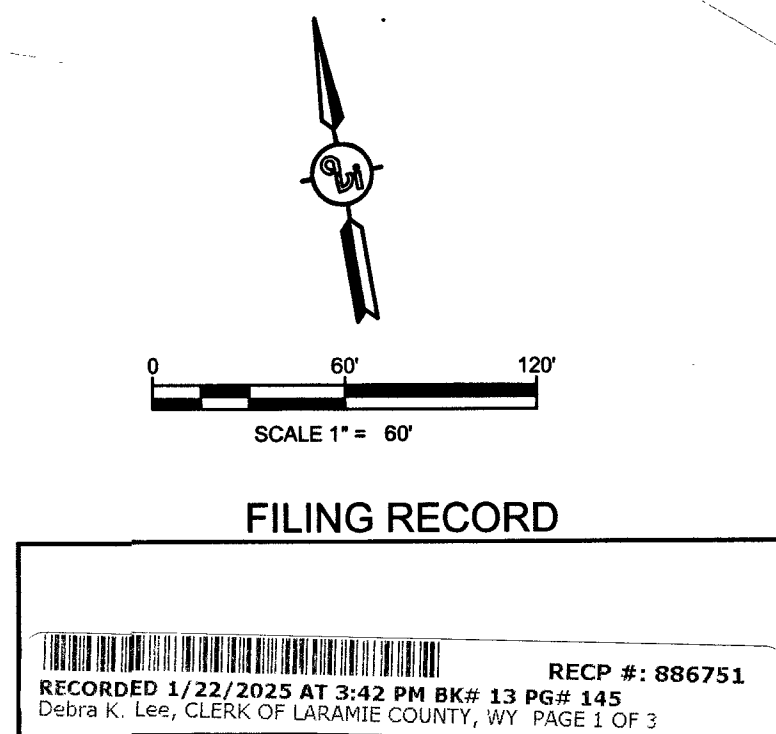
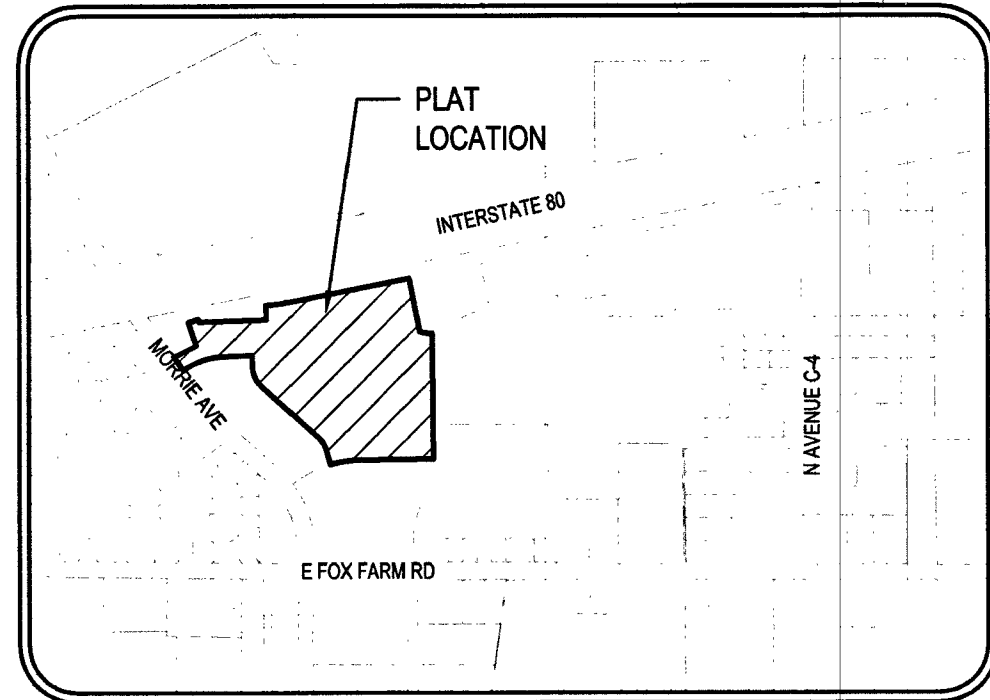
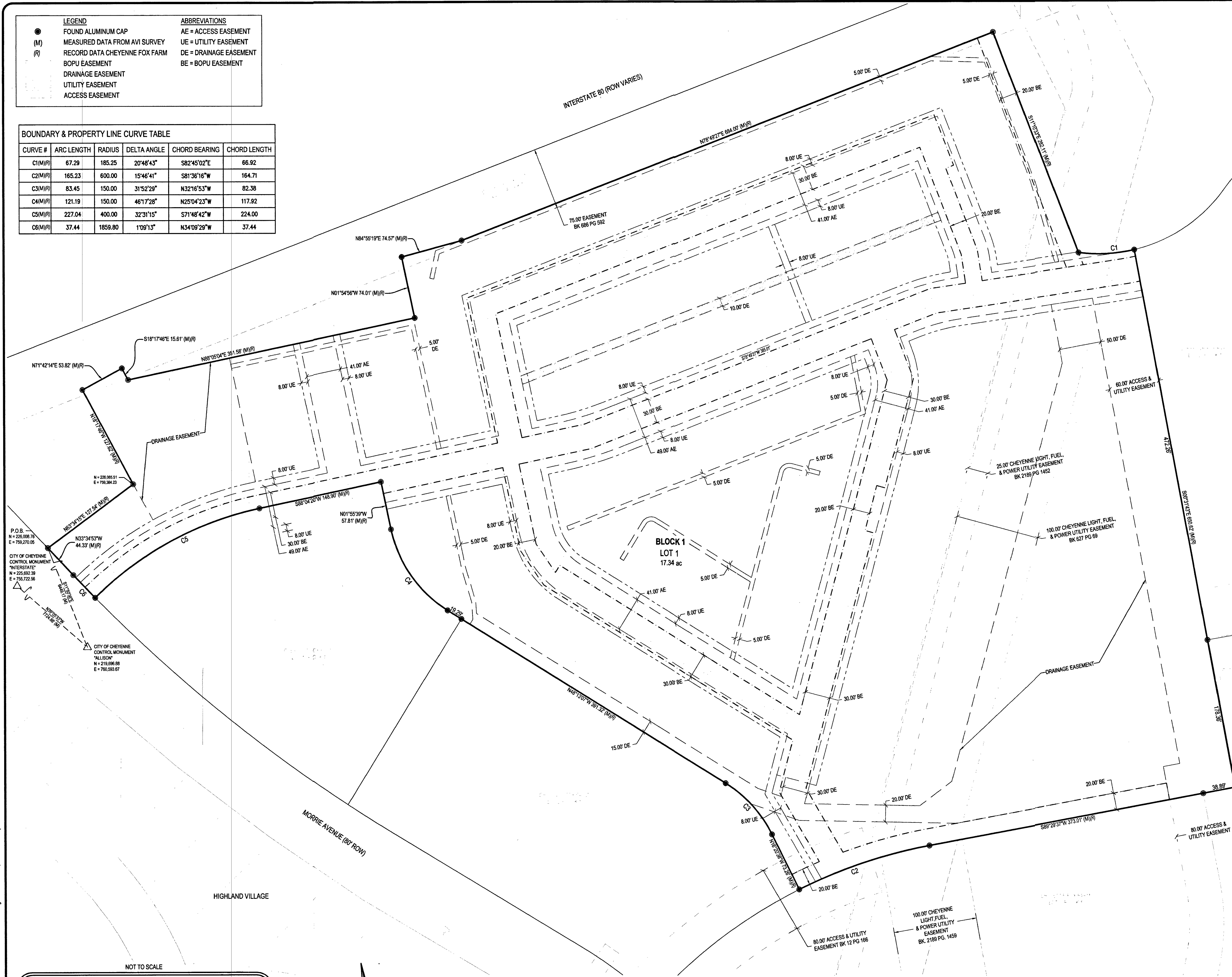


H:\MSHA\CAL WATERFORD\PLANNING\2nd FILING\CHEYENNE FOX FARM 2ND FILING.dwg Jan 02, 2025 1:22pm cmmida

LEGEND		ABBREVIATIONS	
●	FOUND ALUMINUM CAP	AE = ACCESS EASEMENT	
(M)	MEASURED DATA FROM AVI SURVEY	UE = UTILITY EASEMENT	
(R)	RECORD DATA CHEYENNE FOX FARM	DE = DRAINAGE EASEMENT	
	BOPU EASEMENT	BE = BOPU EASEMENT	
	DRAINAGE EASEMENT		
	UTILITY EASEMENT		
	ACCESS EASEMENT		

BOUNDARY & PROPERTY LINE CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1(M/R)	67.29	185.25	20°48'43"	S82°45'02"E	66.92
C2(M/R)	165.23	600.00	15°46'41"	S81°36'16"W	164.71
C3(M/R)	83.45	150.00	31°52'29"	N32°16'53"W	82.38
C4(M/R)	121.19	150.00	46°17'28"	N25°04'23"W	117.82
C5(M/R)	227.04	400.00	32°31'15"	S71°48'42"W	224.00
C6(M/R)	37.44	1859.80	1°09'13"	N34°09'29"W	37.44



- 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 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.

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.



LEGAL DESCRIPTION

A REPLAT OF LOT 5, BLOCK 1, OF CHEYENNE FOX FARM, 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 WHERE THE SOUTH LINE OF LOT 8, BLOCK 1 OF THE FINAL PLAT OF CHEYENNE FOX FARM MEETS THE EASTERLY RIGHT OF WAY LINE OF MORRIE AVENUE; THENCE LEAVING SAID EASTERLY RIGHT OF WAY N63°34'15"E A DISTANCE OF 127.54 FEET TO A POINT; THENCE N18°17'46"W A DISTANCE OF 127.62 FEET TO A POINT; THENCE N71°42'14"E A DISTANCE OF 53.82 FEET TO A POINT; THENCE S18°17'46"E A DISTANCE OF 15.61 FEET TO A POINT; THENCE N88°05'04"E A DISTANCE OF 351.58 FEET TO A POINT; THENCE N01°54'56"W A DISTANCE OF 74.01 FEET TO A POINT; THENCE N84°55'19"E A DISTANCE OF 74.57 FEET TO A POINT; THENCE N78°49'27"E A DISTANCE OF 684.00 FEET TO A POINT; THENCE S11°10'33"E A DISTANCE OF 282.11 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT; SAID CURVE HAVING A RADIUS OF 185.25 FEET, A CHORD BEARING OF S82°45'02"E, A CHORD LENGTH OF 66.92 FEET AND A CENTRAL ANGLE OF 20°48'43"; THENCE ALONG ARC OF SAID CURVE A DISTANCE OF 67.29 FEET TO A POINT OF NON-TANGENCY; THENCE S00°31'43"E A DISTANCE OF 650.82 FEET TO A POINT; THENCE S89°29'37"W A DISTANCE OF 373.01 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT; SAID CURVE HAVING A RADIUS OF 600.00 FEET, A CHORD BEARING OF S81°36'16"W, A CHORD LENGTH OF 164.71 FEET AND A CENTRAL ANGLE OF 15°46'41"; THENCE ALONG ARC OF SAID CURVE A DISTANCE OF 165.23 FEET TO A POINT OF NON-TANGENCY; THENCE N16°20'38"W A DISTANCE OF 73.26 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT; SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CHORD BEARING OF N32°16'53"W, A CHORD LENGTH OF 82.38 FEET AND A CENTRAL ANGLE OF 31°52'29"; THENCE ALONG ARC OF SAID CURVE A DISTANCE OF 83.45 FEET TO A POINT OF TANGENCY; THENCE N48°13'07"W A DISTANCE OF 391.32 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; SAID CURVE HAVING A RADIUS OF 150.00 FEET, A CHORD BEARING OF N25°04'23"W, A CHORD LENGTH OF 117.82 FEET AND A CENTRAL ANGLE OF 46°17'28"; THENCE ALONG ARC OF SAID CURVE A DISTANCE OF 121.19 FEET TO A POINT OF TANGENCY; THENCE N01°55'39"W A DISTANCE OF 57.81 FEET TO A POINT; THENCE S88°04'20"W A DISTANCE OF 148.90 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT; SAID CURVE HAVING A RADIUS OF 400.00 FEET, A CHORD BEARING OF S71°48'42"W, A CHORD LENGTH OF 224.00 FEET AND A CENTRAL ANGLE OF 32°31'15"; THENCE ALONG ARC OF SAID CURVE A DISTANCE OF 227.04 FEET TO A POINT OF NON-TANGENCY; SAID POINT BEING LOCATED ON A CURVE OF THE EASTERLY RIGHT OF WAY LINE OF MORRIE AVENUE; SAID CURVE HAVING A RADIUS OF 1859.80 FEET, A CHORD BEARING OF N34°09'29"W, A CHORD LENGTH OF 37.44 FEET AND A CENTRAL ANGLE OF 01°09'13"; THENCE ALONG ARC OF SAID CURVE A DISTANCE OF 37.44 FEET TO A POINT OF TANGENCY; THENCE CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF MORRIE AVENUE N33°34'53"W A DISTANCE OF 44.33 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINS 17.34 ACRES MORE OR LESS.

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 = 126,084.35

GROUND EASTING = 559,523.99

N = (126,084.35 + 100,000) * SF = 226,084.35

E = (559,523.99 + 200,000) * SF = 759,523.99

STATE PLANE NORTHING = 226,084.35

STATE PLANE EASTING = 759,523.99

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT CAL KUNKEL, MANAGING MEMBER OF CHEYENNE FOX FARM VILLAGE LLC., OWNER IN FEE SIMPLE OF PORTIONS OF THE LAND EMBRACED IN THIS FINAL PLAT OF "CHEYENNE FOX FARM 2ND FILING" 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.

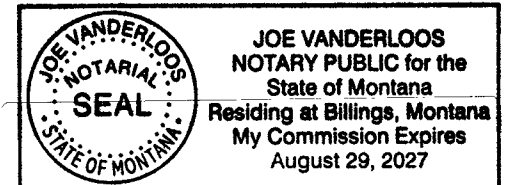
CAL KUNKEL, MANAGING MEMBER
CHEYENNE FOX FARM VILLAGE LLC

ACKNOWLEDGEMENTS

STATE OF Montana)
COUNTY OF Yellowstone)
SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY CAL KUNKEL, MANAGING MEMBER OF CHEYENNE FOX FARM VILLAGE LLC, THIS 7 DAY OF January, 2025, WITNESS MY HAND AND OFFICIAL SEAL.

Joe Vanderloos
NOTARY PUBLIC, Billings, Montana



MY COMMISSION EXPIRES Aug 29, 2027

APPROVALS

APPROVED BY THE CITY OF CHEYENNE PLANNING DIRECTOR THIS 8 DAY OF January, 2025.

[Signature] DEVELOPMENT DIRECTOR, CITY OF CHEYENNE, WYOMING

APPROVED BY THE CITY ENGINEER THIS 8 DAY OF January, 2025.

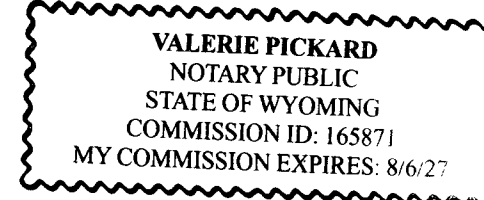
[Signature] CITY ENGINEER, CITY OF CHEYENNE, WYOMING

ACKNOWLEDGEMENTS

STATE OF WYOMING)
COUNTY OF Laramie)
SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 8 DAY OF January, 2025, BY Charles Blum AND Tina Cobb ON BEHALF OF THE CITY OF CHEYENNE, WYOMING.

Valerie Pickard
NOTARY PUBLIC, LARAMIE COUNTY, WYOMING

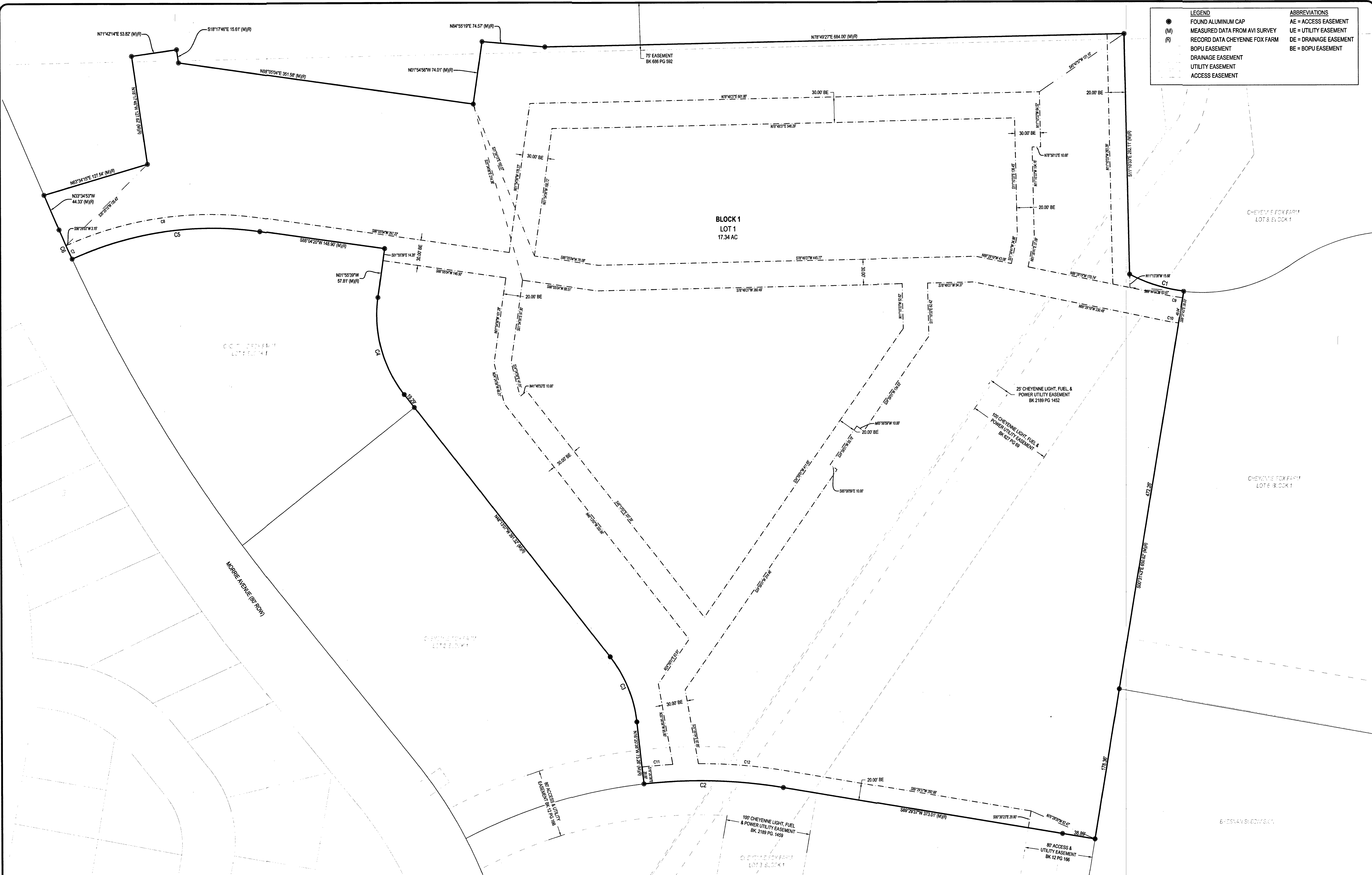


MY COMMISSION EXPIRES 8/6/27

ADMINISTRATIVE PLAT
FOR
CHEYENNE FOX FARM 2ND FILING
A REPLAT OF CHEYENNE FOX FARM, BLOCK 1, LOT 5
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 JANUARY 2025

PROJECT:	CHEYENNE FOX FARM 2ND FILING
DRAWING TITLE:	ADMINISTRATIVE PLAT
DATE:	Jan 02, 2025
DRAWN BY:	CRJ
DESIGNED BY:	CRJ
CHECKED BY:	AED
JOB NO.:	4544
DRAWING NO.:	1 OF 3

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LEGEND

●

FOUND ALUMINUM CAP

(M)

MEASURED DATA FROM AVI SURVEY

(R)

RECORD DATA CHEYENNE FOX FARM

BOPU EASEMENT

DRAINAGE EASEMENT

UTILITY EASEMENT

ACCESS EASEMENT

ABBREVIATIONS

AE = ACCESS EASEMENT

UE = UTILITY EASEMENT

DE = DRAINAGE EASEMENT

BE = BOPU EASEMENT

DATE	
REVISION	
NO.	

FILING RECORD

REC# #: 886751

RECORDED 1/22/2025 AT 3:42 PM BK# 13 PG# 145

DAVID R. LEE, CLERK OF LARAMIE COUNTY, WY PAGE 2 OF 3

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C7	17.36	1858.80	0°32'05"	N34°28'03"W	17.36
C8	231.46	419.00	31°39'01"	S72°15'34"W	228.53
C9	15.38	193.25	4°33'32"	S89°13'55"W	15.37
C10	16.44	223.25	4°13'13"	S89°24'04"W	16.44
C11	36.37	620.00	3°21'41"	S75°23'39"W	36.37
C12	104.05	620.00	9°36'54"	S84°41'09"W	103.92

ADMINISTRATIVE PLAT
FOR
CHEYENNE FOX FARM 2ND FILING

A REPLAT OF CHEYENNE FOX FARM, BLOCK 1, LOT 5
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 JANUARY 2025

PREPARED FOR:

CHEYENNE FOX FARM, LLC

2729 ASPEN WAY

BILLINGS, MT 59106

PROJECT:

CHEYENNE FOX FARM 2ND FILING

DRAWING TITLE:

ADMINISTRATIVE PLAT

ENGINEERING
PLANNING
SURVEYING

307.632.6917
1103 OLD TOWN LANE, SUITE 101
CHEYENNE, WY 82009
AVI@VPS.COM

DATE:

Jan 02, 2025

DRAWN BY:

CRJ

DESIGNED BY:

CRJ

CHECKED BY:

AED

JOB NO.:

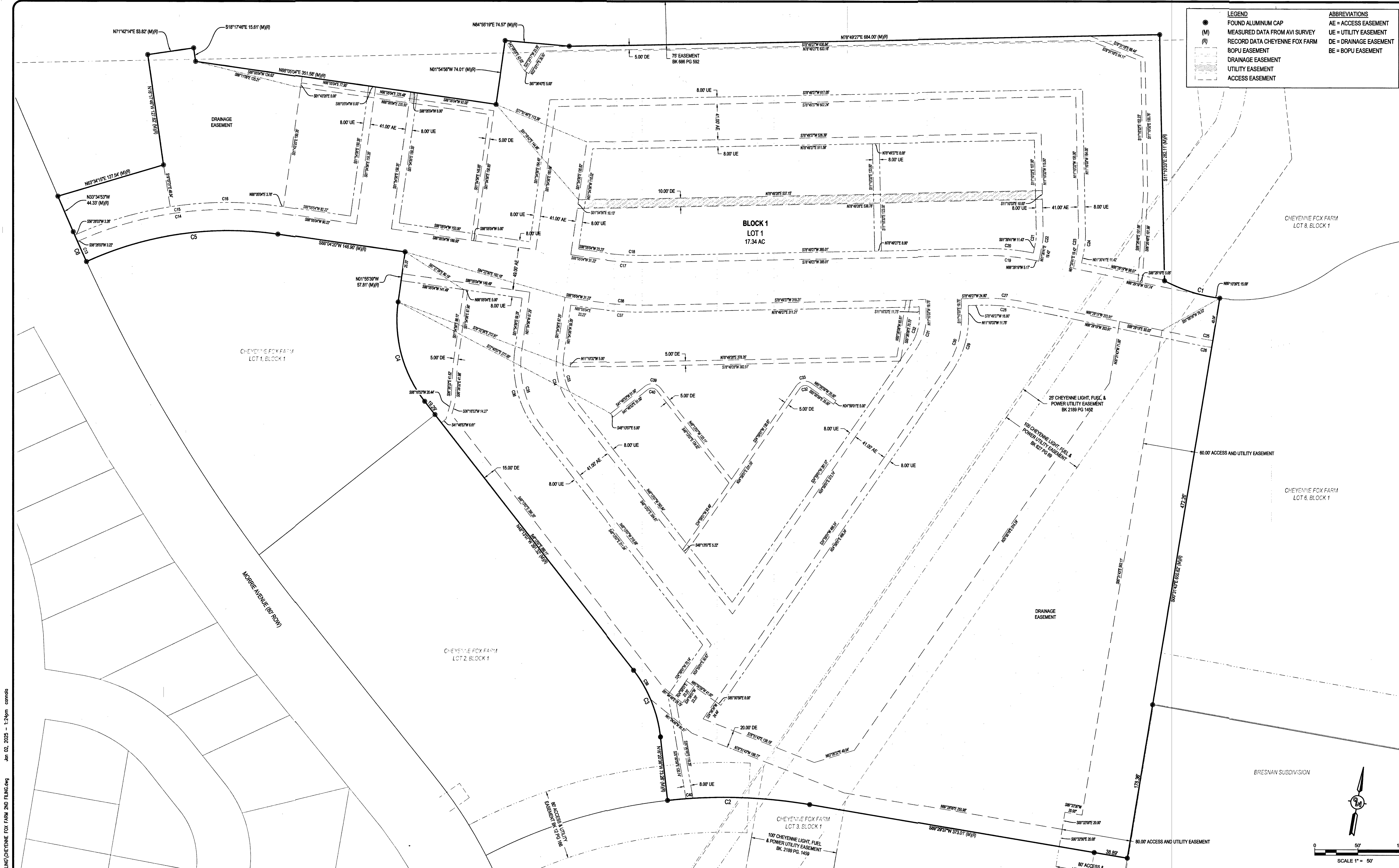
4544

DRAWING NO.

2

OF 3

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LEGEND

●

 FOUND ALUMINUM CAP

(M)

 MEASURED DATA FROM AVI SURVEY

(R)

 RECORD DATA CHEYENNE FOX FARM

 EOPU EASEMENT

 DRAINAGE EASEMENT

 UTILITY EASEMENT

 ACCESS EASEMENT

ABBREVIATIONS

AE = ACCESS EASEMENT

UE = UTILITY EASEMENT

DE = DRAINAGE EASEMENT

BE = EOPU EASEMENT

0

50'

100'

SCALE 1" = 50'

▲

0°

90°

180°

270°

FILING RECORD

REC# 886751

RECORDED 1/22/2025 AT 3:42 PM BK# 13 PG# 145

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

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C13	25.36	1859.80	0°46'52"	N34°20'40"W	25.36
C14	235.88	427.00	31°39'01"	S72°15'34"W	232.89
C15	240.30	435.00	31°39'01"	S72°15'34"W	237.25
C16	127.88	435.00	16°50'36"	N79°39'46"E	127.42
C17	60.29	373.00	9°15'37"	S83°27'16"W	60.22
C18	58.99	365.00	9°15'37"	S83°27'16"W	58.93
C19	61.34	277.00	12°41'13"	S85°10'04"W	61.21
C20	60.28	285.00	12°07'09"	S84°53'02"W	60.17

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C21	11.29	51.00	12°41'13"	S04°49'56"E	11.27
C22	13.06	59.00	12°41'13"	N04°49'56"W	13.04
C23	22.14	100.00	12°41'13"	N04°49'56"W	22.10
C24	23.91	108.00	12°41'13"	N04°49'56"W	23.87
C25	16.84	234.25	4°07'04"	S89°27'09"W	16.83
C26	17.12	242.25	4°02'57"	S89°29'12"W	17.12
C27	50.49	228.00	12°41'13"	S85°10'04"W	50.38
C28	48.71	220.00	12°41'13"	S85°10'04"W	48.62

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C29	68.16	108.00	36°09'34"	N06°54'14"E	67.03
C30	63.11	100.00	36°09'34"	S06°54'14"W	62.07
C31	37.23	59.00	36°09'34"	N06°54'14"E	36.62
C32	11.78	7.50	90°00'00"	N69°59'01"E	10.61
C32	32.19	51.00	36°09'34"	S06°54'14"W	31.65
C33	19.63	12.50	90°00'00"	S69°59'01"W	17.68
C33	53.34	66.00	46°18'12"	N25°04'01"W	51.90
C34	59.80	74.00	46°18'12"	S25°04'01"E	58.19

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C35	92.94	115.00	46°18'12"	N25°04'01"W	90.43
C36	99.40	123.00	46°18'12"	S25°04'01"E	96.72
C37	69.50	430.00	9°15'37"	N83°27'16"E	69.42
C38	68.20	422.00	9°15'37"	S83°27'16"W	68.13
C39	38.88	150.00	14°51'07"	S40°47'34"E	38.77
C39	19.63	12.50	90°00'00"	S86°46'53"W	17.68
C40	8.05	600.00	0°46'06"	S76°09'32"W	8.05
C40	11.78	7.50	90°00'00"	N86°46'53"E	10.61

ADMINISTRATIVE PLAT

FOR

CHEYENNE FOX FARM 2ND FILING

A REPLAT OF CHEYENNE FOX FARM, BLOCK 1, LOT 5

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 JANUARY 2025

DATE

REVISION

NO.

PREPARED FOR:

CHEYENNE FOX FARM, LLC

CHEYENNE FOX FARM

2729 ASPEN WAY

BILLINGS, MT 59106

PROJECT:

CHEYENNE FOX FARM 2ND FILING

DRAWING TITLE:

ADMINISTRATIVE PLAT

avi

ENGINEERING

PLANNING

SURVEYING

307 E 37th St

1103 OLD TOWN LANE, SUITE 101

CHEYENNE, WY 82009

AVI@AVIP.COM

DATE:

Jan 02, 2025

DRAWN BY:

CRJ

DESIGNED BY:

CRJ

CHECKED BY:

AED

JOB NO.:

4544

DRAWING NO.

3

OF

3