

**SUBDIVISION PLAT SETUP FORM**

REC'D # : 762588  
RECORDED 9/30/2019 AT 11:19 AM BK# 11 Pg# 130  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

Subdivision Proper Name MILLER ADDITION FOURTH FILING  
Received from STEIL SURVEYING SERVICES LLC  
Grantor GALLAGHER, LAWRENCE R & NELLIE  
Grantee RE MILLER ADD 04F  
Document Date 9/24/2019  
Legal Description REPLAT ALL BL2 MILLER ADDITION

**SUBDIVISION INFORMATION**

Short Alpha Name MILLER ADD 04F  
Block Name BLOCK Lot Name LOT  
Replats Previous Platting Y Defunct Subdivision N

**ABSTRACTING INFORMATION**

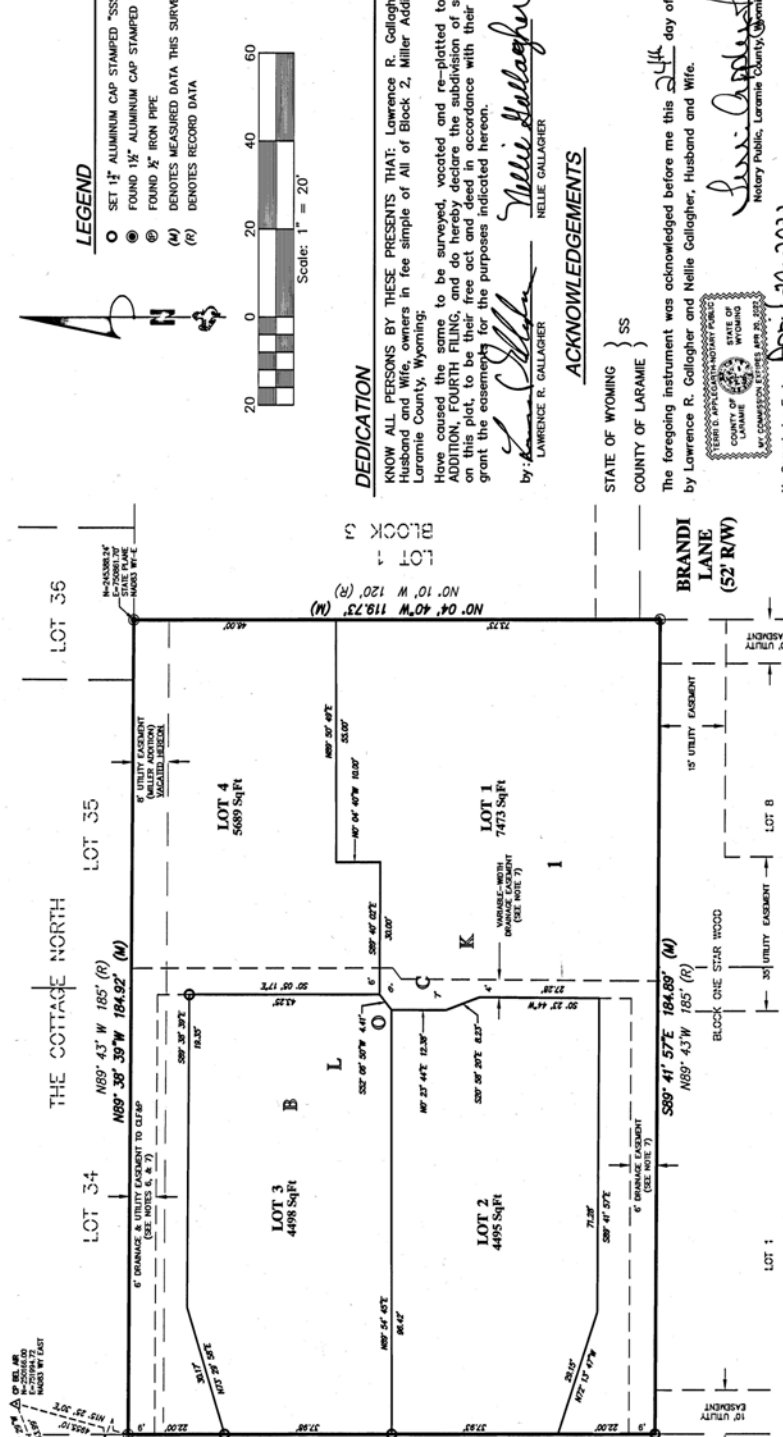
**Existing Parcels Affected**

Township & Range/Subdivision	Beginning Lot/Sec	Ending Lot/Sec	Block #	In-Active Y/N
MILLER ADD			2	Y

**New Subdivision Parcels Created**

Subdivision Name	Beginning Lot #	Ending Lot #	Block #
MILLER ADD 04F	1	4	1

DOMESTIC WATER & SANITARY SEWER PROVIDED BY CITY OF CHEYENNE BOPU - FIRE PROTECTION TO BE PROVIDED BY CHEYENNE FIRE & RESCUE - THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE



**LEGEND**  
 ○ SET 1" ALUMINUM CAP STAMPED "SSS PLS 5910" ON 1" x 24" REBAR  
 ● FOUND 1 1/2" ALUMINUM CAP STAMPED "SSS PLS. 2500"  
 ⊗ FOUND 3" IRON PIPE  
 (M) DENOTES MEASURED DATA THIS SURVEY  
 (R) DENOTES RECORD DATA



**DEDICATION**

KNOW ALL PERSONS BY THESE PRESENTS THAT: Lawrence R. Gallogher and Nellie Gallogher, Husband and Wife, owners in fee simple of All of Block 2, Miller Addition, City of Cheyenne, Laramie County, Wyoming.

Have caused the same to be surveyed, vacated and re-platted to be known as MILLER ADDITION, FOURTH FILING, and do hereby declare the subdivision of said land as it appears on this plat, to be their free act and deed in accordance with their desires and do hereby grant the easements for the purposes indicated hereon.

by: *Lawrence R. Gallogher*  
 LAWRENCE R. GALLOGHER  
*Nellie Gallogher*  
 NELLIE GALLOGHER

**ACKNOWLEDGEMENTS**

STATE OF WYOMING } SS  
 COUNTY OF LARAMIE }

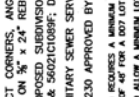
The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of September, 2018 by Lawrence R. Gallogher and Nellie Gallogher, Husband and Wife.

*Lawrence R. Gallogher*  
 Notary Public, Laramie County, Wyoming

My Commission Expires: April 20, 2022

**CERTIFICATE OF SURVEYOR**

I, Jeffrey B. Jones, a 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 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 location of the monuments that the monuments found or set are as shown.



**APPROVALS**

Approved by the City of Cheyenne Planning Commission this 14<sup>th</sup> day of SEPTEMBER, 2018.

*[Signature]*  
 Planning & Development Director, City of Cheyenne, Wyoming

**VACATION STATEMENT**

IT IS THE INTENT OF THIS REPEAT TO VACATE ALL OF BLOCK 2, MILLER ADDITION, CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING, INCLUDING ALL LOT LINES AND EASEMENTS OF RECORD

**FILING RECORD**

RECORDED 9/20/2019 AT 11:11 AM IN BOOK 11 PAGE 1 OF 1  
 REC# #: 762588  
 FILE # 100-100-00230

**NOTES**

1. BASIS OF BEARINGS - WYOMING STATE PLANE COORDINATES, EAST ZONE - NAD83-2011. SITE COMBINATION FACTOR = 0.9996575789. DISTANCES ARE GRID DISTANCES.
2. ALL UNMENTIONED TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH 1" ALUMINUM CAP STAMPED "SSS PLS 5910" ON 1" x 24" REBAR.
3. NO PORTION OF THE PROPOSED SUBDIVISION FALLS WITHIN A FEMA 100-YEAR SPECIAL FLOOD HAZARD AREA PER FIRM PANEL R03 586270050P & 586270050P, DATED JANUARY 17, 2001.
4. DOMESTIC WATER AND SANITARY SEWER SERVICES TO BE PROVIDED BY CITY OF CHEYENNE BOARD OF PUBLIC UTILITIES (BOPU).
5. VARIANCE(S) #00C-19-00230 APPROVED BY THE CITY OF CHEYENNE BOARD OF ADJUSTMENT AUGUST 16, 2018 AS FOLLOWS:  
 WHERE LOC 51.5-00230 REQUIRES A MINIMUM LOT FRONTAGE OF 55' AND A MINIMUM FRONT SETBACK OF 25' FOR A 006 LOT TYPE, & A MINIMUM LOT FRONTAGE OF 45' FOR A 007 LOT TYPE.  
 A VARIANCE REQUEST TO ALLOW A MINIMUM LOT FRONTAGE OF 52' (Pursuant to CHEYENNE CITY MUNICIPAL CODE §15.6.009) FOR ANY DO AND A MINIMUM FRONT SETBACK OF 5' FOR AN EXISTING STRUCTURE LOCATED ON PROPOSED LOT 1, BLOCK 1, MILLER ADDITION, 4TH FILING, SAID REQUEST BEING MITIGATED BY THE FACT THAT THE PROPOSED LOT (LOT 1, BLOCK 1, MILLER ADDITION, 4TH FILING) PROVIDES PROXIMAL STRUCTURE SETBACK OF 29.67'.
6. "6" DRAINAGE & UTILITY EASEMENT TO CITY OF CHEYENNE LIGHT FUEL & POWER; LOCAL SUCCESSORS AND/OR ASSIGNS FOR THE PURPOSE OF LOCAL UTILITIES(S) SERVICE LINES AND TO OWNERS OF LANDS CONTAINED WITHIN THIS PLAN FOR THE PURPOSE OF STORMWATER DRAINAGE.
7. "VARIABLE-WIDTH DRAINAGE EASEMENT" & "6" DRAINAGE EASEMENT" GRANTED TO ALL OWNERS OF LANDS CONTAINED WITHIN THIS PLAN, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS, FOR THE PURPOSE OF STORMWATER DRAINAGE.

**VICINITY MAP**



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