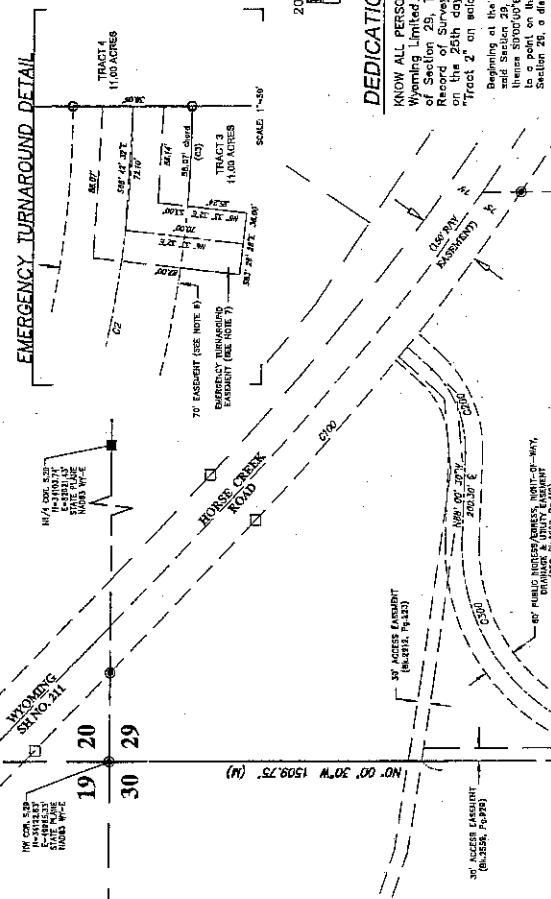
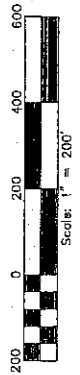


NO PROPOSED CENTRAL WATER SUPPLY SYSTEM • NO PROPOSED CENTRALIZED SEWAGE SYSTEM • FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #1 • THE SURFACE ESTATE OF THE LAND TO BE SURDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.



**LEGEND**

- SET 1" ALUMINUM CAP STAMPED "SSS PLS 3910" ON 1/4" X 24" REBAR
- FOUND 1" ALUMINUM CAP STAMPED "SSS PLS 5910"
- FOUND 1" ALUMINUM CAP STAMPED "PLS 662"
- FOUND WYDOT R/W MONUMENT
- FOUND G.L.O. STONE
- (M) DENOTES MEASURED DATA THIS SURVEY
- (R) DENOTES RECORD DATA PER MESA TRACTS



**DEDICATION**

KNOW ALL PERSONS BY THESE PRESENTS THAT: Dave Coleman Realty, LLC, a Wyoming Limited Liability Company, owner in fee simple of a portion of the NW1/4 of Section 29, Township 19, North, Range 88 West of the 6th P.M., described in Book 2559, Page 928, of the Official Public Records of Laramie County, Wyoming, as recorded on the 29th day of September, 2017 in Book 2559, Page 928, said portion, AKA "Tract 2" on said Record of Survey and being more particularly described as follows: Beginning at the West Quarter Corner of Section 29, the East 1/2 of the West 1/4 of said Section 29, a distance of 1184.76 feet; thence N89°59'57"E along the West line of said Section 29, a distance of 1484.82 feet; thence N0°00'00"W, a distance of 1320.38 feet to a point on the West line of said Section 29, the East 1/2 of the West 1/4 of said Section 29, a distance of 318.81 feet to the point of beginning. Containing 45.00 acres more or less, subject to assessments, restrictions and covenants of record.

Has caused the same to be surveyed, plotted and known as LAKOTA TRACTS does 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 easements as shown herein for the purposes indicated.

*[Signature]*  
Dave Coleman as President, for Dave Coleman Realty, LLC

**ACKNOWLEDGEMENT**

STATE OF WYOMING }  
COUNTY OF LARAMIE } SS  
The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of May, 2020 by Dave Coleman, an individual, as President for Dave Coleman Realty, LLC, a Wyoming Limited Liability Company, as shown by the attached true and correct copy of the Wyoming Public Records, Laramie County, Wyoming. My Commission Expires 05/15/2022

**CURVE TABLE**

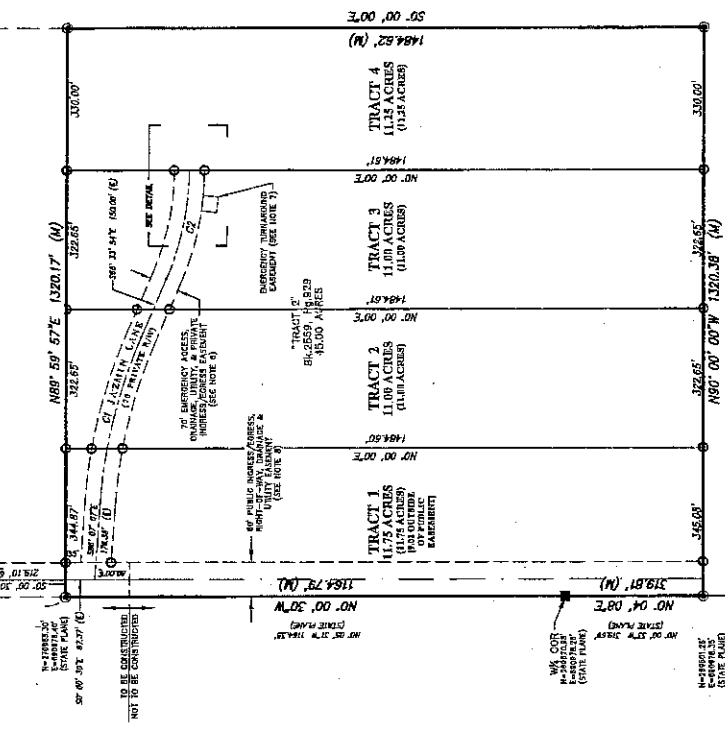
Curve #	Delta	Radius	Chord Bearing	Chord Length	Arc Length
01	18° 32' 33"	1750.00'	S78° 29' 30"E	309.23'	336.29'
02	32° 32' 38"	820.00'	S78° 18' 30"E	150.97'	163.89'
03	2° 09' 17"	445.00'	S87° 28' 18"E	88.07'	94.93'

**NOTES**

1. BASIS OF BEARINGS: WEST LINE OF NW1/4 OF SECTION 29 BEING N0°00'00"W, AS SHOWN. DISTANCES ARE GROUND DISTANCES. LOCAL MAGNETIC DECLINATION: NAD83-2011, US SURVEY FEET. GRID DISTANCES (BROWN) COMBINATION FACTOR: 0.999999995.
2. ALL TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A SET 5/8" X 24" LONG REBAR WITH 1" ALUMINUM CAP STAMPED "SSS PLS 3910", UNLESS NOTED OTHERWISE.
3. NO PORTION OF THIS PLAT FALLS WITHIN A FEMA SPECIAL 100-YEAR FLOOD HAZARD AREA AS SHOWN ON F.I.R.M. PANEL #202001P, 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. ALL WELLS AND SEPTIC SYSTEMS SHALL COMPLY WITH ALL APPLICABLE ORDINANCES, RULES AND REGULATIONS.
7. (---) = ACRES) DENOTES BRICS ACREAGE OF LOT
8. "70' EMERGENCY ACCESS, DRAINAGE UTILITY & PRIVATE INGRESS/EGRESS EASEMENT" GRANTED HEREON BY AND BETWEEN ALL OWNERS OF LOTS CONTAINED WITHIN THIS PLAT, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS AND GRANTED TO LARAMIE COUNTY EMERGENCY SERVICES FOR THE PURPOSES INDICATED.
9. "EMERGENCY TURNAROUND EASEMENT" SHALL BE CONSTRUCTED IN CONFORMANCE WITH APPENDIX D OF THE INTERNATIONAL FIRE CODE AS ADOPTED; GRANTED HEREON TO LARAMIE COUNTY EMERGENCY SERVICES FOR VEHICLE TURNAROUND PURPOSES. (SEE EMERGENCY TURNAROUND DETAIL HEREON)
10. "60' PUBLIC INGRESS/EGRESS, BRIDG-E-WAY, DRAINAGE & UTILITY EASEMENT" PLATED ACROSS PROPOSED TRACT 1 PROVIDED AS AN EXTENSION OF THAT PUBLIC EASEMENT RECORDED AT BOOK 2620, PAGE 412 FOR POTENTIAL FUTURE ROAD EXTENSION(S)

**EXISTING PUBLIC EASEMENT CURVE TABLE**

Curve #	Delta	Radius	Chord Bearing	Chord Length	Arc Length
0005	9° 00' 30"	8113.37'	S47° 29' 28"E	1343.17'	1538.08'
0006	48° 31' 07"	289.52'	S87° 13' 31"E	109.09'	118.57'
0007	17° 06' 05"	1000.00'	S48° 38' 23"E	301.16'	328.99'



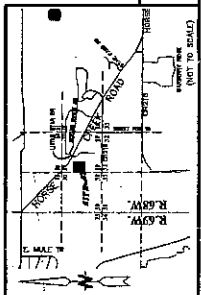
Submitted: FF 01081  
The State of Wyoming }  
County of Laramie } SS  
This certificate was filed for record at 1:40 o'clock P.M. on the 15 day of April, A.D. 2020, and duly recorded in Book 11 on page 179 of the Public Records of Laramie County, Wyoming.  
County Clerk & Ex-Officio Register of Deeds  
By: *[Signature]* Deputy

**APPROVALS**

Approved by the Laramie County Planning Commission this 13 day of April, 2020.  
*[Signature]*  
Chairman

Approved by the Board of Commissioners of Laramie County, Wyoming this 5 day of May, 2020.  
*[Signature]*  
Commissioner

**VICINITY MAP**



**CERTIFICATE OF SURVEYOR**

I, Jeffrey B. Jones, a Licensed Professional Land Surveyor in the State of Wyoming, License No. 10000, do hereby certify that the above plat was prepared 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.

**LAKOTA TRACTS**

SITUATED IN  
THE NW1/4 SECTION 29,  
T.15 N., R.68 W. OF THE 6TH P.M.,  
LARAMIE COUNTY, WYOMING

PREPARED FEBRUARY 2020

**STEEL SURVEYING SERVICES, LLC**  
PROFESSIONAL LAND SURVEYORS  
PROFESSIONAL & DEVELOPMENT SPECIALISTS  
1102 WEST 19th ST. CHEYENNE, WY. 82001 • (307) 634-7279  
756 GILCHRIST ST. WHEATLAND, WY. 82201 • (307) 922-9789  
www.SteelSurvey.com • Info@SteelSurvey.com

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20200409\7268A\_FINAL2018-2529-15-88.dwg  
REVISED: 4/3/2020

**FILING RECORD**

RECORD # 1776981  
RECORDED & FILED IN THE PUBLIC RECORDS OF LARAMIE COUNTY, WY PAGE 179 OF 1