

RESOLUTION NO. 220517-35

**A RESOLUTION TO APPROVE A SUBDIVISION PERMIT AND PLAT FOR TRACT 5, BLUE SKY ESTATES, LARAMIE COUNTY, WY, TO BE PLATTED AND KNOWN AS "BLUE SKY ESTATES, 4TH FILING".**

**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, 4th 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 Blue Sky Estates, 4th Filing.**

**PRESENTED, READ AND ADOPTED THIS** 17 **DAY OF**

May, 2022.

LARAMIE COUNTY BOARD OF COMMISSIONERS

  
Troy Thompson, Chairman

 ATTEST:  
  
Debra K. Lee, Laramie County Clerk

Reviewed and approved as to form:

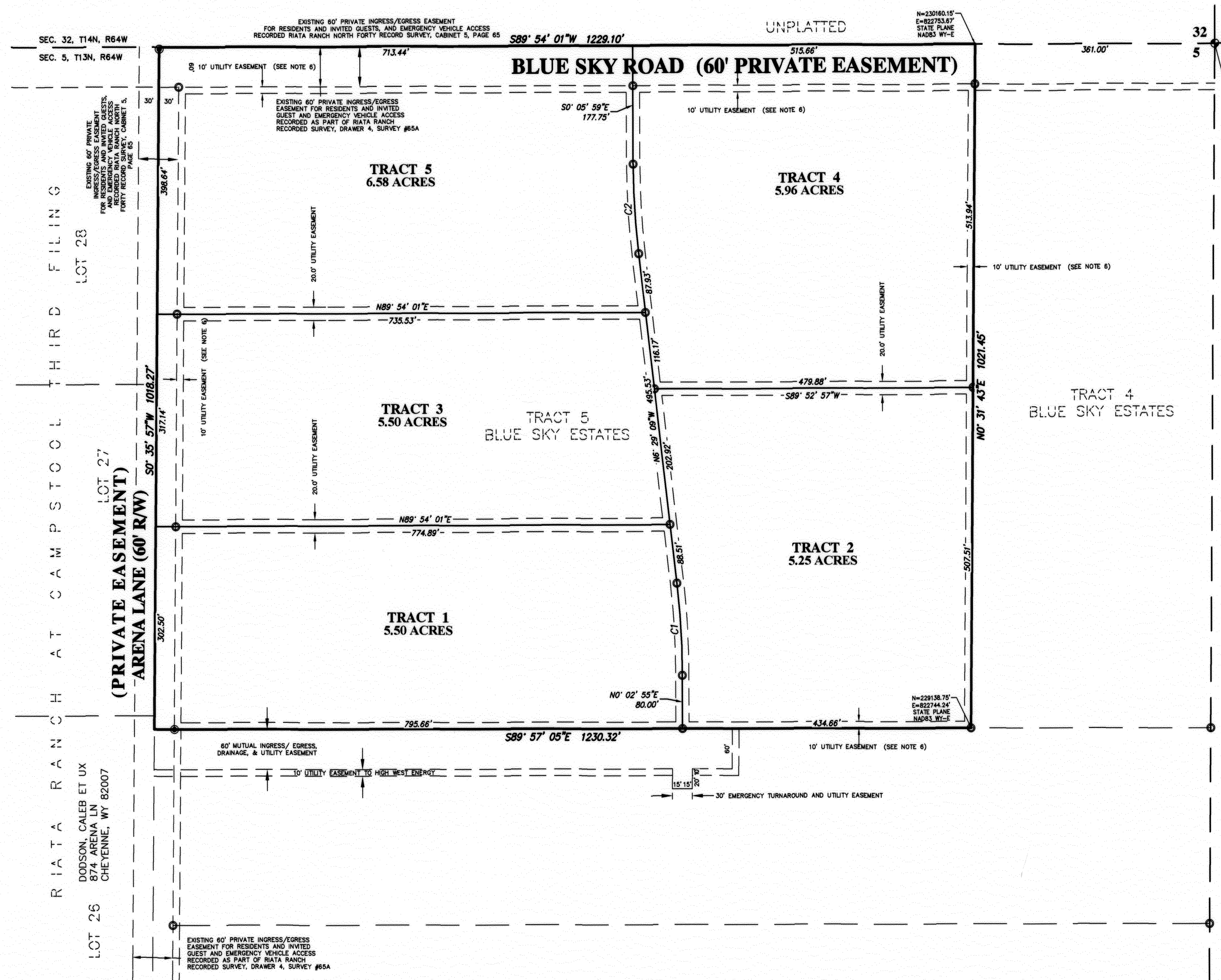
  
Laramie County Attorney's Office



RECP #: 839292  
RECORDED 6/16/2022 AT 9:52 AM BK# 2792 PG# 1183  
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

**COPY OF RECORD**

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



**DEDICATION**

KNOW ALL PERSONS BY THESE PRESENTS THAT: TAYLOR MADE HOMES LLC, A Wyoming Limited Liability Company, owner in fee simple of All of Tract 5, 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, 4TH 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.  
 by: Doug Taylor, Member of TAYLOR MADE HOMES LLC

**ACKNOWLEDGEMENTS**

STATE OF WYOMING }  
 COUNTY OF LARAMIE } SS  
 The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of MAY, 2022  
 by DOUG TAYLOR as Member for TAYLOR MADE HOMES.

JOHN A. BONIFER  
 NOTARY PUBLIC  
 STATE OF WYOMING  
 COMMISSION ID: 146620  
 MY COMMISSION EXPIRES: 4/17/25 2025  
 Notary Public, Laramie County, Wyoming  
 My Commission Expires: APR 20, 2028

**APPROVALS**

Approved by the Laramie County Planning Commission this 28<sup>th</sup> day of April, 2022.  
Jody J. Clark  
 Chairman  
 Approved by the Board of Commissioners of Laramie County, Wyoming this 17<sup>th</sup> day of May, 2022.  
Christina ATTEST: Belva K. Joo  
 Chairman County Clerk

**NOTES**

1. BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011. US SURVEY FEET, DISTANCES ARE GRID DISTANCES. COMBINATION FACTOR = 0.99986671
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. 56021C1140F & 56021C1145F; DATED JANUARY 17, 2007.
4. ALL WELLS AND SEPTIC SYSTEMS SHALL COMPLY WITH ALL APPLICABLE ORDINANCE(S), RULES AND REGULATIONS.
5. PRIVATE 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 QTY OF CHEYENNE/LARAMIE COUNTY FRANCHISED UTILITY(IES) PROVIDERS SOLELY FOR INSTALLATION OF LOCAL UTILITY(IES) SERVICE(S) LINE
7. IT IS THE INTENT OF THIS REPLAT TO VACATE ALL OF TRACT 5, BLUE SKY ESTATES.
8. CWPP - THE SUBJECT PROPERTY DOES NOT FALL WITHIN THE LARAMIE COUNTY CWPP.

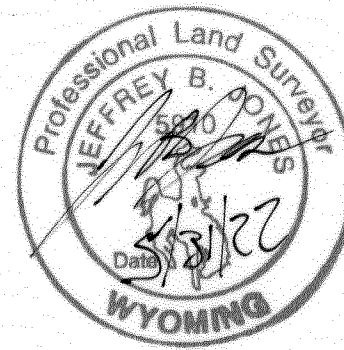
CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	6° 32' 04"	1200.00'	N3° 13' 07"W	136.78'	136.86'
C2	6° 23' 09"	1200.00'	N3° 17' 34"W	133.68'	133.75'

**VACATION STATEMENT**

It is the intent of this replat to vacate Tract 5, Blue Sky Estates, Recorded 11/19/2018, Book 11, Page 79. (ALL EASEMENTS TO REMAIN)

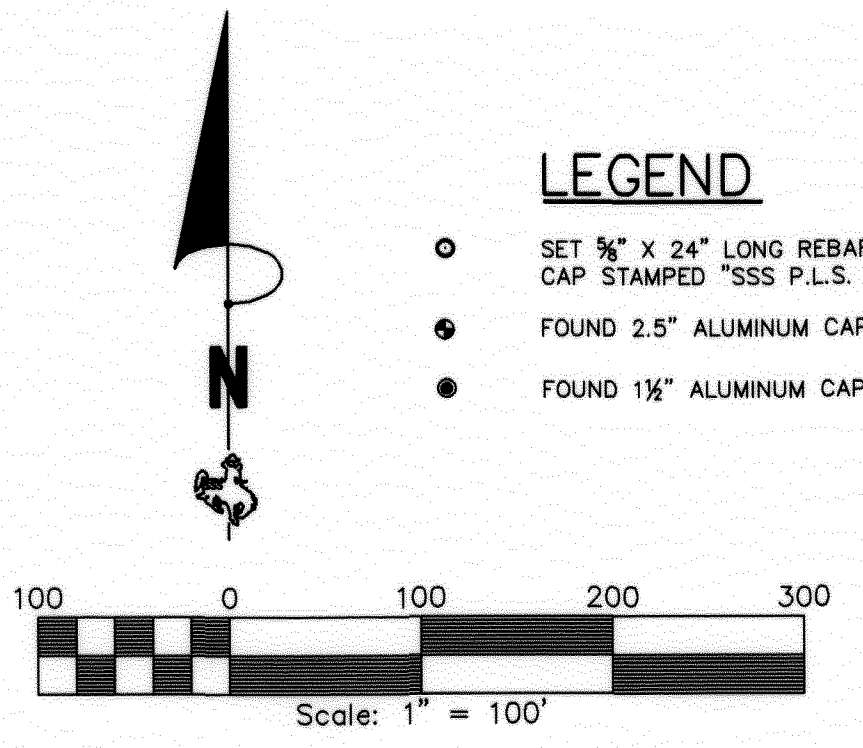
**CERTIFICATE OF SURVEY**

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.



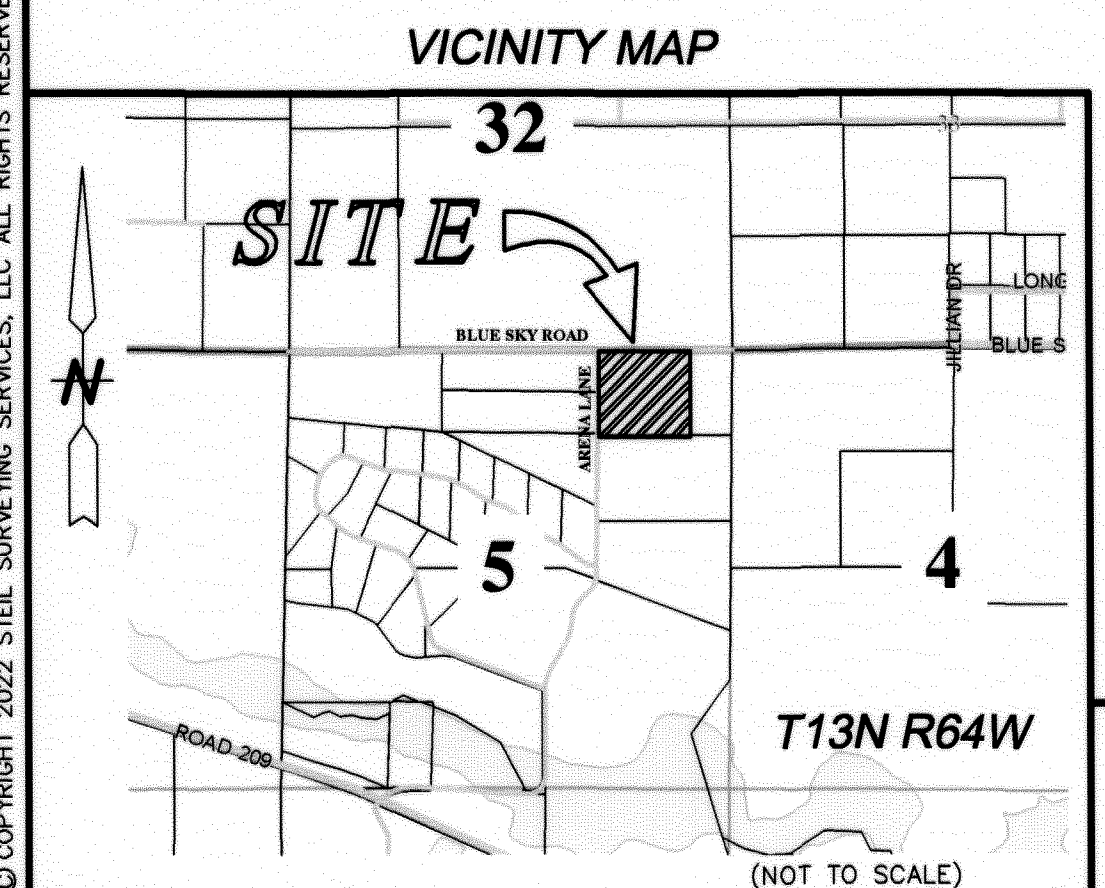
**LEGEND**

- SET 3/4" X 24" LONG REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND 2.5" ALUMINUM CAP STAMPED LS 9954 & APPROPRIATE DATA
- FOUND 1 1/2" ALUMINUM CAP STAMPED LS 5009 & APPROPRIATE DATA



**FILING RECORD**

RECP #: 839207  
 RECORDED 6/15/2022 AT 8:21 AM BK# 12 PG# 135  
 Debra K. Lee, CLERK OF LARAMIE COUNTY, WY. PAGE 1 OF 1



**BLUE SKY ESTATES, 4TH FILING**

A REPLAT OF ALL OF TRACT 5, BLUE SKY ESTATES, SITUATED IN THE NE1/4 OF SECTION 5, T13N, R64W, 6TH P.M., LARAMIE COUNTY, WYOMING

PREPARED March, 2022

**STEIL SURVEYING SERVICES, LLC**  
 PROFESSIONAL LAND SURVEYORS  
 PLANNING & DEVELOPMENT SPECIALISTS  
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 756 GILCHRIST ST. WHEATLAND, WY. 82201 • (307) 322-9789  
 www.SteilSurvey.com • info@SteilSurvey.com

REVISED: 4/7/2022S  
 22115 TAYLOR MADE HOMES S5-13-64.DWG

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