



RESOLUTION NO. 181016-19

A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR BLUE SKY ESTATES, IN A PORTION OF THE NE1/4, SECTION 5, T.13N., R.64W., OF THE 6TH P.M., 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 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 Blue Sky Estates.

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 Blue Sky Estates with the following condition:

1. A ten (10) Ft utility easement to be shown along the west side of tracts 1, 2, 3 & 5 and along the north side of tracts 5 & 4 prior to recordation of the final plat.

PRESENTED, READ AND ADOPTED THIS 17th DAY OF October, 2018.

LARAMIE COUNTY BOARD OF COMMISSIONERS

K.N. Buck Holmes
K.N. Buck Holmes, Chairman

ATTEST:

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

Reviewed and approved as to form:

Mark T. Voss
Mark T. Voss, Laramie County Attorney

LARAMIE COUNTY

DEC -3 2018

PLANNING & DEVELOPMENT OFFICE

Planning attorney assessed

NO PROPOSED CENTRAL WATER SUPPLY SYSTEM - NO PROPOSED CENTRALIZED SEWAGE SYSTEM - FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #4 - THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE

SECTION 32, T.14N., R.64W.
SECTION 5, T.13N., R.64W.

589° 57' 05"E 1586.58'(R)
NB9° 54' 01"E 1590.10' (M)

UNPLATTED

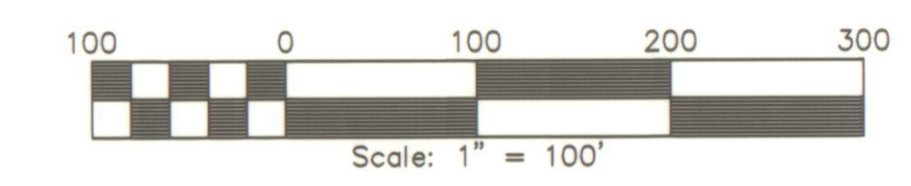
32 33
5 4

EXISTING 60' PRIVATE INGRESS/EGRESS EASEMENT FOR RESIDENTS AND INVITED GUESTS, AND EMERGENCY VEHICLE ACCESS RECORDED RIATA RANCH NORTH FORTY RECORD SURVEY, CABINET 5, PAGE 65
1229.10'
BLUE SKY ROAD (60' R/W) PRIVATE EASEMENT

NE COR. S.S. N=22081.45' E=82314.45' STATE PLANE NAD83 WY-2

LEGEND

- SET 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON 3/4" x 24" REBAR
- FOUND 2" ALUMINUM CAP STAMPED "LS 5009" & APPROPRIATE DATA
- (M) DENOTES MEASURED DATA THIS SURVEY
- (R) DENOTES RECORD DATA PER RIATA RANCH NORTH FORTY RECORD OD SURVEY



NOTES

1. BASIS OF BEARINGS:
WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET, DISTANCES ARE GRID DISTANCES.
COMBINATION FACTOR = 0.9996671
2. ALL TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A SET 1 1/2" ALUMINUM CAP STAMPED "SSS PLS 5910" ON A 5/8" X 24" LONG REBAR.
3. NO PORTION OF THIS PLAT FALLS WITHIN A FEMA SPECIAL 100-YEAR FLOOD HAZARD AREA AS SHOWN ON F.I.R.M. PANEL No.s 56021C1140F & 56021C1145F; DATED JANUARY 17, 2007.
4. ALL WELLS AND SEPTIC SYSTEMS SHALL COMPLY WITH ALL APPLICABLE ORDINANCE(S), RULES AND REGULATIONS.
5. PRIVATE RIGHT-OF-WAY EASEMENTS (BLUE SKY ROAD (60' R/W) & ARENA LANE (60' R/W)) RETAINED AS PREVIOUSLY RECORDED AND AS SHOWN AND DESCRIBED HEREON.
6. "UTILITY EASEMENT(S)" GRANTED HEREON TO CITY OF CHEYENNE/LARAMIE COUNTY FRANCHISED UTILITY(IES) PROVIDERS SOLELY FOR INSTALLATION OF LOCAL UTILITY(IES) SERVICE(S) LINES.

APPROVALS

Approved by the Laramie County Planning Commission this 27th day of SEPTEMBER 2018.
Judy B. Clark
Chairman

Approved by the Board of Commissioners of Laramie County, Wyoming this 16th day of October, 2018.
K.A. Bank Hahn ATTEST: *Debra K. Lee*
Chairman County Clerk

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: TAYLOR MADE HOMES, LLC, A Wyoming Limited Liability Company, owner in fee simple of A parcel of land situated in Section 5, Township 13 North, Range 64 West of the 6th P.M., Laramie County, Wyoming, A.K.A. Lot 1, Riatta Ranch North Forty Record of Survey (Recorded February 6, 2013; Book 2320, Page 28), and more particularly described in Book 2589, Page 2314 of the Real Estate Office of the Laramie County Clerk as follows:
A parcel of Land located within Lots 1 thru 3, of the Corrected Record of Survey for Riata Ranch located in Section 5, Township 13 North, Range 64 West of the 6th P.M., Laramie County, Wyoming, more particularly described as follows:
Beginning at the northeast corner of Section 5; thence N.89°57'05"W, 1586.58 feet; thence S.00°35'56"W, 1015.89 feet; thence S.89°57'05"E, 1589.13 feet to a point in the east line of said Section 5; thence N.00°27'18"E, 1015.87 feet to the point of beginning.
Also known as Lot 1, Riata Ranch North Forty, per the record of survey recorded February 6, 2013 in Book 2320, Page 28, Records of Laramie County, Wyoming
Containing 37.03 acres, more or less.
AND
GRAVES EMPIRE, LLC, A Wyoming Limited Liability Company, owner in fee simple of A parcel of land situated in Section 5, Township 13 North, Range 64 West of the 6th P.M., Laramie County, Wyoming, A.K.A. Lot 2, Riatta Ranch North Forty Record of Survey (Recorded February 6, 2013; Book 2320, Page 28), and more particularly described in Book 2586, Page 1523 of the Real Estate Office of the Laramie County Clerk as follows:
Beginning at a point from which the northeast corner of Section 5 bears S00°27'18"W, 1015.87 feet; thence N89°57'05"W, 1589.13 feet; thence S00°35'56"W, 1015.89 feet; thence S89°57'05"E, 1591.69 feet to a point in the east line of said Section 5; thence N00°27'18"E, 1015.87 feet to the point of beginning.
Containing 37.09 acres, more or less.
Have caused the same to be surveyed, and platted to be known as BLUE SKY ESTATES, 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.
TAYLOR MADE HOMES, LLC
by: *Douglas Taylor* as Registered Agent
GRAVES EMPIRE, LLC
by: *Nathan Graves* as Owner

ACKNOWLEDGEMENTS

STATE OF WYOMING }
COUNTY OF LARAMIE } SS

The foregoing instrument was acknowledged before me this 30th day of OCTOBER 2018 by Douglas Taylor as Registered Agent for Taylor Made Homes, LLC.
Notary Public, Laramie County, Wyoming
My Commission Expires: APR 20, 2022

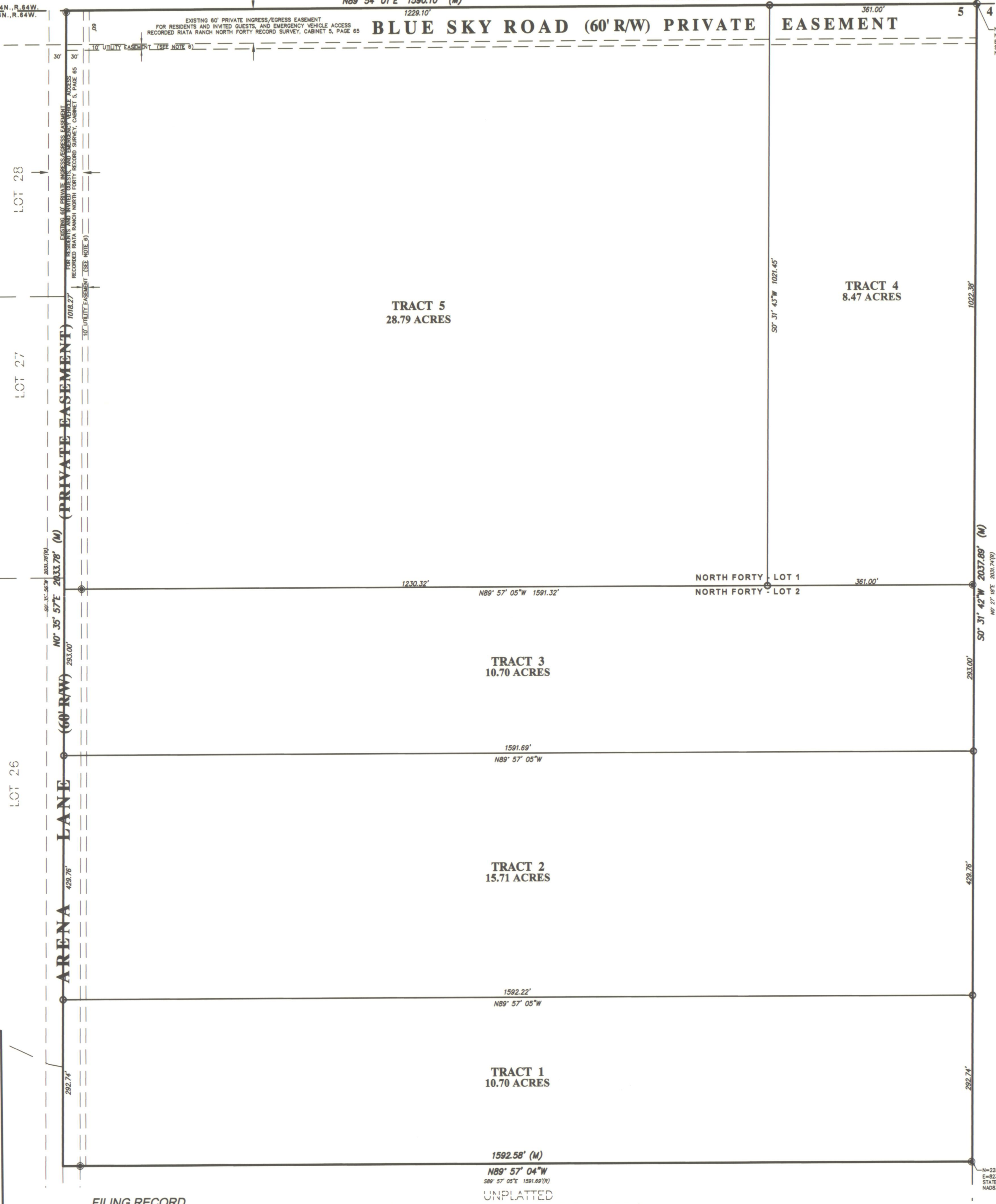
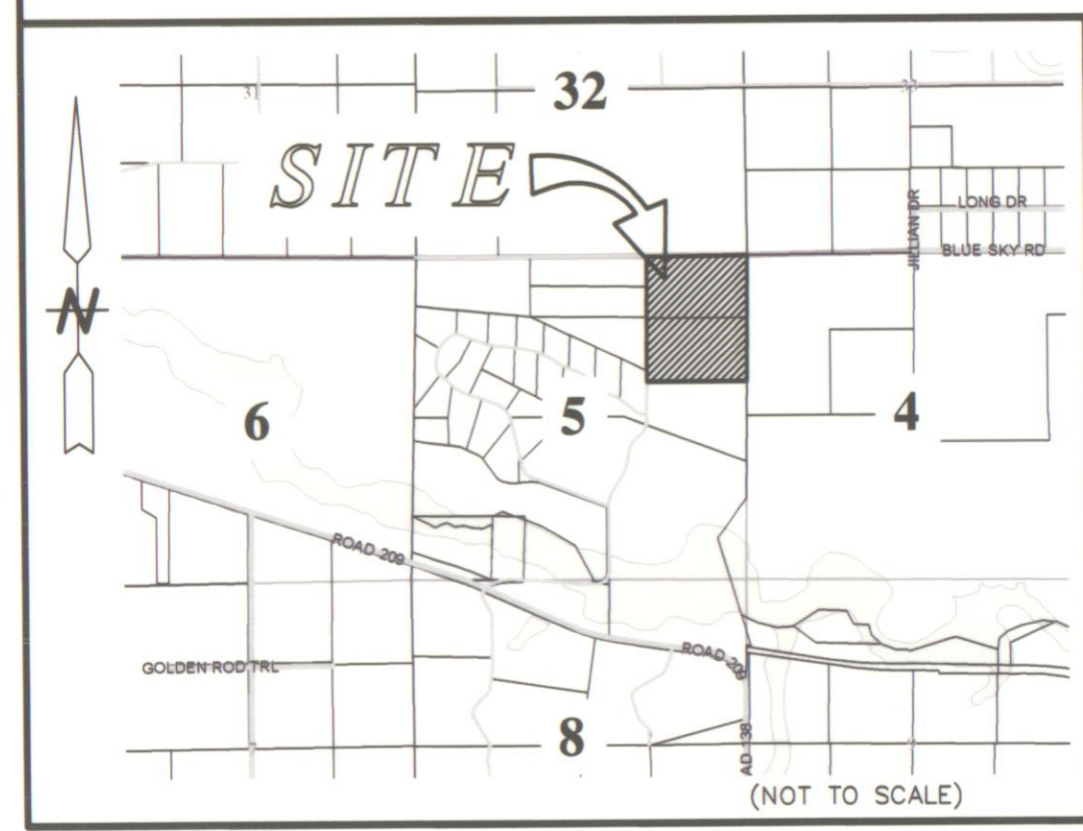
STATE OF WYOMING }
COUNTY OF LARAMIE } SS

The foregoing instrument was acknowledged before me this 24th day of OCTOBER, 2018 by Nathan Graves as Owner for Graves Empire, LLC.
Notary Public, Laramie County, Wyoming
My Commission Expires: APR 20, 2022

OWNERSHIP / ASSESSORS NOTE

OWNERS OF THE LANDS CONTAINED WITHIN THIS PLAT, BY WAY OF THEIR PREVIOUS DEEDED OWNERSHIP, AGREEMENTS BETWEEN THE PARTIES, AND THEIR SIGNATURES AFFIXED HEREON, HEREBY CERTIFY THAT BY THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES, OWNERSHIP OF THE LANDS CONTAINED WITHIN THIS REPLAT SHALL BE AS FOLLOWS:
TRACTS 4 & 5 TAYLOR MADE HOMES, LLC
TRACTS 1, 2 & 3 GRAVES EMPIRE, LLC
FOLLOWING THE RECORDING OF THIS PLAT, LEGAL STATUTORY CONVEYANCE OF THE INDIVIDUAL OWNERSHIP/INTEREST AS DESCRIBED ABOVE REQUIRES THAT ALL STAKEHOLDERS RECORD AN APPROPRIATE INSTRUMENT MEETING THE FORM ESTABLISHED IN W.S. § 34-2 et seq.

VICINITY MAP



FILING RECORD

REC# #: 743046
RECORDED 11/19/2018 AT 4:33 PM BK# 11 PG# 79
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

UNPLATTED (LOT 3, RIATA RANCH NORTH FORTY)

REVISED: 9/18/2018

L1-2 RIATA NORTH FORTY\18223 RIATA N40 REPLAT.dwg

STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS
1102 WEST 19th ST. CHEYENNE, WY. 82001 ☎ (307) 634-7273
756 GILCHRIST ST. WHEATLAND, WY. 82201 ☎ (307) 322-9789
www.SteilSurvey.com ☎ info@SteilSurvey.com

BLUE SKY ESTATES

A REPLAT OF
A TRACT OF LAND SITUATED IN THE NE1/4 OF SECTION 5,
T.13 N., R.64 W., 6TH P.M.,
SAID LANDS BEING ALSO KNOWN AS:
LOTS 1 & 2, AS SHOWN ON RECORD OF SURVEY
RIATA RANCH NORTH FORTY
LARAMIE COUNTY, WYOMING
PREPARED August, 2018





RESOLUTION NO. 220419-24

A RESOLUTION TO APPROVE A VACATE OF PLAT FOR TRACT 3, BLUE SKY ESTATES, 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 adopted the Laramie County Land Use Regulations; and

WHEREAS, the proposed Vacation is in accordance with section §34-12-106 to §34-12-111 of the Laramie County Land Use Regulations; and

WHEREAS, this resolution is the Vacation for Tract 3, Blue Sky Estates

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

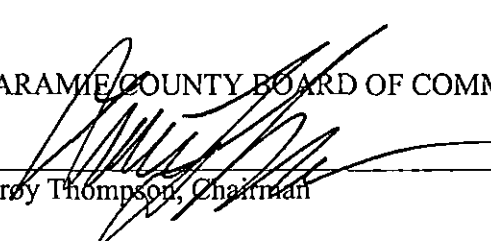
The Laramie County Board of Commissioners finds that:

- a. This application is in conformance with section §34-12-106 to §34-12-111.
- b. The vacation has been submitted in order to perform an Administrative Plat on Tract 3, Blue Sky Estates to be split into two separate tracts.

And the Board approves the Vacation of Tract 3, Blue Sky Estates with the approval of an Administrative Plat,

PRESENTED, READ AND ADOPTED THIS 19 **DAY OF**
April, 2022.

LARAMIE COUNTY BOARD OF COMMISSIONERS


Troy Thompson, Chairman

ATTEST:


Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:


Laramie County Attorney's Office



RESOLUTION NO. 220419-25

A RESOLUTION TO APPROVE A VACATE OF PLAT FOR TRACT 1, BLUE SKY ESTATES, 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 adopted the Laramie County Land Use Regulations; and

WHEREAS, the proposed Vacation is in accordance with section §34-12-106 to §34-12-111 of the Laramie County Land Use Regulations; and

WHEREAS, this resolution is the Vacation for Tract 1, Blue Sky Estates

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

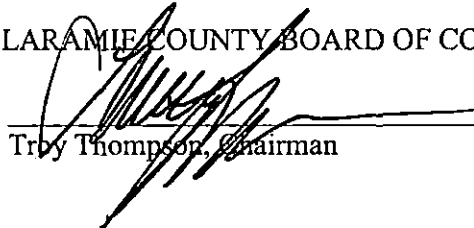
The Laramie County Board of Commissioners finds that:

- a. This application is in conformance with section §34-12-106 to §34-12-111.
- b. The vacation has been submitted in order to perform an Administrative Plat on Tract 1, Blue Sky Estates to be split into two separate tracts.

And the Board approve the Vacation of Tract 1, Blue Sky Estates with the approval of an Administrative Plat,

PRESENTED, READ AND ADOPTED THIS 19 **DAY OF**
April, 2022.

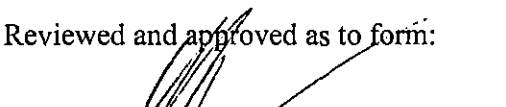
LARAMIE COUNTY BOARD OF COMMISSIONERS


Troy Thompson, Chairman

ATTEST:


Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:


Laramie County Attorney's Office