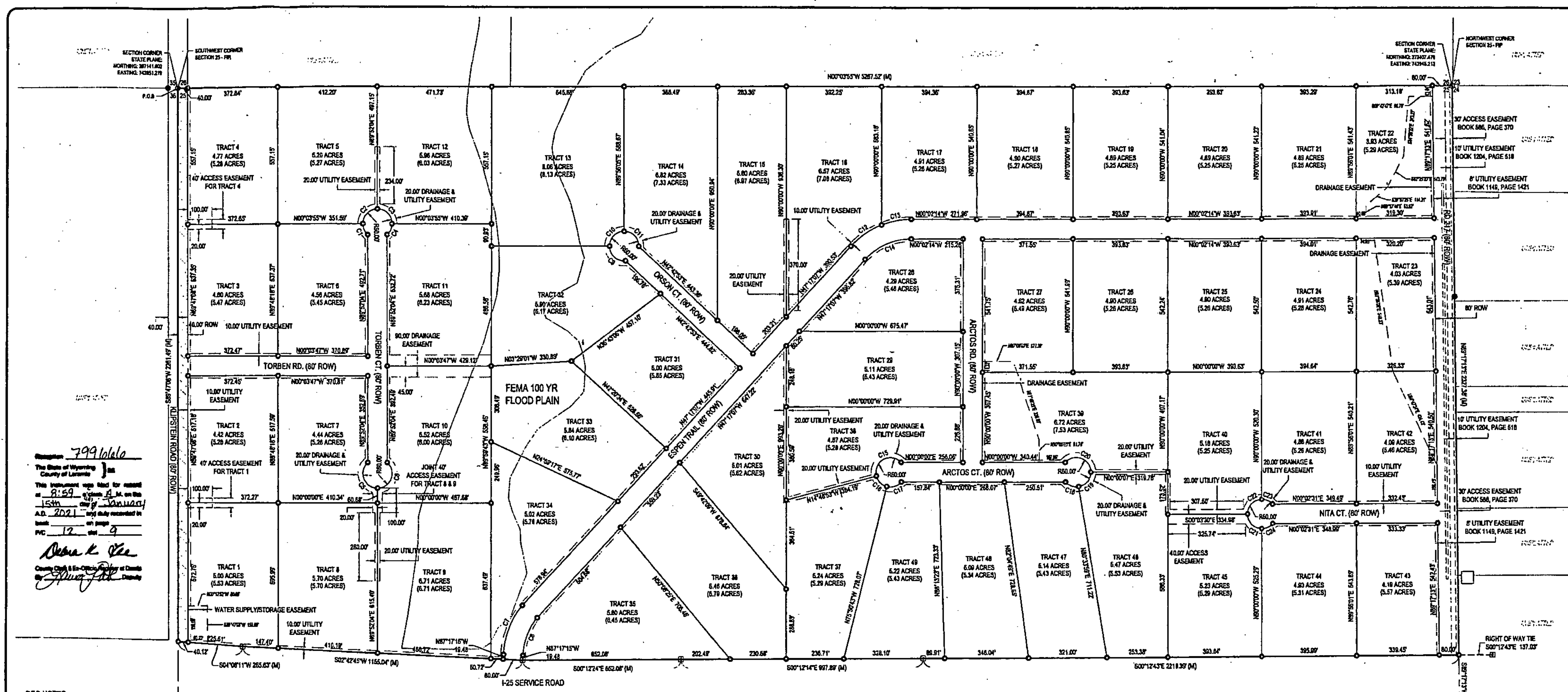
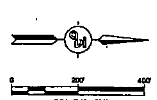
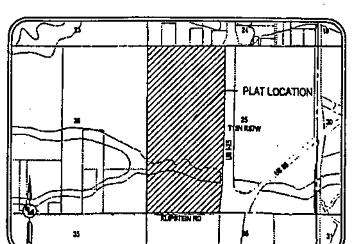
H:\4355_Klipsten\PLANNING\FINAL PLAT\4355 LITTLE BEAR ESTATES FINAL PLAT.dwg Dec 04, 2020 – 10:31am bcowley



DEQ NOTES

- THE MINIMUM SEPERATION BETWEEN PRIVATE WELLS AND LEACH FIELDS SHALL BE 100 FEET, INCLUDING SEPERATION BETWEEN WELLS AND LEACH FIELDS FROM ADJACENT LOTS.
- THE UPPER PORTION OF THE PRIVATE WELLS SHALL BE SEALED WITH A GROUT, CEMENT, OR BENTONITE SEAL, WHICH IS AT LEAST THIRTY (30') FEET THICK.
- NO SEPTIC SYSTEMS, INCLUDING TANK AND LEACH FIELD, CAN BE CONSTRUCTED WITHIN THE FLOOD PLAIN OR WITHIN 50 FEET OF THE FLOOD PLAIN BOUNDARY.
- LOCATIONS THAT ARE NOT SUITABLE FOR STANDARD SEPTIC SYSTEMS AND WHICH REQUIRE ENHANCED SEPTIC SYSTEMS MUST BE DESIGNED BY A WYOMING REGISTERED ENGINEER AND INSTALLED BY A LARAMIE COUNTY CERTIFIED INSTALLER.
- FOR HOMES CONSTRUCTED WITH UNFINISHED BASEMENTS SHOULD BE ASSUMED THAT AN ADDITIONAL 2 BEDROOMS WILL BE INSTALLED FOR SEPTIC SYSTEM SIZING.





CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	50.40	60.00	48°07'28"	S65° 52' 21"W	48.93
C2	94.18	60.00	89°55'57"	N45° 05' 56"W	84.80
C3	94.32	60.00	90°03'57"	N44° 54' 03"E	84.90
C4	50.53	60.00	48°15'22"	N65° 56' 18"W	49.05
C5	144.82	60.00	138°17'50"	S68° 54' 50"W	112.14
C6	144.80	60.00	138°04'56"	S69° 16' 33"E	112.06
C7	220.04	340.00	37°04'50"	N68° 57' 18"W	216.22
C8	168.19	260.00	37°03'53"	N68° 01' 37"W	165.28
C9	89.85	60.00	85°20'48"	S42° 19' 25"W	86.72
C10	94.18	60.00	89°55'15"	N45° 02' 03"W	84.81
C11	65.39	60.00	61°05'42"	S45° 28' 56"W	65.66
C12	155.36	340.00	26°10'48"	S34° 13' 47"E	154.01
C13	125.22	340.00	21°06'05"	S10° 37' 02"E	124.51
C14	214.57	260.00	47°17'01"	N23° 35' 18"W	208.53
C15	159.78	60.00	152°34'40"	S28° 31' 33"E	116.58
C16	63.91	60.00	61°01'50"	S44° 40' 12"W	60.93
C17	65.73	60.00	62°46'16"	N17° 13' 51"W	62.50
C18	58.97	60.00	67°16'08"	N18° 12' 02"E	57.51
C19	84.38	60.00	80°34'41"	N49° 43' 21"W	77.60
C20	145.07	60.00	138°31'59"	S20° 43' 19"W	112.23
C21	92.84	60.00	88°39'15"	N45° 36' 03"E	83.85
C22	92.96	60.00	88°46'13"	S45° 47' 23"E	83.94
C23	51.37	60.00	49°03'03"	S23° 14' 15"W	49.81
C24	52.28	60.00	49°54'14"	N23° 36' 52"W	50.62

LEGEND

- FOUND ALUMINUM CAP
- SET 2" ALUMINUM CAP AVI PC PLS 12045
- FOUND BRASS CAP
- FOUND IRON PIPE
- FOUND IRON ROD
- FOUND WYDOT RIGHT OF WAY MARKER
- PROPERTY LINE
- SECTION LINE
- XXX ACRES — NET ACRES
- (XXX) ACRES — GROSS ACRES
- EXISTING COUNTY RIGHT-OF-WAY 40 FEET TO BE DEDICATED BY THIS PLAT

NOTES:

- FLOOD HAZARD AREAS ARE WITHIN THE PROPOSED SUBDIVISION (NO BASE FLOOD ELEVATIONS DETERMINED) OF THE SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR LARAMIE COUNTY PANEL 1130 OF 1650, MAP NOS. 56021C1130F WITH AN EFFECTIVE DATE OF JANUARY 17, 2017.
- THERE WILL BE NO PUBLIC WATER OR WASTE WATER SYSTEMS. INDIVIDUAL WELL AND SEPTIC SYSTEMS WILL BE UTILIZED.
- ALL STREETS TO BE PUBLIC BUT PRIVATELY MAINTAINED
- UTILITY EASEMENTS ARE FOR LOCAL UTILITY COMPANIES
- FIRE PROTECTION WILL BE PROVIDED BY LARAMIE COUNTY FIRE DISTRICT NO. 2
- TRACTS 1 & 4 SHALL BE ACCESSED OFF OF KLIPSTEIN ROAD
- GROSS AREA FOR TRACTS 1-49 ARE CALCULATED USING EXTENDED LOT LINES TO THE CENTERLINE OF THE ROAD
- RIGHT OF WAY DEDICATED WITH THIS PLAT - 24.68 ACRES
- WATER SUPPLY/STORAGE EASEMENT GRANTED BY AND BETWEEN LANDOWNER OF LAND CONTAINED WITHIN THIS PLAT AND LARAMIE COUNTY FIRE DISTRICT NO. 2, THEIR SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF INSTALLATION OF A WATER STORAGE CISTERN. IF A CISTERN HAS NOT BEEN INSTALLED IN FIVE YEARS FROM THE DATE OF PLAT RECORDING THE EASEMENT WILL BE VACATED.

US I-25 (ROW VARIES)

LEGAL DESCRIPTION

A PARCEL OF LAND BEING SITUATED IN THE WEST HALF OF SECTION OF 25, TOWNSHIP 15 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ALL LYING WEST OF THE INTERSTATE 25 RIGHT OF WAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING A FOUND IRON ROD AT THE SOUTHWEST CORNER OF SAID SECTION 25, THENCE ALONG SAID WEST LINE OF SECTION 25 N00°03'53"W A DISTANCE OF 5267.52 FEET TO A FOUND IRON PIPE ON THE NORTHERLY LINE OF SECTION 25; THENCE ALONG SAID NORTHERLY LINE N89°17'13"E A DISTANCE OF 2327.38 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF INTERSTATE 25; THENCE ALONG SAID WESTERLY INTERSTATE 25 RIGHT OF WAY S00°12'43"E A DISTANCE OF 2218.39 FEET TO A FOUND WYDOT RIGHT OF WAY MARKER; THENCE CONTINUING ALONG SAID WEST LINE S00°12'14"E A DISTANCE OF 997.89 FEET TO A FOUND RIGHT OF WAY MARKER; THENCE CONTINUING ALONG SAID WEST LINE S00°12'24"E A DISTANCE OF 652.08 FEET TO A FOUND RIGHT OF WAY MARKER; THENCE CONTINUING ALONG SAID WEST LINE S02°42'45"W A DISTANCE OF 1155.04 FEET TO A FOUND RIGHT OF WAY MARKER; THENCE CONTINUING ALONG SAID WEST LINE S04°08'11"W A DISTANCE OF 265.63 FEET TO A POINT ON THE SOUTHERLY LINE OF SECTION 25; THENCE ALONG SOUTHERLY LINE S89°47'08"W A DISTANCE OF 2261.49 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 281.57 ACRES MORE OR LESS

VACATION STATEMENT

THE FOLLOWING SNOW FENCE EASEMENT; BK. 1410 PG. 92, WAS VACATED BY AFFIDAVIT OF EXTINGUISHMENT, BK. 2700 PG. 1679

BASIS OF BEARINGS

COORDINATES ARE GROUND COORDINATES BASED ON WYOMING STATE PLANE EAST FIP ZONE 4901.
TO CONVERT TO STATE PLANE COORDINATES ADD 100,000 FT TO THE NORTHING AND 300,000 FT TO THE EASTING AND MULTIPLY BY A PROJECT SCALE FACTOR OF 0.99965074
EXAMPLE POINT POB
GROUND NORTHING = 187235.136
GROUND EASTING = 444211.142
N = (187235.136 + 100000)*SF = 287141.802
E = (444211.142 + 300000)*SF = 743951.219
STATE PLANE NORTHING = 287141.802
STATE PLANE EASTING = 743951.219

CERTIFICATE OF SURVEYOR

I, ADAM E. DESCHLER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF WYOMING DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM THE RECORDS AND FIELD NOTES OF A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT DOUG SAMUELSON, REPRESENTING MEMBER OF WEST SLOPE DEVELOPMENT, LLC, OWNER IN FEE SIMPLE OF THE LAND EMBRACED IN THIS FINAL PLAT OF "LITTLE BEAR ESTATES," DO HEREBY DECLARE THAT THE SUBDIVISION OF SAID LAND IS WITH THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES, DO HEREBY GRANT TO THE PUBLIC THE RIGHTS OF WAY AND EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED ON THIS PLAT.

Doug Samuelson
DOUG SAMUELSON, REPRESENTING MEMBER

ACKNOWLEDGEMENTS

STATE OF Wyoming)
) SS
COUNTY OF Laramie)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DOUG SAMUELSON, REPRESENTING MEMBER OF WEST SLOPE DEVELOPMENT, LLC, THIS 14 DAY OF December, 2020, WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC Laramie County WYOMING

MY COMMISSION EXPIRES 1/22/22

APPROVALS

APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION THIS 25 DAY OF JUNE, 2020.

Jody L. Clark
CHAIRMAN

APPROVED BY THE COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING, THIS 21 DAY OF JULY, 2020.

CHAIRMAN

Debra K. Lee
COUNTY CLERK

FILING RECORD

RECP #: 799666
RECORDED 1/15/2021 AT 8:59 AM BK# 12 PG# 9
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

FINAL PLAT FOR LITTLE BEAR ESTATES FIRST FILING

BEING SITUATED IN A PORTION OF THE WEST ½ SECTION 25, T15N, R67W, OF THE 6TH PRINCIPAL MERIDIAN, LARAMIE COUNTY, WYOMING
PREPARED OCTOBER 2020

NO.	REVISION	DATE

PREPARED FOR:
WEST SLOPE DEVELOPEMENT, LLC
1961 TORRINGTON HWY
CHEYENNE, WY 82009

PROJECT: LITTLE BEAR ESTATES FIRST FILING

DRAWING TITLE: FINAL PLAT

AVI 40th Year — ENGINEERING PLANNING SURVEYING
307.637.6017
1103 OLD TOWN LANE, SUITE 101
CHEYENNE, WY 82009
AVI@AVIPC.COM

DATE:	Dec 04, 2020
DRAWN BY:	BC
DESIGNED BY:	BC
CHECKED BY:	AED
JOB NO.:	4355
DRAWING NO.	1 OF 1