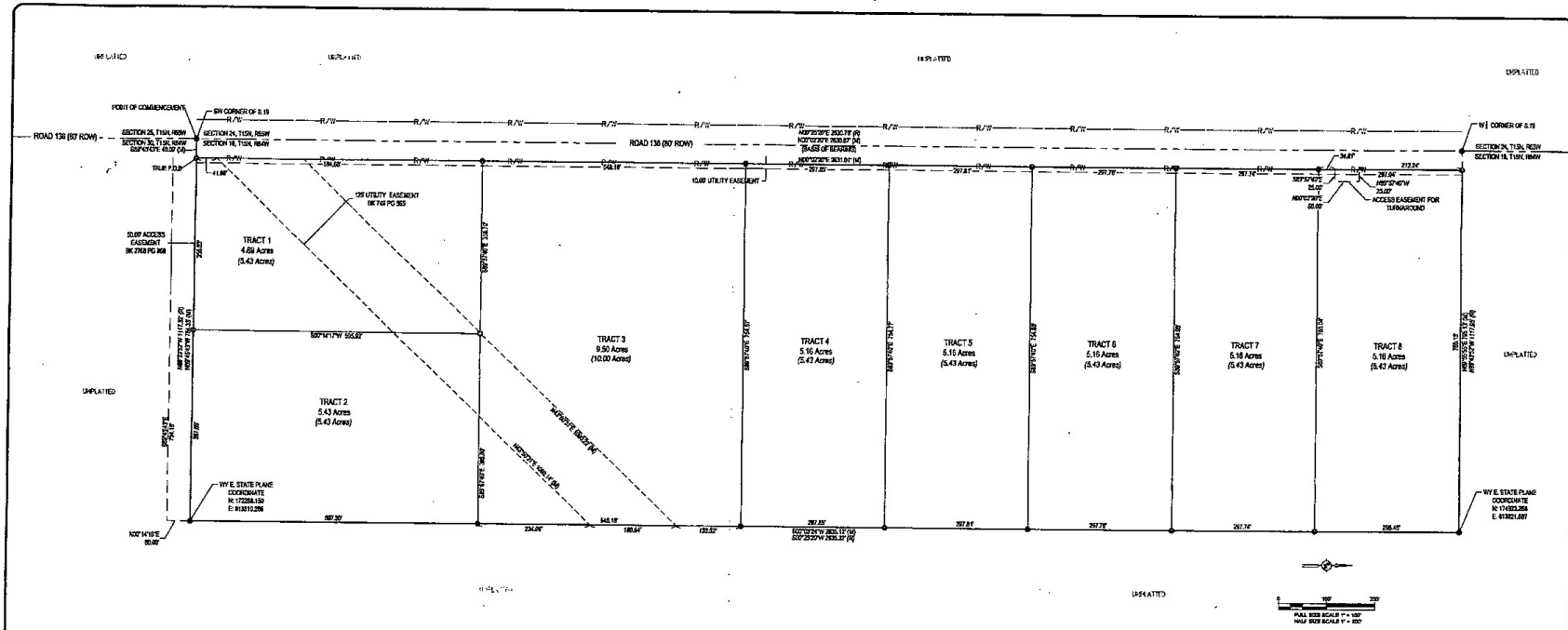


LEGEND

- FOUND ALUM. CAP
- SET 24" ⅝ REBAR WITH 2" ALUMINUM CAP PLS 12045
- SECTION LINE
- R/W — RIGHT OF WAY
- NEW PARCEL BOUNDARY
- X.XX Acres — NET AREA
- (X.XX Acres) — GROSS AREA
- XXX.XX' — EASEMENT TIE DIMENSIONS

Recorded 829601
The State of Wyoming } ss
County of Laramie }
This instrument was filed for record at 3:18 o'clock P.M. on the 27th day of January A.D. 2022 and duly recorded in book ____ of Plats page ____
Pic 12 No. 93
Debra K. Lee
County Clerk & Ex-Officio Notary of Deeds
By ____ Deputy

NOTES:

- CR136 SUBDIVISION CONTAINS 48.04 ACRES ±
- CR136 SUBDIVISION CONTAINS
  - 8 RESIDENTIAL LOTS
- THERE WILL BE NO PUBLIC WATER OR WASTE WATER SYSTEMS.
- INDIVIDUAL RESIDENCES WILL BE SERVED BY ONSITE WELL + SEPTIC/LEECH FIELD SYSTEMS.
- FIRE PROTECTION WILL BE PROVIDED BY LARAMIE COUNTY FIRE DISTRICT NO. 6.
- THERE WILL BE 10' UTILITY EASEMENT ABUTTING ALL ROAD WAYS.
- ALL ROADWAYS WILL BE PRIVATELY MAINTAINED. ROADWAYS WILL BE CONSTRUCTED TO COUNTY STANDARD, ROADWAYS WILL BE DEDICATED TO THE PUBLIC.
- PRESENT AND PROPOSED LAND USE FOR ALL TRACTS ARE TO BE RURAL RESIDENTIAL.
- CR136 SUBDIVISION IS NOT LOCATED NEAR ANY CWPP STUDY AREAS DESCRIBED IN THE CHEYENNE / LARAMIE COUNTY CWPP
- THERE ARE NO SPECIAL FLOOD HAZARDS WITHIN THE PROPOSED SUBDIVISION. THE SUBDIVISION IS LABELED AS ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR LARAMIE COUNTY PANEL 1059 OF 1650. MAP NO. 56021C1059F WITH AN EFFECTIVE DATE OF JANUARY 17, 2007.
- GROSS AREA SHOWN FOR TRACTS 1-8 ARE CALCULATED BY EXTENDING SIDE LOT LINES FROM THE EDGE OF THE RIGHT OF WAY TO A PERPENDICULAR INTERSECTION WITH THE CENTERLINE OF THE ROAD.
- THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT DRAKE W. JORNS AND TAMARAH RUTH JORNS, OWNERS IN FEE SIMPLE OF THE LAND EMBRACED IN THIS FINAL PLAT OF "CR136 SUBDIVISION" DOES HEREBY DECLARE THAT THE SUBDIVISION OF SAID LAND IS WITH HIS FREE ACT AND DEED AND IN ACCORDANCE WITH HIS DESIRES, DOES HEREBY GRANT TO THE PUBLIC THE RIGHTS OF WAY SHOWN HEREON AND GRANT THE EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED ON THIS PLAT.

DRAKE W. JORNS, OWNER

TAMARAH RUTH JORNS

ACKNOWLEDGEMENTS

STATE OF Wyoming)
) SS
COUNTY OF Laramie)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DRAKE W. JORNS AND TAMARAH RUTH JORNS, THIS 11th DAY OF January, 2022, WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC Cheyenne, WYOMING

MY COMMISSION EXPIRES June 15, 2023

APPROVALS

APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION THIS 15 DAY OF November 2022

CHAIR PERSON FOR THE PLANNING COMMISSION

APPROVED BY THE COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING THIS 21 DAY OF December 2022

CHAIR PERSON, BOARD OF COUNTY COMMISSIONERS

COUNTY CLERK

BASIS OF BEARINGS

CONSIDERING THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 15 NORTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING BEING MONUMENTED AT THE SOUTH WEST CORNER AND THE WEST QUARTER CORNER BY FOUND IRON RODS WITH BEARING N00°02'20"W AT A DISTANCE OF 2630.87 FEET WITH ALL BEARINGS HEREIN RELATIVE THERE TO.

COORDINATES ARE GROUND COORDINATES BASED ON US STATE PLANE 1983, WYOMING STATE PLANE EAST FIPZONE 4001.
TO CONVERT TO STATE PLANE COORDINATES ADD 100,000 FT TO THE NORTHING AND 200,000 FT TO THE EASTING AND MULTIPLY BY A PROJECT SCALE FACTOR OF 0.999953675.
EXAMPLE POINT: SW CORNER TRACT 2
GROUND NORTHING = 172288.159
GROUND EASTING = 813810.256
N = (172288.159-100000)*SF = 272203.978
E = (813810.256-200000)*SF = 813527.714
STATE PLANE NORTHING = 272203.978
STATE PLANE EASTING = 813527.714
SURVEY CONTROL / BENCHMARKS NAVD88
ORIGINAL FIELD SURVEY BY: AVI PC 7-23-21.

LEGAL DESCRIPTION

A PARCEL OF LAND IN THE SW ¼ OF SECTION 19 T.15N., R.64W. DESCRIBED AS BEING SITUATE, KNOWN AND BEING THE WESTERLY 749.61' OF LOTS 3 AND 4 OF SECTION 19, T.14 N. OF R.64 W. OF THE 6TH PM IN LARAMIE COUNTY, WYOMING MORE PRECISELY AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP FOUND AT THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE S89°45'49"E AT A DISTANCE OF 40.00 FEET TO A POINT ON THE EASTERLY ROW OF CR136 THE TRUE POINT OF BEGINNING; ALONG THE EASTERLY ROW OF CR136, THENCE N00°02'20"E AT A DISTANCE OF 2631.09 FEET TO A POINT; THENCE LEAVING SAID ROW N89°55'55"E AT A DISTANCE OF 795.13 FEET TO A POINT; THENCE S00°02'20"W A DISTANCE OF 2630.12 FEET; THENCE N89°45'43"W AT A DISTANCE OF 794.53 FEET TO THE TRUE POINT OF BEGINNING.

SAID PARCEL CONTAINS 48.04 ACRES MORE OR LESS

CERTIFICATE OF SURVEYOR

I, ADAM R. DESCHLER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF WYOMING DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM THE RECORDS AND FIELD NOTES OF A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Professional Land Surveyor Adam R. Deschler WYOMING

FILING RECORD

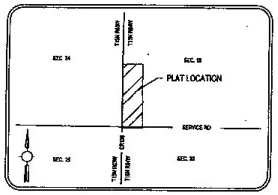
RECORDED 1/27/2022 AT 3:18 PM REC# 11 PGS P2
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

RECP #: 829601

FINAL PLAT FOR CR136 SUBDIVISION

WESTERLY 794.61' OF LOTS 3 & 4 AS FOUND IN LARRY PERRY'S MAP OF SURVEY SITUATED IN THE SW ¼ OF SECTION 19 T15N, R64W OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING

PREPARED JANUARY 2022



PREPARED FOR:
WESTERN PROFESSIONAL HUNTERS, LLC
3759 CHUCK WAGON RD
CHEYENNE, WY, 82009

PROJECT: CR136 SUBDIVISION
DRAWING TITLE: FINAL PLAT

ENGINEERING PLANNING SURVEYING

NO.	REVISION	DATE

DATE: Jan 11, 2022
DRAWN BY: MR
DESIGNED BY: MR
CHECKED BY: RC
JOB NO.: 4532
DRAWING NO. 1 OF 1