

RECORDED 8/1/2017 AT 11:38 AM BY 31 PAGE 4  
PTN SE4SE4 T15N R67W S24

**SUBDIVISION PLAT SETUP FORM**

Subdivision Proper Name                      KOUGL RANCH  
Received from                      STEIL  
Grantor                      KOUGL, MAUREEN A LIVING TRUST  
Grantee                      RE KOUGL RANCH  
Document Date                      2/7/2017  
Legal Description                      PTN SE4SE4 T15N R67W S24

**SUBDIVISION INFORMATION**

Short Alpha Name                      KOUGL RANCH  
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
15	67	24		

**New Subdivision Parcels Created**

Township & Range/Subdivision	Beginning Lot/Sec	Ending Lot/Sec	Block #	In-Active Y/N
KOUGL RANCH	1	4		

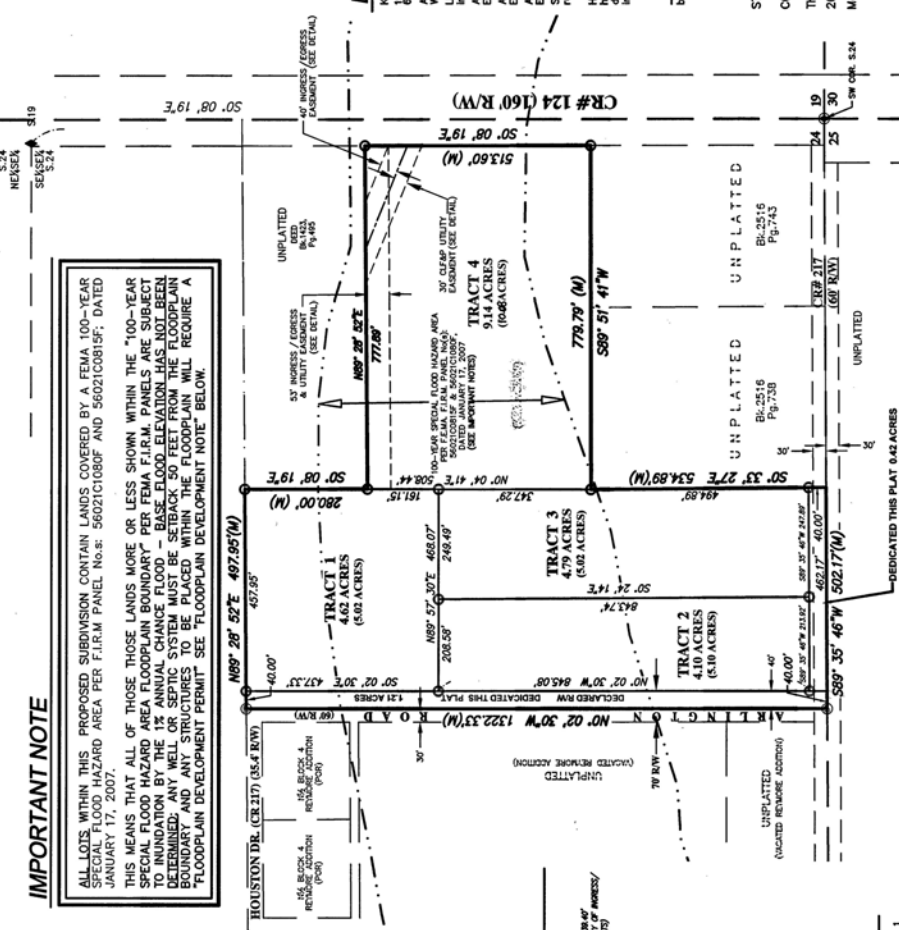
NO PROPOSED CENTRAL WATER SUPPLY SYSTEM - NO PROPOSED CENTRALIZED SEWAGE SYSTEM - FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #2 - THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.

**GENERAL NOTES**

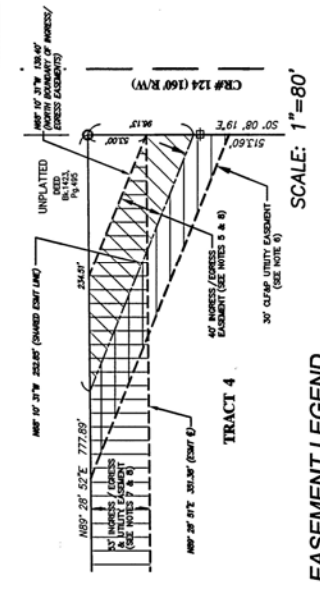
- 1) BASIS OF BEARINGS - EAST LINE OF SECTION 24, HAVING A BEARING OF N 0°08'19" W.
- 2) ALL TRACT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MONUMENTED WITH 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON "X" 2.4" REBAR.
- 3) WATER SERVICE TO EACH TRACT TO BE PROVIDED BY INDIVIDUAL WELLS. ALL WELLS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
- 4) SEWAGE DISPOSAL TO BE PROVIDED WITH INDIVIDUAL SEPTIC LEACH FIELDS FOR EACH TRACT. ALL SEPTIC SYSTEMS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
- 5) "40" INGRESS/EGRESS/EASEMENT" GRANTED TO THE LEGAL OWNER OF TRACT 1, TRACT 2, TRACT 3, TRACT 4, TRACT 5, TRACT 6, TRACT 7, TRACT 8, TRACT 9, TRACT 10, TRACT 11, TRACT 12, TRACT 13, TRACT 14, TRACT 15, TRACT 16, TRACT 17, TRACT 18, TRACT 19, TRACT 20, TRACT 21, TRACT 22, TRACT 23, TRACT 24, TRACT 25, TRACT 26, TRACT 27, TRACT 28, TRACT 29, TRACT 30, TRACT 31, TRACT 32, TRACT 33, TRACT 34, TRACT 35, TRACT 36, TRACT 37, TRACT 38, TRACT 39, TRACT 40, TRACT 41, TRACT 42, TRACT 43, TRACT 44, TRACT 45, TRACT 46, TRACT 47, TRACT 48, TRACT 49, TRACT 50, TRACT 51, TRACT 52, TRACT 53, TRACT 54, TRACT 55, TRACT 56, TRACT 57, TRACT 58, TRACT 59, TRACT 60, TRACT 61, TRACT 62, TRACT 63, TRACT 64, TRACT 65, TRACT 66, TRACT 67, TRACT 68, TRACT 69, TRACT 70, TRACT 71, TRACT 72, TRACT 73, TRACT 74, TRACT 75, TRACT 76, TRACT 77, TRACT 78, TRACT 79, TRACT 80, TRACT 81, TRACT 82, TRACT 83, TRACT 84, TRACT 85, TRACT 86, TRACT 87, TRACT 88, TRACT 89, TRACT 90, TRACT 91, TRACT 92, TRACT 93, TRACT 94, 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**IMPORTANT NOTE**

ALL LOTS WITHIN THIS PROPOSED SUBDIVISION CONTAIN LANDS COVERED BY A FEMA 100-YEAR SPECIAL FLOOD HAZARD AREA PER F.I.R.M. PANEL No.s: 56021C1080F AND 56021C0815F, DATED JANUARY 17, 2007. THIS MEANS THAT ALL OF THOSE LANDS MORE OR LESS SHOWN WITHIN THE "100-YEAR SPECIAL FLOOD HAZARD AREA FLOODPLAIN BOUNDARY" PER FEMA F.I.R.M. PANELS ARE SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD - BASE FLOOD ELEVATION HAS NOT BEEN DETERMINED. ANY WELL OR SEPTIC SYSTEM MUST BE SETBACK 50 FEET FROM THE FLOODPLAIN BOUNDARY AND ANY STRUCTURES TO BE PLACED WITHIN THE FLOODPLAIN WILL REQUIRE A FLOODPLAIN DEVELOPMENT PERMIT. SEE "FLOODPLAIN DEVELOPMENT NOTE" BELOW.



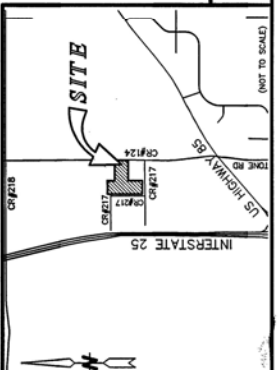
**EASEMENT DETAIL**



**EASEMENT LEGEND**

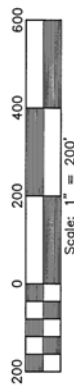
- "40" INGRESS/EGRESS EASEMENT GRANTED TO THE LEGAL OWNER OF TRACT 1 CREATED HEREON, (SEE NOTE 8), AND THE LEGAL OWNER OF THAT PROPERTY DESCRIBED IN BK.1423, Pgs.455, FOR THE PURPOSE OF MAILBOX PLACEMENT, INGRESS AND EGRESS FROM COUNTY ROAD 124. (SEE NOTES 5, 8)
- "30" UTILITY EASEMENT FOR EXISTING ELECTRICAL (SEE NOTE 5, 8)
- "30" UTILITY EASEMENT FOR EXISTING ELECTRICAL GRANTED TO CHEYENNE LIGHT, FUEL AND POWER FOR LOCAL UTILITY SERVICE(S). (SEE NOTE 6)
- "45" INGRESS / EGRESS & UTILITY EASEMENT GRANTED TO THE LEGAL OWNER OF TRACT 1, THIS PLAT, (SEE NOTE 8) FOR THE PURPOSE(S) OF MAILBOX PLACEMENT, INGRESS AND EGRESS FROM COUNTY ROAD 124, AND INSTALLATION OF LOCAL UTILITIES SERVICES. (SEE NOTES 7, 8)

**VICINITY MAP**



**LEGEND**

- SET 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON "X" 2.4" REBAR
- FOUND 2" ALUMINUM CAP STAMPED PELS 2313
- FOUND 1/2" ALUMINUM CAP LS 587
- SET MAG NAIL WITH WASHER STAMPED "SSS P.L.S. 5910"
- FEMA FLOODPLAIN BOUNDARY



**DEDICATION**

KNOW ALL PERSONS BY THESE PRESENTS THAT: Maureen A. Kougl Living Trust, dated March 18, 1997, owner in fee simple of a portion of the SE1/4 of Section 24, Township 15 North, Range 67 West of the 6th P.M., Laramie County, Wyoming being more particularly described as follows: the SE1/4 of Section 24, Township 15 North, Range 67 West, 6th P.M., Laramie County, Wyoming, 1.43 acres shown on Final Plat for County Road 1244 recorded in Book 9, Page 119, AND LESS that 4.50 acre portion described in recorded Deed Book 1423, Page 495 at the Real Estate Office of the Laramie County Clerk, AND LESS that 4.00 acre portion described in recorded Deed Book 2516, Page 743 at the Real Estate Office of the Laramie County Clerk, AND LESS that 5.00 acre portion described in recorded Deed Book 2516, Page 738 at the Real Estate Office of the Laramie County Clerk, AND LESS that 5.00 acres more or less and subject to any easements, restrictions and covenants of record.

Has ceased the same to be surveyed and platted to be known as KOUGL RANCH, and does hereby declare the subdivision of said land as it appears on this plat, to be their free and voluntary act and deed, in accordance with their desires and as hereby granted for the purposes indicated hereon.

by: Maureen A. Kougl, as Trustee of the Maureen A. Kougl Living Trust dated March 18, 1997

**ACKNOWLEDGEMENT**

STATE OF WYOMING }  
COUNTY OF LARAMIE } SS

The foregoing instrument was acknowledged before me this 29th day of MARCH, 2017, by Maureen A. Kougl, as Trustee of the Maureen A. Kougl Living Trust dated March 18, 1997.

Notary Public, Laramie County, Wyoming  
My Commission Expires: APR 29, 2018

**CERTIFICATE OF SURVEYOR**

I, Jeffrey B. Jones, Licensed Professional Land Surveyor in the State of Wyoming, for and on behalf of Steel Surveying Services, LLC, hereby state, that this plat 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.

**KOUGL RANCH**

A SUBDIVISION OF  
A PORTION OF THE  
SE1/4 OF SECTION 24,  
T.15N., R.67W., 6TH P.M.,  
LARAMIE COUNTY, WYOMING

PREPARED JUNE 2016

STEEL SURVEYING SERVICES, LLC  
PROFESSIONAL LAND SURVEYORS  
1105 WEST 19th ST. CHEYENNE, WY. 82001 • (307) 654-7273  
756 GILCHRIST ST. WHEATLAND, WY. 82201 • (307) 922-9789  
www.SteelSurvey.com • info@SteelSurvey.com



**APPROVALS**

Approved by the Laramie County Planning Commission this 12 day of JANUARY, 2017.

Chairman: *Joely A. Clark*

Approved by the Board of Commissioners of Laramie County, Wyoming this 7 day of FEBRUARY, 2017.

Commissioner: *Debra K. Nevo*

**FILING RECORD**

RECORDED 5/11/2017 AT 11:58 AM BK# 11 PG# 4  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1