON 8/25/2020.
3. A PORTION OF THIS PLAT FALLS WITHIN A FEMA 100-YEAR FLOOD ZONE (ZONE A) AND FEMA FLOODWAY (ZONE AS) PER FEMA PANEL, HYDROLOGIC DISTRICT # 500103010, DATED 11-26-2015, SHEET 11-500103010-1, DATED 4-27-2016.
4. DOMESTIC WATER AND SANITARY SEWER SERVICES TO BE PROVIDED BY CITY OF CHEYENNE.
5. "SEWER ACCESS" MEANS THE UTILITY (SEWERAGE) FROM EXISTING MAINS, WHETHER EXISTING OR PROPOSED, TO THE SEWER OR PUBLIC UTILITIES OF THE CITY OF CHEYENNE. "SEWER ACCESS" DOES NOT INCLUDE THE CONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF EXISTING SEWER MAINS/PIPES/FACILITIES.
6. NO OTHER UTILITIES HAVE INSTALLED FACILITIES ON OR WITHIN THE BOU UTILITY CROWN UTILITIES THAT CROSS THE BOU UTILITY EASEMENT, IF AND ONLY IF:
 1. UTILITIES CROSS THE BOU UTILITY EASEMENT AT NO LESS THAN 18" TO 24" CLEARANCE.
 2. A MINIMUM OF 24" INCHES OF VERTICAL CLEARANCE IS PROVIDED UNLESS OTHERWISE APPROVED BY THE BOU, AND
 3. A COPY OF ANY UTILITY EASEMENT UNDERLYING THE CROSSING OF THE BOU UTILITY EASEMENT IS PROVIDED TO THE BOU PRIOR TO ANY CONSTRUCTION WITHIN THE BOU UTILITY EASEMENT.
7. GRANTEE (BOU/LOT) OR CHEYENNE REQUESTS RELOCATION OF THE FACILITIES. GRANTEE SHALL PAY FOR REMOVAL AND RELOCATION OF THE FACILITIES. GRANTEE SHALL PAY FOR REMOVAL AND RELOCATION OF THE FACILITIES. GRANTEE SHALL PAY FOR REMOVAL AND RELOCATION OF THE FACILITIES.
8. GRANTEE AGREES TO UNDERWRITE WORK ON MAINTENANCE OF THE FACILITIES. GRANTEE SHALL REPAIR ANY DAMAGE TO GRANTEE'S PROPERTY RESULTING FROM SUCH ACCESS WORK/WORK.

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: LARAMIE COUNTY SCHOOL DISTRICT NO. ONE, OWNER IN THE WHOLE OF ALL OF Those Remaining Portions of Block 589 & 570 Original City of Cheyenne AND All of Block 2 Roberts Place, City of Cheyenne, Laramie County, Wyoming;

Has caused the same, along with those 16' Alley Rights-of-Way of Said Blocks AND Portions of Adjacent Rights-of-Way (Onnell Avenue, West 8th Street, Thomas Avenue, & Bent Avenue) as shown and described hereon, to be surveyed, recorded and dedicated to the public use, and the same shall be held in trust for the public and in accordance with their design and do hereby dedicate to the public the surface estate of the land shown and described hereon for the purposes indicated as shown and described hereon.

ACKNOWLEDGEMENT

I, W. B. [Signature], as Mayor, Laramie County School District No. One, State of Wyoming }
COUNTY OF LARAMIE }
The foregoing instrument was acknowledged before me this 14th day of October, 2020, by W. B. [Signature] as Authorized Signatory for Laramie County School District No. One, and W. B. [Signature] as Mayor, Laramie County, Wyoming.

My Commission Expires October 1, 2021

CERTIFICATE OF SURVEYOR

I, Alfrey B. Janda, a Professional Land Surveyor in the State of Wyoming, for and on behalf of Steel Surveying Services, LLC, do hereby certify that the above and foregoing plat was prepared on actual survey made by me or under my direct supervision and that the monuments found or set are as shown.

COLE SCHOOL ADDITION

A REPLAT OF ALL OF THOSE REMAINING PORTIONS OF BLOCK 589 & 570 ORIGINAL CITY OF CHEYENNE, INCLUDING THE 16' ALLEY R/W/S OF SAID BLOCKS, AND PORTIONS OF ADJACENT RIGHTS-OF-WAY (ONELL AVE., W. 8th ST., THOMAS AVE., & BENT AVE.), AND ALL OF BLOCK 2 ROBERTS PLACE, INCLUDING THE 16' ALLEY R/W, CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING.

PREPARED June 2020

STEEL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS

1109 WISPER 104th ST. CHEYENNE, WY 82001 • (307) 684-7278
750 OGDEN 5th ST. WHEATLAND, WY 82201 • (307) 522-3728
www.steelssurvey.com • 1606@steelssurvey.com

