

**SUBDIVISION PLAT SETUP FORM**

Subdivision Proper Name WILLADSEN ESTATES 2ND FILING  
Received from STEIL SURVEYING SERVICES  
Grantor ASPEN HOLDINGS INC  
Grantee RE WILLADSEN EST 02F  
Document Date 6/18/2019  
Legal Description E2E2 SEC 19, W2W2 SEC 20 T13N R69W

**SUBDIVISION INFORMATION**

Short Alpha Name WILLADSEN EST 02F  
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
13/69	19	20		N

**New Subdivision Parcels Created**

Subdivision Name	Beginning Lot #	Ending Lot #	Block #
WILLADSEN EST 02F	39	53	

RECORDED 12/13/2019 AT 1:38 PM REC 11 P04 145  
REC'D # 787555  
Debra K. Lee, CLERK OF SARASOTA COUNTY, FL PAGE 1 OF 1

NO PROPOSED CENTRAL WATER SUPPLY SYSTEM - NO PROPOSED CENTRALIZED SEWAGE SYSTEM - FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #10 -  
 THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE

BOUNDARY CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	87° 17' 38"	1223.87	N89° 27' 44"E	636.86	684.47
C2	47° 47' 44"	1223.87	S70° 47' 57"W	636.86	684.47

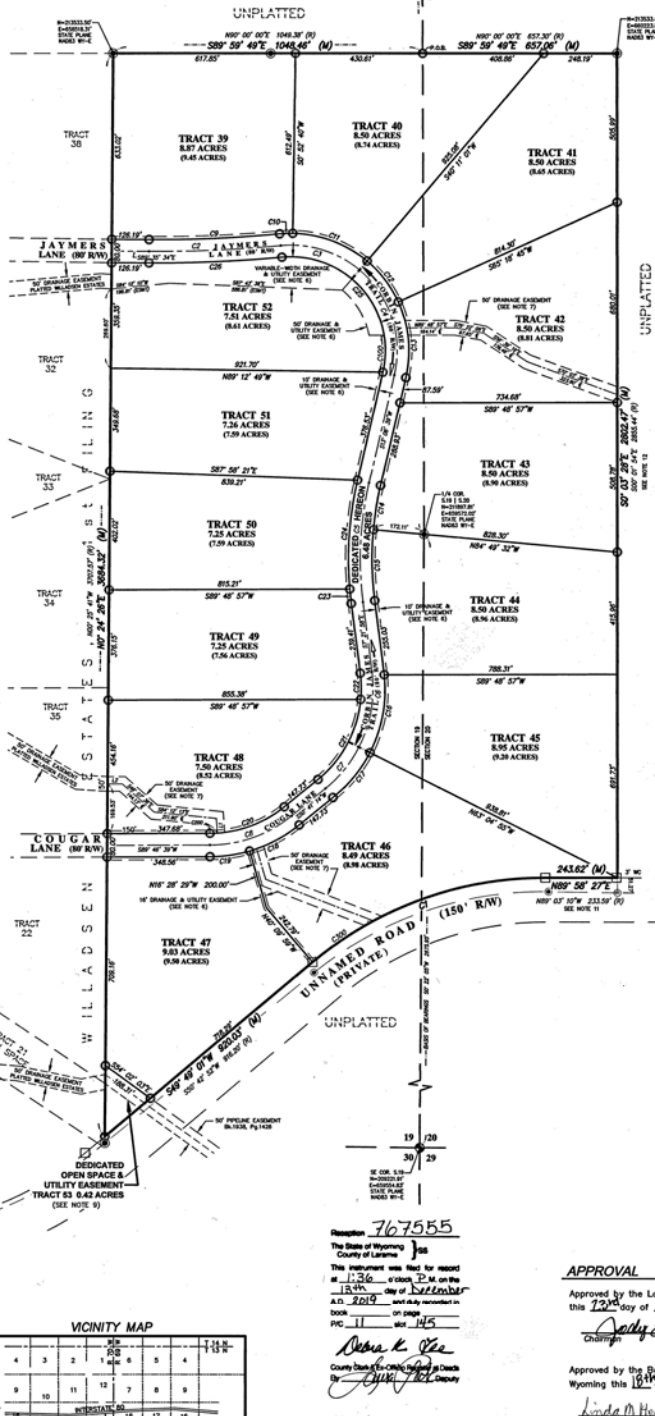
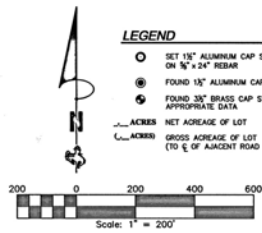
JAYMERS LANE CENTERLINE CURVE TABLE (80' RW)					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	87° 17' 38"	1223.87	N89° 27' 44"E	636.86	684.47
C2	47° 47' 44"	1223.87	S70° 47' 57"W	636.86	684.47

TRACT CURVE TABLES					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	87° 17' 38"	1223.87	N89° 27' 44"E	636.86	684.47
C2	47° 47' 44"	1223.87	S70° 47' 57"W	636.86	684.47

CORBIN JAMES TRAIL CENTERLINE CURVE TABLE (80' RW)					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	87° 17' 38"	1223.87	N89° 27' 44"E	636.86	684.47
C2	47° 47' 44"	1223.87	S70° 47' 57"W	636.86	684.47

COUGAR LANE CENTERLINE CURVE TABLE (80' RW)					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	87° 17' 38"	1223.87	N89° 27' 44"E	636.86	684.47
C2	47° 47' 44"	1223.87	S70° 47' 57"W	636.86	684.47

TRACT LINE TABLE				
LINE #	BEARING	LENGTH		
L1	S89° 48' 14"W	30.00'		
L2	S89° 48' 30"W	30.00'		



**DEDICATION**  
 KNOW ALL PERSONS BY THESE PRESENTS THAT:  
 Aspen Holdings, Inc., owner of a portion of the East Half of the E1/2E1/2 of Section 19 and a portion of the W1/2W1/2 of Section 20, Township 13 North, Range 69 West of the 6th P.M., Laramie County, Wyoming, more particularly described in Deed Book 1690, Page 765 as follows:  
 Beginning at a point on the section line between said Section 19 and 20 from which the northwest corner of said section 20 bears N.00°00'00"E, a distance of 1008.41 feet; thence N. 80°00'00"E, a distance of 657.30 feet; thence S.00°01'54"E, a distance of 2855.44 feet to the north line of Tract 101E-2 as recorded in Book 898 at Page 102 and 103 of Laramie County records; thence along the north line of said Tract 101E-2 the following 3 courses: N.82°03'10"W, a distance of 233.59 feet; thence southeasterly a distance of 827.32 feet along a curve concave to the southeast, having a radius of 1220.92 feet and a central angle of 40°13'58" (chord bearing of S. 70°49'57"W, chord distance of 839.80 feet); thence S.52°42'52"W, a distance of 916.20 feet; thence leaving said north line on a bearing of N.00°25'41"E, a distance of 3707.57 feet; thence N.90°00'00"E, a distance of 1049.38 feet to the point of beginning.  
 Has caused the same to be surveyed, plotted and to be known as WILLADSEN ESTATES, 2nd FILING, and do hereby declare the subdivision of said land as it appears on this plot, to be their free act and deed in accordance with their desires and do hereby dedicate the right-of-way to the public as shown and grant the easements for the purposes indicated herein.

Aspen Holdings, Inc.  
 by: *Jeff H. Peterson*  
 Jeff H. Peterson as Vice President

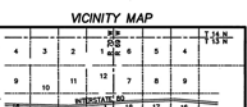
**ACKNOWLEDGEMENT**  
 STATE OF WYOMING } ss  
 COUNTY OF LARAMIE } ss  
 The foregoing instrument was acknowledged before me this 31 day of October 2019 by Jeff H. Peterson as Vice President for Aspen Holdings, Inc.  
 Notary Public, Laramie County, Wyoming  
 My Commission Expires June 19, 2022

- GENERAL NOTES**
- 1) BASIS OF BEARINGS - EAST LINE OF THE SEX OF SECTION 19 (COMMON TO SECTION 20), HAVING A BEARING OF S.62°22'05"W.
  - 2) WYOMING STATE PLANT COORDINATES - EAST ZONE, NAD83-2011.
  - 3) ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVATURE TO BE MONUMENTED WITH 1" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON 1/2" X 1/4" REBAR.
  - 4) NO PORTION OF THE PROPOSED SUBDIVISION FALLS WITHIN A FEMA 100-YEAR SPECIAL FLOOD HAZARD AREA FOR FIRM PANEL NO.56020C0300, DATED JANUARY 17, 2007.
  - 5) WATER SERVICE TO EACH LOT TO BE PROVIDED BY INDIVIDUAL WELLS. ALL WELLS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
  - 6) SEWER 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.
  - 7) "DRAINAGE & UTILITY EASEMENTS" DESIGNATED HEREON HEREBY GRANTED TO LARAMIE COUNTY FOR SURFACE DRAINAGE AND TO FRANCHISED UTILITIES PROVIDERS, INCLUDING CHARTER/SPECTRAL COUNTRY LINK, QWEST, HIGH WEST ENERGY AND/OR CHEYENNE LIGHT, FUEL, & POWER, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS FOR INSTALLATION OF LOCAL UTILITIES SERVICES.
  - 8) "50' DRAINAGE EASEMENTS" GRANTED TO LARAMIE COUNTY FOR SURFACE DRAINAGE.
  - 9) 6.48 ACRES OF RIGHT-OF-WAY TO BE DEDICATED BY THIS PLAT. SAID RIGHT-OF-WAY IS TO BE DEDICATED TO THE PUBLIC AND PRIVATELY MAINTAINED.
  - 10) TRACT 53 IS DESIGNATED HEREON AS AN UN-BUILDABLE TRACT, DEDICATED AS COMMON OPEN SPACE. OWNERSHIP IS TO BE ESTABLISHED BY UNOCCUPIED INTEREST OF ALL OWNERS OF LANDS CONTAINED WITHIN THIS PLAT BOUNDARY. THEIR LEGAL SUCCESSORS AND/OR ASSIGNS. ANY CONTRACTS OF ANY OF TRACTS 39 THRU 52 SHALL INCLUDE "AN UNOCCUPIED INTEREST IN TRACT 53". SAID TRACT 53 IS FURTHER DESIGNATED AS A DRAINAGE & UTILITY EASEMENT; MAINTENANCE TO BE PERFORMED BY OWNERS ASSOCIATION.
  - 11) ALL ACCESS TO THE LOTS CONTAINED WITHIN THE BOUNDARY OF THIS PLAT SHALL BE FROM INTERNAL RIGHTS-OF-WAY.
  - 12) THE PREVIOUS SURVEY IN 1995 OF THIS PARCEL IDENTIFIED SIGNIFICANT DIFFERENCES BETWEEN THE FOUND MONUMENTATION AS SHOWN AND THE DESCRIPTION OF THE 152 PARCELS, OTHER 700 FOOT STRIP KNOWN AS TRACT 101E-2 IN CIVIL ACTION NO. 4248 IN THE UNITED STATES DISTRICT COURT FOR THE DISTRICT OF WYOMING, A CERTIFIED COPY OF FINAL JUDGMENT IN SUCH ACTION IS PREPARED IN BOOK 898, PAGE 96-101, LARAMIE COUNTY, WYOMING RECORDS, FOR ACCESS ROAD AND UTILITY LINES. THE CLIENT HAS REVIEWED AND DECIDED TO USE THE WRITERS DOCUMENT FOR RECONSTRUCTION OF DEEDS AT THAT TIME. IT IS MY OPINION THAT THE HISTORICAL OCCUPATION AND ACCEPTANCE OF THE ORIGINAL MONUMENTATION AND OCCUPATION SHOULD BE USED FOR THIS PLAT AS SHOWN.

**CERTIFICATE OF SURVEYOR**  
 I, Jeffrey B. Jones, a Professional Land Surveyor in the State of Wyoming, for and on behalf of Stell 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.

**WILLADSEN ESTATES 2nd FILING**  
 SITUATED IN THE E1/2E1/2 OF SECTION 19 AND THE W1/2W1/2 OF SECTION 20 TOWNSHIP 13N., RANGE 69W. OF THE 6TH P.M. LARAMIE COUNTY, WYOMING  
 PREPARED June, 2018

**APPROVAL**  
 Approved by the Laramie County Planning Commission this 23rd day of May 2019.  
*Jody Clark*  
 Chairman  
 Approved by the Board of Commissioners of Laramie County, Wyoming this 18th day of June 2019.  
*Linda M. Heath*  
 Chairman



767555  
 The State of Wyoming } ss  
 County of Laramie } ss  
 This instrument was filed for record at 1:16 PM on the 22nd day of May, A.D. 2019.  
 REC'D  
 COUNTY CLERK  
 LARAMIE COUNTY, WYOMING

**STELL SURVEYING SERVICES, LLC**  
 PROFESSIONAL LAND SURVEYORS  
 PLANNING & DEVELOPMENT SPECIALISTS  
 1102 WEST 19th St. CHEYENNE, WY. 82001 • (307) 654-7373  
 756 GILCHRIST ST. WHEATLAND, WY. 82201 • (307) 322-9789  
 www.StellSurvey.com • info@StellSurvey.com