

SUBDIVISION PLAT SETUP FORM

Subdivision Proper Name SULLIVAN SUBDIVISION 2ND FILING
Received from STEIL SURVEYING SERVICES LLC
Grantor TRIPLE DOT CAPITAL INVESTMENTS LLC
Grantee RE SULLIVAN SUBDIVISION 2ND FILING
Document Date 6/19/2018
Legal Description REPLAT OF TRACT 3 SULLIVAN SUBDIVISION

SUBDIVISION INFORMATION

Short Alpha Name SULLIVAN SUBD 02F
Block Name N/A Lot Name TRACT
Replats Previous Platting Y Defunct Subdivision N

ABSTRACTING INFORMATION

Existing Parcels Affected

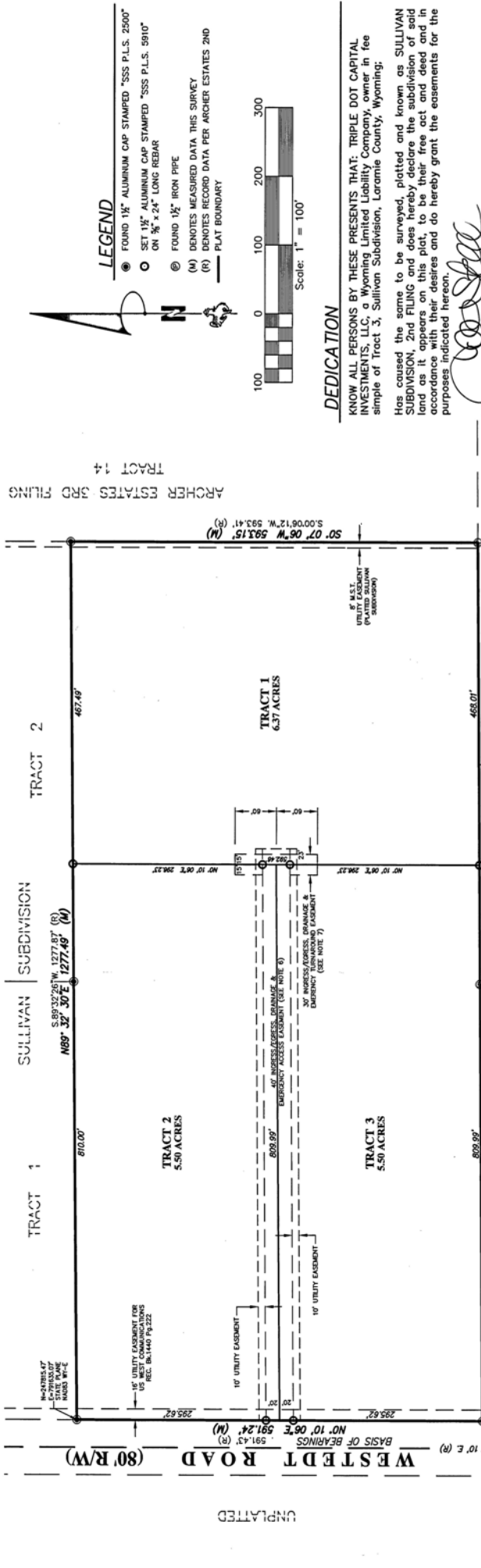
Township & Range/Subdivision	Beginning Lot/Sec	Ending Lot/Sec	Block #	In-Active Y/N
SULLIVAN SUBD	3	3		Y

New Subdivision Parcels Created

Subdivision Name	Beginning Lot #	Ending Lot #	Block #
SULLIVAN SUBD 02F	1	3	N/A

RECP #: 736279
RECORDED 7/31/2018 AT 10:33 AM BK# 11 PG# 65
Debra K. Lee, PLER OF BRANIFF COUNTY, WI PAGE 1 OF 1

NO PROPOSED CENTRAL WATER SUPPLY SYSTEM NO PROPOSED CENTRALIZED SEWAGE SYSTEM FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT # 6 THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE



LEGEND
 ● FOUND 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 2500"
 ○ SET 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON 3/4" x 24" LONG REBAR
 ⊙ FOUND 1/2" IRON PIPE
 (M) DENOTES MEASURED DATA THIS SURVEY
 (R) DENOTES RECORD DATA PER ARCHER ESTATES 2ND SUBDIVISION
 — PLAT BOUNDARY

DEDICATION
 KNOW ALL PERSONS BY THESE PRESENTS THAT: TRIPLE DOT CAPITAL INVESTMENTS, LLC, a Wyoming Limited Liability Company, owner in fee simple of Tract 3, Sullivan Subdivision, Laramie County, Wyoming; Has caused the same, to be surveyed, platted and known as SULLIVAN SUBDIVISION, 2nd FILING and hereby declares 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 grant the easements for the purposes indicated hereon.

Job: Stadel as Registered Agent for Triple Dot Capital Investments, LLC.

NOTES
 1. ALL TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A SET 5/8" X 24" LONG REBAR WITH 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910".
 2. NO PORTION OF THIS PLAT FALLS WITHIN A FEMA SPECIAL 100-YEAR FLOOD HAZARDOUS AREA AS SHOWN ON F.I.R.M. PANEL No.56021C120; DATED JANUARY 17, 2007.
 3. BASIS OF BEARINGS - WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011. US SURVEY FEET, DISTANCES ARE GRID DISTANCES. SITE COMBINATION FACTOR = 0.9999762409
 4. ALL WELLS AND SEPTIC SYSTEMS SHALL COMPLY WITH ALL APPLICABLE ORDINANCE(S), RULES AND REGULATIONS.
 5. "10" UTILITY EASEMENT" GRANTED TO LARAMIE COUNTY FRANCHISED UTILITIES COMPANIES, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS, FOR LOCAL UTILITY(IES) SERVICES TO LANDS CONTAINED WITHIN THIS SUBDIVISION.
 6. "40" INGRESS/EGRESS, DRAINAGE & EMERGENCY ACCESS EASEMENT" GRANTED BY AND BETWEEN ALL OWNERS OF LANDS CONTAINED WITHIN THIS REPLAT, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS FOR MUTUAL ACCESS TO WESTEDT ROAD, DRAINAGE CONVEYANCE(S) AND EMERGENCY VEHICLE ACCESS AND TURNAROUND.
 7. "30" INGRESS/EGRESS, DRAINAGE & EMERGENCY TURNAROUND EASEMENT" GRANTED BY AND BETWEEN ALL OWNERS OF LANDS CONTAINED WITHIN THIS REPLAT, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS FOR MUTUAL ACCESS TO TURNAROUND, DRAINAGE CONVEYANCE(S) AND EMERGENCY VEHICLE ACCESS AND TURNAROUND.

ACKNOWLEDGEMENT
 STATE OF WYOMING }
 COUNTY OF LARAMIE } SS
 The foregoing instrument was acknowledged before me this 24th day of May 2018 by Jack Stadel, Registered Agent for Triple Dot Capital Investments, LLC.
 Notary Public, Laramie County, Wyoming
 My Commission Expires: APR 29, 2022

APPROVALS
 Approved by the Laramie County Planning Commission this 24th day of MAY 2018.
 Chair: *Jody A. Clark*
 Approved by the Board of Commissioners of Laramie County, Wyoming this 19th day of JUNE 2018.
 Chair: *Van Brock Huber*
 County Clerk: *Debra K. Jell*

VACATION STATEMENT
 IT IS THE INTENT OF THIS REPLAT TO VACATE ALL OF TRACT 3, SULLIVAN SUBDIVISION.

FILING RECORD
 RECORDED 7/25/2018 LARAMIE COUNTY, WY. PAGE 1 OF 1
 REC'D # 736279

VICINITY MAP
 SITING MAP showing location of the subdivision within Laramie County, Wyoming, near Westedt Road and Sullivan Subdivision.

RECEPTION
 The State of Wyoming
 County of Laramie
 This instrument was filed for record at 10:33 a.m. on the 24th day of May, A.D. 2018, and is recorded in book 11, page 0105.
 Debra K. Jell
 County Clerk & Ex-Officio Register of Deeds
 By: *Debra K. Jell* SULLIVAN SUBDIVISION

CERTIFICATE OF SURVEYOR
 I, Jeffrey B. Jones, A Licensed Professional Land Surveyor in the State of Wyoming, for and on behalf of Steel Surveying Services, LLC, hereby certify that the foregoing plat, message, information and belief that the map, 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.

STEEL SURVEYING SERVICES, LLC
 PROFESSIONAL LAND SURVEYORS
 PLANNING & DEVELOPMENT SPECIALISTS
 1102 WEST 19th ST. CHEYENNE, WY. 82001 o (307) 654-7273
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REVISION: 06/04/18
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