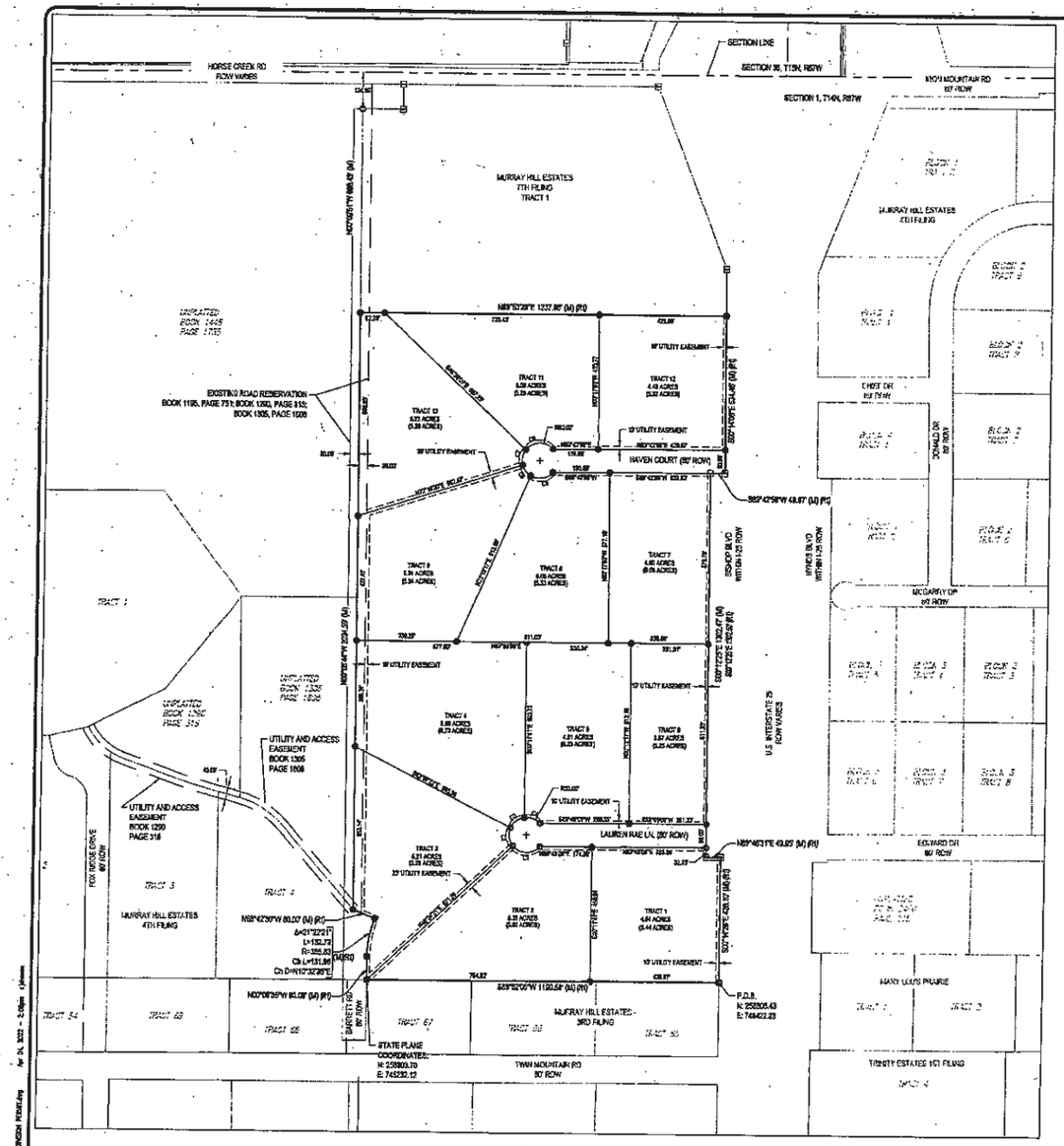


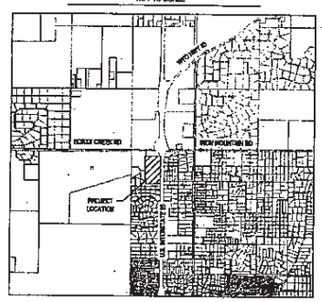
FILING RECORD

LEGEND

- FOUND ALUMINUM CAP
- FOUND IRON PIPE
- FOUND IRON ROD
- SET 1" x 24" LONG REBAR WITH 2" ALUM. CAP AVI PC PLS 12045
- PROPERTY BOUNDARY
- PROPOSED UTILITY EASEMENT LINE
- SECTION LINE
- EXISTING LOT LINES
- XXX ACRES — NET ACRES
- (XXX ACRES) — GROSS ACRES
- (M) — MEASURED DATA AVI SURVEY
- (R) — RECORD DATA FROM MURRAY HILL ESTATES, 7TH FILING

SCALE 1" = 200'

VICINITY MAP
NOT TO SCALE



LEGAL DESCRIPTION

BEING SITUATED IN THE WEST HALF PORTION OF SECTION 1, TOWNSHIP 14 NORTH, RANGE 67 WEST, COUNTY OF LARAMIE, STATE OF WYOMING , BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT 65 OF MURRAY HILL ESTATES 3RD FILING AND US INTERSTATE 25 RIGHT OF WAY LINES, THENCE WESTERLY ALONG THE NORTH LINE OF SAID MURRAY HILLS 3RD FILING S89°52'00"E A DISTANCE OF 1130.58 FEET TO A POINT ON THE RIGHT OF WAY OF BARRETT ROAD AND THE NORTHWEST CORNER OF TRACT 67; THENCE NORTHERLY ALONG THE EASTERLY BARRETT ROAD RIGHT OF WAY LINE N00°06'25"W A DISTANCE OF 80.06 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, EAST, SAID CURVE HAVING A RADIUS OF 385.63 FEET, A CHORD BEARING OF N10°32'49"E, A CHORD DISTANCE OF 131.95 FEET AND A CENTRAL ANGLE OF 21°22'21", THENCE ALONG THE ARC OF SAID CURVE 132.78 FEET TO A POINT OF NON-TANGENCY; THENCE N89°42'39"W A DISTANCE OF 80.00 FEET TO A POINT; THENCE N00°06'44"W A DISTANCE OF 2024.59 FEET TO A POINT; THENCE N89°53'28"E A DISTANCE OF 1237.80 FEET TO A POINT ON THE WESTERN I-25 RIGHT OF WAY LINE; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE S00°14'09"E A DISTANCE OF 634.45 FEET TO A POINT; THENCE S89°42'58"W A DISTANCE OF 49.67 FEET TO A POINT; THENCE S00°19'26"E A DISTANCE OF 1302.47 FEET TO A POINT; THENCE N89°46'31"E A DISTANCE OF 49.95 FEET TO A POINT; THENCE S00°14'26"E A DISTANCE 426.10 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 82.00 ACRES, MORE OR LESS

BASIS OF BEARINGS

COORDINATES ARE GROUND COORDINATES BASED ON US STATE PLANE 1983, WYOMING STATE PLANE EAST FIPZONE 4901.
TO CONVERT TO STATE PLANE COORDINATES: ADD 100,000 FT TO THE NORTHING AND 200,000 FT TO THE EASTING AND MULTIPLY BY A PROJECT SCALE FACTOR OF 0.999967438507.
EXAMPLE POINT POS
GROUND NORTHING = 158927.72
GROUND EASTING = 548855.51
N = (158927.72+100000)*SF = 258806.43
E = (548855.571+200000)*SF = 748422.28
STATE PLANE NORTHING = 258806.43
STATE PLANE EASTING = 748422.28

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	104.19'	80.02'	99°56'03"	S39°53'48"E	91.58'
C2	65.19'	80.02'	52°04'24"	S67°45'32"E	62.97'
C3	62.22'	60.00'	59°25'25"	S53°02'52"W	59.48'
C4	57.89'	60.02'	55°14'54"	N59°38'53"W	55.64'
C5	80.23'	60.02'	76°33'03"	S30°45'22"W	73.84'
C6	46.55'	60.02'	44°27'27"	N37°43'33"W	45.40'
C7	56.32'	60.02'	53°46'57"	N11°22'31"E	54.28'
C8	104.34'	60.02'	99°35'29"	N85°10'02"E	91.66'

NOTES

1. THERE ARE NO SPECIAL FLOOD HAZARD AREAS WITHIN THE PROPOSED TRACTS AS AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR LARAMIE COUNTY PANEL 1079 OF 1950. MAP NOS. 56021C1079 WITH AN EFFECTIVE DATE OF JANUARY 17, 2007.
2. FIRE PROTECTION WILL BE PROVIDED BY LARAMIE COUNTY FIRE AUTHORITY.
3. THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE
4. THERE WILL BE NO PUBLIC WATER OR WASTE WATER SYSTEMS. INDIVIDUAL WELL AND SEPTIC SYSTEMS WILL BE UTILIZED.
5. TRACTS ARE IN LOW LEVEL AREA FOR COMMUNITY WILDLIFE PROTECTION PLAN PURPOSES
6. WASTEWATER PERMITS WILL BE REQUIRED FOR EACH LOT. ALL SMALL WASTEWATER SYSTEMS MUST HAVE 50' SETBACK FROM ALL PROPERTY LINES AND INTERMITTENT BODIES OF WATER, I.E. DRAINAGES AND FLOODPLAINS.
7. TRACTS 7 AND 12 SHALL ACCESS OFF OF HAVEN COURT
8. TRACTS 1 AND 6 SHALL ACCESS OFF OF LAUREN RAE LANE
9. INTERIOR ROADWAYS SHALL BE DEDICATED TO THE PUBLIC AND MAINTENANCE SHALL BE BY NORTH HAVEN HOA OR SERVICE DISTRICT
10. GROSS ACREAGE FOR TRACTS 1, 6, 7, & 12 IS TAKEN TO CENTERLINE OF BISHOP BOULEVARD FOR ENVIRONMENTAL HEALTH SEPTIC TANK AND ANEC MEMO.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT BRANDON SWAIN, PRESIDENT OF 1105 ASHFORD LLC., OWNER IN FEE SIMPLE OF THE LAND EMBRACED IN THIS FINAL PLAT OF "NORTH HAVEN," DOES HEREBY DECLARE THAT THE SUBDIVISION OF SAID LAND IS WITH HIS FREE ACT AND DEED AND IN ACCORDANCE WITH HIS DESIRES, DOES HEREBY GRANT THE PUBLIC RIGHT OF WAYS AND EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED ON THIS PLAT.

BRANDON SWAIN, PRESIDENT
1105 ASHFORD LLC.

ACKNOWLEDGEMENTS

STATE OF Wyoming)
) SS
COUNTY OF Laramie)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY BRANDON SWAIN, PRESIDENT OF 1105 ASHFORD LLC., THIS 6 DAY OF April 2022, WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC Cheyenne, Laramie County, Wyoming

MY COMMISSION EXPIRES 1/20/26

SHERRY T. FRIEDRICH
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 121412
MY COMMISSION EXPIRES: JAN 20, 2026

VACATION STATEMENT

THIS PLAT VACATES ALL PORTIONS TRACT 2 OF MURRAY HILL ESTATES 7TH FILING WITHIN THE BOUNDS OF THIS PLAT.

APPROVALS

APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION, LARAMIE COUNTY, WYOMING THIS 24 DAY OF February, 2022.

CHAIRMAN

APPROVED BY THE COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING THIS 15 DAY OF March, 2022.

CHAIRMAN

COUNTY CLERK

Recorded 834869
The State of Wyoming, County of Laramie
This instrument was filed for record at 10:09 o'clock A M, on the 14th day of April A.D. 2022 and duly recorded in book — or case — PC 12 and 112
Debra K. Lee
County Clerk & ex-Officio Register of Deeds
By Deputy

CERTIFICATE OF SURVEYOR

I, ADAM S 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.

ADAM S DESCHLER
PROFESSIONAL LAND SURVEYOR
WYOMING

RECORDATION
RECP #: 834869
RECORDED 4/14/2022 AT 10:09 AM BK# 12 PG# 112
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

SUBDIVISION PLAT
NORTH HAVEN SUBDIVISION
A REPLAT OF MURRAY HILL ESTATES 7TH FILING TRACT 2
SITUATED IN THE WEST ONE-HALF OF SECTION 1, TOWNSHIP 14
NORTH, RANGE 67 WEST, CITY OF CHEYENNE, COUNTY OF
LARAMIE, STATE OF WYOMING
PREPARED MARCH 2022

NO	REVISION	DATE
#1	COUNTY COMMENTS	2/15/22

PREPARED FOR:
BRANDON SWAIN
1611 MORRIE AVE
CHEYENNE, WY 82001

PROJECT: NORTH HAVEN SUBDIVISION

DRAWING TITLE: SUBDIVISION PLAT

AVI ENGINEERING PLANNING SURVEYING PC
307.637.9917
1102 OLD TOWN LANE, SUITE 101
CHEYENNE, WY 82009
AVI@AVIPC.COM

DATE: Apr 04, 2022
DRAWN BY: KW
DESIGNED BY:
CHECKED BY: ADISE
JOB NO.: 4567
DRAWING NO. 1 OF 1

H:\CSP Jenny Pit Exhibit 3b Rev\Subdivision\Plat\CSP_SUBDIVISION PLAT.dwg Apr 04, 2022 - 2:06pm cjohnson