DEDICATION

KNOW ALL PERSONS BY PRESENTS THAT: DONALD R. LOETSCHER AND CATHERINE K. LOETSCHER, TRUSTEES, AND THEIR SUCCESSORS IN TRUST, UNDER THE DONALD R. AND CATHERINE K. LOETSCHER FAMILY LIVING TRUST DATED JULY 3, 2013, OWNERS IN FEE SIMPLE OF A TRACT OF LAND SITUATE IN THE NORTHEAST QUARTER (NE¼) NORTHWEST QUARTER (NW¼), SECTION 31, T. 15 N., R. 64 W., 6TH P.M., LARAMIE COUNTY, WYOMING TO BE KNOWN AS "SKY VALLEY ESTATES, 2ND FILING" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THE NORTHEAST QUARTER (NE¼) NORTHWEST QUARTER (NW¼), SECTION 31, T. 15 N., R. 64 W., 6TH P.M., LARAMIE COUNTY, WYOMING.

SAID PARCEL CONTAINS 39.74 ACRES MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED, PLATTED AND KNOWN AS "SKY VALLEY ESTATES, 2ND FILING", DOES HEREBY DECLARE THE SUBDIVISION OF SAID LAND AS IT APPEARS ON THIS PLAT TO BE THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE ROADS AND GRANT THE EASEMENTS FOR THE PURPOSES INDICATED HEREON.

DONALD R. LOETSCHER
TRUSTEE OF THE DONALD R. AND CATHERINE K. LOETSCHER FAMILY LIVING TRUST DATED JULY 3, 2013.

CATHERINE K. LOETSCHER
TRUSTEE OF THE DONALD R. AND CATHERINE K. LOETSCHER FAMILY LIVING TRUST DATED JULY 3, 2013.

ACKNOWLEDGMENTS

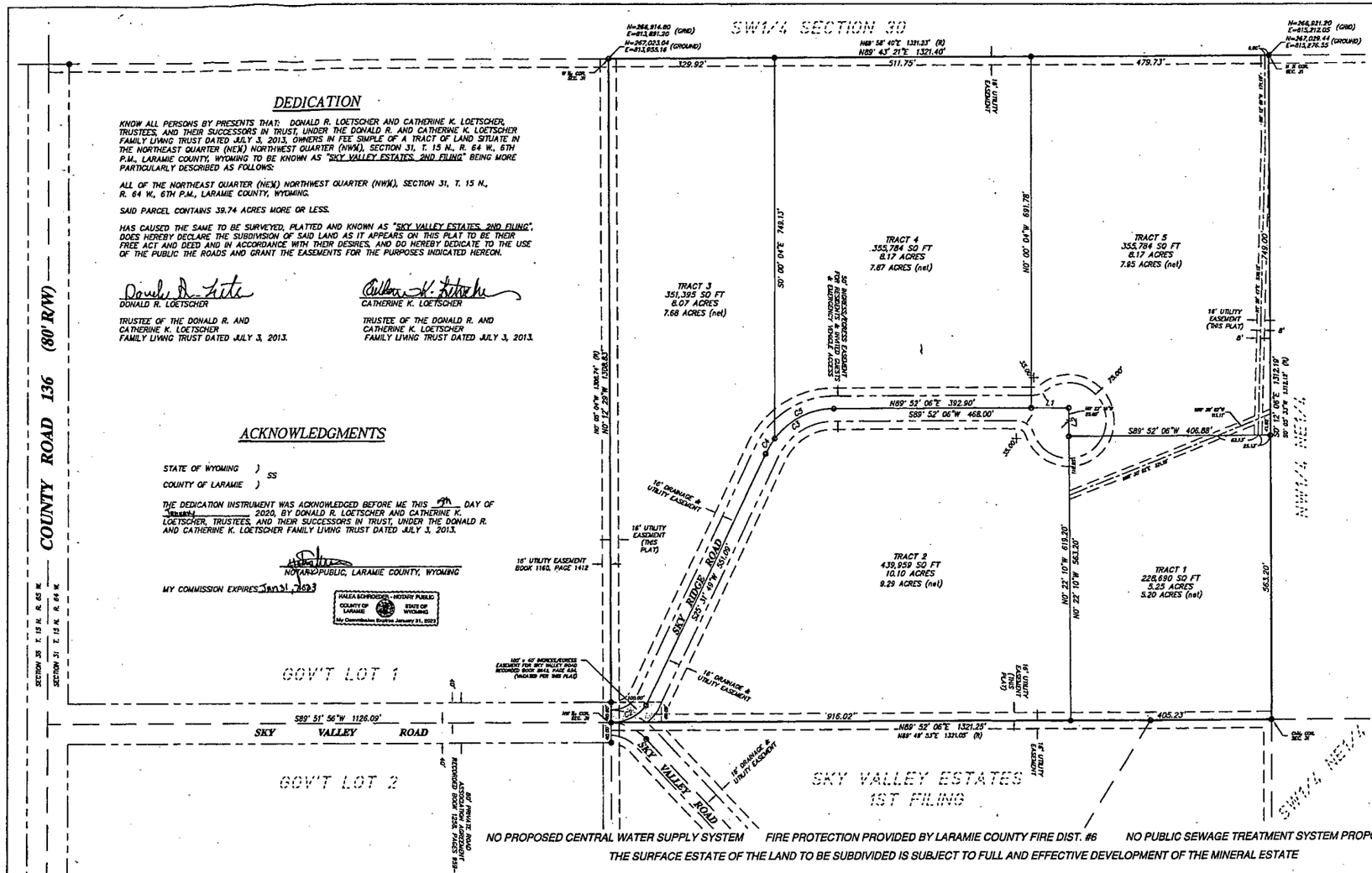
STATE OF WYOMING)
SS
COUNTY OF LARAMIE)

THE DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF December 2020, BY DONALD R. LOETSCHER AND CATHERINE K. LOETSCHER, TRUSTEES, AND THEIR SUCCESSORS IN TRUST, UNDER THE DONALD R. AND CATHERINE K. LOETSCHER FAMILY LIVING TRUST DATED JULY 3, 2013.

NOTARY PUBLIC, LARAMIE COUNTY, WYOMING

MY COMMISSION EXPIRES Jan 31, 2023

HALEA SCHROEDER - NOTARY PUBLIC
COUNTY OF LARAMIE STATE OF WYOMING
My Commission Expires January 31, 2023



NO PROPOSED CENTRAL WATER SUPPLY SYSTEM FIRE PROTECTION PROVIDED BY LARAMIE COUNTY FIRE DIST. #6 NO PUBLIC SEWAGE TREATMENT SYSTEM PROPOSED

THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE

NOTES

1.) BASIS OF BEARINGS AND COORDINATE VALUES ARE BASED ON WYOMING STATE PLANE EAST ZONE NAD83. ALL DISTANCE AS SHOWN ARE U.S SURVEY FEET GROUND.

2.) SUBJECT PROPERTY DOES NOT FALL WITHIN THE SPECIAL 100 YEAR FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. MAP PANEL No. 56021C1130F DATED JANUARY 17, 2007.

3.) ALL LOT AND TRACT CORNERS TO BE MONUMENTED WITH A 1¼" ALUMINUM CAP ON #5 X 24" REBAR STAMPED "P.L.S. 9834 AND APPROPRIATE DATA.

4.) NET ACREAGE IS THE GROSS AREA LESS THE ACREAGE CONTAINED WITHIN THE INGRESS/EGRESS ACCESS EASEMENT.

LEGEND

- ● FOUND 1¼" ALUMINUM CAP
- ○ SET #5 X 24" LONG REBAR WITH 1¼" ALUMINUM CAP STAMPED "PLS 9834"
- ● FOUND #4 REBAR
- (R) INDICATES RECORD DATA PER RECORD OF SURVEY BY ED C. FRY, PE & LS 662 DATED MARCH 29, 1979 RECORD IN BOOK 1119, PAGE 103 IN THE LARAMIE COUNTY CLERK'S OFFICE.

APPROVALS

APPROVED BY THE LARAMIE COUNTY PLANNING COMMISSION THIS 12th DAY OF November 2020.

Jody Clark
CHAIRMAN

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF LARAMIE COUNTY, WYOMING, THIS 14th DAY OF December 2020.

CHAIRMAN ATTEST: Debra K. Lee
COUNTY CLERK

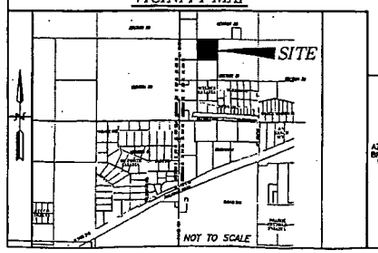
VACATION STATEMENT

THE INTENT OF THIS VACATION STATEMENT IS TO VACATE THAT 100' X 40' INGRESS/EGRESS EASEMENT AS RECORDED IN BOOK 2642, PAGE 634 IN THE LARAMIE COUNTY CLERK'S OFFICE.

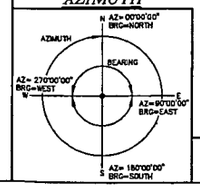
CURVE TABLE					
CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C2	54° 26' 56"	84.65'	80.44'	S54° 11' 14"W	77.45'
C3	65° 57' 45"	150.00'	172.69'	S36° 53' 13"W	163.31'
C4	13° 26' 45"	150.00'	35.29'	N30° 38' 42"E	35.21'
C5	52° 29' 00"	150.00'	137.40'	N63° 37' 35"E	132.65'

LINE TABLE		
Line #	Bearing	Length
L1	N89° 52' 06"E	75.10'
L2	S0° 22' 10"E	58.00'

VICINITY MAP



AZIMUTH



FILING RECORD

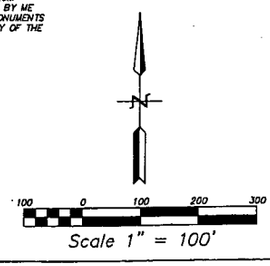
RECP #: 799510
RECORDED 1/13/2021 AT 11:42 AM BK# 13 PG# 7
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

CERTIFICATE OF SURVEYOR

I COTTON D. JONES, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, HEREBY STATE THAT THIS PLAT OF "SKY VALLEY ESTATES, 2ND FILING", WAS PREPARED FROM OFFICIAL PLATS AND DEEDS OF RECORD AND FROM NOTES OF A FIELD SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION DURING THE MONTH OF SEPTEMBER 2020, THAT THE MONUMENTS ARE SET OR FOUND AS SHOWN AND THAT THIS PLAT CORRECTLY REPRESENTS SAID SURVEY OF THE LAND DEPICTED HEREON TO THE BEST OF MY KNOWLEDGE.

Reception 799510
The State of Wyoming
County of Laramie
This instrument was filed for record at 11:42 o'clock A. M. on the 13 day of January A.D. 2021 and duly recorded in book 13 on page 7
PVC ____ slot ____
Debra K. Lee
County Clerk & Ex-Officio Register of Deeds
By Kenneth Lloyd Deputy

Professional Land Surveyor
COTTON D. JONES
WYOMING
12/9/20



REV. 10/26/20

FINAL PLAT OF SKY VALLEY ESTATES, 2ND FILING

SITUATE IN THE NORTHEAST QUARTER NORTHWEST QUARTER, SECTION 31, T. 15 N., R. 64 W., 6TH P.M., LARAMIE COUNTY, WYOMING.

PREPARED SEPTEMBER 2020

JONES LAND SURVEYING, INC.
Licensed In: WY, CO, MT, SD, NE, ID, UT, NV
6750 Soy Katy Rd., Cheyenne, WY 82009
Ph: 307-637-7107
Cell: 307-630-8550
Email: cotton.jones@msn.com