

SUBDIVISION PLAT SETUP FORM

Subdivision Paper Name: WESTERN HILLS 1ST FILING
 Received from: STELL SURVEYING SERVICES
 HAEFFEL, JAMES W & ESTELLE C, VANGINKEL, JOHN C, FOWLER,
 PATRICIA SHARON & JAMES OLIVER REVOCABLE TRUST, CITY OF
 Grantor: CHEYENNE
 Grantee: RE WESTERN HILLS 1ST
 Document Date: 5/15/2017
 Legal Description: L&L RLD WESTERN HILLS 1ST REPLAT

SUBDIVISION INFORMATION

Short Alpha Name: WESTERN HILLS 1ST
 Block Name: BLOCK Lot Name: LOT
 Replaces Previous Platting: Y Defunct Subdivision: N


ABSTRACTING INFORMATION

Existing Parcels Affected

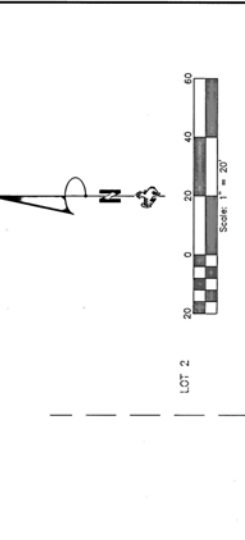
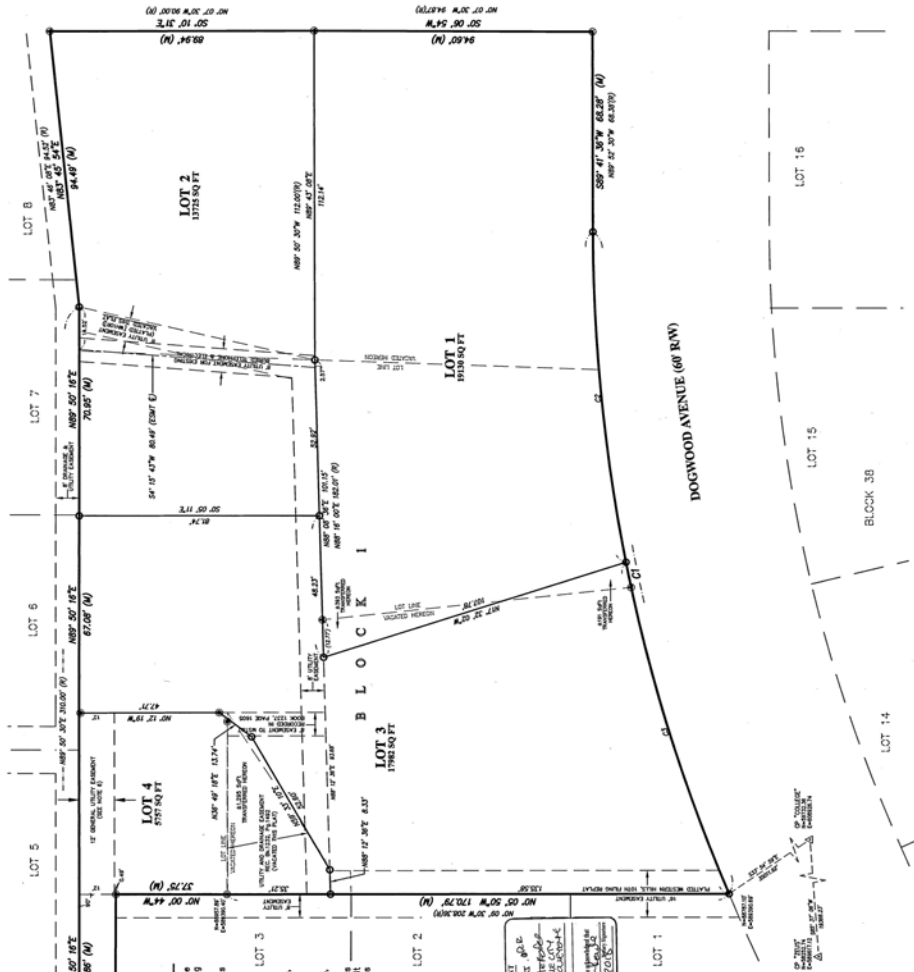
Township & Range/Subdivision	Beginning Lot/Sec	Ending Lot/Sec	Block #	In-Active
WESTERN HILLS 1ST REPLAT	9	13	40	Y

New Subdivision Parcels Created

Township & Range/Subdivision	Beginning Lot/Sec	Ending Lot/Sec	Block #	In-Active
WESTERN HILLS 1ST	1	8	1	Y


 APPR # 201705
 2017-05-15 10:00:00 AM MDT

CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
01	22 54 07	574.57	574 17 34 W	233.11	233.84
02	22 53 48	574.57	233.37	233.84	233.84
03	117 52 47	574.57	584 02 17 W	6211.98	113.27
04	117 43 24	574.57	572 36 15 W	6211.98	118.96



- LEGEND**
- SET 1/4" ALUMINUM CAP STAMPED "SSS P.L.S. 2007"
 - FOUND 1/4" ALUMINUM CAP STAMPED "SSS P.L.S. 2007"
 - FOUND PLASTIC CAP
 - FOUND "N" MARK
 - (M) DENOTES MEASURED DATA. THIS SURVEY
 - (V) DENOTES RECORD DATA PER WESTERN HILLS 10TH FILING REPLAT

GENERAL NOTES

- 1) THE FOREGOING INSTRUMENT REFERENCED FROM CITY OF CHEYENNE RECORDS...
- 2) NO PORTION OF THE SUBJECT PROPERTY FALLS WITHIN A FEMA...
- 3) ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CONTINUANCE TO BE...
- 4) DOMESTIC WATER AND SANITARY SERVICE TO BE PROVIDED BY...
- 5) UTILITIES TO BE SHOWN IN ADJACENT RIGHTS-OF-WAY OR...
- 6) "DOMESTIC UTILITY GARDEN" PROVIDED TO THE CITY OF CHEYENNE...
- 7) "DOMESTIC UTILITY GARDEN" PROVIDED TO THE CITY OF CHEYENNE...
- 8) "DOMESTIC UTILITY GARDEN" PROVIDED TO THE CITY OF CHEYENNE...
- 9) "DOMESTIC UTILITY GARDEN" PROVIDED TO THE CITY OF CHEYENNE...
- 10) "DOMESTIC UTILITY GARDEN" PROVIDED TO THE CITY OF CHEYENNE...

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, Licensed Professional Land Surveyor, State of Wyoming, License No. 12345, do hereby certify that the foregoing plat was prepared by me or under my direct supervision and that I am a duly licensed and qualified surveyor under the laws of the State of Wyoming. I further certify that the monuments found or set are as shown.

WESTERN HILLS, 15th FILING

A REPLAT OF
ALL OF LOTS 9, 10, 11, 12 & 13, BLOCK 40,
WESTERN HILLS, 10TH FILING REPLAT,
CITY OF CHEYENNE,
LARAMIE COUNTY, WYOMING.

PREPARED: DECEMBER, 2016

STEEL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS

1102 WEST 19th ST. CHEYENNE, WY. 82001 • (307) 634-7273
736 GLEBEHART ST. WHEATLAND, WY. 82201 • (307) 322-9789
www.steel-survey.com • info@steel-survey.com

CITY APPROVALS

Approved by the City of Cheyenne Planning Commission this 9 day of April, 2017.

Approved by the Council of the City of Cheyenne, Wyoming this 24 day of April, 2017.

Attest: *[Signature]* Mayor

VACATION STATEMENT

IT IS THE INTENT OF THIS PLAT TO VACATE ALL OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, AND THOSE EASEMENTS NOTED & SHOWN ON THIS PLAT, TOGETHER WITH THE REMAINING PORTION OF LOT 1 - (PREVIOUSLY LOTS 10 & 11, BLOCK 40, WESTERN HILLS 10TH FILING REPLAT).

NOTE TO ASSESSOR

THIS PLAT, THE OWNERSHIP OF TRACES CONTAINED WITHIN THIS PLAT SHALL BE AS FOLLOWS:

- LOT 1 - (PREVIOUSLY LOTS 10 & 11, BLOCK 40, WESTERN HILLS 10TH FILING REPLAT)
- LOT 2 - JOHN C. VAN DANDEL (PREVIOUSLY LOT 8 & A PORTION OF LOT 13, BLOCK 40, WESTERN HILLS 10TH FILING REPLAT)
- LOT 3 - PATRICIA SHARON FOWLER AND JAMES OLIVER FOWLER REVOCABLE TRUST, DATED JANUARY 18, 2013 (PREVIOUSLY LOT 12 AND A PORTION OF LOT 13, BLOCK 40, WESTERN HILLS 10TH FILING REPLAT)
- LOT 4 - CITY OF CHEYENNE, WYOMING (PREVIOUSLY THAT REMAINING PORTION OF LOT 13, BLOCK 40, WESTERN HILLS 10TH FILING REPLAT)

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: The foregoing owners of those respective lands below described, all situated within Block 40, Western Hills 10th Filing Replat, City of Cheyenne, Laramie County, Wyoming:

AND John C. Van Dandel, owner in fee simple of Lot 9 and a portion of Lot 13, and Patricia Sharon Fowler and James Oliver Fowler Revocable Trust, Dated January 18, 2013, owners in fee simple of Lot 12 and a portion of Lot 13.

AND The City of Cheyenne, Wyoming, owner in fee simple of that remaining portion of Lot 13, Home ceased the same to be surveyed, vacated, and re-platted to be known as WESTERN HILLS 15th FILING, and do hereby declare the subdivision of said land as it appears on this plat, to be their free act and deed and do hereby dedicate with their dees and heirs forever to the City of Cheyenne, Wyoming, the following:

[Signatures]

ACKNOWLEDGEMENTS

STATE OF WYOMING } SS
COUNTY OF LARAMIE } SS

I, the foregoing instrument was acknowledged before me this 24th day of April, 2017, by Patricia Sharon Fowler & James O. Fowler as Trustees for Patricia Sharon Fowler & James O. Fowler Revocable Trust, Dated January 18, 2013.

I, the foregoing instrument was acknowledged before me this 24th day of April, 2017, by John C. Van Dandel.

I, the foregoing instrument was acknowledged before me this 24th day of April, 2017, by the City of Cheyenne, Wyoming.

FILED RECORD

RECORDED AT 10:58 AM ON APR 24, 2017 BY [Name]

ACKNOWLEDGEMENT

STATE OF WYOMING } SS
COUNTY OF LARAMIE } SS

I, the foregoing instrument was acknowledged before me this 24th day of April, 2017, by Patricia Sharon Fowler & James O. Fowler as Trustees for Patricia Sharon Fowler & James O. Fowler Revocable Trust, Dated January 18, 2013.

ACKNOWLEDGEMENT

STATE OF WYOMING } SS
COUNTY OF LARAMIE } SS

I, the foregoing instrument was acknowledged before me this 24th day of April, 2017, by John C. Van Dandel.

ACKNOWLEDGEMENT

STATE OF WYOMING } SS
COUNTY OF LARAMIE } SS

I, the foregoing instrument was acknowledged before me this 24th day of April, 2017, by the City of Cheyenne, Wyoming.

