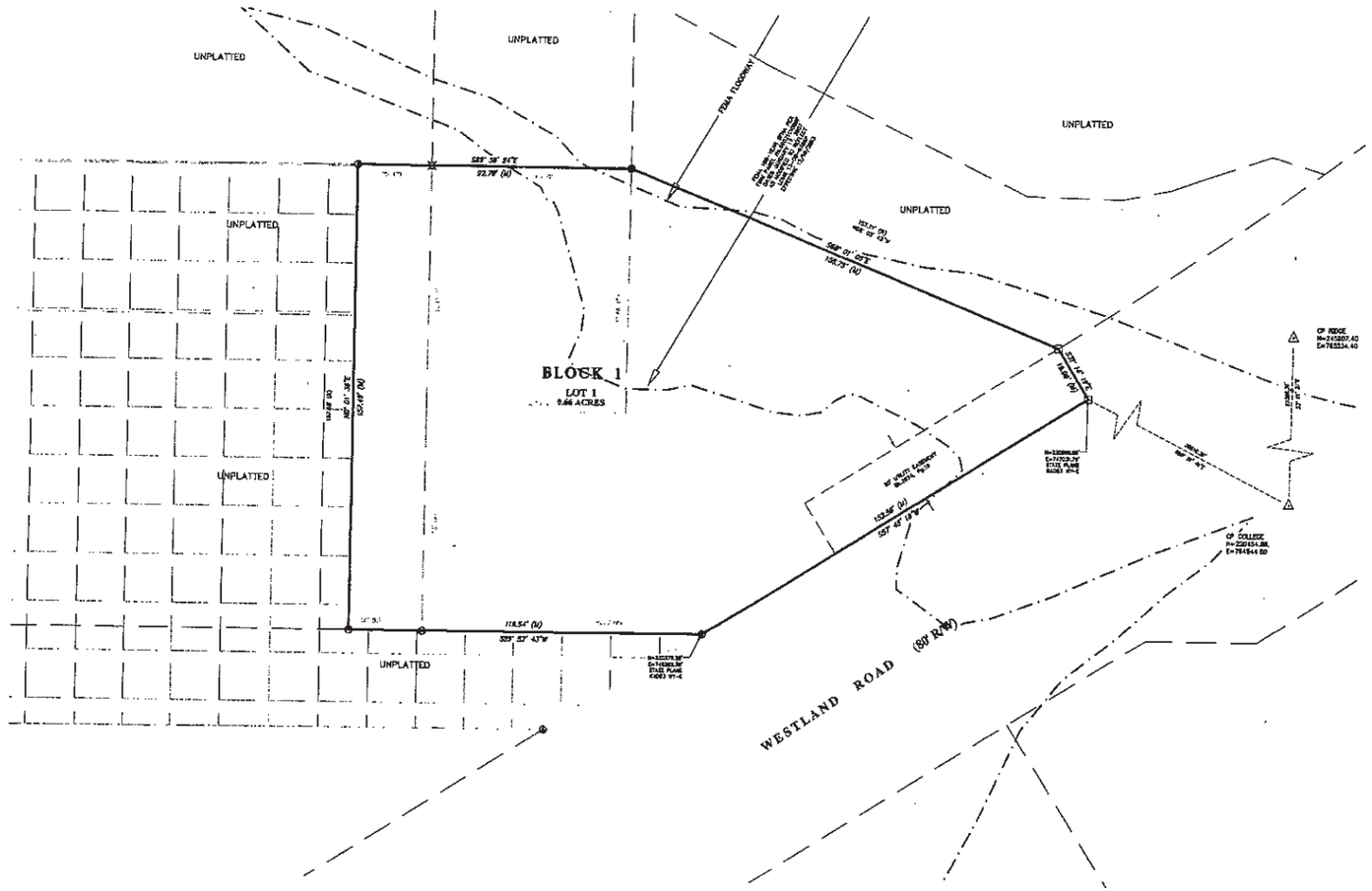
• DOMESTIC WATER & SANITARY SEWER PROVIDED BY CITY OF CHEYENNE BOPU • FIRE PROTECTION TO BE PROVIDED BY CHEYENNE FIRE & RESCUE • THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE •



LEGEND

- SET 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5810" ON ⅝" x 24" REBAR
- FOUND 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5810"
- FOUND W.D.O.T. R/W MONUMENT
- FOUND ¾" IRON PIPE
- FOUND ⅝" REBAR
- (M) DENOTES MEASURED DATA THIS SURVEY
- (R) DENOTES RECORD DATA

20 0 20 40 60

Scale: 1" = 20'

GENERAL NOTES

1. BASIS OF BEARINGS – WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83–2011, US SURVEY FEET, GRID DISTANCES. COMBINATION FACTOR = 0.999650830.
2. NO PORTION OF THE SUBJECT PROPERTY FALLS WITHIN A 100–YEAR FEMA SFHA PER FIRM PANEL NO.56021C1085F, 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. 5810" ON ⅝"x24" REBAR.
4. WATER AND SEWER TO BE PROVIDED BY CITY OF CHEYENNE BOPU.
5. THE PURPOSE OF THIS ADMINISTRATIVE PLAT IS TO CONSOLIDATE TWO DISPARATE PARCELS INTO A SINGLE PLATTED LOT

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: E.L. Wyoming Properties, LLC, owner in fee simple of two parcels of land situate in the SW¼SE¼ of Section 36, Township 14 North, Range 67 West of the 6th p.m., City of Cheyenne, Laramie County, Wyoming, more particularly described in Warranty Deed recorded in Book 2758, Page 345 in the Real Estate Office of the Laramie County Clerk as follows:

PARCEL 1:
A Tract of land 60 feet wide East and West by 223.25 feet North and South, lying in the South half of Lot 5, Section 36, Township 14 North, Range 67 West of the 6th P.M., in Laramie County, Wyoming, more particularly described as follows: Beginning at a point which bears N. 74° 28'12" W., a distance of 2472.68 feet from the SE corner of Section 36, thence southerly and at right angles to the south line of said Section 35, a distance of 223.25 feet to a point; thence Westerly and parallel to the South line of said Section 36 a distance of 68 feet to a point; thence Northerly and at right angles to the South line of said Section 35, a distance of 223.25 feet to a point marked by a 3/4 inch pipe; thence Easterly and parallel to the South line of said Section 36, a distance of 68 feet to the point of beginning. All in the S1/2 of Lot 5, Section 36, Township 14 North, Range 67 West of the 6th P.M., in Laramie County Wyoming. EXCEPTING THEREFROM the land conveyed in Quitclaim Deed recorded July 27, 2018 in Book 2582, Page 785. A portion lying in the South half of Lot 5, Section 36, Township 14 North, Range 67 West of the 6th P.M., in Laramie County, Wyoming, more particularly described as follows: Beginning at a point which bears N.74°28'12"W., a distance of 2472.68 feet from the said southeast corner of Section 36; thence southerly 140.57 feet to a point; thence westerly and parallel to the south line of said section 36, a distance of 68 feet to a point; thence northerly and at right angle to the south line of said Section 36, a distance of 140.57 feet to a point; thence easterly and parallel to the south line of said Section 36, a distance of 68 feet to the point of beginning.
And
All that portion of the SE1/4 of Section 36, Township 14 North, Range 67 West of the 6th P.M., Laramie County, Wyoming, described as follows: Beginning at a point which bears N.77° 59'2" W., a distance of 2508.2 feet from the SE corner of said Section 36 and which point is marked by an iron bolt; thence West a distance of 25 feet; thence South a distance of 157 .68 feet; thence East a distance of 25 feet; thence North a distance of 157.68 feet to the point of beginning. All in the SE1/4 of Section 36.

PARCEL 2:
A portion of that parcel described in Warranty Deed recorded in the Laramie County Clerk's Office under Book No. 2557, Page 2024, lying in the south half of Lot 5, Section 36, Township 14 North, Range 67 West of the 6th P.M., Laramie County, Wyoming more particularly described as follows: Beginning at a point which bears N.74°28'12"W., a distance of 2472.68 feet from the said southeast corner of Section 36; thence southerly 140.57 feet to the true point of beginning of this parcel; thence continuing southerly 82.68 feet to a point; thence westerly and parallel to the south line of said Section 36, a distance of 68 feet to a point; thence southerly and at right angle to the south line of said Section 36, a distance of 75 feet to a point; thence easterly and parallel to the south line of said Section 36, a distance of 95.18 feet to the westerly right of way line of Westland Road; thence N.57°47'20"E., a distance of 153.25 feet on and along said westerly right of way to a point; thence N.32°12'40"W., a distance of 20.00 feet on and along said westerly right of way to a point; thence N.68°03'42"W., a distance of 157.71 feet to the true point of beginning.

Containing 0.653 acres, more or less.
Basis of Bearings: Wyoming State Plane Coordinate System East Zone, NAD83–2011.
Site Combination Factor = 0.999XXXXXX.

Has caused said lands, as shown and described hereon, to be surveyed and platted to be known as E.L.W.Y. SUBDIVISION, 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 furthermore grant the existing easements to remain as shown and described hereon.

Ernest Vigil as Registered Agent for E.L. Wyoming Properties, LLC.

ACKNOWLEDGEMENT

STATE OF WYOMING } SS
COUNTY OF LARAMIE }

The foregoing instrument was acknowledged before me this 15th day of March 2022 by Ernest Vigil as Registered Agent for E.L. Wyoming Properties, LLC.

Notary Public, Laramie County, Wyoming

My Commission Expires: April 20, 2022

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.

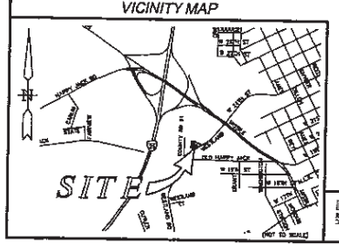
Professional Land Surveyor JEFFREY B. JONES 14936 WYOMING

E.L.W.Y. SUBDIVISION

AN ADMINISTRATIVE PLAT
SITUATED IN THE SW¼SE¼ OF SECTION 36, T.14N., R.67W. OF THE 6TH P.M., CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING.

PREPARED FEBRUARY 2019

VICINITY MAP



Reception #333873
The State of Wyoming } ss
County of Laramie }
This instrument was filed for record at 3:37 o'clock PM on the 30 day of March A.D. 2022 and duly recorded in book ____ on page ____ and/or 109
Debra K. Lee
County Clerk & Ex-Officio Register of Deeds
By Brenda S. Lowe Deputy

FILING RECORD

RECP #: 333873
RECORDED 3/30/2022 AT 3:37 PM BK# L3 PG# 108
Debra K. Lee CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 2

CITY ACKNOWLEDGEMENT

STATE OF WYOMING } SS
COUNTY OF LARAMIE }

The foregoing instrument was acknowledged before me this 4th day of NOVEMBER 2021 by Charles Bloom, City of Cheyenne Planning & Development Director and [redacted] City Engineer for the City of Cheyenne.

Notary Public, Laramie County, Wyoming

My Commission Expires: AUGUST 6, 2023

VALERIE PICKARD
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID 143971
MY COMMISSION EXPIRES 8/6/23

APPROVALS

Approved by the Planning & Development Director this 9TH day of NOVEMBER 2021.

Planning & Development Director, City of Cheyenne, Wyoming

Approved by the City Engineer this 9TH day of NOVEMBER 2021.

City Engineer, City of Cheyenne, Wyoming

REVISED: 10/19/2021
J:\2021 DWG\21337 VIGIL CHEY SEC 36-14-67\SSS21337 FINAL.DWG

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