SUBDIVISION PLAT SETUP FORM

Subdivision Proper Name: LONE TREE RIDGE ESTATES
Received from: STEIL SURVEYING

Grantor: HUNTER, DEBBIE ANN
Grantee: RE LONE TREE RIDGE ESTATES
Document Date: 9/4/2018
Legal Description: PTN N2N2 SEC 19 T13N R69W

SUBDIVISION INFORMATION

Short Alpha Name: LONE TREE RIDGE EST
Block Name: NA Lot Name: TRACT
Replats Previous Platting: N Defunct Subdivision: N

ABSTRACTING INFORMATION

Existing Parcels Affected

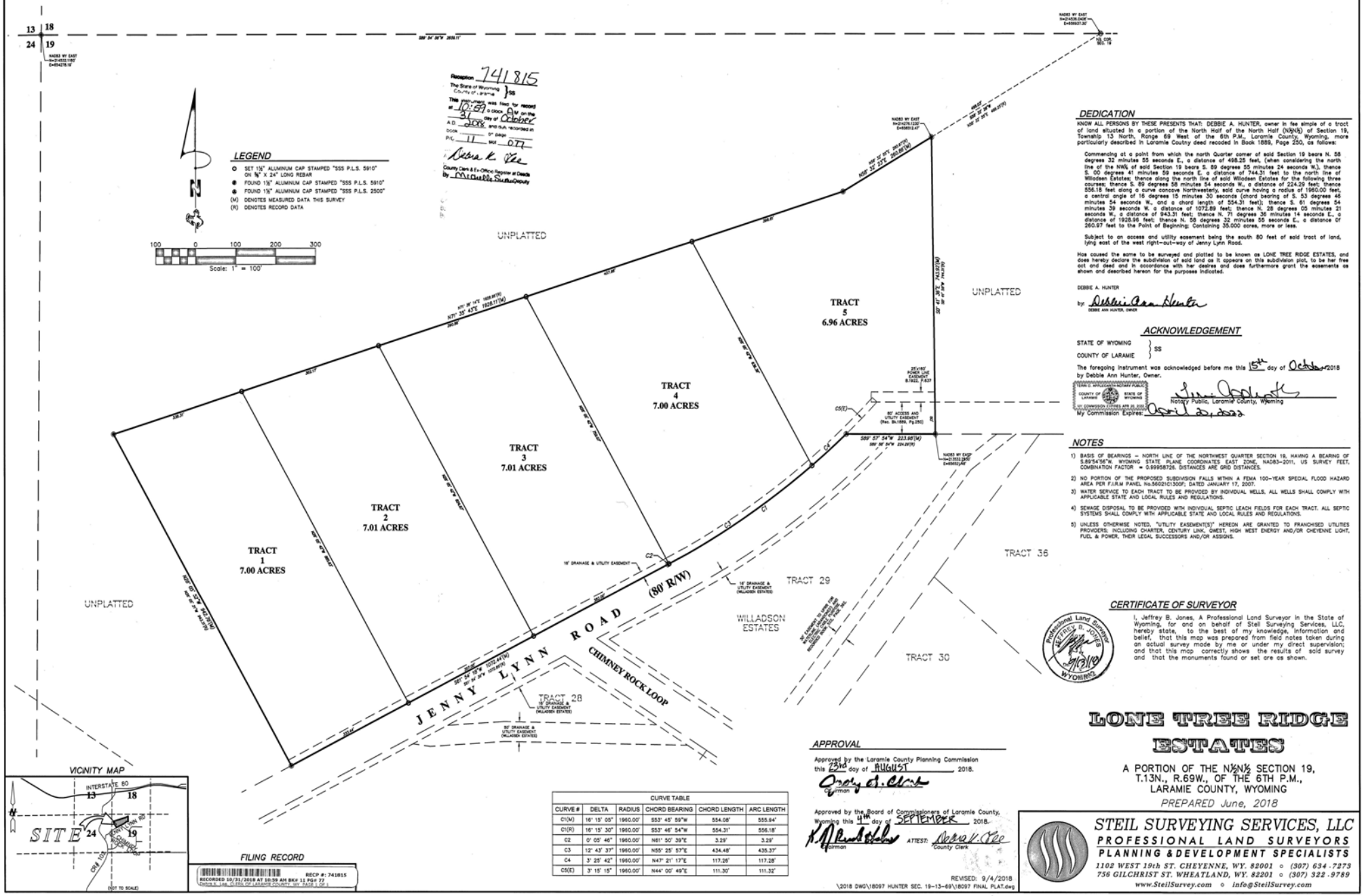
Township & Range/Subdivision	Beginning Lot/Sec	Ending Lot/Sec	Block #	In-Active Y/N
13/69	19	19		N

New Subdivision Parcels Created

Subdivision Name	Beginning Lot #	Ending Lot #	Block #
LONE TREE RIDGE ESTATES	1	5	NA

RECP #: 741815
RECORDED 10/31/2018 AT 10:59 AM BK# 11 PG# 77
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

NO PROPOSED CENTRAL WATER SUPPLY SYSTEM • NO PROPOSED CENTRALIZED SEWAGE SYSTEM • FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #10 • NO PUBLIC MAINTENANCE OF INTERIOR ROADS • THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: DEBBIE A. HUNTER, owner in fee simple of a tract of land situated in a portion of the North Half of the North Half (N½N½) of Section 19, Township 13 North, Range 69 West of the 6th P.M., Laramie County, Wyoming, more particularly described in Laramie County deed recoded in Book 1889, Page 250, as follows:

Commencing at a point from which the north Quarter corner of said Section 19 bears N. 58 degrees 32 minutes 55 seconds E., a distance of 498.25 feet, (when considering the north line of the NW¼ of said Section 19 bears S. 89 degrees 55 minutes 24 seconds W.), thence S. 00 degrees 41 minutes 59 seconds E., a distance of 744.31 feet to the north line of Willadsen Estates; thence along the north line of said Willadsen Estates for the following three courses; thence S. 89 degrees 58 minutes 54 seconds W., a distance of 224.29 feet; thence 556.18 feet along a curve concave Northwesterly, said curve having a radius of 1960.00 feet, a central angle of 16 degrees 15 minutes 30 seconds (chord bearing of S. 53 degrees 46 minutes 54 seconds W., and a chord length of 554.31 feet); thence S. 61 degrees 54 minutes 39 seconds W. a distance of 1072.89 feet; thence N. 28 degrees 05 minutes 21 seconds W., a distance of 943.31 feet; thence N. 71 degrees 36 minutes 14 seconds E., a distance of 1928.96 feet; thence N. 58 degrees 32 minutes 55 seconds E., a distance Of 260.97 feet to the Point of Beginning; Containing 35.000 acres, more or less.

Subject to an access and utility easement being the south 80 feet of said tract of land, lying east of the west right-out-way of Jenny Lynn Road.

Has caused the same to be surveyed and platted to be known as LONE TREE RIDGE ESTATES, and does hereby declare the subdivision of said land as it appears on this subdivision plat, to be her free act and deed and in accordance with her desires and does furthermore grant the easements as shown and described hereon for the purposes indicated.

DEBBIE A. HUNTER

by: Debbie Ann Hunter
DEBBIE ANN HUNTER, OWNER

ACKNOWLEDGEMENT

STATE OF WYOMING } SS
COUNTY OF LARAMIE }

The foregoing instrument was acknowledged before me this 15th day of October 2018 by Debbie Ann Hunter, Owner.

Notary Public, Laramie County, Wyoming
My Commission Expires: April 25, 2022

NOTES

1) BASIS OF BEARINGS – NORTH LINE OF THE NORTHWEST QUARTER SECTION 19, HAVING A BEARING OF S.89°54'56"W. WYOMING STATE PLANE COORDINATES EAST ZONE, NAD83–2011, US SURVEY FEET, COMBINATION FACTOR = 0.99958726. DISTANCES ARE GRID DISTANCES.
2) NO PORTION OF THE PROPOSED SUBDIVISION FALLS WITHIN A FEMA 100–YEAR SPECIAL FLOOD HAZARD AREA PER F.I.R.M PANEL No.56021C1300F, DATED JANUARY 17, 2007.
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) UNLESS OTHERWISE NOTED, "UTILITY EASEMENT(S)" HEREON ARE GRANTED TO FRANCHISED UTILITIES PROVIDERS; INCLUDING CHARTER, CENTURY LINK, QWEST, HIGH WEST ENERGY AND/OR CHEYENNE LIGHT, FUEL & POWER, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS.

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.

Professional Land Surveyor JEFFREY B. JONES 12810 WYOMING 9/4/18

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1(M)	16° 15' 05"	1960.00'	S53° 45' 59"W	554.08'	555.94'
C1(R)	16° 15' 30"	1960.00'	S53° 46' 54"W	554.31'	556.18'
C2	0° 05' 46"	1960.00'	N61° 50' 39"E	3.29'	3.29'
C3	12° 43' 37"	1960.00'	N55° 25' 57"E	434.48'	435.37'
C4	3° 25' 42"	1960.00'	N47° 21' 17"E	117.26'	117.28'
C5(E)	3° 15' 15"	1960.00'	N44° 00' 49"E	111.30'	111.32'

APPROVAL

Approved by the Laramie County Planning Commission this 23rd day of AUGUST 2018.
Chairman

Approved by the Board of Commissioners of Laramie County, Wyoming this 4th day of SEPTEMBER 2018.
Chairman ATTEST: County Clerk

REVISED: 9/4/2018
\2018 DWG\18097 HUNTER SEC. 19-13-69\18097 FINAL PLAT.dwg

VICINITY MAP

FILING RECORD

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RECP #: 741815
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LONE TREE RIDGE ESTATES

A PORTION OF THE N½N½ SECTION 19, T.13N., R.69W., OF THE 6TH P.M., LARAMIE COUNTY, WYOMING

PREPARED June, 2018

STEIL SURVEYING SERVICES, LLC
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