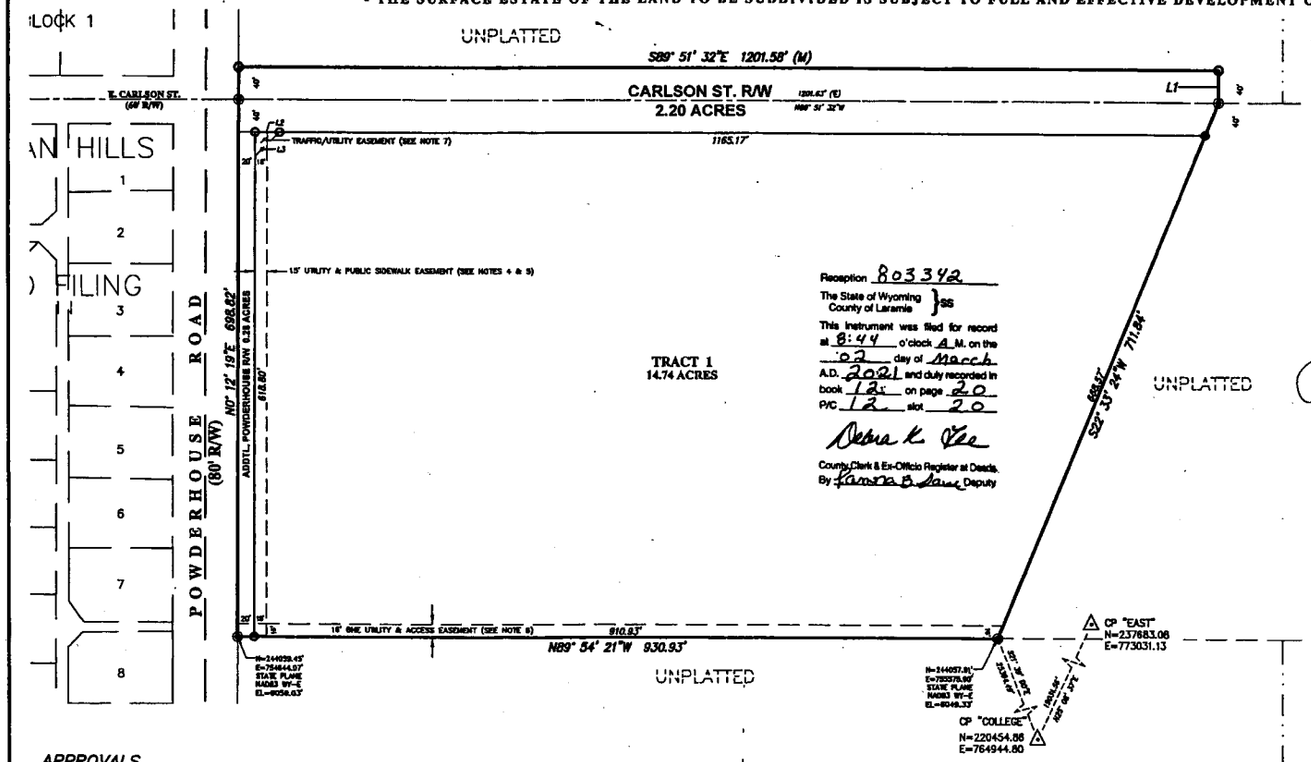
• DOMESTIC WATER & SANITARY SEWER PROVIDED BY CITY OF CHEYENNE BOPU • FIRE PROTECTION TO BE PROVIDED BY CHEYENNE FIRE & RESCUE •
• THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE •



Reception B03342
The State of Wyoming } ss
County of Laramie }
This instrument was filed for record at 8:44 o'clock A.M. on the 02 day of March A.D. 2021 and duly recorded in book 12 on page 20 P/C 12 slot 20
Debra K. Lee
County Clerk & Ex-Officio Register of Deeds,
By Tamra B. Lane Deputy

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: LARAMIE COUNTY SCHOOL DISTRICT No. ONE, Owner in fee simple of A 18.12-acre Portion of the North Half of the Southwest Quarter of the Northwest Quarter (N½SW¼NW¼) of Section 20, Township 14 North, Range 66 West of the 6th P.M., Laramie County, Wyoming, more particularly described in that certain Warranty Deed recorded in Book 2358, Page 894 as follows:

Beginning at a point on the north line of said N½SW¼NW¼, from which the northwest corner of said N½ NW¼NW¼ bears N. 89 degrees 51' 15" W., a distance of 40.00 feet; thence S. 89 degrees 51' 15" E., along the north line of said N½SW¼NW¼, a distance of 1201.58 feet; thence S. 22 degrees 33' 44" W., a distance of 712.03 feet to the south line of said N½SW¼NW¼; thence N. 89 degrees 54' 25" W., along said south line, a distance of 931.17 feet; thence N. 00 degrees 12' 28" E., a distance of 659.10 feet to the Point of Beginning.

AND Section 20, LLC, A Wyoming Limited Liability Company (50%) AND Frank M. Cole, Jr. (25%) AND Caroline Kate Tietjen (25%); OWNERS in fee simple of A 1.10-acre Portion of the South Half of the Northwest Quarter of the Northwest Quarter (S½NW¼NW¼) of Section 20, Township 14 North, Range 66 West of the 6th P.M., Laramie County, Wyoming, being a portion of that land AKA "Parcel 5" in that certain Quitclaim Deed recorded in Book 2828, Page 142; said portion described as follows:

All of the south 40.00 feet of the west 1201.58 feet of the S½NW¼NW¼ of Section 20, Township 14 North, Range 66 West of the 6th P.M., Laramie County, Wyoming LYING east of Powderhouse Road.
Said portion containing 1.10 acres, more or less.

Have caused a portion of the same as shown hereon to be surveyed, vacated, and replatted to be known as COYOTE RIDGE and do 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 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.

by: _____ as Program Advisor for Laramie County School District No. One

by: _____ Frank M. Cole as Manager for Section 20, LLC

by: _____ Frank M. Cole, Jr. (25% interest in S½NW¼NW¼ S.20) & by: _____ Caroline Kate Tietjen. (25% interest in S½NW¼NW¼ S.20)

ACKNOWLEDGEMENTS

STATE OF WYOMING } SS
COUNTY OF LARAMIE }

The foregoing instrument was acknowledged before me this 9 day of Feb. 2021 by JEFF Daughtery as Program Advisor for Laramie County School District No. One.

Darlene Davis
Notary Public, Laramie County, Wyoming
My Commission Expires: Oct 6, 2022

STATE OF WYOMING } SS
COUNTY OF LARAMIE }

The foregoing instrument was acknowledged before me this 5 day of Feb 2021 by Frank M. Cole as Manager for Section 20, LLC.

Tammy L Brown
Notary Public, Laramie County, Wyoming
My Commission Expires: 11-25-24

STATE OF WYOMING } SS
COUNTY OF LARAMIE }

The foregoing instrument was acknowledged before me this 5 day of Feb 2021 by Frank M. Cole, Jr. (25%) AND Caroline Kate Tietjen (25%).

Tammy L Brown
Notary Public, Laramie County, Wyoming
My Commission Expires: 11-25-24

APPROVALS

Approved by the City of Cheyenne Planning Commission this 7 day of December 2020.

Planning & Development Director, City of Cheyenne, Wyoming

Approved by the Council of the City of Cheyenne, Wyoming this 11 day of January 2021.

Mayor

ATTEST: City Clerk

NOTES

1. BASIS OF BEARINGS – WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83–2011, US SURVEY FEET, GRID DISTANCES. COMBINATION FACTOR = 0.9996586369.
2. NO PORTION OF THE SUBJECT PROPERTY FALLS WITHIN A 100-YEAR FEMA SFHA PER FIRM PANEL NO.56021C1091F, EFFECTIVE DATED JANUARY 17, 2007.
3. ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MONUMENTED WITH 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON ⅝"x24" REBAR.
4. "UTILITY EASEMENT(S)" AS SHOWN HEREON GRANTED TO FRANCHISED UTILITY(IES) PROVIDERS OF CITY OF CHEYENNE/LARAMIE COUNTY FOR PROPOSED UTILITY(IES) SERVICE AND/OR DISTRIBUTION LINES.
5. "PUBLIC SIDEWALK EASEMENT(S)" SHOWN HEREON ARE GRANTED TO THE PUBLIC FOR PEDESTRIAN TRAFFIC AND ARE TO BE CONSIDERED AND REGARDED AS PUBLIC RIGHT-OF-WAY UNDER AUTHORITY OF THE CITY OF CHEYENNE.
6. "BHE EASEMENTS" DESIGNATED HEREON GRANTED EXCLUSIVELY TO CHEYENNE LIGHT, FUEL & POWER COMPANY DBA BLACK HILLS ENERGY FOR UTILITY(IES) FACILITY(IES) AND/OR UNDERGROUND ELECTRICAL LINES AND/OR GAS PIPELINES.
7. "TRAFFIC/UTILITY EASEMENT" TO THE CITY OF CHEYENNE FOR TRAFFIC CONTROL/UTILITY FACILITIES.

LINE TABLE		
Line #	Bearing	Length
L1	S0° 08' 28"W	40.00'
L2	N89° 51' 32"W	30.00'
L3	S45° 10' 23"W	42.45'

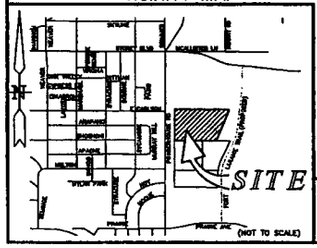
LEGEND

- SET 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON ⅝" x 24" REBAR
- FOUND 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND NAIL

N

100 0 100 200 300
Scale: 1" = 100'

VICINITY MAP



FILING RECORD

RECP #: 803342
RECORDED 3/2/2021 AT 8:44 AM BK# 12 PG# 20
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

CERTIFICATE OF SURVEYOR

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.

REVISED: 12/16/2020
2020 DWG\2020224 SECTION 20\2020224 REVFINAL.DWG

© COPYRIGHT 2020 STEIL SURVEYING SERVICES, LLC ALL RIGHTS RESERVED

COYOTE RIDGE

SITUATED IN THE N½NW¼ OF SECTION 20, T.14N., R.66W.
OF THE 6TH P.M., CITY OF CHEYENNE,
LARAMIE COUNTY, WYOMING.

PREPARED OCTOBER 2020

STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS
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756 GILCHRIST ST. WHEATLAND, WY. 82201 ○ (307) 322-9789
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