

SUBDIVISION PLAT SETUP FORM

Subdivision Proper Name HIGHLAND PARK FOURTH FILING
 Received from STEIL SURVEYING SERVICES LLC
 Grantor BRIANNE CUSTOM BUILDERS
 Grantee IN RE HIGHLAND PARK 04F
 Document Date 9/5/2017
 Legal Description E63.63' TR13 HIGHLAND PARK 03F

SUBDIVISION INFORMATION

Short Alpha Name HIGHLAND PARK 04F
 Block Name N/A Lot 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
HIGHLAND PARK 03F	13	13	N/A	N

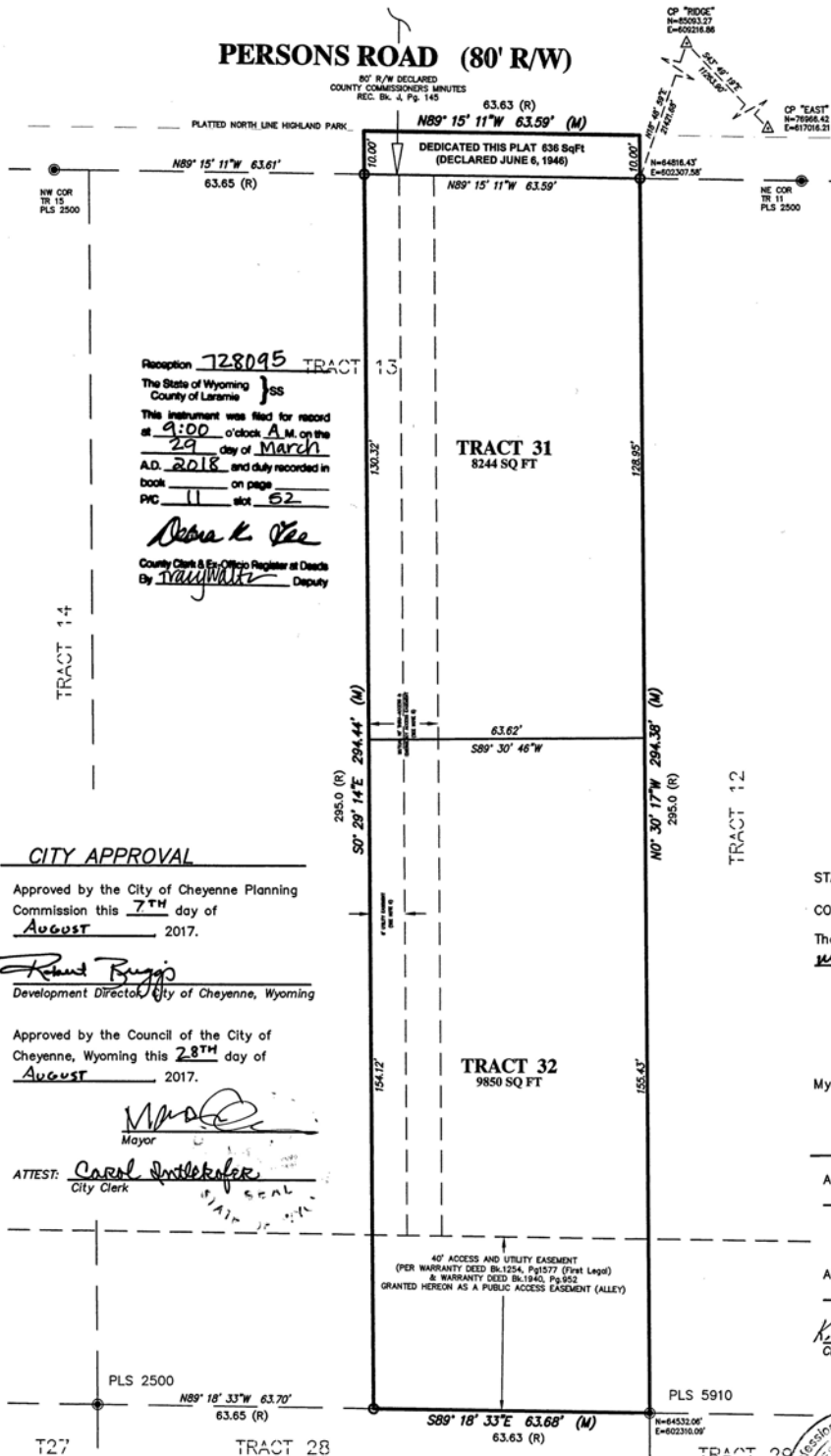
New Subdivision Parcels Created

Subdivision Name	Beginning Lot #	Ending Lot #	Block #
HIGHLAND PARK 04F	31	32	N/A

• DOMESTIC WATER AND SANITARY SEWER SERVICES TO BE PROVIDED BY SOUTH CHEYENNE WATER AND SEWER DISTRICT • FIRE PROTECTION TO BE PROVIDED BY LARAMIE COUNTY FIRE DISTRICT #1 • THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE •

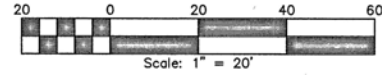
PERSONS ROAD (80' R/W)

90' R/W DECLARED
COUNTY COMMISSIONERS' MINUTES
REC. BK. J, Pg. 145



LEGEND

- SET 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON 3/8" x 24" LONG REBAR
- FOUND 1 1/2" ALUMINUM CAP AS NOTED
- (R) DENOTES RECORD DATA PER Highland Park, 3RD FILING and/or OWNERSHIP DEED(S)



VACATION STATEMENT

IT IS THE INTENT OF THIS REPLAT TO VACATE ALL OF THE EAST 63.63 FEET OF TRACT 13, HIGHLAND PARK, THIRD FILING, LARAMIE COUNTY, WYOMING, CONTAINED HEREIN.

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Brienne Custom Builders, a Wyoming Corporation, owner in fee simple of the east 63.63' of Tract 13, Highland Park, 3rd Filing, Laramie County, Wyoming.

Have caused the same to be surveyed, vacated and re-platted to be known as HIGHLAND PARK, FOURTH FILING, and do hereby declare the subdivision of said land as it appears on this plat, to be their free act and deed in accordance with their desires and do hereby dedicate the right-of-way to the public as shown and grant the easements for the purposes indicated hereon.

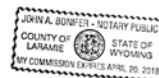
The undersigned, their legal successors and/or assigns, do hereby further acknowledge that this final plat is being submitted to the Governing Body of the City of Cheyenne for approval pursuant to W.S. 34-12-103 and do furthermore acknowledge that W.S. 34-12-106, W.S. 34-12-108 & W.S. 24-3-101(a) may apply to the lands contained within the boundaries of this plat.

by: Floyd Lopez as President for Brienne Custom Builders

ACKNOWLEDGEMENT

STATE OF WYOMING }
COUNTY OF LARAMIE } SS

The foregoing instrument was acknowledged before me this 15th day of MARCH 2017 by Floyd Lopez as President for Brienne Custom Builders.



Notary Public, Laramie County, Wyoming

My Commission Expires: APR 29 2018

COUNTY APPROVAL

Approved by the Laramie County Planning Commission this 20 day of July 2017.

Jody A. Clark
Chairman

Approved by the Board of Commissioners of Laramie County, Wyoming this 5 day of September 2017.

K.H. Burkhalter ATTEST: Debra K. Jones
Chairman County Clerk

CITY APPROVAL

Approved by the City of Cheyenne Planning Commission this 7th day of August 2017.

Rand Burgis
Development Director, City of Cheyenne, Wyoming

Approved by the Council of the City of Cheyenne, Wyoming this 28th day of August 2017.

Mayor

ATTEST: Carol Antlekar
City Clerk

GENERAL NOTES

1. BASIS OF BEARINGS - CITY OF CHEYENNE DATUM REFERENCED FROM CITY CONTROL MONUMENTS "RIDGE" & "EAST" AND BASED ON THE SOUTH LINE OF TRACT 13 BETWEEN FOUND MONUMENTS AS SHOWN.
2. ALL UNMONUMENTED LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MONUMENTED WITH 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON 3/8"x24" REBAR.
3. NO PORTION OF THE PROPOSED SUBDIVISION FALLS WITHIN A FEMA 100-YEAR SPECIAL FLOOD HAZARD AREA PER F.I.R.M PANEL No.56021C1356F; DATED JANUARY 17, 2007.
4. PLATTED NORTH LINE OF HIGHLAND PARK IS LOCATED ±70' SOUTH OF AND PARALLEL TO THE NORTH R/W LINE OF DECLARED PERSONS ROAD (80' R/W) (COMMISSIONERS' MINUTES JUNE 6, 1946 - REC. BK. J, Pg. 145).
5. "MUTUAL 16' THRU-ACCESS & EMERGENCY ACCESS EASEMENT" GRANTED HEREON TO THE OWNERS OF LANDS CONVEYED WITHIN THE BOUNDARIES OF THIS PLAT, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS FOR THE PURPOSES INDICATED.
6. "8' UTILITY EASEMENT GRANTED HEREON TO LARAMIE COUNTY AND CITY OF CHEYENNE FRANCHISED UTILITIES PROVIDERS, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS.

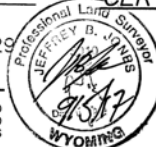
FILING RECORD

RECORDED 3/29/18 AT 8:02 AM BK# 11 PG# 52
REC# 728095
CHIEF CLERK OF LARAMIE COUNTY, WY. PAGE 1 OF 1

REVISED: 08/03/2017

2017 DWG\17142\17142 FINAL TRACT 13 HIGHLAND PARK 3.DWG

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.

HIGHLAND PARK, FOURTH FILING

A REPLAT OF THE EAST 63.63 FEET OF TRACT 13, HIGHLAND PARK, THIRD FILING,

SITUATED IN THE SE1/4 OF SECTION 5, T.13N., R.66W., 6th P.M., LARAMIE COUNTY, WYOMING

PREPARED APRIL, 2017

VICINITY MAP



STEIL SURVEYING SERVICES, LLC

PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS

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