

ADMINISTRATIVE SETUP FORM

Subdivision Proper Name STANFIELD ADDITION 4TH FILING
Received from STIEL SURVEYING SERVICES LLC
Grantor NORTHLAND HOLDINGS LLC
Grantee STANFIELD ADD 04F
Document Date 27-Jul-20
Legal Description EXISTING - LOTS 1, 2, 3 & 4 BLOCK 652 STANFIELD ADD

SUBDIVISION INFORMATION

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

ABSTRACTING INFORMATION

Existing Parcels Affected

Township & Range/Subdivision	Beginning Lot/Sec	Ending Lot/Sec	Block #	In-Active Y/N
STANFIELD ADD	1	4	652	Y

New Subdivision Parcels Created

Subdivision Name	Beginning Lot #	Ending Lot #	Block #
STANFIELD ADD 04F	1	3	1

REC# 814433
RECORDED 7/8/2021 AT 11:27 AM BK# 12 PG# 47
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

ACKNOWLEDGEMENT

DOMESTIC WATER & SANITARY SEWER PROVIDED BY CITY OF CHEYENNE BOFU.
 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.

STATE OF WYOMING }
 COUNTY OF LARAMIE } SS

The foregoing instrument was acknowledged before me this 1st day of July, 2020, by Kirk Johnson as Manager for Northland Holdings, LLC.
 Notary Public, Laramie County, Wyoming
April 20, 2022
 My Commission Expires

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: NORTHLAND HOLDINGS, LLC, owner in fee simple of All of Lots 1, 2, 3, & 4, Block 652, Stanfield Addition, City of Cheyenne, Laramie County, Wyoming

Has caused the same to be surveyed, vacated, and replatted to be known as STANFIELD ADDITION, 4th FILING, and 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.

by Kirk Johnson as Manager for Northland Holdings, LLC
 PRINT NAME TITLE

NOTES

1. BASIS OF BEARINGS - WYOMING STATE PLANE COORDINATES, EAST ZONE. DISTANCES ARE GROUND DISTANCES. SITE COMBINATION FACTOR: 0.999661891
2. ALL UNDOCUMENTED LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE RECONSTRUCTED WITH 1/2" ALUMINUM CAP STAMPED "SS PLS. 5910" ON 3/4"x2 1/2" REBAR.
3. NO PORTION OF THE LANDS CONTAINED WITHIN THE PLAT BOUNDARY AS SHOWN ON PANEL No. 56021G1352F, DATED JANUARY 17, 2007.
4. VARIANCES FOR EXISTING UTILITIES CONFORMANCE RELATIVE TO PROPOSED REPLAT APPROVED BY THE CITY OF CHEYENNE BOARD OF ADJUSTMENT ON NOVEMBER 21, 2019; SUMMARIZED AS FOLLOWS:
 - a. Reduction of min. rear setback from 20' to 10' (proposed Lot 1, 4th Filing);
 - b. Reduction of min. rear setback from 6,000ft to 5,081ft (proposed Lot 2, 4th Filing);
 - c. Reduction of min. front setback from 25' to 11.5' (proposed Lot 2, 4th Filing);
 - d. Reduction of min. front setback from 80' to 69' (proposed Lot 3, 4th Filing); and
 - e. Accession of min. front setback from 20' to 20.2' (proposed Lot 3, 4th Filing).

LI: CAP,
 BI: COMM.,
 SUB.

Reception 814433
 The State of Wyoming
 County of Laramie } SS

This instrument was filed for record at 11:21 o'clock A.M. on the 08 day of JULY, 2020.

APPROVALS

Approved by the City of Cheyenne Planning Commission this 6TH day of JULY, 2020.

Debra K. Lee
 City Clerk

Approved by the Council of the City of Cheyenne, Wyoming this: 27TH day of JULY, 2020.
Jeffrey B. Jones
 Mayor

ATTEST: Debra K. Lee
 City Clerk

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, Licensed Professional Land Surveyor in the State of Wyoming, for and on behalf of Steel Surveying Services, Inc., do hereby certify that the foregoing plat, map, and plat, 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.



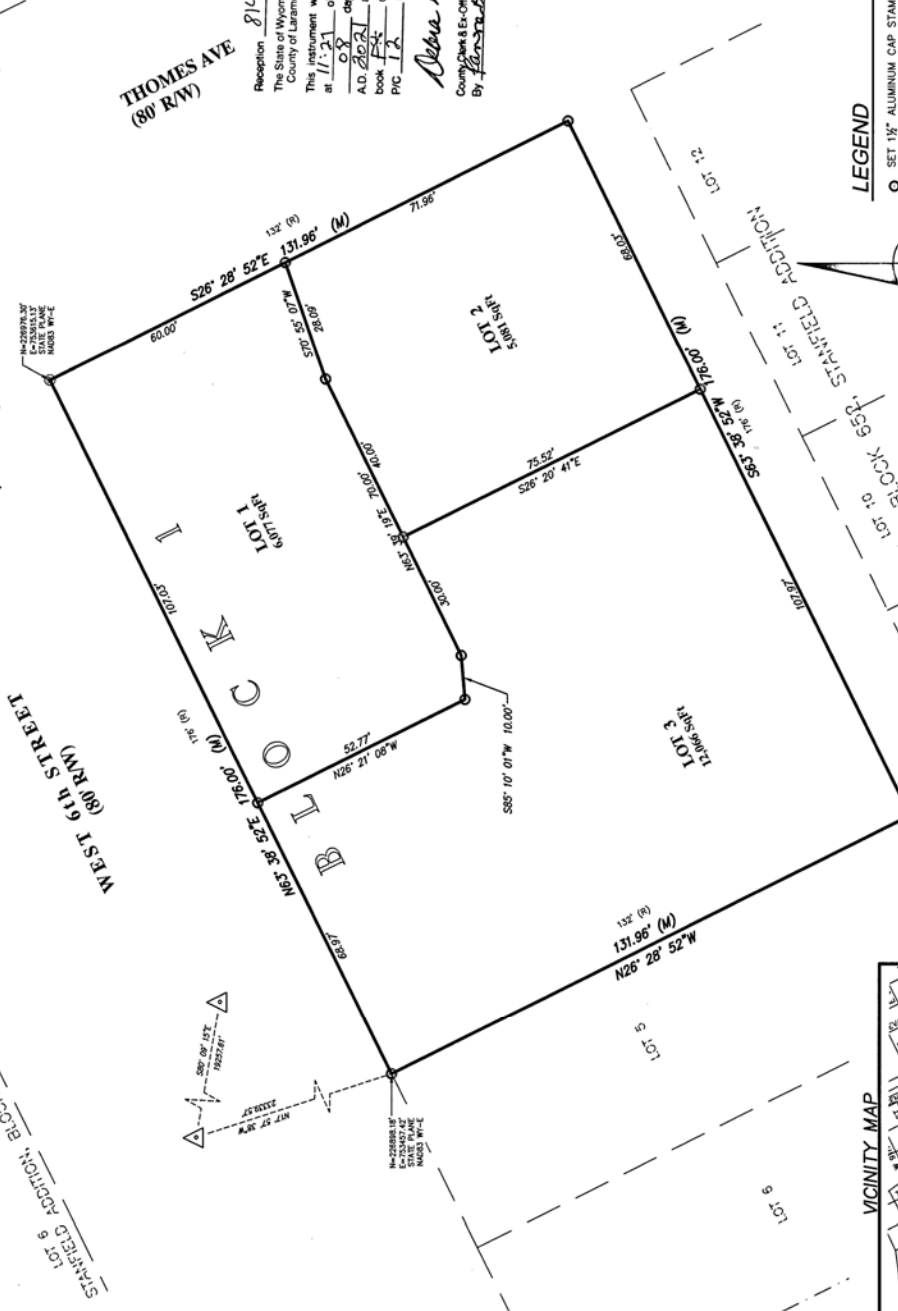
STANFIELD ADDITION, 4TH FILING

A REPLAT OF ALL OF LOTS 1 THRU 4, BLOCK 652, STANFIELD ADDITION, CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING

PREPARED APRIL 2019



STEEL SURVEYING SERVICES, LLC
 PROFESSIONAL LAND SURVEYORS
 PLANNING & DEVELOPMENT SPECIALISTS
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 www.SteelSurvey.com • info@SteelSurvey.com



LEGEND

- SET 1/2" ALUMINUM CAP STAMPED "SS PLS 5910" ON 3/4" x 2 1/2" REBAR
- FOUND 1 1/2" ALUMINUM CAP STAMPED LS 2927
- ⊗ FOUND 3/4" REBAR
- ⊙ FOUND 1/2" IRON PIPE
- ◆ FOUND NAIL



VACATION STATEMENT

IT IS THE INTENT OF THIS REPLAT TO VACATE ALL OF LOTS 1 THRU 4, BLOCK 652, CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING EXISTING EASEMENTS ARE TO REMAIN UNLESS NOTED OTHERWISE

FILING RECORD

REC'D # 814433
 RECORDED 7/8/2021 AT 11:27 AM BK# 12 PG# 47
 DEBRA K. LEE, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1



2019 DMV18247 NORTHLAND HOLDINGS B652J89A18247 REBARO STANFIELD B652-6684 (2)LOWE
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