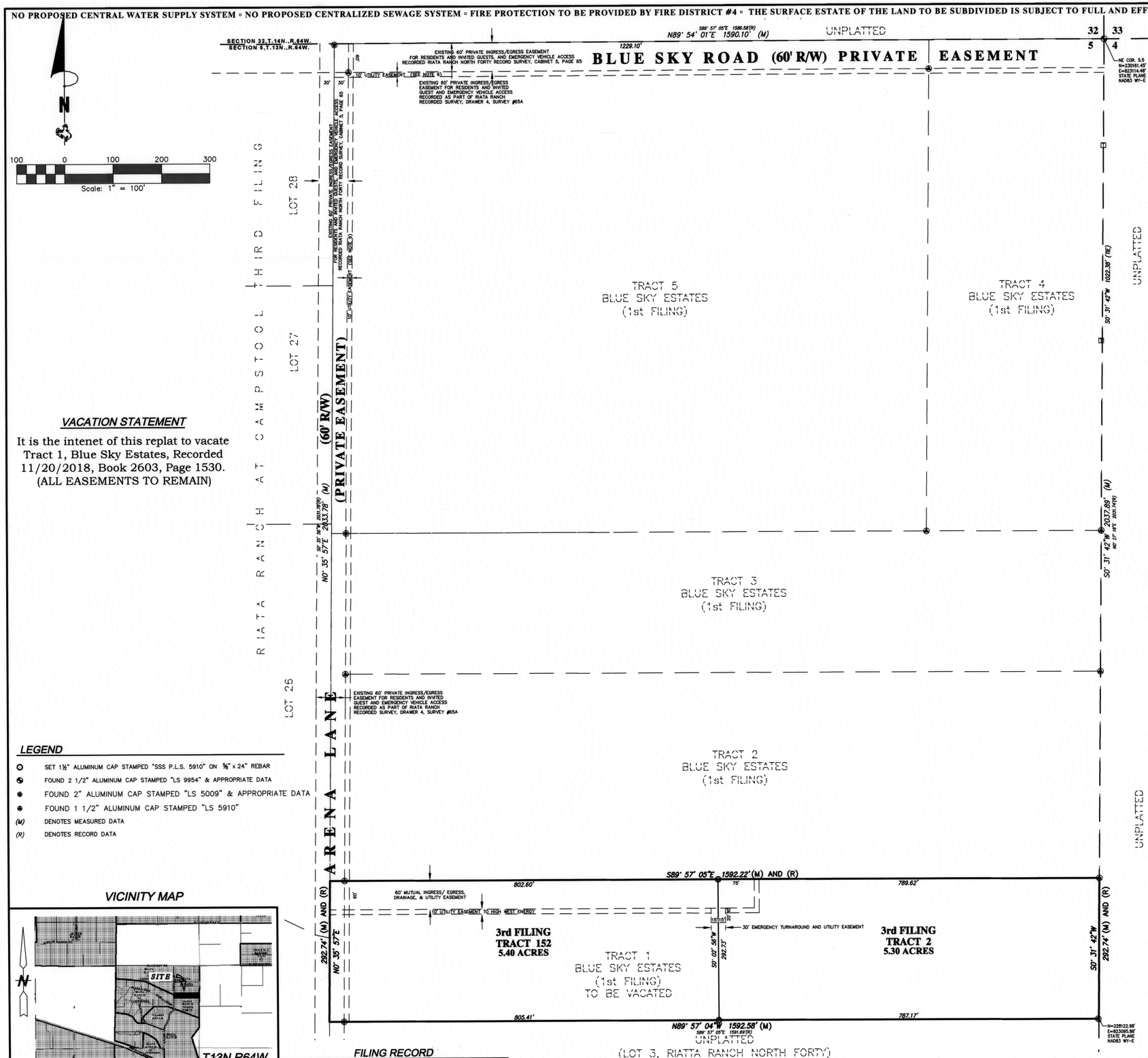
NO PROPOSED CENTRAL WATER SUPPLY SYSTEM ▫ NO PROPOSED CENTRALIZED SEWAGE SYSTEM ▫ FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #4 ▫ THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE



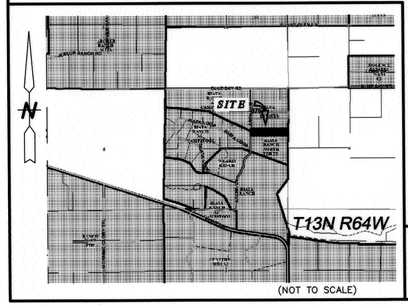
VACATION STATEMENT

It is the intenet of this replat to vacate Tract 1, Blue Sky Estates, Recorded 11/20/2018, Book 2603, Page 1530. (ALL EASEMENTS TO REMAIN)

LEGEND

- ○ SET 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON ⅝" x 24" REBAR
- ⊕ FOUND 2 1/2" ALUMINUM CAP STAMPED "LS 9954" & APPROPRIATE DATA
- ◉ FOUND 2" ALUMINUM CAP STAMPED "LS 5009" & APPROPRIATE DATA
- ◉ FOUND 1 1/2" ALUMINUM CAP STAMPED "LS 5910"
- (M) DENOTES MEASURED DATA
- (R) DENOTES RECORD DATA

VICINITY MAP



(NOT TO SCALE)

FILING RECORD

RECP #: 835754
RECORDED 4/26/2022 AT 10:15 AM BK# 12 PG# 117
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

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 1½" 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) LINE
7. CWPP -SUBJECT PROPERTY IS NOT IN THE LARAMIE COUNTY CWPP.

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 1, Blue Sky Estates, situated in the NE1/4 of Section 5, T.13 N., R.64 W., 6th P.M., Laramie County, Wyoming

Has caused the same to be surveyed, vacated and platted to be known as BLUE SKY ESTATES, 3rd 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.

TRIPLE DOT DEVELOPMENT LLC

by: _____
Jack Stadel, Member of Triple Dot Development LLC

ACKNOWLEDGEMENTS

STATE OF WYOMING)
) SS
COUNTY OF LARAMIE)

The foregoing instrument was acknowledged before me this 25 day of April 2022 by Jack Stadel as Member for TRIPLE DOT DEVELOPMENT LLC.

M J POMERLEAU NOTARY PUBLIC COUNTY OF LARAMIE STATE OF WYOMING MY COMMISSION EXPIRES MAY 11, 2024

MJ Pomerleau
Notary Public, Laramie County, Wyoming

My Commission Expires: May 11, 2024

COUNTY ACKNOWLEDGEMENT

STATE OF WYOMING)
) SS
COUNTY OF LARAMIE)

The foregoing instrument was acknowledged before me this 25 day of April 2022, by Justin Arnold, Laramie County Planning Director and Molly Bennett, as Director for Laramie County Public Works.

M J POMERLEAU NOTARY PUBLIC COUNTY OF LARAMIE STATE OF WYOMING MY COMMISSION EXPIRES MAY 11, 2024

MJ Pomerleau
Notary Public, Laramie County, Wyoming

My Commission Expires: May 11, 2024

APPROVALS

Approved by the Laramie County Planning Director this 19 day of April 2022.

LARAMIE COUNTY PLANNING DIRECTOR

Approved by the Laramie County Public Works Director of Laramie County, Wyoming this 19 day of April 2022.

PUBLIC WORKS DIRECTOR

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.

Professional Land Surveyor JEFFREY B. JONES 15502 WYOMING

BLUE SKY ESTATES, 3RD FILING

AN ADMINISTRATIVE REPLAT OF
ALL OF TRACT 1, BLUE SKY ESTATES,
SITUATED IN THE NE1/4 OF SECTION 5,
T.13 N., R.64 W., 6TH P.M.,
LARAMIE COUNTY, WYOMING

PREPARED NOVEMBER, 2021

REVISED: 4/20/2022

J:\2021 DWG\22138 BLUE SKY ESTATES 2ND FILING STADEL\21405 BLUESKYESTATES3RD FINAL.DWG

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