

SUBDIVISION PLAT SETUP FORM

Subdivision Proper Name DESTIN HEIGHTS
 Received from STELL SURVEYING SERVICES LLC
 Grantor MAX PARTNERS LLC
 Grantee RE DESTIN HEIGHTS
 Document Date 2/5/2019
 Legal Description W2NE4, N2SE4NE4 SEC24 T14N R66W

SUBDIVISION INFORMATION

Short Alpha Name DESING HEIGHTS
 Block Name _____ Lot Name _____ TRACT _____
 Replats Previous Platting N Defunct Subdivision N

ABSTRACTING INFORMATION

Existing Parcels Affected

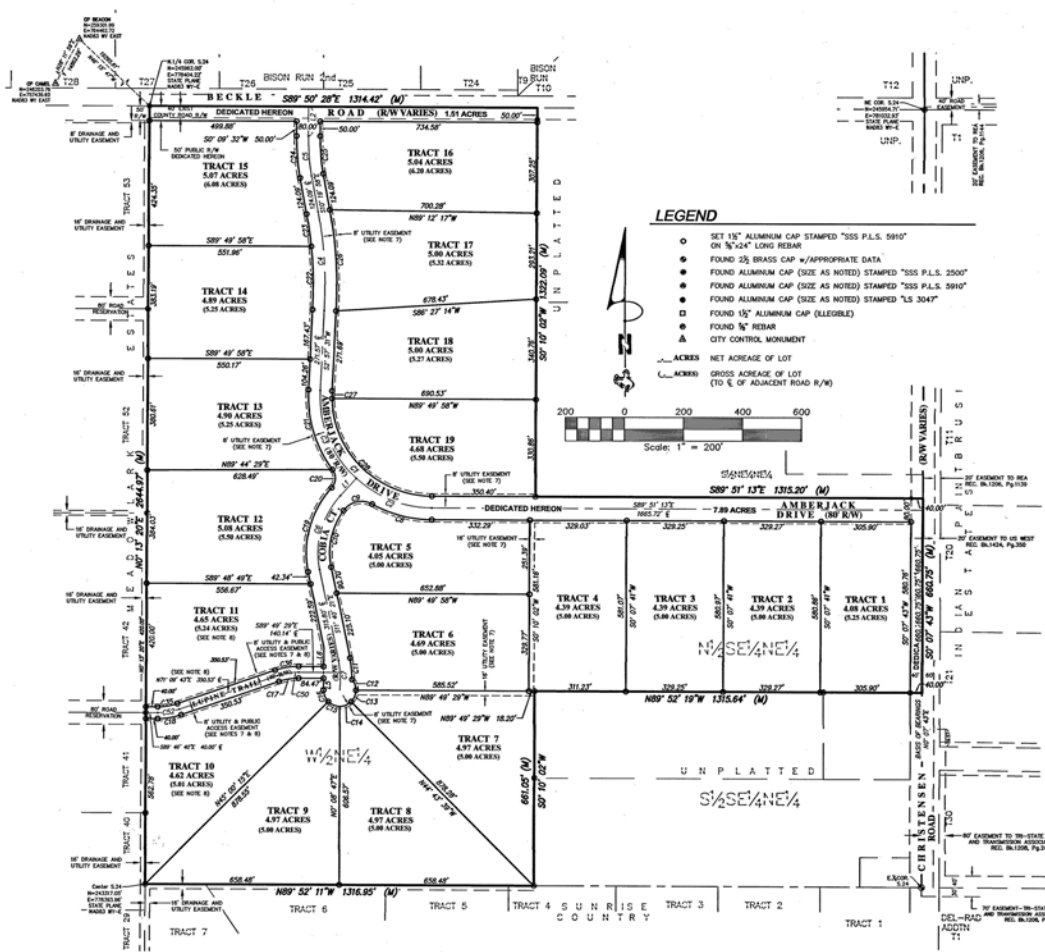
Township & Range/Subdivision	Beginning Lot/Sec	Ending Lot/Sec	Block #	In-Active Y/N
14/66	24			

New Subdivision Parcels Created

Subdivision Name	Beginning Lot #	Ending Lot #	Block #
DESTIN HEIGHTS	1	19	


 REC'D # 793168
 RECORDED 2/14/2019 AT 10:14 AM BY 11 POF 100
DATE & TIME OF ISSUE 2/20/19, BY 11011 POF 1

NO PROPOSED CENTRAL WATER SUPPLY SYSTEM - NO PROPOSED CENTRALIZED SEWAGE SYSTEM - FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #2 - THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE



TRACT CURVE TABLE with columns: CURVE #, BEATS, RADIIUS, CHORD BEARING, CHORD LENGTH, ARC LENGTH. Lists curves for Tracts 10, 11, 12, 13, 14, 15, 16, 17, 18, 19.

R/W CENTERLINE CURVE TABLES for Amberjack Drive (R/W), Sunrise Drive (R/W), and Luptine Trail (R/W). Columns include CURVE #, BEATS, RADIIUS, CHORD BEARING, CHORD LENGTH, ARC LENGTH.

TRACT LINE TABLES with columns: TRACT #, BEARING, LENGTH. Lists line data for Tracts 10 and 11.

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: MAX PARTNERS, LLC owner in the simple of all of the W1/2NE1/4 and the N1/2SE1/4NE1/4 of Section 24, Township 14 North, Range 66 West of the 6th P.M., Laramie County, Wyoming. Has caused the same to be surveyed and plotted to be known as DESTIN HEIGHTS, and does hereby declare the subdivision of said land as it appears on this subdivision plat, to be their free act and deed and in accordance with their desires and does furthermore dedicate to the public the rights-of-way, and grant the easements as shown and described herein for the purposes indicated.

MAX PARTNERS, LLC by: Steven W. Prescott as Registered Agent

ACKNOWLEDGEMENT

STATE OF WYOMING)
COUNTY OF LARAMIE) SS
The foregoing instrument was acknowledged before me this 1st day of April 2019 by Steven W. Prescott as Registered Agent for Max Partners, LLC.

NOTES

- 1. BASE OF BEARINGS, WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET, DISTANCES ARE GRID DISTANCES.
2. ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MONUMENTED WITH 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON 3/4" x 2 1/2" LONG REBAR.
3. NO PORTION OF THE PROPOSED SUBDIVISION FALLS WITHIN A FEMA 100-YEAR SPECIAL FLOOD HAZARD AREA PER FIRM PANEL NO. 56021C111F & 56021C112F, DATED JANUARY 17, 2007.
4. WATER SERVICE TO EACH LOT TO BE PROVIDED BY INDIVIDUAL WELLS, ALL WELLS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
5. SEWAGE DISPOSAL TO BE PROVIDED WITH INDIVIDUAL SEPTIC LEACH FIELDS FOR EACH LOT, NO PUBLIC SEWER SYSTEM IS PROPOSED. ALL SEPTIC SYSTEMS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
6. ACCESS TO ALL LOTS LOCATED HEREON SHALL BE FROM INTERNAL RIGHTS-OF-WAY ONLY, NO INDIVIDUAL TRACT ACCESS(ES) SHALL BE ALLOWED ONTO OR THROUGH OR ACROSS OTHER TRACTS.
7. UTILITY EASEMENT(S) DESIGNATED HEREON GRANTED TO FRANCHISED UTILITY(IES) PROVIDER(S), THEIR LEGAL SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION OF LOCAL UTILITY SERVICE LINES TO SERVE THE LANDS CONTAINED WITHIN THE PLAT BOUNDARY.
8. a) "LUPTINE TRAIL" 40' RIGHT-OF-WAY DEDICATED TO THE PUBLIC FOR ACCESS TO/ FROM MEADOWLARK ESTATES PLAT BOUNDARY AND COBRA COURT.
b) "W" UTILITY & PUBLIC ACCESS EASEMENT GRANTED HEREON FOR INSTALLATION OF LOCAL UTILITY SERVICE(S) AND FOR USE AS A PUBLIC ROAD R/W IN THE EVENT THAT LUPTINE TRAIL (40' PUBLIC ACCESS DEDICATED HEREON) IS CONVERTED TO A ROAD AT A LATER DATE, NO ROAD CONSTRUCTION IS PROPOSED AT THIS TIME.

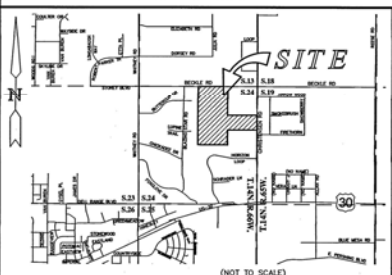
CITY APPROVALS

Approved by the City of Cheyenne Planning Commission this 27th day of January 2019.
Approved by the Council of the City of Cheyenne, Wyoming this 26th day of January 2019.

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, Registered Professional Land Surveyor in the State of Wyoming, for and on behalf of Steel 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.

VICINITY MAP



APPROVALS

Approved by the Laramie County Planning Commission this 10th day of January 2019.
Approved by the Board of Commissioners of Laramie County, Wyoming this 5th day of February 2019.

DESTIN HEIGHTS

BEING ALL OF THE W1/2, N1/2SE1/4 OF SECTION 24 TOWNSHIP 14N., RANGE 66W. OF THE 6TH P.M. LARAMIE COUNTY, WYOMING PREPARED NOVEMBER 2018

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FILING RECORD RECEIVED 2/14/2019 AT 10:14 AM BY 111 PAGE 206