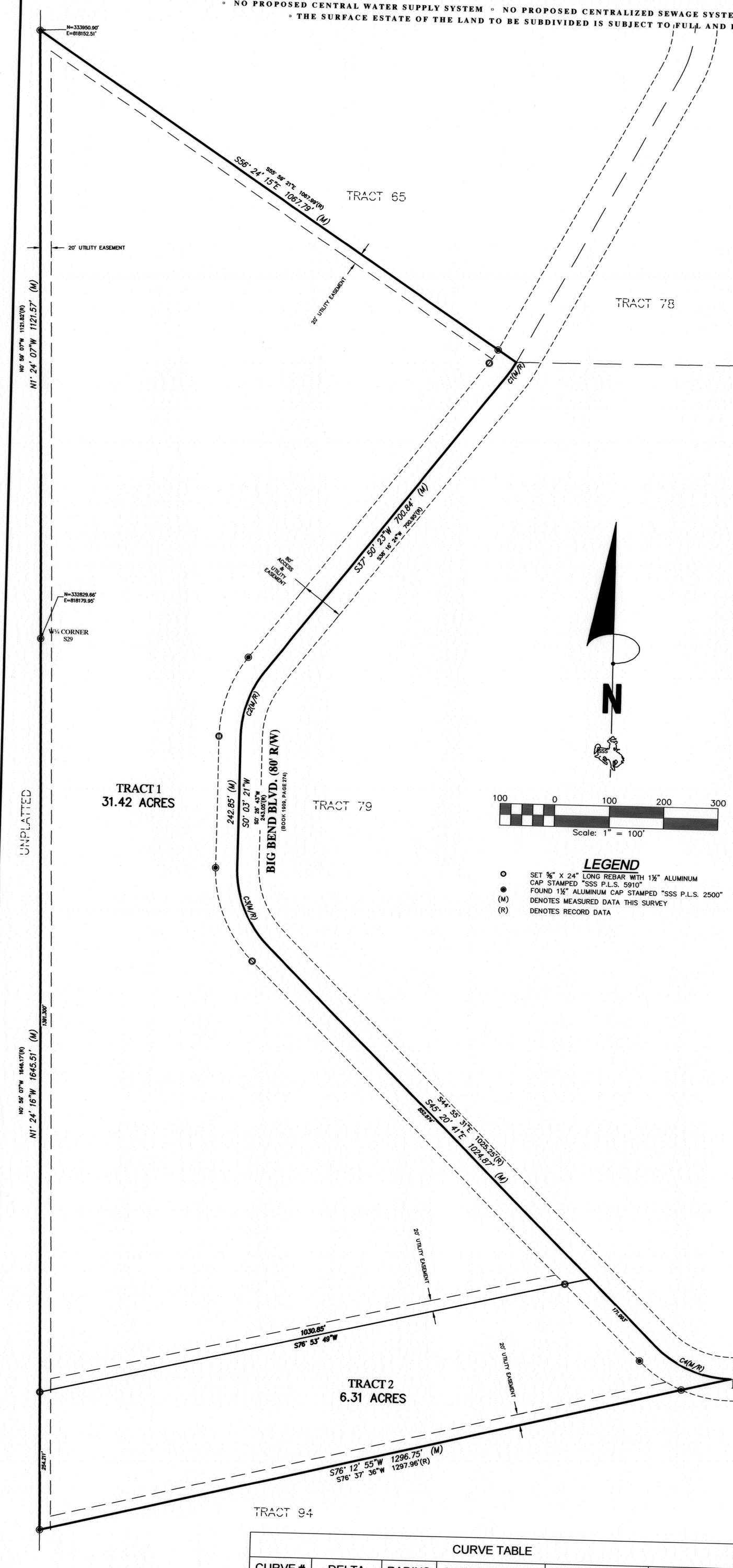
▫ NO PROPOSED CENTRAL WATER SUPPLY SYSTEM ▫ NO PROPOSED CENTRALIZED SEWAGE SYSTEM ▫ FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #3 ▫
▫ THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE ▫



LEGEND

- ○ SET ⅝" X 24" LONG REBAR WITH 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- ◉ FOUND 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 2500"
- (M) DENOTES MEASURED DATA THIS SURVEY
- (R) DENOTES RECORD DATA

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT :G & G Enterprises of Wyoming LLC, a Wyoming limited liability company, owners in fee simple of Tract 95, Diamond B Ranch, Record of Survey, being more particularly described as follows:

A tract of land situated in a portion of the West Half (W½) of Section 29, T.17N.,R64W., 6th P.M., Laramie County, Wyoming, said Tract being subject to any and all easements, agreements and reservations of record or as may otherwise exist and as referenced by the Diamond B Ranch, Wyoming, Record of Survey, Phase 1, recorded on October 4, 2005 (Book 1909, Page 274, P/C #2, Slot #87) in the office of the Laramie County Clerk, more particularly described as follows:

Commencing at the Southwest corner of said Section 29; thence N.00°59'07"W.,along the West line of Said Section 29, a distance of 1020.16 feet to the point of beginning; thence N. 00°59'071'W., along said West line, a distance of 1646.17 feet to the West quarter corner of said Section 29; thence N.00°59'07"W.,along said West line, a distance of 1121.82 feet; thence S.55°59'21"E., a distance of 1067.99 feet; thence Southwesterly a distance of 32.31 feet along a curve concave to the Northwest; having a radius of 200.00 feet and a central angle of 09°15'23" (chord bearing S.33°38'43"W., chord distance of 32.28 feet); thence S.38°16'24"W., a distance of 700.96 feet; thence Southwesterly a distance of 132.04 feet along a curve concave to the Southeast, having a radius of 200.00 feet and a central angle of 37°49'41" (chord bearing of S.19°21'34"W., chord distance of 129.66 feet); thence S.00°26'43"W., a distance of 243.05 feet; thence Southeasterly a distance of 158.37 feet along a curve concave to the Northeast, having a radius of 200.00 feet and a central angle of 45°22'14" {chord bearing of S.22°14'24"E., chord distance of 154.27 feet); thence S.44°55'31"E., a distance of 1025.25 feet; thence Southeasterly a distance of 155.33 feet along a curve concave to the Northeast, having a radius of 200.00 feet and a central angle of 44°29'56" (chord bearing of S.67°10'29"E., chord distance of 151.46 feet); thence S.76°37'36"W., a distance of 1297 .96 feet to the point of beginning.

Also known as Tract 95, Diamond B Ranch Wyoming, Record of Survey

Has caused the same to be surveyed, platted and known as: DIAMOND B 5TH FILING, and does hereby declare the subdivision of said land as it appears on this plat, to be it's free act and deed and in accordance with it's desires and does furthermore dedicate the easements as shown hereon for the purposes indicated.

Victoria N. Ganskow, Manager, G & G Enterprises of Wyoming LLC, a Wyoming limited liability company

OWNER ACKNOWLEDGEMENT

STATE OF WYOMING)
) SS
COUNTY OF LARAMIE)

The foregoing instrument was acknowledged before me this 28th day of July 2022 by Victoria N. Ganskow, Manager, G & G Enterprises of Wyoming, LLC, a Wyoming limited liability company

TERRI D. APPLEGARTH
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 146621
MY COMMISSION EXPIRES: APR 20, 2028

Notary Public, Laramie County, Wyoming

My Commission Expires: April 20, 2028

APPROVALS

Approved by the Justin Arnold, Laramie County Planning Director this 28th day of July 2022.

Justin Arnold, Planning Director, Laramie County, Wyoming

Approved by the Molly Bennett, Director of Laramie County Public Works this 28th day of July, 2022.

Molly Bennett, Director of Public Works, Laramie County, Wyoming

COUNTY ACKNOWLEDGEMENT

STATE OF WYOMING)
) SS
COUNTY OF LARAMIE)

The foregoing instrument was acknowledged before me this 28th day of July, 2022, by Justin Arnold, Laramie County Planning Director and Molly Bennett, Director of Laramie County Public Works.

THERESA A PATTERSON
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 160529
MY COMMISSION EXPIRES: 03/08/2028

Notary Public, Laramie County, Wyoming

My Commission Expires: March 8, 2028

NOTES

- BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET. GRID DISTANCES. COMBINATION FACTOR = 0.9996897033
- ALL UNMONUMENTED TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1½" ALUMINUM CAP STAMPED "SSS PLS 5910" SET ⅝" x 24" REBAR.
- NO PORTION OF THIS PLAT FALLS WITHIN A FEMA 100-YEAR SFHA PER F.I.R.M PANEL #56021C0600F; DATED JANUARY 17, 2007.
- ALL WELLS AND SEPTIC SYSTEMS SHALL COMPLY WITH ALL APPLICABLE ORDINANCE(S), RULES AND REGULATIONS.
- CWPP - SUBJECT PARCEL DOES NOT FALL WITHIN THE CWPP.

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
No. 5910
Date 7/28/22
WYOMING

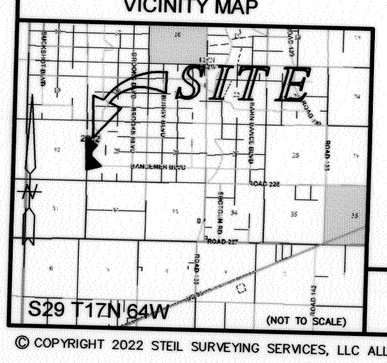
CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1(M)	9° 15' 23"	200.00'	S33° 12' 41"W	32.28'	32.31'
C1(R)	9° 15' 23"	200.00'	S33° 38' 43"W	32.28'	32.31'
C2(M)	37° 48' 13"	200.00'	S18° 58' 22"W	129.58'	131.96'
C2(R)	37° 49' 41"	200.00'	S19° 21' 34"W	129.66'	132.04'
C3(M)	45° 20' 37"	200.00'	S22° 39' 48"E	154.18'	158.28'
C3(R)	45° 22' 14"	200.00'	S22° 14' 24"E	154.27'	158.37'
C4(M)	44° 18' 39"	200.00'	S67° 24' 06"E	150.85'	154.67'
C4(R)	44° 29' 56"	200.00'	S67° 10' 29"E	151.46'	155.33'

DIAMOND B 5TH FILING

AN ADMINISTRATIVE PLAT
OF A PORTION OF THE W½ OF
SECTION 29, T17N, R64W,
OF THE 6th P.M, A.K.A. TRACT 95, DIAMOND B
RANCH, RECORD OF SURVEY,
LARAMIE COUNTY, WYOMING

PREPARED June, 2022

VICINITY MAP



FILING RECORD

RECP #: 841731
RECORDED 7/29/2022 AT 10:16 AM BK# 12 PG# 149
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

REVISED: 7/11/2022
KO TR 95 DIAMOND B\22205 BOUND TR 95 DIAMOND B.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

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