

SUBDIVISION PLAT SETUP FORM

Subdivision Proper Name GALATIA SUBDIVISION
Received from TRUE VINE COMMUNITY CHURCH
Grantor SUNNYSIDE SOUTHERN BAPTIST CHURCH
Grantee RE GALATIA SUBD
Document Date 2/18/2020
Legal Description TR120 VAC FILLMORE AVE SUNNYSIDE ADD 04F

SUBDIVISION INFORMATION

Short Alpha Name GALATIA SUBD
Block Name TRACT
Replats Previous Platting Y Defunct Subdivision N

ABSTRACTING INFORMATION

Existing Parcels Affected

Township & Range/Subdivision	Beginning Lot/Sec	Ending Lot/Sec	Block #	In-Active Y/N
SUNNYSIDE ADD 04F	120	120		Y

New Subdivision Parcels Created

Subdivision Name	Beginning Lot #	Ending Lot #	Block #
GALATIA SUBD	1	2	

 RECIP # 772461
RECORDED 2/28/2020 AT 1:08 PM BKP 11 PGP 153
Deeds & Land Records of Carroll County, NY Page 1 of 1

DEDICATION
 KNOW ALL PERSONS BY THESE PRESENTS THAT: SUNNYSIDE SOUTHERN BAPTIST CHURCH, OWNER IN THE WHOLE OF THE FOLLOWING DESCRIBED TRACT, TRACT 120, AND THE WEST 1/2 (25') OF VACATED FILLMORE AVE., ADJACENT TO SAID TRACT, SUNNYSIDE ADDITION FOURTH FILING, SITUATE IN A PORTION OF THE SE 1/4 (25') OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 66 WEST OF THE 6TH PM, LARAMIE COUNTY, WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 TRACT 120, BEING THE CENTER LINE OF VACATED FILLMORE AVE. AND THE SOUTHERLY RIGHT OF WAY OF CHARLES STREET, THENCE S89°37'45"W, ON AND ALONG SAID CENTER LINE OF VACATED FILLMORE AVE., A DISTANCE OF 664.63 FEET TO THE POINT OF INTERSECTION WITH THE NORTHERLY RIGHT OF WAY OF CHEYENNE STREET (VACATED) PROJECTED EASTERLY;
 THENCE S89°37'45"W, ON AND ALONG SAID NORTHERLY RIGHT OF WAY OF CHEYENNE STREET (VACATED) PROJECTED EASTERLY;
 THENCE S89°37'45"W, ON AND ALONG SAID WESTERLY LINE OF SAID TRACT 120, A DISTANCE OF 664.75 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT 120;
 THENCE S89°37'45"W, ON AND ALONG THE NORTHERLY LINE OF SAID TRACT 120, A DISTANCE OF 173.06 FEET TO THE POINT OF BEGINNING.
 HAS CAUSED THE SAME TO BE SURVEYED, PLATTED AND KNOWN AS "GALATIA SUBDIVISION", DOES HEREBY DECLARE THE SUBDIVISION OF SAID LANDS, AS IT APPEARS ON THIS PLAT TO BE THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES, AND DO HEREBY DEDICATE FOR THE USE OF THE PUBLIC THE STREETS AND GRANT EASEMENTS FOR THE PURPOSES INDICATED HEREON.

SUNNYSIDE SOUTHERN BAPTIST CHURCH

 COUNTY CLERK

APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION THIS 22ND DAY OF JANUARY, 2020.

 CHAIRMAN

ATTEST: _____
 COUNTY CLERK

PREPARED FEBRUARY 2020

FINAL PLAT
 GALATIA SUBDIVISION
 A REPLAT OF ALL OF TRACT 120, AND THE WEST 1/2 (25') OF VACATED FILLMORE AVE., ADJACENT TO SAID TRACT, SUNNYSIDE ADDITION FOURTH FILING, SITUATE IN A PORTION OF THE SE 1/4 (25') OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 66 WEST OF THE 6TH PM, LARAMIE COUNTY, WYOMING

EXISTING BOARD OF PUBLIC UTILITIES WATER SUPPLY ON OR ADJACENT TO TRACTS
EXISTING BOARD OF PUBLIC UTILITIES SEWAGE DISPOSAL SYSTEM ON OR ADJACENT TO TRACTS
 THIS PROJECTION PROVIDED BY THE DISTRIC 72

NOTES:
 1. TRACT 12 IS PART OF AN EXISTING CHURCH COMPLEX, CURRENTLY ADDRESS AS 341 CLEVELAND AVE., WITH PRIMARY ACCESS DEVELOPED AND EXISTING OFF OF CLEVELAND AVE.
 2. THE PRIMARY PURPOSE OF THIS REPLAT IS TO IDENTIFY THE VACANT LANDS OF TRACT 1 FOR SALE, WITH PRIMARY ACCESS OFF OF CHARLES STREET. 7. ADDITIONAL FEET OF RIGHT OF WAY ARE BEING PROVIDED ALONG CHARLES STREET FOR THE REQUEST OF THE CITY OF CHEYENNE.
 3. THIS WATER AND SEWER UTILITY EASEMENT (herein referred to as the "BOPU UTILITY EASEMENT"), AS SHOWN AND DESCRIBED HEREON, IS GRANTED TO THE BOARD OF PUBLIC UTILITIES OF THE CITY OF CHEYENNE ("BOPU"). NO OTHER UTILITIES MAY INSTALL FACILITIES OR UTILITIES FACILITIES CROSS THE BOPU FACILITIES AT AN ANGLE OTHER THAN A MINIMUM OF 24 INCHES OR VERTICAL CLEARANCE IS PROVIDED BETWEEN THE BOPU FACILITIES AND THE CROSSING FACILITIES, UNLESS OTHERWISE APPROVED BY THE BOPU; AND (B) A COPY OF ANY UTILITY EASEMENT CROSSING THE BOPU UTILITY EASEMENT IS PROVIDED TO THE BOPU PRIOR TO ANY CONSTRUCTION.
 4. NO PORTION OF THE PLATTED AREA FALLS WITHIN A FLOOD HAZARD AREA. REFER TO FEMA MAP PANEL NO. 5601C1894G, WITH EFFECTIVE DATE OF JANUARY 17, 2007.
 5. THE LARAMIE COUNTY ASSESSORS OFFICE WILL CREATE AN "IMPROVEMENT ONLY" RECORD FOR BUILDINGS CONSTRUCTED OVER TRACT 1.
 6. TRACT 12 IS ALREADY DEVELOPED AND CONNECTED TO THE CITY OF CHEYENNE WATER AND SANITARY SEWER SYSTEMS. VACANT TRACT 1 WILL REQUIRE CONNECTION TO SAID CITY SYSTEMS WITH DEVELOPMENT OF SAID TRACT. THIS MAY POSSIBLY REQUIRE ANNEXATION TO THE CITY OF CHEYENNE FOR DEVELOPMENT.

COORDINATES ARE BASED ON THE WYOMING EAST STATE PLANE, STATE COORDINATE SYSTEM (DTZDZNO 4901) SAID PL. - 1992 ADJUSTMENT, LABELED PLAT AND PLAN DATA, BEARING, DISTANCE AND STATIONING) ARE GROUND BASED. TO OBTAIN GRID DISTANCES, MULTIPLY PLAT AND PLAN DATA BY A PROJECT SCALE FACTOR OF 0.999685.

LEGEND:
 1. SET THIS SURVEY, W.D.S. BEARS WITH ALUMINUM SURVEY CAP STAMPED "P.L.S. 422".
 2. FOUND CITY OF CHEYENNE CONTROL MONUMENT OF RECORD.
 3. FOUND BEARER SURVEY MONUMENTS WITH IDENTIFYING CAPS AS SHOWN ON THIS MAP.

CERTIFICATE OF SURVEYOR
 STATE OF WYOMING) SS
 COUNTY OF LARAMIE)
 I, _____, Surveyor, do hereby certify the FINAL PLAT shown herein was prepared by me from an actual survey conducted by me, and is correct to the best of my knowledge and belief.

John J. Study W.Y. Lic. No. 4625

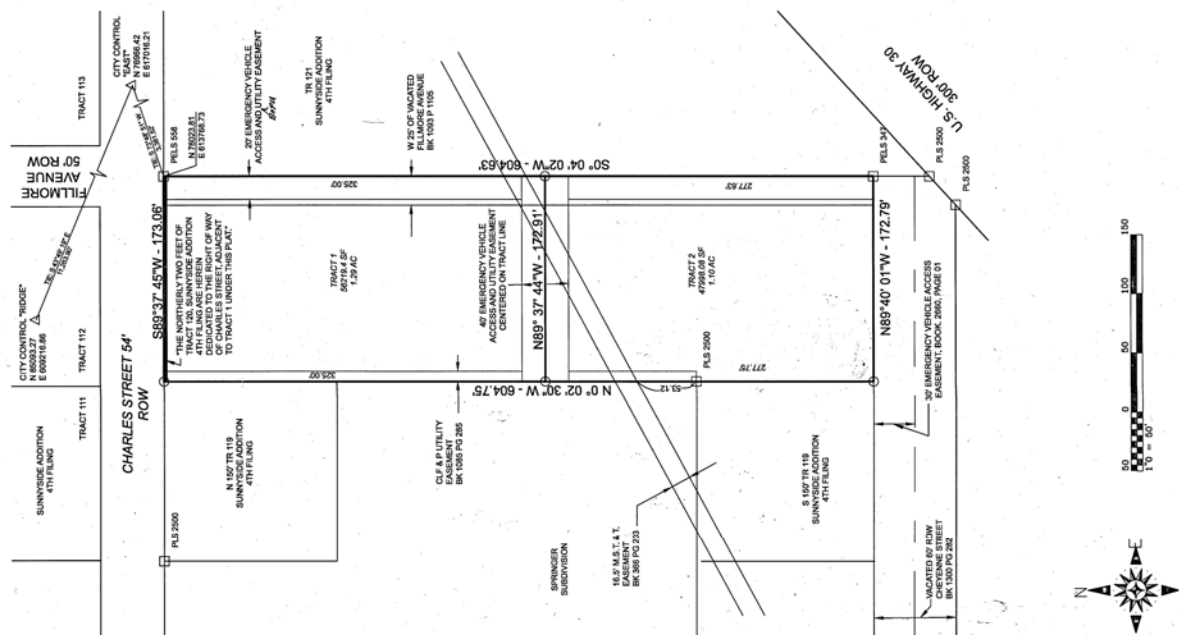
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FILING RECORD

REC'D # 772461

RECORDED IN LARAMIE COUNTY AT 10:07 AM, FEB. 27, 2020