

RESOLUTION NO. 190416-268

A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR ARCHER ESTATES, 6TH FILING, A REPLAT OF TRACTS 3 & 10, ARCHER ESTATES, 2ND FILING, LARAMIE COUNTY, WY.

WHEREAS, Wyoming State Statutes §18-5-201 to 18-5-208; §18-5-301 to 18-5-315 authorize Laramie County, in promoting the public health, safety, morals and general welfare of the county, to regulate the use of land through zoning in unincorporated Laramie County; and

WHEREAS, the Laramie County Board of Commissioners previously adopted the Laramie County Land Use Regulations; and

WHEREAS, the proposed subdivision and plat is in accordance with section 2-1-101 (a-e) of the Laramie County Land Use Regulations; and

WHEREAS, this resolution is the subdivision permit for Archer Estates, 6th Filing.

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF LARAMIE COUNTY, WYOMING, as follows:

The Laramie County Board of Commissioners finds that:

- a. This application is in conformance with section 2-1-101 (a-e) of the Laramie County Land Use Regulations.

And the Board approves the Subdivision Permit and Plat for Archer Estates, 6th Filing.

PRESENTED, READ AND ADOPTED THIS 16th **DAY OF**
April, 2019.

LARAMIE COUNTY BOARD OF COMMISSIONERS

Linda M Heath
Linda Heath, Chairman

ATTEST:

Debra K. Lee
Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

FOR
Mark T. Voss, Laramie County Attorney



RECP #: 757473
RECORDED 7/18/2019 AT 2:33 PM BK# 2629 PG# 1554
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 2

COPY OF RECORD

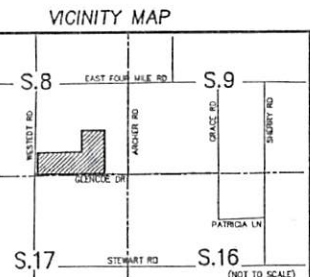
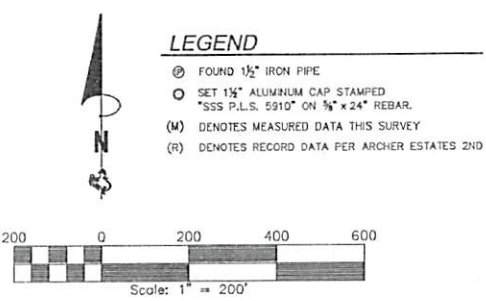
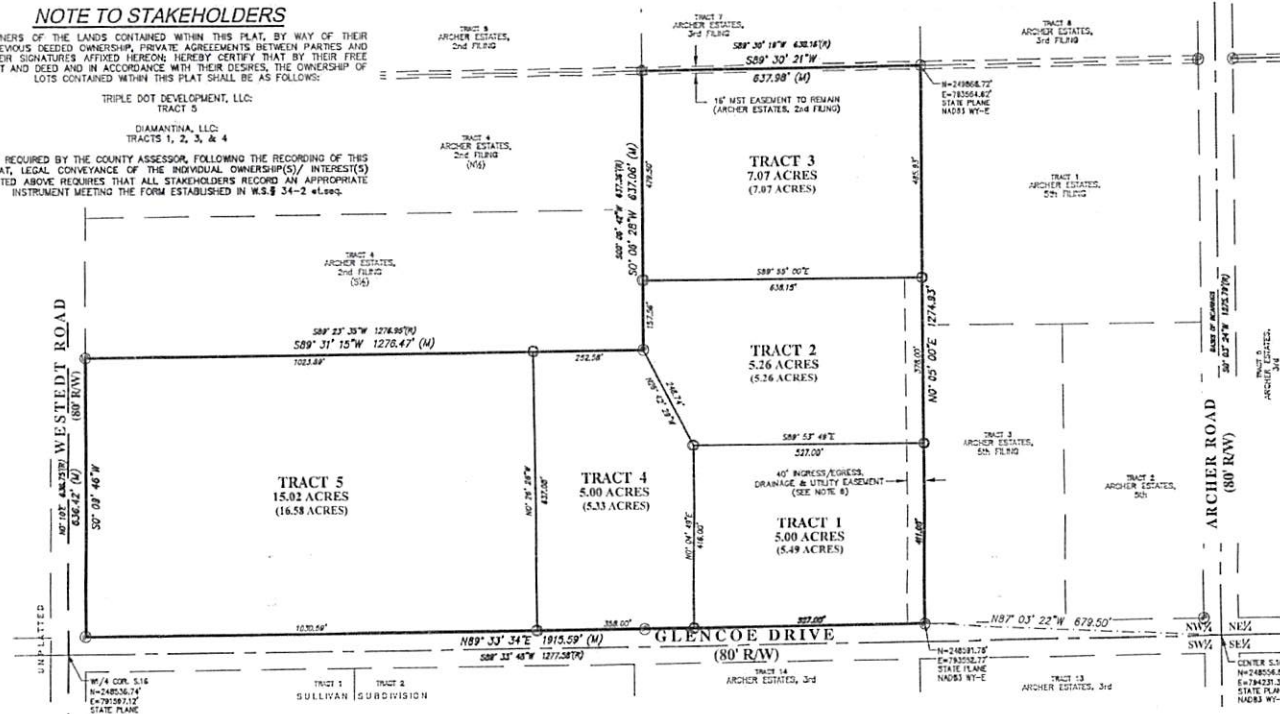
◦ NO PROPOSED CENTRAL WATER SUPPLY SYSTEM ◦ NO PROPOSED CENTRALIZED SEWAGE SYSTEM ◦ FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #2 ◦
 ◦ THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE ◦

NOTE TO STAKEHOLDERS

OWNERS OF THE LANDS CONTAINED WITHIN THIS PLAT, BY WAY OF THEIR PREVIOUS DEEDED OWNERSHIP, PRIVATE AGREEMENTS BETWEEN PARTIES AND THEIR SIGNATURES AFFIXED HEREON, HEREBY CERTIFY THAT BY THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES, THE OWNERSHIP OF LOTS CONTAINED WITHIN THIS PLAT SHALL BE AS FOLLOWS:

TRIPLE DOT DEVELOPMENT, LLC:
TRACT 5
DIAMANTINA, LLC:
TRACTS 1, 2, 3, & 4

AS REQUIRED BY THE COUNTY ASSESSOR, FOLLOWING THE RECORDING OF THIS PLAT, LEGAL CONVEYANCE OF THE INDIVIDUAL OWNERSHIP(S)/ INTEREST(S) NOTED ABOVE REQUIRES THAT ALL STAKEHOLDERS RECORD AN APPROPRIATE INSTRUMENT MEETING THE FORM ESTABLISHED IN W.S. § 34-2.4.1.1.



VACATION STATEMENT

IT IS THE INTENT OF THIS REPLAT TO VACATE ALL OF TRACTS 3 & 10, ARCHER ESTATES, 2nd FILING. EXISTING EASEMENTS ARE TO REMAIN UNLESS NOTED OTHERWISE.

FILING RECORD

NOTES

- ALL TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A SET 5/8" X 24" LONG REBAR WITH 1/2" ALUMINUM CAP STAMPED "SSS PLS 5910". UNLESS NOTED OTHERWISE.
- NO PORTION OF THIS PLAT FALLS WITHIN A FEMA SPECIAL 100-YEAR FLOOD HAZARDOUS AREA AS SHOWN ON F.I.R.M. PANEL #6021C1120F; DATED JANUARY 17, 2007.
- BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET. GRID DISTANCES. COMBINATION FACTOR = 0.999875466.
- ALL WELLS AND SEPTIC SYSTEMS SHALL COMPLY WITH ALL APPLICABLE ORDINANCE(S), RULES AND REGULATIONS.
- (...ACRES) DENOTES GROSS ACREAGE OF LOT (10 % OF ADJACENT RIGHT-OF-WAY).
- "40' INGRESS/EGRESS, DRAINAGE & UTILITY EASEMENT" PROVIDED BY AND BETWEEN OWNERS OF TRACTS 1, 2, & 3, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS, FOR MUTUAL INGRESS/EGRESS AND UTILITIES SERVICE(S) TO/FROM GLENCOE DRIVE R/W.

APPROVALS

Approved by the Laramie County Planning Commission this ____ day of _____, 2019.

Chairman _____

Approved by the Board of Commissioners of Laramie County, Wyoming this ____ day of _____, 2019.

Chairman _____

ATTEST: _____
County Clerk

REVISED: 04/08/19

ARCHER\19080 T10 ArcherEst2ndREPLAT_FINAL.dwg

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DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Triple Dot Development, LLC, a Wyoming Limited Liability Company, owner in fee simple of All of Tract 3, Archer Estates, 2nd Filing Laramie County, Wyoming; AND

Diamantina, LLC, owner in fee simple of All of Tract 10, Archer Estates, 2nd Filing Laramie County, Wyoming;

Have caused the same to be surveyed, vacated, and re-platted to be known as ARCHER ESTATES, 6th FILING and 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 grant the easements for the purposes indicated hereon.

Jack Stadel as Registered Agent for Triple Dot Development, LLC Mary H. Williams as Registered Agent for Diamantina, LLC

ACKNOWLEDGEMENTS

STATE OF WYOMING)
COUNTY OF LARAMIE) SS

The foregoing instrument was acknowledged before me this ____ day of _____, 2019 by Mary H. Williams as Registered Agent for Diamantina, LLC.

Notary Public, Laramie County, Wyoming

My Commission Expires: _____

STATE OF WYOMING)
COUNTY OF LARAMIE) SS

The foregoing instrument was acknowledged before me this ____ day of _____, 2019 by Jack Stadel as Registered Agent for Triple Dot Development, LLC.

Notary Public, Laramie County, Wyoming

My Commission Expires: _____

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, A Licensed 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.

ARCHER ESTATES 6th FILING

A REPLAT OF TRACTS 3 & 10, ARCHER ESTATES, 2nd FILING

SITUATED IN THE NW¼ OF SECTION 16, T.14N, R.65W., 6th P.M., LARAMIE COUNTY, WYOMING

PREPARED JANUARY 2019

STEEL SURVEYING SERVICES, LLC
 PROFESSIONAL LAND SURVEYORS
 PLANNING & DEVELOPMENT SPECIALISTS
 1108 WEST 19th ST. CHEYENNE, WY. 82001 ◦ (307) 634-7273
 758 GILCHRIST ST. WHEATLAND, WY. 82201 ◦ (307) 322-9789
 www.SteelSurvey.com ◦ info@SteelSurvey.com

REC'D #: 757473
 RECORDED 7/18/2019 AT 2:53 PM BK# 2679 PG# 1555
 Debra K. Lee, CLERK OF LARAMIE COUNTY, WY - PAGE 2 OF 2

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

NOTE TO STAKEHOLDERS

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TRACT 5
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DEDICATION

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Diamantina, LLC, owner in fee simple of All of Tract 10, Archer Estates, 2nd Filing Laramie County, Wyoming;

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Jack Stadel
Jack Stadel as Registered Agent
for Triple Dot Development, LLC

Mary H. Williams
Mary H. Williams as Registered Agent
for Diamantina, LLC

ACKNOWLEDGEMENTS

STATE OF WYOMING }
COUNTY OF LARAMIE } SS

The foregoing instrument was acknowledged before me this 29th day of April 2019

by Mary H. Williams as Registered Agent for Diamantina, LLC
 TERRI D. APPELGARTH-NOTARY PUBLIC
 COUNTY OF LARAMIE STATE OF WYOMING
 My Commission Expires: April 20, 2022
 Notary Public, Laramie County, Wyoming

STATE OF WYOMING }
COUNTY OF LARAMIE } SS

The foregoing instrument was acknowledged before me this 29th day of April 2019

by Jack Stadel as Registered Agent for Triple Dot Development, LLC
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 COUNTY OF LARAMIE STATE OF WYOMING
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NOTES

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APPROVALS

Approved by the Laramie County Planning Commission this 28 day of March, 2019.

Jody Clark
Chairman

Approved by the Board of Commissioners of Laramie County, Wyoming this 16 day of April, 2019.

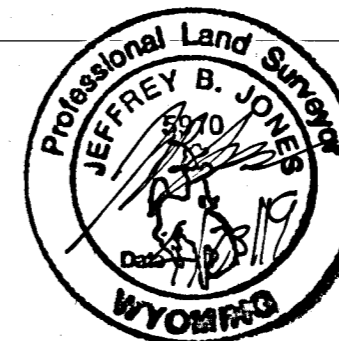
Linda M Heath ATTEST: *Debra K. Tee*
Chairman County Clerk

REVISED: 04/24/19

ARCHER\19084 T10 ArcherEst2ndREPLAT_FINAL.dwg

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CERTIFICATE OF SURVEYOR



I, Jeffrey B. Jones, A 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.

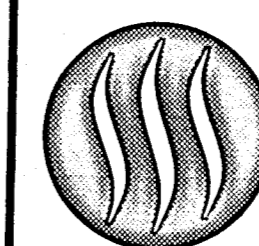
ARCHER ESTATES

6th FILING

A REPLAT OF TRACTS 3 & 10, ARCHER ESTATES, 2nd FILING

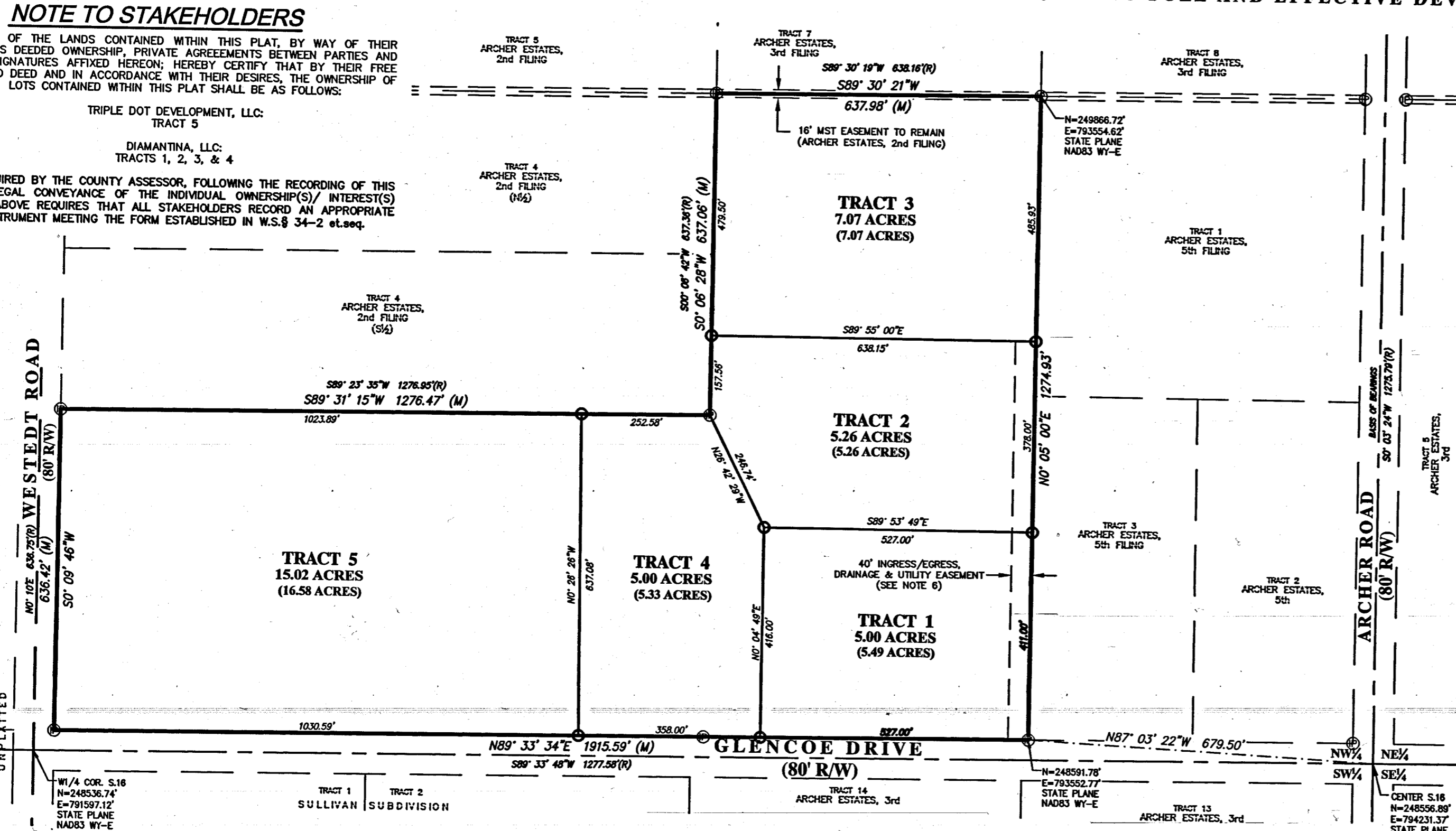
SITUATED IN THE NW 1/4 OF SECTION 16, T.14N, R.65W., 6th P.M., LARAMIE COUNTY, WYOMING

PREPARED JANUARY 2019



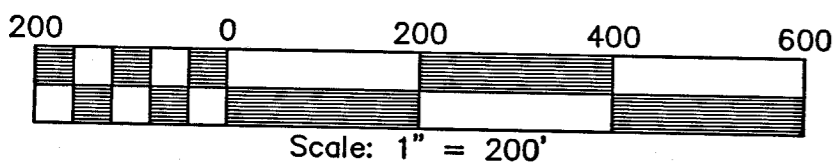
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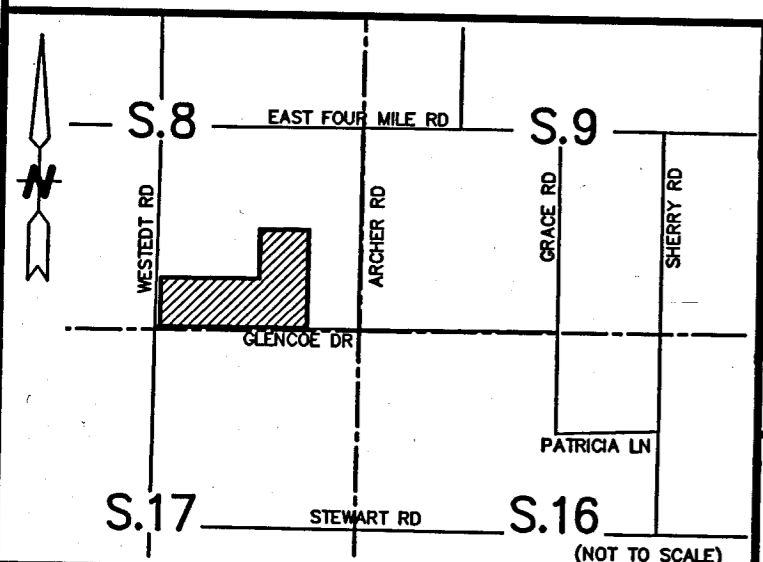


LEGEND

- ⊕ FOUND 1 1/2" IRON PIPE
- ⊙ SET 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON 5/8" X 24" REBAR.
- (M) DENOTES MEASURED DATA THIS SURVEY
- (R) DENOTES RECORD DATA PER ARCHER ESTATES 2ND



VICINITY MAP



VACATION STATEMENT

IT IS THE INTENT OF THIS REPLAT TO VACATE ALL OF TRACTS 3 & 10, ARCHER ESTATES, 2nd FILING EXISTING EASEMENTS ARE TO REMAIN UNLESS NOTED OTHERWISE

FILING RECORD

RECP #: 753166
 RECORDED 5/14/2019 AT 10:12 AM BK# 11 PG# 98
 Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1