

ADMINISTRATIVE SETUP FORM

Subdivision Proper Name STANFIELD ADDITION 5TH FILING
Received from STIEL SURVEYING SERVICES LLC
Grantor NORTHLAND HOLDINGS LLC
Grantee STANFIELD ADD 05F
Document Date 27-Jul-20
Legal Description EXISTING: LOTS 4,5,6 BLOCK 693 STANFIELD ADD;&LOTS 1,2,3
& PART LOTS 4-5 BLOCK 694 STANFIELD ADDITION FILING 2

SUBDIVISION INFORMATION

Short Alpha Name STANFIELD ADD 05F
Block Name BLOCK Lot Name LOT
Replats Previous Platting Y Defunct Subdivision Y

ABSTRACTING INFORMATION

Existing Parcels Affected

Township & Range/Subdivision	Beginning Lot/Sec	Ending Lot/Sec	Block #	In-Active Y/N
STANFIELD ADD	4	6	693	Y
STANFIELD ADD 02F	1	3	694	Y
STANFIELD ADD 02F	4	5	694	N

New Subdivision Parcels Created

Subdivision Name	Beginning Lot #	Ending Lot #	Block #
STANFIELD ADD 05F	1	6	1

RECP #: 814434
RECORDED 7/8/2021 AT 11:27 AM BK# 12 PGS 48
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS, THAT: **STANFIELD ADDITION, 5TH FILING** owner in fee simple of All of Lots 4, 5, & 6, Block 694, AND all of those remaining Portions of Block 694, Stanfield Addition, Second Filing; AND All of those remaining Portions of Lots 4, & 5, Block 694 (as shown hereon and described in Warranty Deed Recorded at Book 2598, Page 886 in the Real Estate Office of the Laramie County Clerk), Stanfield Addition, Second Filing, City of Cheyenne, Laramie County, Wyoming Has caused the same to be surveyed, and vacated, and replatted to be known as **STANFIELD ADDITION, 5TH 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, and does furthermore grant the easements for the purposes indicated hereon.

by: **Kelley Blaeser** as **PLATMAN** for Northland Holdings, LLC

ACKNOWLEDGEMENT

STATE OF WYOMING } SS
COUNTY OF LARAMIE }

The foregoing instrument was acknowledged before me this 1st day of July, 2020, by **Kelley Blaeser** as **PLATMAN** for Northland Holdings, LLC, Notary Public, Laramie County, Wyoming
My Commission Expires: April 20, 2022

NOTES

1. BASIS OF BEARINGS - WYOMING STATE PLANE COORDINATES, EAST ZONE NAD83+2011. DISTANCES ARE GROUND DISTANCES. SITE COMBINATION FACTOR: 0.999961897
2. ALL UNMONUMENTED LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MONUMENTED WITH 1/2" ALUMINUM CAP STAMPED "SS PLS 5910" ON "X 24" REBAR.
3. NO PORTION OF THE LANDS CONTAINED WITHIN THE PLAT BOUNDARY AS SHOWN FALL WITHIN A SPECIAL FLOOD HAZARD AREA PER F.I.C.M. PANEL No.36202C13557, DATED JANUARY 17, 2007.
4. "TOPRU UTILITY, & ACCESS EASEMENT" (HEREINAFTER "TOPRU EASEMENT"), IS HEREBY GRANTED TO THE BOARD OF PUBLIC UTILITIES OF THE CITY OF CHEYENNE (BOPU), THEIR LEGAL SUCCESSORS AND/OR ASSIGNS, FOR MAINTENANCE, REPAIR, ALTERATION AND OPERATION OF A SHARED DOMESTIC SANITARY SEWER SERVICE(S).
5. VARIANCES FOR EXISTING NON-COMFORMANCES RELATIVE TO PROPOSED REPLAT APPROVED BY THE CITY OF CHEYENNE BOARD OF ADJUSTMENT ON NOVEMBER 21, 2019, SUMMARIZED AS FOLLOWS:
 - a. Reduction of min. frontage from 60' to 47.8' (proposed Lot 1, 5th Filing);
 - b. Reduction of min. frontage from 60' to 49.3' (proposed Lot 2, 5th Filing);
 - c. Reduction of min. frontage from 60' to 46' (proposed Lot 3, 5th Filing); and Reduction of min. front setback from 25' to 20.4' (proposed Lot 3, 5th Filing);
 - d. Accretion of max. front setback from 20' to 20.6' (proposed Lot 4, 5th Filing);
 - e. Reduction of min. frontage from 60' to 57.9' (proposed Lot 5, 5th Filing); and Reduction of min. front setback from 25' to 20.0' (proposed Lot 5, 5th Filing);
 - f. Reduction of min. frontage from 60' to 57.9' (proposed Lot 6, 5th Filing); and Reduction of min. rear setback from 15' to 9.25' (proposed Lot 6, 5th Filing); and Reduction of min. side setback from 15' to 10.1' (proposed Lot 6, 5th Filing);
6. "U" UTILITY EASEMENT GRANTED BY AND BETWEEN AFFECTED LOT OWNERS, THEIR LEGAL SUCCESSORS, INVITEES, AND/OR ASSIGNS, FOR UTILITIES (S) & SERVICE LINE(S).
7. SHARED EASEMENTS FOR PARKING AND PEDESTRIAN CIRCULATION GRANTED BY AND BETWEEN AFFECTED LOT OWNERS, THEIR LEGAL SUCCESSORS, INVITEES, AND/OR ASSIGNS, FOR UTILITIES (S) & SERVICE LINE(S).

- A. LOTS 1, 2, 3, & 4, BLOCK 1, 5TH FILING
- 1) "U" MUTUAL ACCESS & CIRCULATION EASEMENT" GRANTED BY AND BETWEEN ALL OWNERS OF LOTS 1 & 2, BLOCK 1, 5TH FILING, THEIR LEGAL SUCCESSORS, INVITEES, AND/OR ASSIGNS, FOR PEDESTRIAN ACCESS AND CIRCULATION TO/FROM PARKING AREAS, PUBLIC RIGHTS-OF-WAY, AND RESIDENTIAL UNITS(S).
- 2) "U" MUTUAL ACCESS & CIRCULATION EASEMENT" GRANTED BY AND BETWEEN ALL OWNERS OF LOTS 3 & 4, BLOCK 1, 5TH FILING, THEIR LEGAL SUCCESSORS, INVITEES, AND/OR ASSIGNS, FOR PEDESTRIAN ACCESS AND CIRCULATION TO/FROM PARKING AREAS, PUBLIC RIGHTS-OF-WAY, AND RESIDENTIAL UNITS(S).
- 3) "U" MUTUAL ACCESS & CIRCULATION EASEMENT" GRANTED BY AND BETWEEN ALL OWNERS OF LOTS 1, 2, 3, & 4, BLOCK 1, 5TH FILING, THEIR LEGAL SUCCESSORS, INVITEES, AND/OR ASSIGNS, FOR PEDESTRIAN ACCESS AND CIRCULATION TO/FROM PARKING AREAS, PUBLIC RIGHTS-OF-WAY, AND RESIDENTIAL UNITS(S).
- 4) "U" MUTUAL ACCESS & CIRCULATION EASEMENT" GRANTED BY AND BETWEEN ALL OWNERS OF LOTS 5 & 6, BLOCK 1, 5TH FILING, THEIR LEGAL SUCCESSORS, INVITEES, AND/OR ASSIGNS, FOR PEDESTRIAN ACCESS AND CIRCULATION TO/FROM PARKING AREAS, PUBLIC RIGHTS-OF-WAY, AND RESIDENTIAL UNITS(S).
- 5) "U" MUTUAL ACCESS & CIRCULATION EASEMENT" GRANTED BY AND BETWEEN ALL OWNERS OF LOTS 1, 2, 3, & 4, BLOCK 1, 5TH FILING, THEIR LEGAL SUCCESSORS, INVITEES, AND/OR ASSIGNS, FOR PEDESTRIAN ACCESS AND CIRCULATION TO/FROM PARKING AREAS, PUBLIC RIGHTS-OF-WAY, AND RESIDENTIAL UNITS(S).
- 6) "U" MUTUAL ACCESS & CIRCULATION EASEMENT" GRANTED BY AND BETWEEN ALL OWNERS OF LOTS 5 & 6, BLOCK 1, 5TH FILING, THEIR LEGAL SUCCESSORS, INVITEES, AND/OR ASSIGNS, FOR PEDESTRIAN ACCESS AND CIRCULATION TO/FROM PARKING AREAS, PUBLIC RIGHTS-OF-WAY, AND RESIDENTIAL UNITS(S).
- 7) "U" MUTUAL ACCESS & CIRCULATION EASEMENT" GRANTED BY AND BETWEEN ALL OWNERS OF LOTS 1, 2, 3, & 4, BLOCK 1, 5TH FILING, THEIR LEGAL SUCCESSORS, INVITEES, AND/OR ASSIGNS, FOR PEDESTRIAN ACCESS AND CIRCULATION TO/FROM PARKING AREAS, PUBLIC RIGHTS-OF-WAY, AND RESIDENTIAL UNITS(S).
- 8) "U" MUTUAL ACCESS & CIRCULATION EASEMENT" GRANTED BY AND BETWEEN ALL OWNERS OF LOTS 5 & 6, BLOCK 1, 5TH FILING, THEIR LEGAL SUCCESSORS, INVITEES, AND/OR ASSIGNS, FOR PEDESTRIAN ACCESS AND CIRCULATION TO/FROM PARKING AREAS, PUBLIC RIGHTS-OF-WAY, AND RESIDENTIAL UNITS(S).

8. VEHICULAR ACCESS TO ALL LOTS AND PARKING AREAS CONTAINED WITHIN THE BOUNDARY OF THIS PLAT ARE LIMITED TO THE PLATED AND CONSTRUCTED 16' PUBLIC ALLEY R/W ABUTTING THE SOUTH BOUNDARY OF THIS PLAT.

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, Licensed 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 and belief, that the foregoing plat 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.

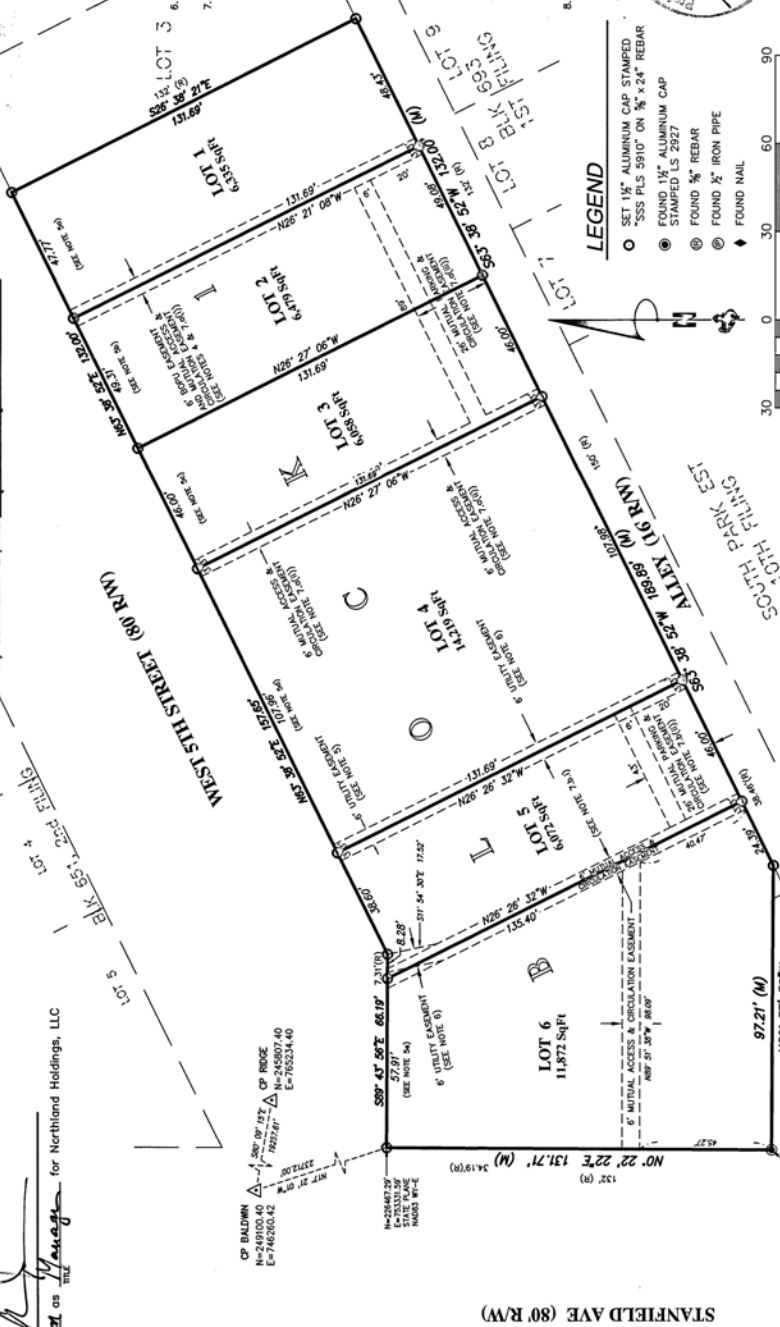


STANFIELD ADDITION, 5TH FILING

A REPLAT OF STANFIELD ADDITION, 5TH FILING, ALL OF LOTS 4 THRU 6, BLOCK 694, AND ALL OF LOTS 1 THRU 3, BLOCK 694, AND ALL OF THOSE REMAINING PORTIONS OF LOTS 4 & 5, BLOCK 694, STANFIELD ADDITION, SECOND FILING CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING

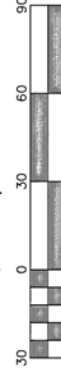
PREPARED APRIL 2019

STEEL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS
1102 WEST 19th ST. CHEYENNE, WY. 82001 • (307) 654-7273
756 GILCHRIST ST. WHEATLAND, WY. 82201 • (307) 322-9789
www.SteelSurvey.com • Info@SteelSurvey.com



LEGEND

- SET 1/2" ALUMINUM CAP STAMPED "SS PLS 5910" ON "X 24" REBAR
- FOUND 1/2" ALUMINUM CAP STAMPED LS 2927
- ⊙ FOUND "X" REBAR
- ⊙ FOUND "X" IRON PIPE
- ↓ FOUND NAIL



APPROVALS

Approved by the City of Cheyenne Planning Commission this 6th day of July, 2020.

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

Approved by the Council of the City of Cheyenne, Wyoming this 27th day of July, 2020.

[Signature]
Mayor

Reception
The State of Wyoming
County of Laramie

This instrument was filed for record at 11:17 o'clock A on the 9th day of July, A.D. 2021 and duly recorded in P.C. 1A - page 819934 - set 48

[Signature]
County Clerk & Ex-Officio Registrar at Cheyenne
By 5 No 14 Deputy

VACATION STATEMENT

IT IS THE INTENT OF THIS REPLAT TO VACATE ALL OF LOTS 1 THRU 6, BLOCK 694, AND ALL OF THOSE REMAINING PORTIONS OF LOTS 4 & 5, BLOCK 694, STANFIELD ADDITION, SECOND FILING CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING

FILING RECORD



(NOT TO SCALE)