

SUBDIVISION PLAT SETUP FORM

RECP #: 717097
RECORDED 10/4/2017 AT 11:49 AM BK# 11 PG# 30
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

Subdivision Proper Name MARIANNE ESTATES
Received from STEIL SURVEYING SERVICES LLC
Grantor CHRISTENSEN, MARIANNE LIVING TRUST & STEVENS, LEE C & HEATHER E
Grantee RE MARIANNE EST
Document Date 8/1/2017
Legal Description REPLAT TR1 ARCHER EST

SUBDIVISION INFORMATION

Short Alpha Name MARIANNE EST
Block Name N/A Lot Name TRACT
Replats Previous Platting Y Defunct Subdivision N

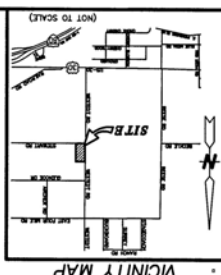
ABSTRACTING INFORMATION

Existing Parcels Affected

Township & Range/Subdivision	Beginning Lot/Sec	Ending Lot/Sec	Block #	In-Active Y/N
ARCHER EST	1	1		Y

New Subdivision Parcels Created

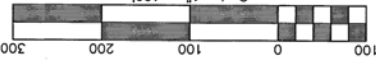
Subdivision Name	Beginning Lot #	Ending Lot #	Block #
MARIANNE EST	1	3	



NOTE TO ASSESSOR
TRACT 2 SHALL BE TO LEE C. STEVENS AND HEATHER E. STEVENS, HUSBAND AND WIFE.
TRACT 1 AND 3 SHALL BE TO THE MARIONNE CHRISTENSEN LIVING TRUST, DATED MARCH 10, 1999.

FLING RECORD
RECORDED 10/4/2017 AT 11:49 AM BKR 11 PAGE 30
REC'D # 217097
2017 DWG\1747 TR 1 ARCHER ESTATES 1ST\1747 REPLAT.DWG

STEEL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS
756 CILICHIEST ST. WHEATLAND, WY. 82201
www.steelsurvey.com



LEGEND
○ SET 1/2" ALUMINUM CAP STAMPED 'SSS P.L.S. 5910'
○ ON 3/4" x 24" REBAR
○ FOUND 1/2" ALUMINUM CAP STAMPED 'SSS P.L.S. 2500'
○ FOUND 2" ALUMINUM CAP
○ FOUND 3/4" IRON PIPE
○ DENOTES MEASURED DATA THIS SURVEY
○ DENOTES RECORD DATA

Reception 11/10/17
The State of Wyoming
County of Laramie
This instrument was filed for record at 11:49 o'clock A.M. on the 4 day of OCTOBER A.D. 2017
Book 11 on page 30
P/C
By *Robert K. Poo*
County Clerk & Ex-Officio Registrar at Cheyenne, Wyoming
Deputy

MARIONNE ESTATES

A REPLAT OF TRACT 1, ARCHER ESTATES, LARAMIE COUNTY, WYOMING, 1.14N, R.65W, OF THE 6TH P.M., SITUATED IN THE W85W1/4 SECTION 16, LARAMIE COUNTY, WYOMING.
PREPARED JUNE 2016



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, to the best of my knowledge, information and belief, 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.

Approved by the Board of Commissioners of Laramie County, Wyoming, this 1 day of August, 2017.
Attest: *Mark J. Poo* County Clerk
Approved by the Laramie County Planning Commission this 20 day of July, 2017.
Chairman: *Andy S. Clark*

APPROVALS
Approved by the Laramie County Planning Commission this 20 day of July, 2017.
Chairman: *Andy S. Clark*

GENERAL NOTES

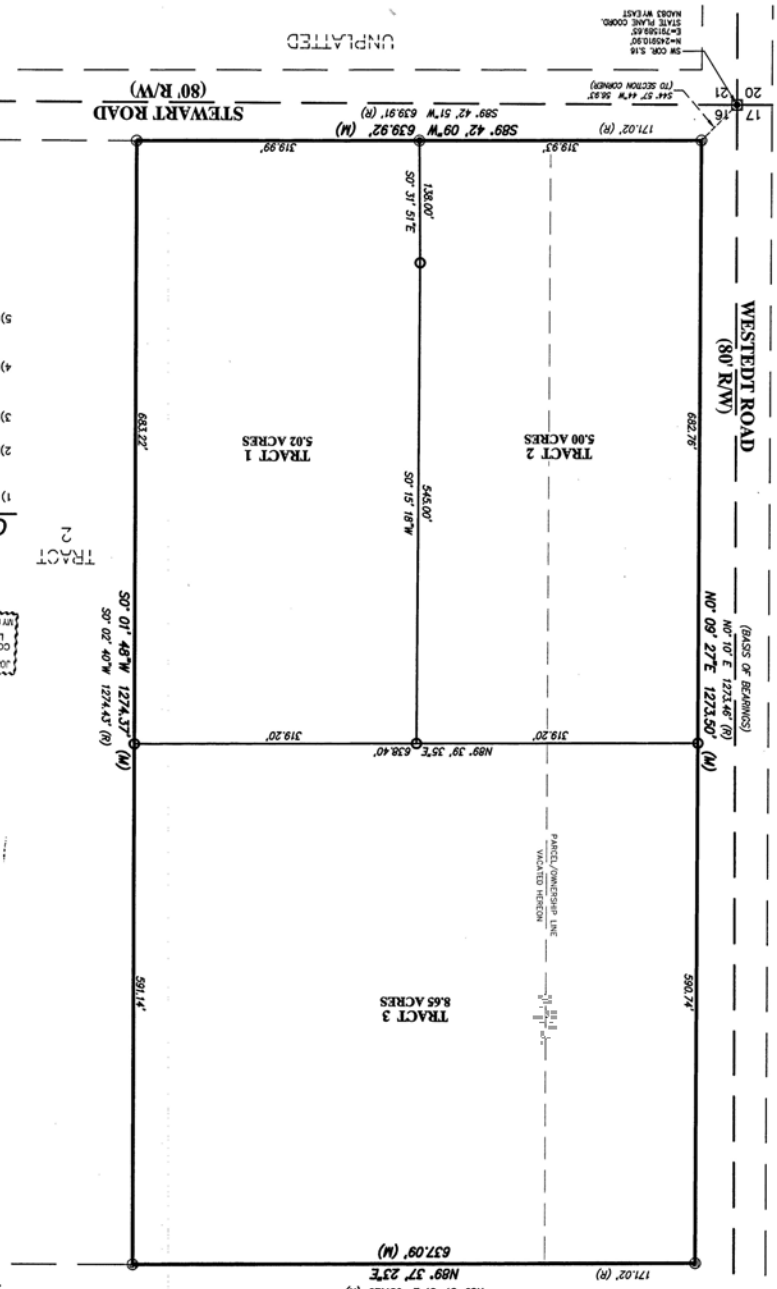
- 1) BASIS OF BEARINGS - WEST LINE OF TRACT 1, ARCHER ESTATES, HAVING A BEARING OF N.09°27'E BETWEEN FOUND MONUMENTS AS SHOWN - LOCAL GRID BEARINGS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS). DISTANCES ARE GROUND DISTANCES.
- 2) ALL TRACT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MONUMENTED WITH 1/2" ALUMINUM CAP STAMPED 'SSS P.L.S. 5910' ON 3/4" x 24" 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. (TRACTS 1 & 2 EXISTING DOMESTIC WELLS TO REMAIN).
- 4) SEWAGE DISPOSAL TO BE PROVIDED WITH INDIVIDUAL SEPTIC TANKS FOR EACH TRACT. ALL SEPTIC SYSTEMS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL RULES AND REGULATIONS. (TRACTS 1 & 2 EXISTING SEPTIC SYSTEMS TO REMAIN).
- 5) NO PORTION OF THE SUBJECT PROPERTY FALLS WITHIN A FEMA 100-YEAR SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL NO. 56021C120F, DATED JANUARY 17, 2007.

ACKNOWLEDGEMENTS
The foregoing instrument was acknowledged before me this 23 day of August, 2017, by Lee C. Stevens and Heather E. Stevens, husband and wife.
My Commission Expires: 12/20/2019
Notary Public, Laramie County, Wyoming

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DEDICATION
KNOW ALL PERSONS BY THESE PRESENTS THAT: Lee C. Stevens and Heather E. Stevens, husband and wife, owners of the west 1/2 of the 1/4 section 16, Archer Estates and Marionne Estates, Laramie County, Wyoming, do hereby dedicate to the public use of the State of Wyoming, the easement shown on this plat, to be their free act and deed and in accordance with their desires.

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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 - UNPLATTED