

DOMESTIC WATER & SANITARY SEWER PROVIDED BY CITY OF 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 3, 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, SEVENTEENTH FILING, and do hereby declare that the plat of said land as it appears on this plat, to be their, the declared owner's 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 January 2021 by Brandon D. Swain for Brandon D. Swain.
Brandon D. Swain
 Notary Public, Laramie County, Wyoming
 My Commission Expires: April 20, 2023

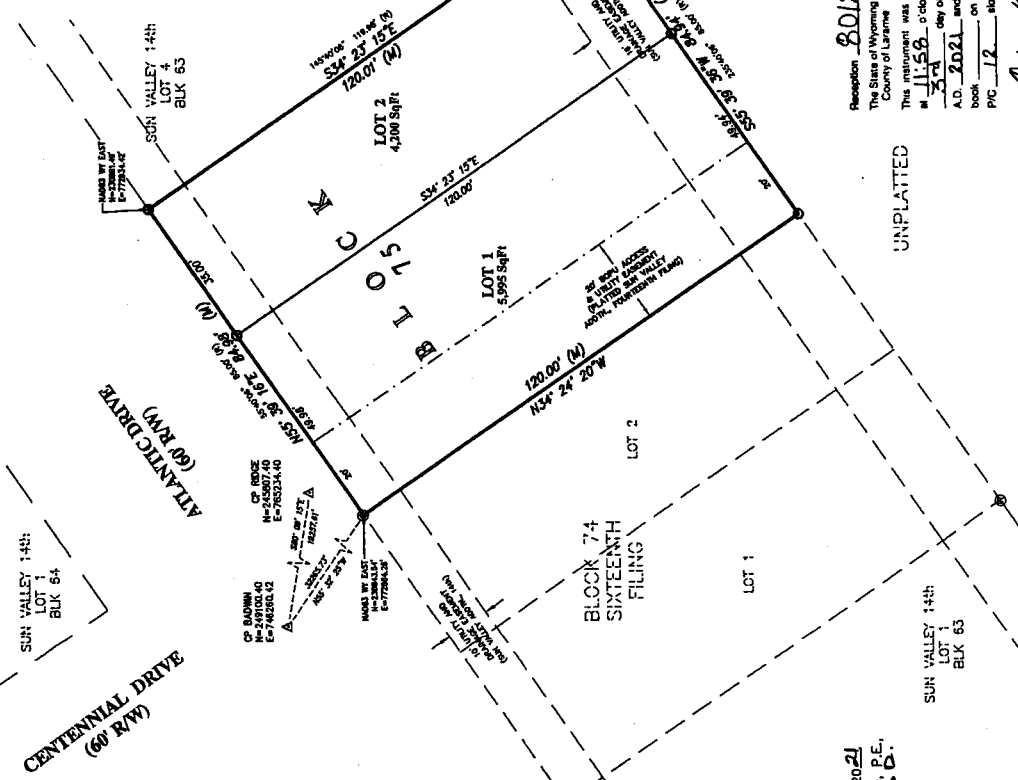
CERTIFICATE OF SURVEYOR
 I, Jeffrey B. Jones, A Professional Land Surveyor in the State of Wyoming, for and on behalf of Steel Surveying Services, LLC, hereby state, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct supervision; and that this map correctly shows the results of said survey and that the monuments found or set are as shown.



**SUN VALLEY
 ADDITION
 SEVENTEENTH
 FILING**

AN ADMINISTRATIVE REPLAT OF
 ALL OF LOT 3, BLOCK 63, SUN VALLEY ADDITION,
 FOURTEENTH FILING, CITY OF CHEYENNE,
 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
 755 GILCHRIST ST. WHEATLAND, WY. 82201 • (307) 522-9789
 www.SteelSurvey.com • info@SteelSurvey.com



LEGEND

- SET 1/2" ALUMINUM CAP STAMPED "SS P.L.S. 3910" ON 3/4" X 24" REBAR
- FOUND 1/2" ALUMINUM CAP STAMPED "SS P.L.S. 2500"
- FOUND 3/4" REBAR

GENERAL NOTES

- BASES OF BEARINGS - WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET, DISTANCES ARE GRID DISTANCES. SITE COMBINATION FACTOR = 0.999864754
- ALL UNMONUMENTED LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MONUMENTED WITH 1/2" ALUMINUM CAP STAMPED "SS P.L.S. 3910" ON 3/4" X 24" REBAR.
- NO PORTION OF THE PROPOSED SUBDIVISION FALLS WITHIN A FEMA 100-YEAR SPECIAL FLOOD HAZARDOUS AREA PER FEMA PANEL No. 58021C1094F DATED JANUARY 17, 2007.
- ALL EXISTING EASEMENTS ARE TO REMAIN UNLESS NOTED OTHERWISE.
- EXISTING DOMESTIC WATER AND SANITARY SEWER SERVICES, WELL UTILITIES PROVIDED BY CITY OF CHEYENNE BOARD OF PUBLIC UTILITIES (BOPU).
- THE PURPOSE OF THIS ADMINISTRATIVE REPLAT IS TO REPLAT THE EXISTING LOT FOR DUPLEX RESIDENTIAL DEVELOPMENT (SAY/SDC)

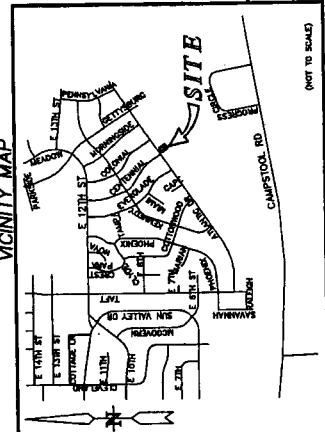
Scale: 1" = 20'

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 Tom Cobb, P.E., City Engineer for the City of Cheyenne.
Charles Bloom
 Notary Public, Laramie County, Wyoming
 My Commission Expires: 12-21-23



APPROVALS
 Approved by the Planning & Development Director this 13th day of January, 2021 by *Charles Bloom*, City of Cheyenne Planning & Development Director and *Tom Cobb, P.E.*, City Engineer for the City of Cheyenne.
 Approved by the City Engineer this 13th day of August, 2020
Tom Cobb
 City Engineer, City of Cheyenne, Wyoming

VACATION STATEMENT
 IT IS THE INTENT OF THIS REPLAT TO VACATE ALL OF LOT 3, BLOCK 63, SUN VALLEY ADDITION, FOURTEENTH FILING, LARAMIE COUNTY, WYOMING
 ALL EXISTING EASEMENTS ARE PROPOSED TO REMAIN UNLESS NOTED OTHERWISE.



UNPLATTED

Reception 801242
 The State of Wyoming } SS
 County of Laramie }
 This instrument was filed for record on 11-18 at 10:00 o'clock A.M. on the 11th day of February, A.D. 2021, and duly recorded in book 12 folio 15
Debra K. Rice
 County Clerk - Cheyenne, Wyoming
 By *Debra K. Rice*
 Deputy

FILING RECORD

RECEIVED 3/13/2020
 RECORDED 3/13/2021 AT 3:16 PM
 DAWN K. LAY, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1