

DOMESTIC WATER & SANITARY SEWER PROVIDED BY CHEYENNE BOPU - 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

DEDICATION
 KNOW ALL PERSONS BY THESE PRESENTS THAT: Brandon D. Swain, owner in fee simple of All of Lot 2, Block 63, Sun Valley Addition, Fourteenth Filing, City of Cheyenne, Laramie County, Wyoming

Has caused the same to be surveyed, vacated and re-platted to be known as SUN VALLEY ADDITION, SIXTEENTH FILING 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, and do hereby grant the easements for the purposes indicated.

by *Brandon D. Swain*
 Brandon D. Swain

ACKNOWLEDGEMENT
 STATE OF WYOMING } SS
 COUNTY OF LARAMIE }

The foregoing instrument was acknowledged before me this 13th day of August, 2020, by Brandon D. Swain.

Jeffrey B. Jones
 Notary Public, Laramie County, Wyoming
 My Commission Expires: April 20, 2022

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, a 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, information 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 a said survey and that the monuments found or set are as shown.



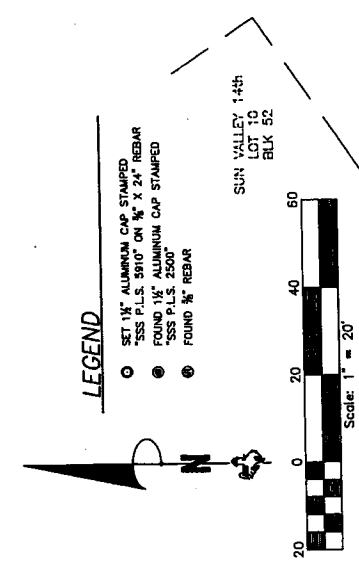
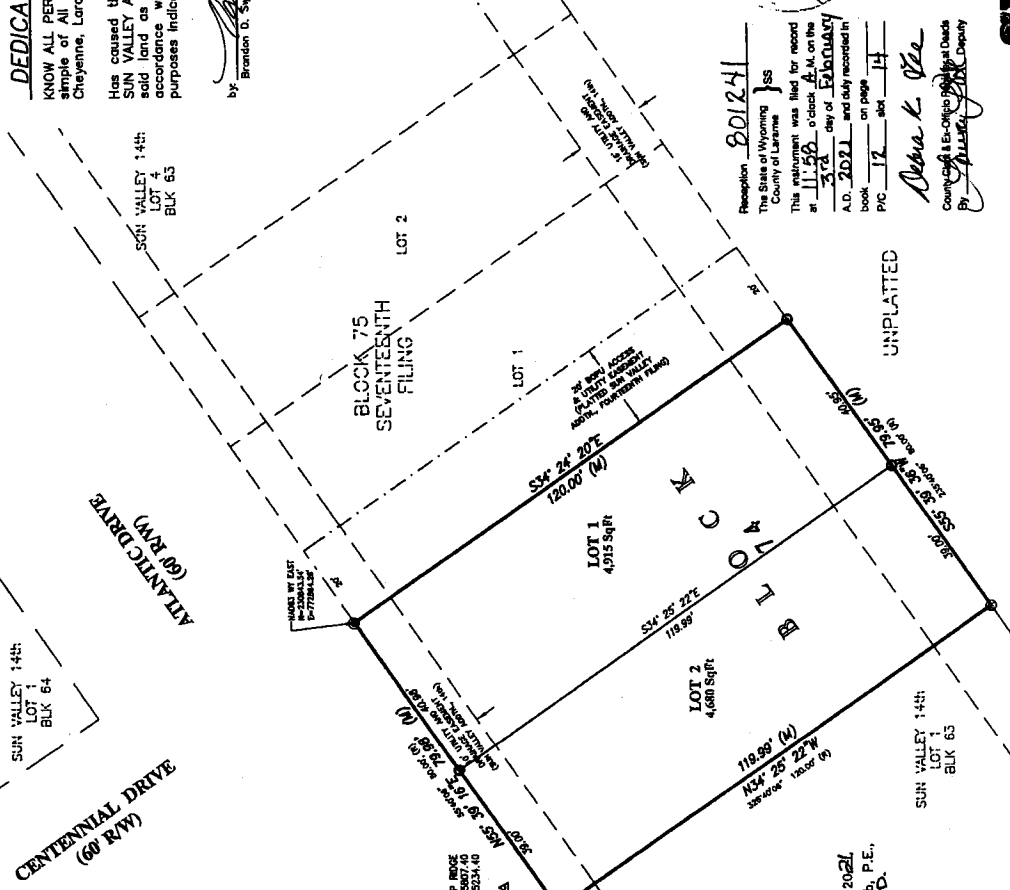
Reception: 8/12/21
 The State of Wyoming } SS
 County of Laramie }
 This instrument was filed for record at 11:50 o'clock A.M. on the 13th day of AUGUST, A.D. 2021 and duly recorded in book 12 on page 14
Anna K. Lee
 Clerk of the County of Laramie

SUN VALLEY ADDITION SIXTEENTH FILING

AN ADMINISTRATIVE REPLAT OF ALL OF LOT 2, BLOCK 63, SUN VALLEY ADDITION, LARAMIE COUNTY, WYOMING

PREPARED FEBRUARY, 2020

STEEL SURVEYING SERVICES, LLC
 PROFESSIONAL LAND SURVEYORS
 PLANNING & DEVELOPMENT SPECIALISTS
 1102 WEST 19th ST. CHEYENNE, WY. 82001 • (307) 634-7273
 756 CIRCLEHIST ST. WHEATLAND, WY. 82203 • (307) 522-9789
 www.SteelSurvey.com • info@SteelSurvey.com



GENERAL NOTES

1. BASIS OF BEARINGS - WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET. DISTANCES ARE GRID DISTANCES.
2. SITE COORDINATION FACTOR = 0.899664724
3. ALL UNCOMMENTED LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MARKED WITH ALUMINUM CAP STAMPED "SSS P.L.S. 2500" ON 1/4" X 24" REBAR.
4. NO PORTION OF THE PROPOSED SUBDIVISION FALLS WITHIN A SUBDIVISION OF LAND AS DEFINED BY CHAPTER 17, TITLE 2, PUBLIC UTILITIES (BOPU).
5. ALL EXISTING EASEMENTS ARE TO REMAIN UNLESS NOTED OTHERWISE.
6. EXISTING DOMESTIC WATER AND SANITARY SEWER SERVICES WILL BE MAINTAINED AND PROVIDED BY CITY OF CHEYENNE BOARD OF PUBLIC UTILITIES (BOPU).
7. THE PURPOSE OF THIS ADMINISTRATIVE REPLAT IS TO SUBMIT THE LOT FOR DUPLEX RESIDENTIAL DEVELOPMENT (S01/S02).

CITY ACKNOWLEDGEMENT

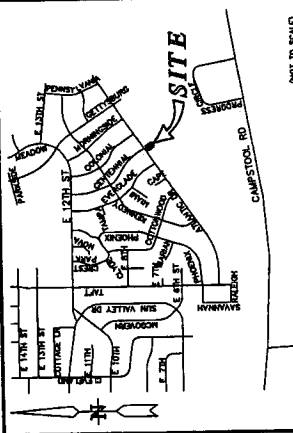
STATE OF WYOMING } SS
 COUNTY OF LARAMIE }

The foregoing instrument was acknowledged before me this 20th day of January, 2021, by Charles Bloom, City of Cheyenne Planning & Development Director and Jamie Cobb, P.E., City Engineer for the City of Cheyenne.

Lucia Pappard
 Notary Public, Laramie County, Wyoming

My Commission Expires: 12-21-23

VACATION MAP



APPROVALS

Approved by the Planning & Development Director this 12th day of August, 2020
[Signature]
 Planning & Development Director, City of Cheyenne, Wyoming

Approved by the City Engineer this 12th day of August, 2020
[Signature]
 City Engineer, City of Cheyenne, Wyoming

VACATION STATEMENT

IT IS THE INTENT OF THIS REPLAT TO VACATE ALL OF LOT 2, BLOCK 63, SUN VALLEY ADDITION, LARAMIE COUNTY, WYOMING.

ALL EXISTING EASEMENTS ARE TO REMAIN UNLESS NOTED OTHERWISE.

FILING RECORD
 REC'D #1: 801241
 FILED 2/12/2021 AT 11:11 AM IN R/W 22 PAGE 14
 DAVID K. LEE, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

REVISED: 2/13/2020
 20-084 L2863 SUNVALLEY16TH.DWG