

SUBDIVISION PLAT SETUP FORM

Subdivision Proper Name WOODS LANDING ESTATES 2ND FILING
Received from STEIL SURVEYING
Grantor NUSS, ALLEN & KRISTIN
Grantee RE WOODS LANDING ESTATES 02F
Document Date 5/29/2018
Legal Description REPLAT OF TRI WOODS LANDING EST

SUBDIVISION INFORMATION

Short Alpha Name WOODS LANDING ESTATES 02F
Block Name N/A Lot Name TRACT
Replats Previous Platting Y Defunct Subdivision N

ABSTRACTING INFORMATION

Existing Parcels Affected

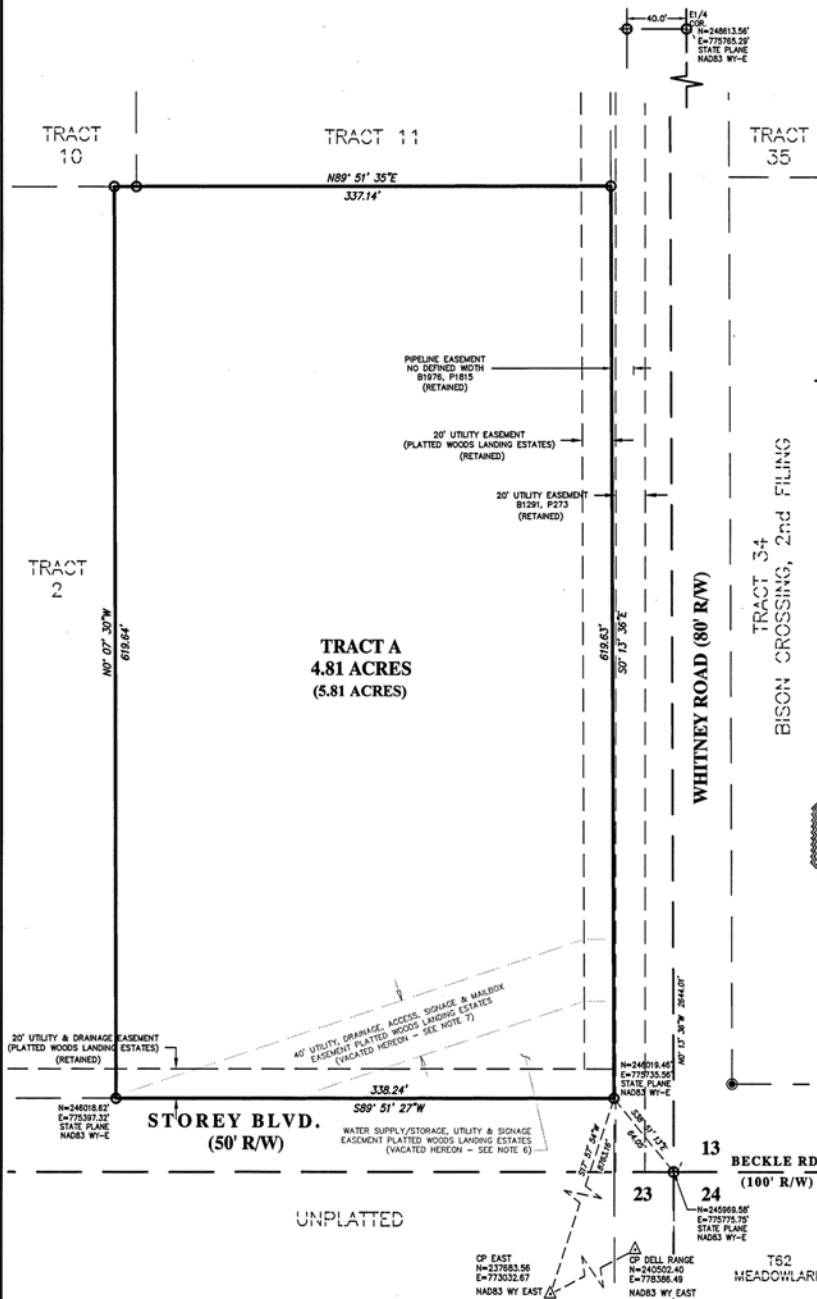
Township & Range/Subdivision	Beginning Lot/Sec	Ending Lot/Sec	Block #	In-Active Y/N
WOODS LANDING EST	1	1	N/A	Y

New Subdivision Parcels Created

Subdivision Name	Beginning Lot #	Ending Lot #	Block #
WOODS LANDING EST 02F	A	A	N/A

RECP #: 737681
RECORDED 8/27/2018 AT 8:47 AM BK# 11 PG# 68
Debra K. Lee, CLERK OF LASALLE COUNTY, ILL. PAGE 1 OF 1

NO PROPOSED CENTRAL WATER SUPPLY SYSTEM - NO PROPOSED CENTRALIZED SEWAGE SYSTEM - FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #2 - NO PUBLIC MAINTENANCE OF INTERIOR ROADS - THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE



LEGEND

- FOUND 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND 2 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 2500"
- ▭ WATER SUPPLY/STORAGE EASEMENT & 40' UTILITY, DRAINAGE, ACCESS, SIGNAGE & MAILBOX EASEMENT PLATTED WOODS LANDING ESTATES [VACATED HEREON] (SEE NOTES 5 & 7)

(5.81 ACRES) DENOTES GROSS ACREAGE OF LOT (TO E OF ADJACENT RIGHT-OF-WAY)

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: ALAN NUSS AND KRISTIN NUSS, HUSBAND AND WIFE, owners in fee simple of all of Tract 1, Woods Landing Estates, Laramie County, Wyoming.

Has caused the same to be surveyed, vacated, and re-platted to be known as WOODS LANDING ESTATES, 2ND FILING, and does hereby declare the subdivision of said land as it appears on this subdivision plat, to be their free act and deed and in accordance with their desires and does furthermore grant the easements as shown and described hereon for the purposes indicated.

The undersigned, their legal successors and/or assigns, do hereby further acknowledge that this final plat is being submitted to the Governing Body of the City of Cheyenne for approval pursuant to W.S. 34-12-103 and do furthermore acknowledge that W.S. 34-12-106, W.S. 34-12-108 & W.S. 24-3-101(a) may apply to the lands contained within the boundaries of this plat.

by: Alan Nuss by: Kristin Nuss

ACKNOWLEDGEMENT

STATE OF WYOMING }
COUNTY OF LARAMIE } SS

The foregoing instrument was acknowledged before me this 6th day of JUNE 2018 by Alan Nuss and Kristin Nuss, husband and wife

John A. Bonfert Notary Public, Laramie County, Wyoming
My Commission Expires APR 20, 2022

NOTES

- 1) BASIS OF BEARINGS - EAST LINE OF SECTION 14, HAVING A BEARING OF S.00°13'36"E, WYOMING STATE PLANE COORDINATES EAST ZONE, NAD83-2011, US SURVEY FEET, COMBINATION FACTOR = 0.99966333.
- 2) NO PORTION OF THE PROPOSED SUBDIVISION FALLS WITHIN A FEMA 100-YEAR SPECIAL FLOOD HAZARD AREA PER F.I.R.M. PANEL No.56021C111F, DATED JANUARY 17, 2007.
- 3) a. WATER SERVICE TO EACH TRACT TO BE PROVIDED BY INDIVIDUAL WELLS, ALL WELLS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
b. PER WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY WDOE/WQD APPLICATION #16-307 NON-ADVERSE RECOMMENDATION PROVISIONS: "THE UPPER PORTION OF THE PRIVATE WELLS SHALL BE SEALED WITH A GROUT, CEMENT, OR BENTONITE SEAL, WHICH IS AT LEAST TWENTY (20') FEET THICK".
- 4) SEWAGE DISPOSAL TO BE PROVIDED WITH INDIVIDUAL SEPTIC LEACH FIELDS FOR EACH TRACT. ALL SEPTIC SYSTEMS SHALL COMPLY WITH APPLICABLE STATE AND LOCAL RULES AND REGULATIONS.
- 5) UNLESS OTHERWISE NOTED, "UTILITY EASEMENT(S)" HEREON ARE GRANTED TO FRANCHISED UTILITIES PROVIDERS; INCLUDING CHARTER, CENTURY LINK, QWEST, HIGH WEST ENERGY AND/OR CHEYENNE LIGHT, FUEL & POWER, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS.
- 6) "WATER SUPPLY/STORAGE, UTILITY & SIGNAGE EASEMENT (7,827 SqFt)" GRANTED WITH WOODS LANDING ESTATES VACATED HEREON, SHARED 10,000 GAL. WATER STORAGE CISTERN FOR USE BY LARAMIE COUNTY FIRE DISTRICT #2, INSTALLED AT TRACT 12 WOODS LANDING ESTATES.
- 7) "40' UTILITY, DRAINAGE, ACCESS, SIGNAGE & MAILBOX EASEMENT" GRANTED WITH WOODS LANDING ESTATES VACATED HEREON, MAILBOXES FOR LANDOWNERS ADDRESSED OFF OF ROADS CONTAINED WITHIN THIS SUBDIVISION ARE INSTALLED AT TRACT 12, WOODS LANDING ESTATES.

CITY APPROVAL

Approved by the City of Cheyenne Planning Commission this 7TH day of MAY, 2018.
Ronald Burgo
Planning & Development Director, City of Cheyenne, Wyoming

Approved by the Council of the City of Cheyenne, Wyoming this 29TH day of MAY, 2018.
by: Wally ATTEST: Capt. Intelligence
Mayor City Clerk OF WYCO

COUNTY APPROVAL

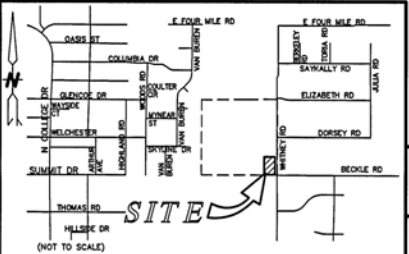
Approved by the Laramie County Planning Commission this 6TH day of APRIL, 2018.
Joey A. Clark
Chairman

Approved by the Board of Commissioners of Laramie County, Wyoming this 15TH day of MAY, 2018.
K.N. Bank ATTEST: Debra K. Fee
Chairman County Clerk

VACATION STATEMENT

IT IS THE INTENT OF THIS REPLAT TO VACATE ALL OF TRACT 1, WOODS LANDING ESTATES, INCLUDING THAT "40' UTILITY, DRAINAGE, ACCESS, SIGNAGE & MAILBOX EASEMENT" AND THAT "WATER SUPPLY/STORAGE, UTILITY & SIGNAGE EASEMENT" WOODS LANDING ESTATES, LARAMIE COUNTY, WYOMING.

VICINITY MAP



Reception 737681
The State of Wyoming }
County of Laramie } SS

This instrument was filed for record at 8:47 o'clock P.M. on the 27 day of August A.D. 2018 and duly recorded in on page 11 P/C 11 slot 68

Debra K. Fee
County Clerk & Ex-Officio Register at Deeds
By Michelle Surman, Deputy

FILING RECORD

REC # : 737681
RECORDED 8/27/2018 AT 8:47 AM BK# 11 PG# 68
Check's, Len, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

REVISED: 5/29/2018
18113 FP WOODS LANDING 2ND STATEPLANE.DWG



CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, a 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.

WOODS LANDING ESTATES 2ND FILING

A REPLAT OF TRACT 1, WOODS LANDING ESTATES

SITUATED IN THE SE1/4 OF SECTION 14, T.14N., R.66W. OF THE 6TH P.M. LARAMIE COUNTY, WYOMING.

PREPARED MARCH, 2018

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

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756 GILCHRIST ST. WHEATLAND, WY. 82201 o (307) 322-9789
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