SUBDIVISION PLAT SETUP FORM

Subdivision Proper Name: WEST RIDGE ESTATES 3RD FILING
Received from: STEIL SURVEYING SERVICES
Grantor: HANSEN & HANSEN LLC
Grantee: RE WEST RIDGE ESTATES 03F
Document Date: 2/21/2017
Legal Description: S2S2 SEC29 T15N R68W

SUBDIVISION INFORMATION

Short Alpha Name: WEST RIDGE ESTATES 03F
Block Name: Lot Name: TRACT
Replats Previous Platting: N Defunct Subdivision: N

ABSTRACTING INFORMATION

Existing Parcels Affected

Township & Range/Subdivision	Beginning Lot/Sec	Ending Lot/Sec	Block #	In-Active Y/N
15/68	29			N

New Subdivision Parcels Created

Township & Range/Subdivision	Beginning Lot/Sec	Ending Lot/Sec	Block #	In-Active Y/N
WEST RIDGE ESTATES 03F	10	12		N

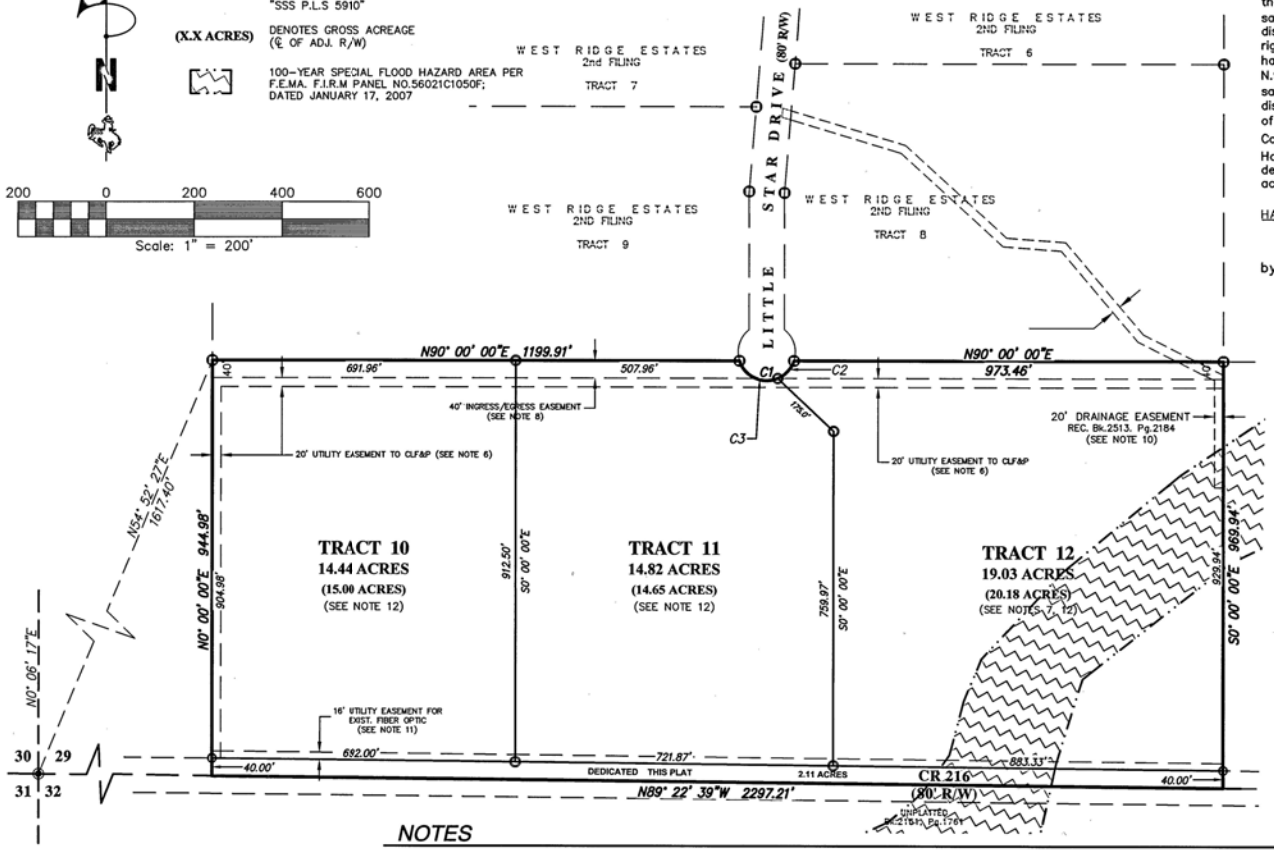
RECP #: 707636
RECORDED 3/13/2017 AT 1:03 PM BK# 11 PG# 7
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY. PAGE 1 OF 1

▫ LITTLE STAR DRIVE IS DEDICATED TO THE PUBLIC AND PRIVATELY MAINTAINED ▫ THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE ▫ NO PROPOSED CENTRAL WATER SUPPLY SYSTEM ▫ NO PROPOSED CENTRALIZED SEWAGE SYSTEM ▫ FIRE PROTECTION PROVIDED BY FIRE DISTRICT #2 ▫

LEGEND

- ○ SET 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON ⅜"x24" LONG REBAR
- ○ FOUND 1½" ALUMINUM CAP STAMPED "SSS P.L.S 5910"
- (X.X ACRES) DENOTES GROSS ACREAGE (℄ OF ADJ. R/W)
- 100-YEAR SPECIAL FLOOD HAZARD AREA PER F.E.M.A. F.I.R.M PANEL NO.56021C1050F; DATED JANUARY 17, 2007

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	144° 09' 34"	65.00'	N90° 00' 00"E	123.69'	163.54'
C2	49° 27' 36"	65.00'	N42° 39' 01"E	54.38'	56.11'
C3	94° 41' 59"	65.00'	S65° 16' 12"E	95.62'	107.43'



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Hansen & Hansen, LLC., a Wyoming Limited Liability Corporation, owner in fee simple of a portion of Section 29, Township 15 North, Range 68 West of the 6th P.M., Laramie County, Wyoming, being a portion of that land known as "Parcel C" in a Survey recorded at Cabinet 6, Page 36 in the Laramie County Real Estate Office; said portion(s) being more particularly described as follows:

Commencing at the southwest corner of said Section 29, thence N.54°52'27"E., a distance of 1617.40 feet to the true Point Of Beginning (being the southwest corner of said Tract 9, West Ridge Estates, 2nd Filing), and said point being monumented with a 1½" aluminum cap stamped "SSS P.L.S. 5910"; thence N.90°00'00"E., a distance of 1199.91 feet to the west right-of-way line of Little Star Drive; thence continuing along said right-of-way line, a distance of 163.54 feet along a non-tangential curve, (through an angle of 144°09'34", having a radius of 65.00 feet, and whose long chord bears N.90°00'00"W., a distance of 123.69 feet); thence N.90°00'00"E., a distance of 973.46 feet to the southeast corner of Tract 8, West Ridge Estates, 2nd Filing, said point being monumented with a 1½" aluminum cap stamped "SSS P.L.S. 5910"; thence S.00°00'00"E., a distance of 996.94 feet, to the south line of Section 29; thence N.89°22'39"W., along said south line, a distance of 2297.21 feet; thence N.00°00'00"E., a distance of 944.98 feet to the Point Of Beginning.

Containing 50.40 acres, more or less, and subject to easements, covenants and restrictions of record.

Has caused the same to be surveyed, platted and known as WEST RIDGE ESTATES, 2nd FILING, 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 hereon.

HANSEN & HANSEN, LLC.

by: _____
KEVIN HANSEN AS REGISTERED AGENT

ACKNOWLEDGEMENT

STATE OF WYOMING)
) SS
COUNTY OF LARAMIE)

The foregoing instrument was acknowledged before me this 31st day of MARCH, 2017 by Kevin Hansen as Registered Agent for Hansen & Hansen, LLC, a Wyoming Limited Liability Corporation.

JOHN A. BONIFER - NOTARY PUBLIC
COUNTY OF LARAMIE STATE OF WYOMING
MY COMMISSION EXPIRES APRIL 20, 2018

_____
Notary Public, Laramie County, Wyoming

My Commission Expires: APR 20, 2018

APPROVALS

Approved by the Laramie County Planning Commission, this 26 day of January, 2017.

_____
Chairman

Approved by the Board of Laramie County Commissioners of Laramie County, Wyoming, this 21 day of February, 2017.

_____
Chairman

ATTEST: _____
County Clerk

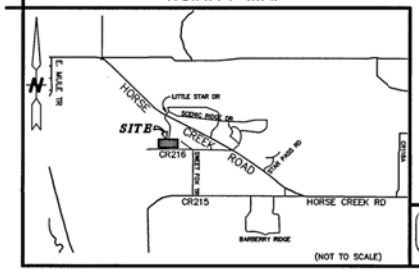
NOTES

1) BASIS OF BEARINGS – WEST LINE OF SECTION 29, HAVING A BEARING OF N.00°06'17"E.
2) ALL TRACT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MONUMENTED WITH 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON ⅜"X24" REBAR.
3) WATER SERVICE TO EACH LOT TO BE PROVIDED BY SEPARATE WELLS. ALL WELLS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
4) SEWAGE DISPOSAL TO BE PROVIDED WITH INDIVIDUAL SEPTIC LEACH FIELDS FOR EACH LOT. NO PUBLIC SEWER SYSTEM IS PROPOSED. ALL SEPTIC SYSTEMS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
5) COUNTY ROAD 216 DECLARED 80' RIGHT-OF-WAY (UN-BUILT). NO IMPROVEMENTS TO THIS R/W ARE PROPOSED WITH THIS PROJECT.
6) "20' UTILITY EASEMENT TO CLF&P" DEDICATED TO CHEYENNE LIGHT FUEL & POWER, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION OF LOCAL ELECTRIC AND/OR GAS UTILITY SERVICE LINES.
7) A PORTION OF TRACT 12 (±4.13 ACRES) FALLS WITHIN A FEMA 100-YEAR SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.I.R.M PANEL NO.56021C1050F; DATED JANUARY 17, 2007.
8) "40' INGRESS/EGRESS EASEMENT" GRANTED TO THE LEGAL OWNER OF TRACT 10 CREATED HEREON, AND THE LEGAL OWNER OF THAT PROPERTY DESCRIBED IN DEED BOOK 2507, PAGE 744 IN THE REAL ESTATE OFFICE OF THE LARAMIE COUNTY CLERK, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS; SOLELY FOR EMERGENCY VEHICLE ACCESS, JOINT LANDOWNER ACCESS, AND INGRESS/EGRESS TO/FROM LITTLE STAR DRIVE.
9) PURSUANT TO §2-1-101(c)(vi) OF THE LARAMIE COUNTY LAND USE REGULATIONS: Subdivisions of five (5) or fewer divisions of land are exempt from a [State of Wyoming] Department of Environmental Quality (WYDEQ) Chapter 23 Review pursuant to W.S. 18-5-306. Exempted subdivisions shall be reviewed by the Cheyenne-Laramie County Division of Environmental Health.

THIS SUBDIVISION (WEST RIDGE ESTATES, 3rd FILING) AND BOTH PREVIOUS FILINGS FALL UNDER SAID EXEMPTION AND THUS NO EVALUATION OF ANY PROPOSED SEWAGE SYSTEM AND WATER SUPPLY SYSTEM HAS BEEN REVIEWED OR APPROVED BY THE WYDEQ FOR REVIEW OF THE SAFETY AND ADEQUACY OF THE PROPOSED SEWAGE SYSTEM AND PROPOSED WATER SUPPLY SYSTEM.

10) "20' DRAINAGE EASEMENT" GRANTED TO AND BETWEEN THE OWNERS OF LANDS CONTAINED WITHIN THIS PLAT BOUNDARY AND THE OWNER(S) OF THOSE LANDS KNOWN AS "PARCEL B" AND "PARCEL C" RECORDED BK.2485, PG.1025; THEIR LEGAL SUCCESSORS AND/OR ASSIGNS, FOR THE PURPOSES OF CONVEYANCE OF STORMWATER FLOWS.
11) "16' UTILITY EASEMENT FOR EXIST. FIBER OPTIC" DEDICATED TO CENTURY LINK, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS, FOR EXISTING FIBER OPTIC COMMUNICATION LINES.
12) ALL LOTS SHALL BE RESTRICTED FROM FURTHER SUBDIVISION.

VICINITY MAP



FILING RECORD

RECP #: 707636
RECORDED 5/12/2017 AT 1:03 PM BK# 11 PG# 7
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

Reception 707636
The State of Wyoming } SS
County of Laramie
This instrument was filed for record at 1:03 o'clock P.M. on the 12th day of May A.D. 2017 and duly recorded in book ____ on page ____ P/C 11 slot 7
Debra K. Lee
County Clerk & Ex-Officio Register of Deeds
By Michelle Sumrall Deputy

CERTIFICATE OF SURVEYOR

Professional Land Surveyor JEFFREY B. JONES 9818 Date 5/9/17 WYOMING

I, Jeffrey B. Jones, Licensed Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil 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.

WEST RIDGE ESTATES 3rd FILING

SITUATED IN THE S1/2S½ OF SECTION 29
TOWNSHIP 15 NORTH, RANGE 68 WEST, 6TH P.M.
LARAMIE COUNTY, WYOMING.

PREPARED NOVEMBER, 2016

REVISED: 3/31/2017
\2016 DWG\16071 S29-15-68\16071 WRE 3RD FILING.DWG

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