

APPROVED

By Stefanie Boster at 9:35 am, Aug 03, 2022

RESOLUTION NO. 6259

ENTITLED: "A RESOLUTION AUTHORIZING THE MAYOR AND THE CITY CLERK TO SIGN A FINAL PLAT FOR CHEYENNE FOX FARM, A REPLAT OF A PORTION OF WATERFORD SQUARE AND A PORTION OF WATERFORD SQUARE, 2ND FILING, CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING (LOCATED EAST OF MORRIE AVENUE, NORTH OF FOX FARM ROAD)."

WHEREAS, Cheyenne Fox Farm, LLC; David W. Trefren Revocable Trust; and the City of Cheyenne, Wyoming, have subdivided said land in accordance with the statutes in such cases made and provided; and

WHEREAS, Cheyenne Fox Farm, LLC; David W. Trefren Revocable Trust; and the City of Cheyenne, Wyoming, the owners of the above described land, has caused a subdivision plat of said land to be made, acknowledged, and certified, particularly describing the lots, block, easements, and right-of-way; and

WHEREAS, the above described subdivision plat has been presented to the City of Cheyenne Planning Commission for consideration; the Planning Commission has recommended that said plat be approved by the Governing Body; and the plat has been duly executed by the Development Office; and

NOW, THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF CHEYENNE, WYOMING, THAT the subdivision described as Cheyenne Fox Farm, Cheyenne, Wyoming, be and the same hereby is approved and confirmed as presented, and that the Mayor and the City Clerk be and are hereby authorized, empowered, and directed to execute said plat, when Community Facility Fees have been paid in full.

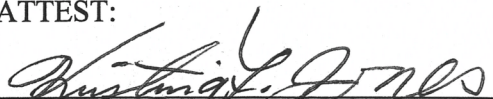
PRESENTED, READ AND ADOPTED THIS 22nd DAY OF

August, 2022.



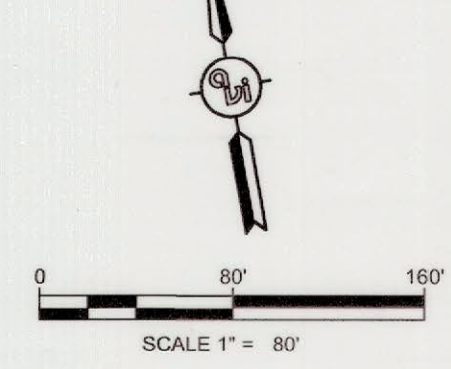
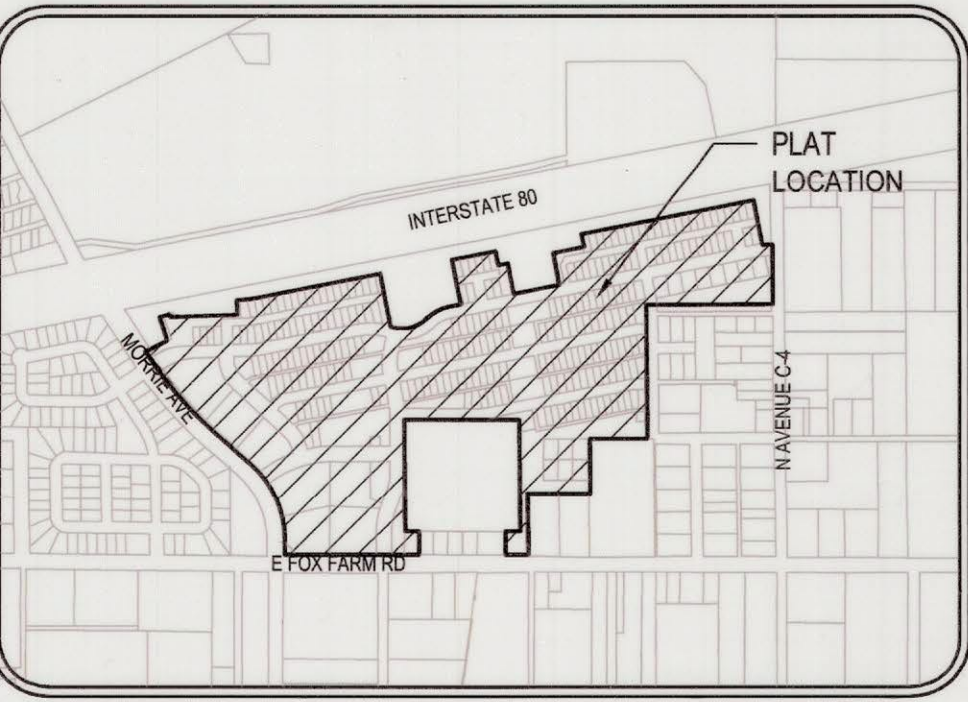
PATRICK COLLINS, MAYOR

(SEAL)
ATTEST:


KRISTINA F. JONES, CITY CLERK

- LEGEND
- FOUND ALUMINUM CAP
 - ⊙ SET 8" x 24" LONG REBAR WITH 2" ALUMINUM CAP AVI PC PLS 12045
 - (M) MEASURED DATA FROM AVI SURVEY
 - (R) RECORD DATA WATERFORD SQUARE SECOND FILING
 - (R1) RECORD DATA FROM WATERFORD SQUARE FIRST FILING
 - /// RIGHT-OF-WAY TO BE DEDICATED THIS PLAT

CURVE TABLE					
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	450.48	527.47	48° 58' 00"	N24° 24' 53"W	436.92
C2	345.19	527.47	37° 29' 43"	N18° 41' 45"W	339.06
C3	105.30	527.47	11° 28' 17"	N43° 09' 45"W	105.12
C4	496.63	1859.80	15° 18' 00"	N41° 13' 53"W	495.16
C5	67.78	1859.80	2° 05' 15"	N47° 50' 15"W	67.78
C6	391.43	1859.80	12° 03' 32"	N40° 49' 52"W	390.71
C7	37.44	1859.80	1° 09' 13"	N34° 09' 29"W	37.44
C8	197.52	185.25	61° 06' 26"	N77° 06' 37"E	188.29
C9	67.29	185.25	20° 48' 42"	S82° 45' 02"E	66.92
C10	130.23	185.25	40° 16' 43"	N66° 42' 16"E	6026.49
C11	124.35	218.00	32° 41' 00"	N62° 28' 57"E	122.67
C12	43.82	318.00	7° 53' 44"	N85° 27' 12"E	43.79
C13	148.01	400.00	20° 54' 54"	S8° 59' 32"W	145.20
C14	91.58	250.00	20° 58' 58"	S9° 57' 29"W	91.05
C18	83.45	150.00	31° 52' 29"	S32° 16' 53"E	82.38
C19	121.19	150.00	46° 17' 28"	S25° 04' 23"E	117.92
C20	227.04	400.00	32° 31' 15"	N71° 48' 42"E	224.00
C21	20.82	223.00	5° 20' 54"	N81° 29' 57"E	20.81
C22	74.05	287.50	14° 49' 27"	S8° 13' 52"E	73.85



FILING RECORD

REC # 844991

RECORDED 9/26/2022 AT 1:15 PM BK# 12 PG# 166

Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 3

**FINAL PLAT
FOR
CHEYENNE FOX FARM**

A REPLAT OF LOTS 1-2 & 8-32, BLOCK 1, LOTS 1-5, BLOCK 2, LOTS 1-3, BLOCK 3, LOTS 1-13, BLOCK 4, LOTS 1-31, BLOCK 5, LOTS 1-52, BLOCK 7, LOTS 1-54, BLOCK 9 OF WATERFORD SQUARE AND LOTS 1-64, BLOCK 11, LOTS 1-20, BLOCK 12, LOTS 1-10, BLOCK 13, LOTS 1-12, BLOCK 14 OF WATERFORD SQUARE SECOND FILING, BEING LOCATED IN THE SW 1/4 OF SEC. 4 AND A PORTION OF THE SE 1/4 OF SEC 5., T13N, R66W, OF THE 6TH P.M. LARAMIE COUNTY, WYOMING

PREPARED AUGUST 2022

DATE	REVISION	NO.

PREPARED FOR:

CHEYENNE FOX FARM, LLC

2729 ASPEN WAY

BILLINGS, MT 59106

PROJECT:

CHEYENNE FOX FARM

DRAWING TITLE:

FINAL PLAT

vi ENGINEERING PLANNING SURVEYING PC

307.537.8017
1103 OLD TOWN LANE, SUITE 101
CHEYENNE, WY 82009
AVI@AVIPC.COM

DATE: Aug 22, 2022

DRAWN BY: BD

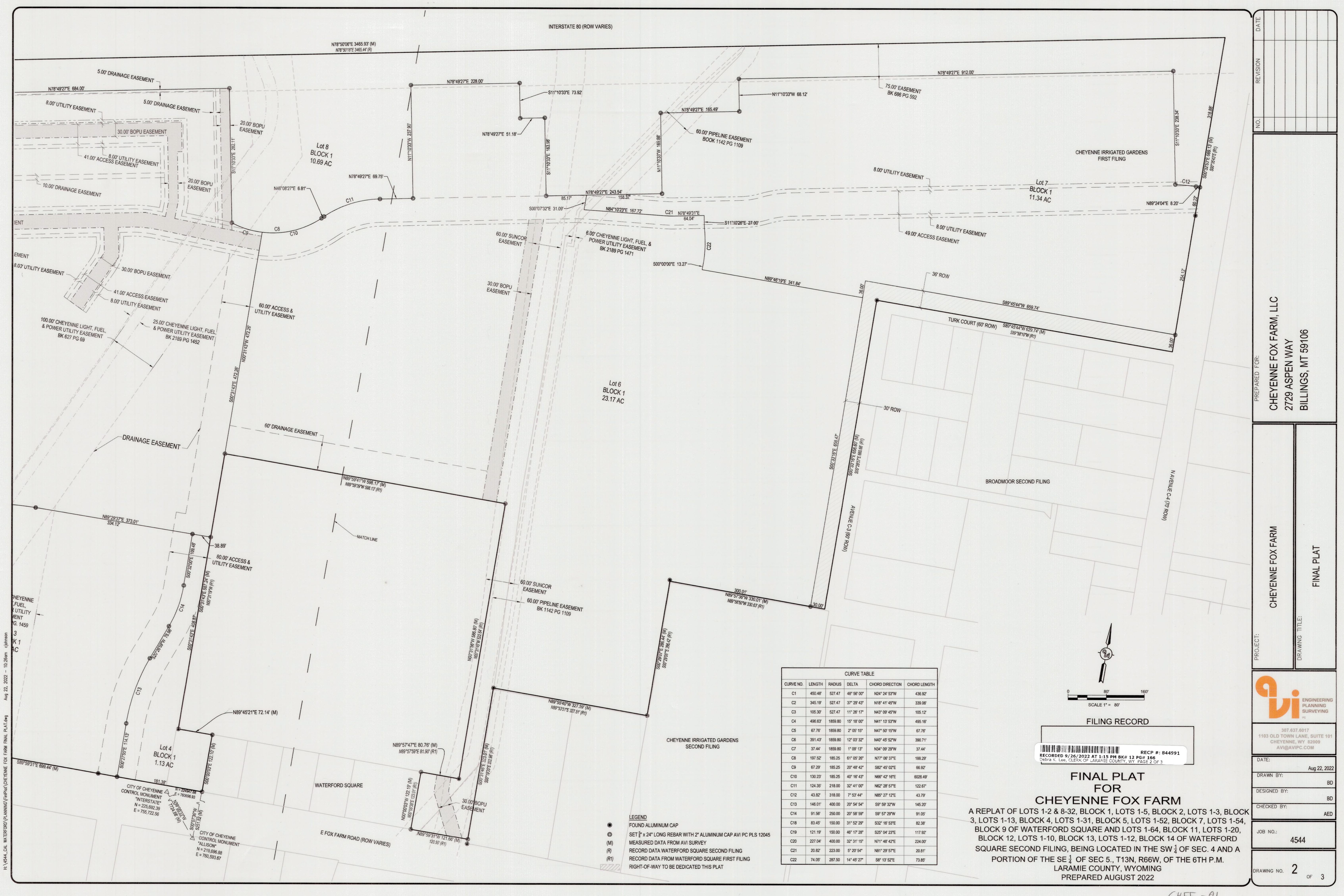
DESIGNED BY: BD

CHECKED BY: AED

JOB NO.: 4544

DRAWING NO. 1 OF 3

L:\V544_CAL WATERFORD\PLANNING\MapSet\Cheyenne Fox Farm Final Plat.dwg Aug 22, 2022 - 10:27am sphsaw



H:\544_Col WATERFORD PLANNING\CHFF\CHFF - 01.dwg Aug 22, 2022 - 10:26am cplinson

INTERSTATE 80 (ROW VARIES)

N78°50'00"E 3465.93 (M)
N78°52'15"E 3465.44 (R)

Lot 8
BLOCK 1
10.69 AC

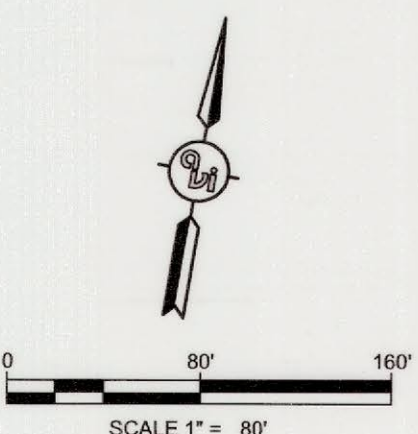
Lot 7
BLOCK 1
11.34 AC

Lot 6
BLOCK 1
23.17 AC

Lot 4
BLOCK 1
1.13 AC

- LEGEND
- FOUND ALUMINUM CAP
 - SET 8" x 24" LONG REBAR WITH 2" ALUMINUM CAP AVI PC PLS 12045
 - MEASURED DATA FROM AVI SURVEY
 - RECORD DATA WATERFORD SQUARE SECOND FILING
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REC # 844991

RECORDED 9/26/2022 AT 1:15 PM BK# 12 PG# 166

Debra K. Lee, CLERK OF LARAMIE COUNTY, WY. PAGE 2 OF 3

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FOR
CHEYENNE FOX FARM

A REPLAT OF LOTS 1-2 & 8-32, BLOCK 1, LOTS 1-5, BLOCK 2, LOTS 1-3, BLOCK 3, LOTS 1-13, BLOCK 4, LOTS 1-31, BLOCK 5, LOTS 1-52, BLOCK 7, LOTS 1-54, BLOCK 9 OF WATERFORD SQUARE AND LOTS 1-64, BLOCK 11, LOTS 1-20, BLOCK 12, LOTS 1-10, BLOCK 13, LOTS 1-12, BLOCK 14 OF WATERFORD SQUARE SECOND FILING, BEING LOCATED IN THE SW 1/4 OF SEC. 4 AND A PORTION OF THE SE 1/4 OF SEC 5., T13N, R66W, OF THE 6TH P.M. LARAMIE COUNTY, WYOMING

PREPARED AUGUST 2022

PROJECT:	CHEYENNE FOX FARM
DATE:	
REVISION:	
NO.	
PREPARED FOR:	CHEYENNE FOX FARM, LLC 2729 ASPEN WAY BILLINGS, MT 59106
DRAWING TITLE:	FINAL PLAT
ENGINEERING PLANNING SURVEYING	
307.637.6017 1103 OLD TOWN LANE, SUITE 101 CHEYENNE, WY 82009 AVI@AVIPC.COM	
DATE:	Aug 22, 2022
DRAWN BY:	BD
DESIGNED BY:	BD
CHECKED BY:	AED
JOB NO.:	4544
DRAWING NO.	2 OF 3

CHFF - 01

LEGAL DESCRIPTION

A REPLAT OF LOTS 1-2 & 8-32, BLOCK 1, LOTS 1-5, BLOCK 2, LOTS 1-3, BLOCK 3, LOTS 1-13, BLOCK 4, LOTS 1-31, BLOCK 5, LOTS 1-52, BLOCK 7, LOTS 1-54, BLOCK 9 OF WATERFORD SQUARE AND LOTS 1-64, BLOCK 11, LOTS 1-20, BLOCK 12, LOTS 1-10, BLOCK 13, LOTS 1-12, BLOCK 14 OF WATERFORD SQUARE SECOND FILING, BEING LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 4 AND A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 5., T13N, R66W, OF THE 6TH P.M., AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF E FOX FARM ROAD; THENCE ALONG SAID NORTHERLY RIGHT OF WAY S89°59'31"E A DISTANCE OF 699.44 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT OF WAY OF MORRIE AVENUE; THENCE ALONG SAID EASTERLY RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES: N00°03'26"E A DISTANCE OF 52.74 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; SAID CURVE HAVING A RADIUS OF 527.47, A CHORD BEARING OF N24°24'53"W, A CHORD DISTANCE OF 436.92 FEET AND A CENTRAL ANGLE OF 48°58'00". THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 450.48 FEET; THENCE N48°52'53"W A DISTANCE OF 260.85 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; SAID CURVE HAVING A RADIUS OF 1859.80 FEET, A CHORD BEARING OF N41°13'53"W A CHORD DISTANCE OF 495.16 FEET, AND A CENTRAL ANGLE OF 15°18'00". THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 496.63 FEET; THENCE N33°34'53"W A DISTANCE OF 44.33 FEET; THENCE N33°34'53"W A DISTANCE OF 247.48 FEET; THENCE LEAVING SAID EASTERLY RIGHT OF WAY; THENCE ALONG THE SOUTHERLY RIGHT OF WAY OF INTERSTATE 80 N78°50'06"E A DISTANCE OF 3465.93 FEET TO A POINT ON THE WESTERLY N AVENUE C-4 RIGHT OF WAY; THENCE ALONG SAID WESTERLY N AVENUE C-4 RIGHT OF WAY S00°32'53"E A DISTANCE OF 669.13 FEET TO A POINT ON THE NORTHERLY TURK COURT RIGHT OF WAY; THENCE ALONG SAID NORTHERLY TURK COURT RIGHT OF WAY S89°45'44"W A DISTANCE OF 629.74 FEET TO A POINT ON THE WESTERLY AVENUE C-3 RIGHT OF WAY; THENCE ALONG SAID WESTERLY RIGHT OF WAY S00°33'16"E A DISTANCE OF 658.60 FEET; THENCE LEAVING SAID WESTERLY RIGHT OF WAY N89°57'36"W A DISTANCE OF 330.01 FEET; THENCE S00°29'07"E A DISTANCE OF 286.44 FEET; THENCE N89°55'40"W A DISTANCE OF 327.59 FEET; THENCE S00°31'46"E A DISTANCE OF 323.01 FEET; THENCE N89°59'31"W A DISTANCE OF 121.66 FEET; THENCE N00°00'03"W A DISTANCE OF 122.19 FEET; THENCE N89°57'47"E A DISTANCE OF 80.76 FEET; THENCE N00°31'56"W A DISTANCE OF 586.80 FEET; THENCE N89°59'41"W A DISTANCE OF 598.17 FEET; THENCE S00°31'43"E A DISTANCE OF 587.24 FEET; THENCE N89°45'21"E A DISTANCE OF 72.14 FEET; THENCE S00°00'03"E A DISTANCE OF 122.10 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 76.43 ACRES MORE OR LESS.

STATEMENT TO VACATE

THIS PLAT VACATES THE DRAINAGE EASEMENT RECORDED AT BOOK 1169 PAGE 303 OF THE LARAMIE COUNTY RECORDS AND ALL LOT AND BLOCK LINES AND ROAD RIGHT OF WAYS THAT ARE WITHIN THE BOUNDS OF THIS PLAT

BASIS OF BEARINGS

COORDINATES ARE GROUND COORDINATES BASED ON US STATE PLANE 1983, WYOMING STATE PLANE EAST FIP ZONE 4901.
TO CONVERT TO STATE PLANE COORDINATES ADD 100,000 FT TO THE NORTHING AND 200,000 FT TO THE EASTING AND MULTIPLY BY A PROJECT SCALE FACTOR OF 0.999665662.
EXAMPLE POINT POB
GROUND NORTHING = 125022.81
GROUND EASTING = 560251.89
N = (125022.81+100000)*SF = 224947.68
E = (560951.34+200000)*SF = 760696.93
STATE PLANE NORTHING = 224947.68
STATE PLANE EASTING = 760696.93

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT CAL KUNKEL, MANAGING MEMBER OF CHEYENNE FOX FARM LLC, OWNER IN FEE SIMPLE OF PORTIONS OF THE LAND EMBRACED IN THIS FINAL PLAT OF "CHEYENNE FOX FARM," DOES HEREBY DECLARE THAT THE SUBDIVISION OF SAID LAND IS WITH HIS FREE ACT AND DEED AND IN ACCORDANCE WITH HIS DESIRES, DOES HEREBY GRANT THE EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED ON THIS PLAT.

CAL KUNKEL, MANAGING MEMBER
CHEYENNE FOX FARM LLC

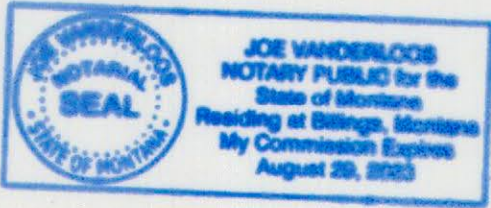
ACKNOWLEDGEMENTS

STATE OF Montana)
COUNTY OF Yellowstone)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY CAL KUNKEL, MANAGING MEMBER OF CHEYENNE FOX FARM LLC, THIS 16th DAY OF September, 2022, WITNESS MY HAND AND OFFICIAL SEAL.

JOE VANDERBEEK
NOTARY PUBLIC, Billings, Montana, Yellowstone

MY COMMISSION EXPIRES August 24, 2023



DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT JEFF TREFREN, TRUSTEE OF DAVID W. TREFREN REVOCABLE TRUST DATED JUNE 29, 1999, OWNER IN FEE SIMPLE OF PORTIONS OF THE LAND EMBRACED IN THIS FINAL PLAT OF "CHEYENNE FOX FARM," DOES HEREBY DECLARE THAT THE SUBDIVISION OF SAID LAND IS WITH HIS FREE ACT AND DEED AND IN ACCORDANCE WITH HIS DESIRES, DOES HEREBY GRANT THE EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED ON THIS PLAT.

JEFF TREFREN, TRUSTEE
DAVID W. TREFREN REVOCABLE TRUST DATED JUNE 29, 1999

ACKNOWLEDGEMENTS

STATE OF Wyoming)
COUNTY OF Laramie)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JEFF TREFREN, TRUSTEE OF DAVID W. TREFREN REVOCABLE TRUST DATED JUNE 29, 1999, THIS 21st DAY OF September, 2022, WITNESS MY HAND AND OFFICIAL SEAL.

Christine L. Hayes
NOTARY PUBLIC, Chaparral, WYOMING



MY COMMISSION EXPIRES 5-2-2024

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT THE CITY OF CHEYENNE, A WYOMING MUNICIPAL CORPORATION, OWNER IN FEE SIMPLE OF PORTIONS OF THE LAND EMBRACED IN THIS FINAL PLAT OF "CHEYENNE FOX FARM," DOES HEREBY DECLARE THAT THE SUBDIVISION OF SAID LAND IS WITH HIS FREE ACT AND DEED AND IN ACCORDANCE WITH HIS DESIRES, DOES HEREBY GRANT THE EASEMENTS SHOWN HEREON FOR THE PURPOSES INDICATED ON THIS PLAT.

CITY OF CHEYENNE, A WYOMING MUNICIPAL CORPORATION

MAYOR
ATTEST: Rishna J. Jones
CITY CLERK

ACKNOWLEDGEMENTS

STATE OF Wyoming)
COUNTY OF Laramie)SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MAYOR PATRICK COLLINS, FOR THE CITY OF CHEYENNE, THIS 25 DAY OF Aug, 2022, WITNESS MY HAND AND OFFICIAL SEAL.

JENNIFER L. BROWN
NOTARY PUBLIC, Chaparral, WYOMING



MY COMMISSION EXPIRES Jan. 14, 2023

NOTES:

- PUBLIC WATER OR WASTE WATER SYSTEMS TO CONNECT TO EXISTING CITY OF CHEYENNE BOARD OF PUBLIC UTILITIES WATER AND SEWER SYSTEMS.
- THERE ARE NO FLOODPLAINS LOCATED ON THIS PROPERTY AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR LARAMIE COUNTY PANEL 1356 OF OF 1650. MAP NO. 56021C1356F WITH AN EFFECTIVE DATE OF JANUARY 2007.
- FIRE PROTECTION WILL BE PROVIDED BY CITY OF CHEYENNE FIRE DEPARTMENT.
- ALL ACCESS CORRIDORS WILL BE PRIVATELY MAINTAINED.
- THIS 'BOPU' UTILITY EASEMENT, AS SHOWN AND DESCRIBED HEREON, IS GRANTED TO THE BOARD OF PUBLIC UTILITIES OF THE CITY OF CHEYENNE ('BOPU'). NO OTHER UTILITIES MAY INSTALL FACILITIES OR TREES ON OR WITHIN THE BOPU UTILITY EASEMENT PER CURRENT BOPU RULES AND REGULATIONS UNLESS APPROVED BY THE BOPU.

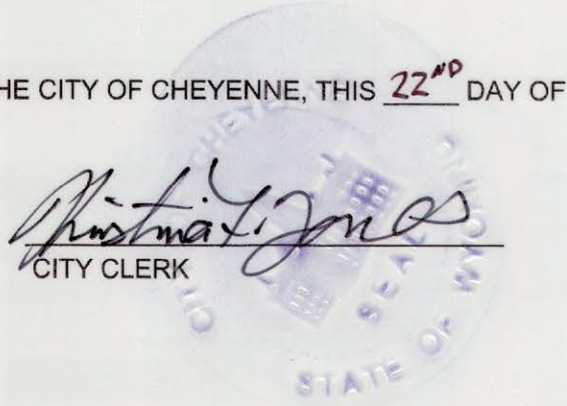
APPROVALS

APPROVED BY THE CHEYENNE PLANNING COMMISSION THIS 1st DAY OF August, 2022.

[Signature]
DEVELOPMENT DIRECTOR

APPROVED BY THE CITY COUNCIL OF THE CITY OF CHEYENNE, THIS 22nd DAY OF August, 2022.

MAYOR

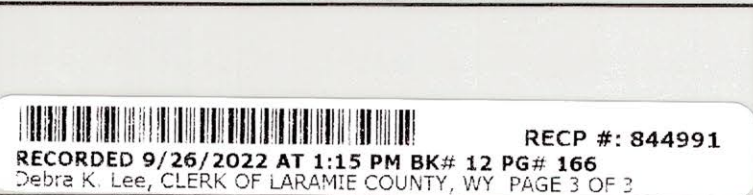


CERTIFICATE OF SURVEYOR

I, ADAM E DESCHLER, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM THE RECORDS AND FIELD NOTES OF A SURVEY CONDUCTED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT ALL DIMENSIONS AND OTHER DETAILS ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



FILING RECORD



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FOR
CHEYENNE FOX FARM
A REPLAT OF LOTS 1-2 & 8-32, BLOCK 1, LOTS 1-5, BLOCK 2, LOTS 1-3, BLOCK 3, LOTS 1-13, BLOCK 4, LOTS 1-31, BLOCK 5, LOTS 1-52, BLOCK 7, LOTS 1-54, BLOCK 9 OF WATERFORD SQUARE AND LOTS 2-64, BLOCK 11, LOTS 1-20, BLOCK 12, LOTS 1-10, BLOCK 13, LOTS 1-12, BLOCK 14 OF WATERFORD SQUARE SECOND FILING, BEING LOCATED IN THE SW ¼ OF SEC. 4 AND A PORTION OF THE SE ¼ OF SEC 5., T13N, R66W, OF THE 6TH P.M.
LARAMIE COUNTY, WYOMING
PREPARED AUGUST 2022

NO.	REVISION	DATE

PREPARED FOR:
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2729 APSEN WAY
BILLINGS, MT 59106

PROJECT: CHEYENNE FOX FARM
DRAWING TITLE: FINAL PLAT



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DATE: Aug 22, 2022
DRAWN BY: BD
DESIGNED BY: BD
CHECKED BY: AED

JOB NO.: 4544

DRAWING NO. 3 OF 3