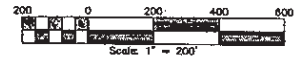


NO PUBLIC MAINTENANCE OF SPECIFIED STREETS OR ROADS • THE SURFACE STATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE • NO PROPOSED CENTRAL WATER SUPPLY SYSTEM • NO PROPOSED CENTRALIZED SEWAGE SYSTEM • FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #2 •

UNPLATTED

LEGEND

- SET 1" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON 5/24" LONG REBAR
- SET 2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON 5/24" LONG REBAR
- SET 3" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON 5/24" LONG REBAR
- FOUND 2" ALUMINUM CAP STAMPED "P.E.L.S. 2027"
- FOUND 1" REBAR
- FOUND SURVEY STONE
- FEMA 100-YEAR SPECIAL FLOOD HAZARD AREA PER FEMA PANEL No. 60021C1000F
- (R) DENOTES RECORD BEARING/DISTANCE
- (M) DENOTES MEASURED DATA THIS SURVEY
- MET MEASURE OF LOT
- ACRES
- CROSS AREA OF LOT (TO C OF ADJACENT ROAD R/W)
- DEDICATED OPEN SPACE EASEMENT



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: TRIPLE DOT DEVELOPMENT, LLC, a Wyoming Limited Liability Corporation, owner in fee simple of a portion of the East half (E1/2) of Section 31, Township 15 North, Range 67 West of the 6th P.M., Laramie County, Wyoming, more particularly described as follows:

Beginning at the North quarter corner of said Section 31, thence North 08 degrees 58 minutes 43 seconds East, along the North line of said East half, a distance of 822.95 feet to the Northeast corner of Meadowlark Ridge Subdivision; thence South 00 degrees 11 minutes 26 seconds East, along the West line of said Meadowlark Ridge, a distance of 303.62 feet to the Southwest corner thereof; thence North 29 degrees 41 minutes 05 seconds West, along the North line of Book 2207, Page 1444, a distance of 483.43 feet to the Northwest corner thereof; thence South 00 degrees 04 minutes 47 seconds East, along the West line of Book 2207, Page 1444, a distance of 5.97 feet to the Northeast corner of Parcel B in Book 2145, page 504; thence North 29 degrees 53 minutes 11 seconds West, along the North line of Parcel B and Parcel A in Book 2207, Page 1444, a distance of 822.00 feet to the West line of said East half; thence North 00 degrees 04 minutes 47 seconds West, along said West line, a distance of 82019.34 feet to the point of beginning.

AND

The North 75 feet of Parcel A as recorded in Book 2140, Page 504, Laramie County, Wyoming, Parcel A described as follows:

All that portion of the Southeast quarter of the Southeast quarter (SW1/4SE1/4) of Section 31, Township 15 North, Range 67 West of the 6th Principal Meridian, Laramie County, Wyoming, described as follows:

Beginning at the South quarter corner of said Section 31, thence East on the South line of said Section 31, a distance of 330.00 feet; thence North parallel to the West line of the East half of said section, a distance of 1320.00 feet; thence West parallel to the South line of said section, a distance of 330.00 feet to the West line of said East half of said section; thence South on the West line of the East half of said section, a distance of 1320.00 feet to the point of beginning.

AND

The North 75 feet of Parcel B as recorded in Book 2148, page 504, Laramie County, Wyoming, Parcel B described as follows:

All that portion of the Southwest quarter of the Southeast quarter (SW1/4SE1/4) of Section 31, Township 15 North, Range 67 West of the 6th Principal Meridian, Laramie County, Wyoming, described as follows:

Beginning at a point 330.00 feet East on the South line from South quarter corner of said Section 31; thence East on the South line of said Section 31, a distance of 495.00 feet; thence North parallel to the West line of the East half of said Section 31, a distance of 1320.00 feet; thence West parallel to the South line of said Section 31, a distance of 495.00 feet; thence South parallel to the West line of the East half of said Section 31, a distance of 1320.00 feet to the point of beginning.

Have caused the same to be surveyed, plotted and known as MEADOWLARK RIDGE ESTATES, 2nd FILING, do hereby declare the subdivision of said land as it appears on this plat, to be their free and good deed and dedicates to the public the rights-of-way as shown.

By: *Jack Stadel*
 JACK STADEL, Member of Triple Dot Development LLC

ACKNOWLEDGEMENT

STATE OF WYOMING } SS
 COUNTY OF LARAMIE }
 The foregoing instrument was acknowledged before me this 20th day of February, 2022 by Jack Stadel, Member of Triple Dot Development, LLC

Paul D. Stadel
 Notary Public, Laramie County, Wyoming

My Commission Expires: April 30, 2025

GENERAL NOTES

1. BASIS OF BEARINGS - SOUTH LINE OF SECTION 31, HAVING A BEARING OF S89°37'17"E
2. ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MARKED WITH 1" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON 5/24" LONG REBAR.
3. WATER SERVICE TO EACH LOT TO BE PROVIDED BY SEPARATE 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 LOT, NO PUBLIC SEWER SYSTEM IS PROPOSED. ALL SEPTIC SYSTEMS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
5. ROAD 218 DECLARED BY RIGHT-OF-WAY: 40' OF WHICH (TOTALING 20.81 ACRES) IS DEDICATED TO THE PUBLIC OF THIS PLAT AND TO BE PERMANENTLY MAINTAINED.
6. UNLESS OTHERWISE NOTED, UTILITY EASEMENTS HEREON ARE GRANTED TO FRANCHISED UTILITIES PROVIDERS, INCLUDING, BUT NOT LIMITED TO: SPECTRUM, CENTURY LINK, HIGH WEST ENERGY AND/OR CHEYENNE LIGHT, FUEL & POWER, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS.
7. BY MUTUAL AGREEMENT, UTILITY & DRAINAGE EASEMENTS CREATED HEREON FOR THE MUTUAL AND EXCLUSIVE USE OF THE LANDOWNERS SHOWN SAID EASEMENT(S), NAMES PROVIDED FOR ADDRESSING PURPOSES.
8. UNDEVELOPED OPEN SPACE EASEMENT ACROSS TRACTS 1 & 2 HEREON IS PROVIDED AS A BUFFER TO ADJACENT TRACT ACCESS(ES) SHALL BE ALLOWED ONTO ROAD 118A OR ROAD 218.
9. ACCESS TO ALL LOTS CREATED HEREON SHALL BE FROM INTERNAL RIGHTS-OF-WAY ONLY. NO INDIVIDUAL/DIRECT TRACT ACCESS(ES) SHALL BE ALLOWED ONTO ROAD 118A OR ROAD 218.
10. NO PORTION OF THE SUBJECT PROPERTY FALLS WITHIN A FEMA 100-YEAR SFHA PER FEMA PANEL No. 60021C1000F, DATED JANUARY 17, 2007.
11. SAID PROPERTY FALLS WITHIN THE CEMP PER CEMP FUEL LOADS MAP B.

CERTIFICATE OF SURVEYOR

I, Jeffrey E. Jones, Registered Professional Land Surveyor in the State of Wyoming, for and on behalf of Steel Surveying Services, LLC, hereby certify, 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.



APPROVALS

Approved by the Laramie County Planning Commission, this 27th day of February, 2022.
Jack Stadel
 Chairman

Approved by the Board of Laramie County Commissioners of Laramie County, Wyoming, this 15th day of February, 2022.
Jeffrey E. Jones
 ATTEST: *Paul D. Stadel*
 County Clerk

MEADOWLARK RIDGE ESTATES, 2nd FILING

SITUATE IN THE E1/2 OF SECTION 31, T.15 NORTH, R.67 WEST, OF THE 6TH P.M. LARAMIE COUNTY, WYOMING.

PREPARED OCTOBER 2021



UNPLATTED

MEADOWLARK RIDGE ESTATES, (1st FILING)

UNPLATTED

Description: 833018
 The State of Wyoming
 County of Laramie
 This instrument was filed for record at 1:32 p.m. on the 17th day of March, A.D. 2022, and only recorded in book 18, page 103.

Paul D. Stadel
 County Clerk of Laramie County, Wyoming

FILING RECORD

RECORDED 2/17/2022 AT 1:32 PM BY REC 13 PLS 123
 BOOK 18, PAGE 103, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

