SUBDIVISION SETUP FORM

Subdivision Proper Name STOFFAN SUBDIVISION

Received from BRAD STOFFAN

Grantor BRADFORD G STOFFAN & CHRISTINE M STOFFAN H/W Document Date 1-21-2003

Grantee IN RE STOFFAN SUBDIVISION

Legal Description SWAIWA SECTION 10, T14N R65W

SUBDIVISION INFORMATION

Short Alpha Name STOFFAN SUBD Number 2853

Block Name NONE Lot Name LOT

Replats Previous Platting Y/N Defunct Subdivision Y/N

Covenants Book/Page _____ Old Hard Copy Book/Number CONF

ABSTRACTING INFORMATION

For suffix 40-69 (Existing Parcels Affected)

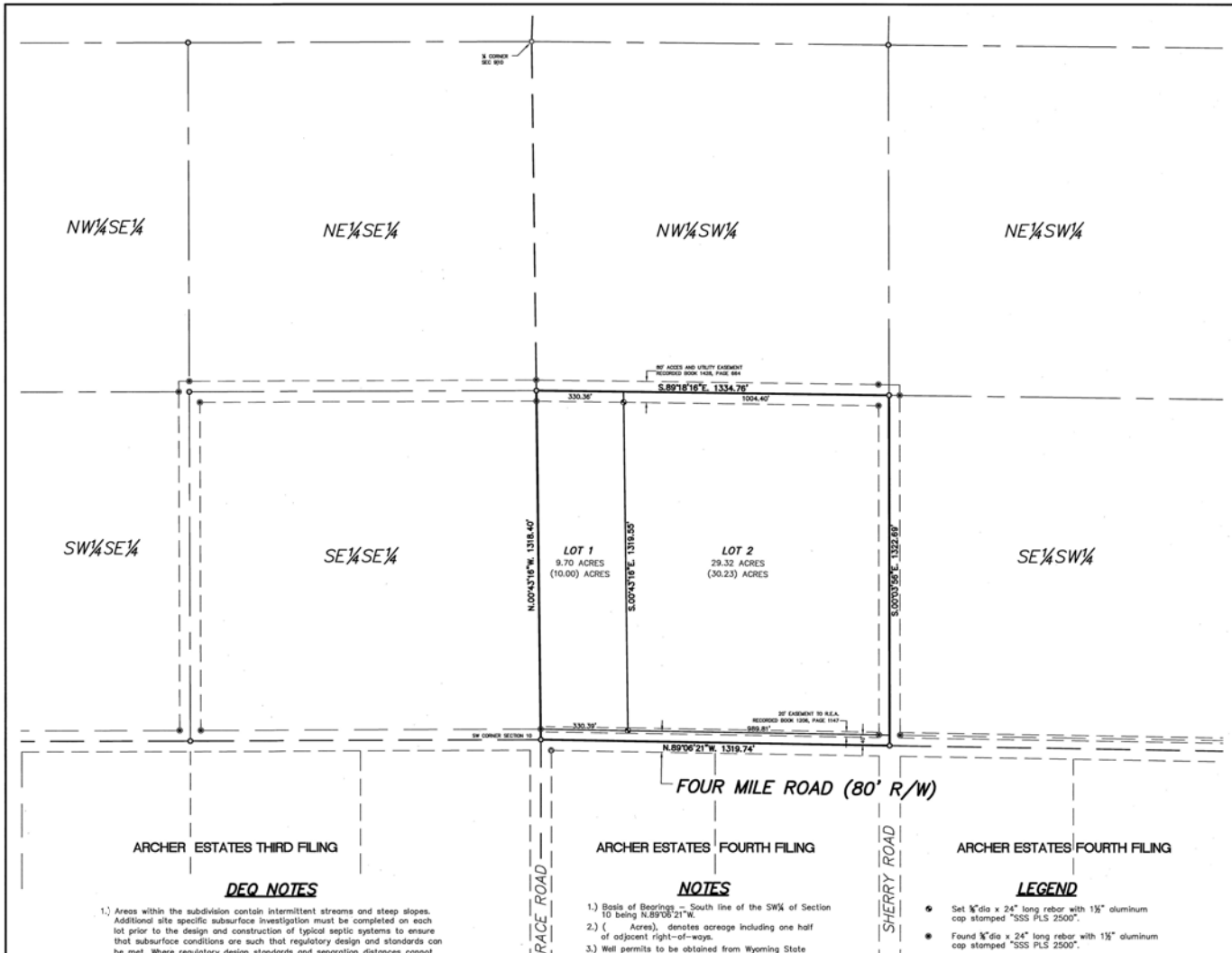
TWN/SUBD	RNG/BLOCK	BEGIN SEC/LOT	END SEC/LOT	R/V SW
14	65	10		

For suffix 70-99 (New Parcels Created)

	BLOCK #	BEGIN LOT	END LOT	BLOCK #	BEGIN LOT	END LOT
2853	NONE	1	2			

[illegible]

[illegible]



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Bradford G. Stoffan and Christine M. Stoffan, husband and wife, owners in fee simple of the Southwest Quarter of the Southwest Quarter (SW¼SW¼) of Section 10, Township 14 North, Range 65 West of the 6th P.M., Laramie County, Wyoming, more particularly described as follows:

Beginning at the southwest corner of said SW¼SW¼ of said Section 10; thence N.00°43'16"W., along the west line of said SW¼SW¼, a distance of 1318.40 feet to the northwest corner thereof; thence S.89°18'16"E., along the north line of said SW¼SW¼, a distance of 1334.76 feet to the northeast corner thereof; thence S.00°03'56"E., along the east line of said SW¼SW¼, a distance of 1322.69 feet to the southeast corner thereof; thence N.89°06'21"W., along the south line of said SW¼SW¼, a distance of 1319.74 feet to the point of beginning. Containing 40.42 acres more or less.

Has caused the same to be surveyed, platted and known as STOFFAN SUBDIVISION and do 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, do hereby dedicate to the use of the public the road (East Four Mile Road) and grant the easements for the purposes indicated hereon.

Bradford G. Stoffan

Christine M. Stoffan

ACKNOWLEDGEMENTS

STATE OF WYOMING)
SS
COUNTY OF LARAMIE)

The dedication instrument was acknowledged before me this 28th day of January, 2003 by Bradford G. Stoffan and Christine M. Stoffan, husband and wife.

Witness my hand and official seal.

Carol J. Steil
Notary Public, Laramie County, Wyoming

My Commission Expires 8-13-04

APPROVALS

Approved by the Cheyenne-Laramie County Regional Planning Commission this 6th day of January, 2003.

D.A. Wilson
Development Director

Approved by the Board of County Commissioners of Laramie County, Wyoming, this 21st day of January 2003.

Chairman

ATTEST: County Clerk

DEQ NOTES

1.) Areas within the subdivision contain intermittent streams and steep slopes. Additional site specific subsurface investigation must be completed on each lot prior to the design and construction of typical septic systems to ensure that subsurface conditions are such that regulatory design and standards can be met. Where regulatory design standards and separation distances cannot be met due to subsurface conditions, an alternative septic disposal system designed to meet regulatory standards and certified by a Wyoming licensed Professional Engineer is required.

2.) Potential buyers/lot owners are advised to hire a reputable well drilling contractor and construct/complete their well within guidelines described in State Engineer's Office Rules and Regulations, Part III, Well Minimum Construction Standards. An approved permit from the Wyoming State Engineer's Office is required prior to drilling of a water well.

NOTES

1.) Basis of Bearings – South line of the SW¼ of Section 10 being N.89°06'21"W.

2.) (Acres), denotes acreage including one half of adjacent right-of-ways.

3.) Well permits to be obtained from Wyoming State Engineers Office, Cheyenne, Wyoming.

4.) Septic permits to be obtained from the City – County Health Department, Cheyenne, Wyoming.

LEGEND

- Set ⅝"dia x 24" long rebar with 1½" aluminum cap stamped "SSS PLS 2500".
- Found ⅝"dia x 24" long rebar with 1½" aluminum cap stamped "SSS PLS 2500".
- Found ⅝"dia x 24" long rebar with 2½" aluminum cap stamped "STEIL SURVEYING SERVICES PLS 2500". and appropriate data.
- Found plastic cap LS 347.
- Found standard GLO stone with appropriate data.

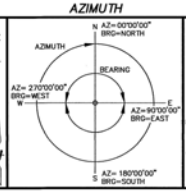
CERTIFICATE OF SURVEYOR

I, John A. Steil, Registered Professional Land Surveyor in the State of Wyoming, hereby certify that this plat of STOFFAN SUBDIVISION 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 October, 2002, 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.

Professional Land Surveyor JOHN A. STEIL 2500 WYOMING

VICINITY MAP

AZIMUTH



FILING RECORD

Reception 343789

The State of Wyoming } SS
County of Laramie }

This instrument was filed for record at 3:57 o'clock P M. on the 12th day of Feb

A.D. 2003 and duly recorded in

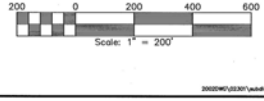
P/C 8 Slide BY

County Clerk By Debra Schuster at Deeds

Deputy

RECORDED 2/13/2003 AT 3:57 PM BK# 8 PG# 53
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1
RECP #: 343789

NO PROPOSED CENTRAL WATER SUPPLY SYSTEM
NO PROPOSED CENTRALIZED SEWAGE SYSTEM
PROPOSED PUBLIC MAINTENANCE OF INTERIOR ROADS
FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #2



STOFFAN SUBDIVISION

SITUATED IN THE
SW¼SW¼ OF SECTION 10,
T.14N., R.65W., OF THE 6th P.M.,
LARAMIE COUNTY, WYOMING.

PREPARED OCTOBER, 2002

STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
1102 WEST 19th STREET P.O. BOX 2073
PH(307)634-7273 CHEYENNE, WY. 82003