

RESOLUTION NO. _____

ENTITLED: "A RESOLUTION DIRECTING CITY STAFF TO RESEARCH AND PROVIDE A REPORT REGARDING THE PROPERTY CURRENTLY UTILIZED AS A DETENTION POND AT HIGHLAND VILLAGE SUBDIVISION."

WHEREAS, on June 18, 1982, Catharine S. Holmes and R.F. Deike of the Highland Joint Venture caused to be surveyed and platted the subdivision now known as the Highland Village. Highland Village is situated in the SE1/4 of section 5 T.13 N., R.66 W, of the 6th P.M., Laramie County, Wyoming. Highland Village is more generally located north of East Fox Farm Road, east of North Avenue B-6, south of I-80, and west of Morrie Avenue. An aerial view of the property is attached and incorporated herein as *Exhibit A* and the dedicated plat is attached and incorporated herein as *Exhibit B*;

WHEREAS, the dedicated plat was approved by the then Cheyenne-Laramie Regional Planning Commission on May 17, 1982, by the City Council for the City of Cheyenne on July 7, 1982, and by the Board of County Commissioners of Laramie County, Wyoming on July 13, 1982;

WHEREAS, the plat of Highland Village dedicated a piece of property as a "Common Area". This property is located at Highland Village: Lot 25, Block 1 and is comprised of .70 acres, or 30,629 square feet. This property is bordered on the north by Teton Street, on the east by homes, on the south by Absaroka Street, and on the west by Medicine Bow Avenue. According to the County Assessor, this property is owned by the Highland Village Community Association;

WHEREAS, since June 18, 1982, the intended uses for the Common Area included communal space for recreation and for stormwater mitigation. Over the years, the Common Area has come to be utilized only for a detention pond to help mitigate stormwater, for which the City of Cheyenne may have provided some periodic maintenance and support;

WHEREAS, the Highland Village Community Association is the owner of record of the subdivision and the designated management and enforcement entity specified in subdivision's Declaration of Covenants, Conditions and Restrictions. Notwithstanding, the Highland Village Community Association does not appear to have acted to develop or otherwise maintain the Common Area;

WHEREAS, as designed, the detention pond on the southside of the Common Area periodically fills up with surface water runoff creating a muddy area. In recent years, this muddy area has become an attractive nuisance causing problems within the Highland Village subdivision;

WHEREAS, residents of Highland Village have approached the City of Cheyenne and asked that the City purchase the Common Area for continued use as a detention pond; and

WHEREAS, Wyoming Statute § 15-1-103(ii) grants the governing body of the City of Cheyenne the power to purchase and hold real property for the City's use, and purchasing the Common Area may be appropriate in this particular matter;

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF CHEYENNE, WYOMING, that the City Engineer, the City Attorney's Office and the City Surveyor are authorized to research all relevant information regarding this detention pond and its relationship to the City Stormwater Management Program and file a report with the Governing Body regarding their findings.

PRESENTED, READ AND ADOPTED THIS _____ DAY OF _____, 2023.

Patrick Collins, Mayor

(SEAL)

ATTEST:

Kristina F. Jones, City Clerk

Laramie County Wyoming MapServer



- Interstate
- Major Road
- State Land
- Curt Gowdy State Park
- BLM Land

NORTH

This map/data is made possible through the Cheyenne and Laramie County Cooperative GIS (CLCCGIS) Program and is for display purposes only. The CLCCGIS invokes its sovereign and governmental immunity in allowing access to or use of this data, and makes no warranties as to the validity, and assumes no liability associated with the use or misuse of this information.

printed 7/19/2023

Exhibit A
Aerial Map of Lot 25, Block 1
Highland Village

Exhibit B

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS that Highland Joint Venture, owner in fee simple of the following described property situated in the Southeast Quarter of Section 5, Township 13 North, Range 66 West of the 6th P.M., Laramie County, Wyoming, more particularly described as follows:

Commencing at the southeast corner of said Section 5; thence 270°43'54", grid azimuth from North, City of Cheyenne Datum, a distance of 40.00 feet; thence 0°04'03", a distance of 40.00 feet to the point of beginning; thence 270°43'54" along the north line of said Fox Farm Road, also being 40.00 feet north of and parallel with the south line of said Section 5, a distance of 1240.95 feet to the east line of Branch County Road No. 208A as redeclared February 2, 1968 (Journal N, Page 630); thence 359°25'54" along said east line, a distance of 659.07 feet; thence 270°41'36" along the north line of said Branch County Road No. 208A, a distance of 715.58 feet to the east line of Highland Park, Second Filing; thence 359°31'36" along said east line, a distance of 358.46 feet to the southerly right-of-way line of Interstate Hwy. 80; thence 78°50'10" along said southerly right-of-way line, a distance of 1117.15 feet to the westerly line of Morrie Avenue; thence 146°26'03" along said westerly line, a distance of 328.71 feet; thence southeasterly along a tangential curve concave to the north-east, central angle of 15°18'00", having a radius of 1949.80 feet, a distance of 520.70 feet; thence 131°08'03", tangent to said curve, a distance of 260.85 feet; thence southeasterly along a tangential curve concave to the southwest, central angle of 48°56'00", having a radius of 437.47 feet, a distance of 373.62 feet; thence 180°04'03", tangent to said curve, a distance of 92.28 feet to the point of beginning. Containing 31.578 acres more or less.

Has caused the same to be surveyed, platted and known as HIGHLAND VILLAGE, does hereby declare the subdivision of said lands as it appears on the plat, to be their free act and deed and in accordance with their desires, and do hereby dedicate to the use of the public the streets, park and pedestrian walkway and grant the easements for the purposes indicated herein.

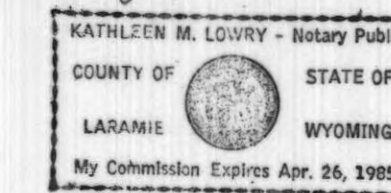
HIGHLAND JOINT VENTURE

Catharine S. Holmes R.F. Deike
Catharine S. Holmes, Partner R.F. Deike, Partner

ACKNOWLEDGEMENTS

STATE OF WYOMING)
COUNTY OF LARAMIE) SS.

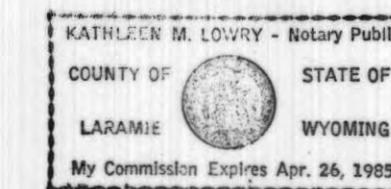
The dedication instrument was acknowledged before me this 18 day of June, 1982, by Catharine S. Holmes, Partner of Highland Joint Venture.



Kathleen M. Lowry
Notary Public, Laramie County, Wyoming
My Commission Expires: April 26, 1985

STATE OF WYOMING)
COUNTY OF LARAMIE) SS.

The dedication instrument was acknowledged before me this 18 day of June, 1982, by R.F. Deike, Partner of Highland Joint Venture.



Kathleen M. Lowry
Notary Public, Laramie County, Wyoming
My Commission Expires: April 26, 1985

APPROVALS

Approved by the Cheyenne-Laramie County Regional Planning Commission this 12th day of May, 1982.

Judy Kallal Attest: *Thomas E. ...*
Chairman Secretary

Approved by the City Council of the City of Cheyenne, Wyoming this 7th day of May, 1982.

Don Erickson Attest: *Diana J. DeAguiar*
Mayor City Clerk

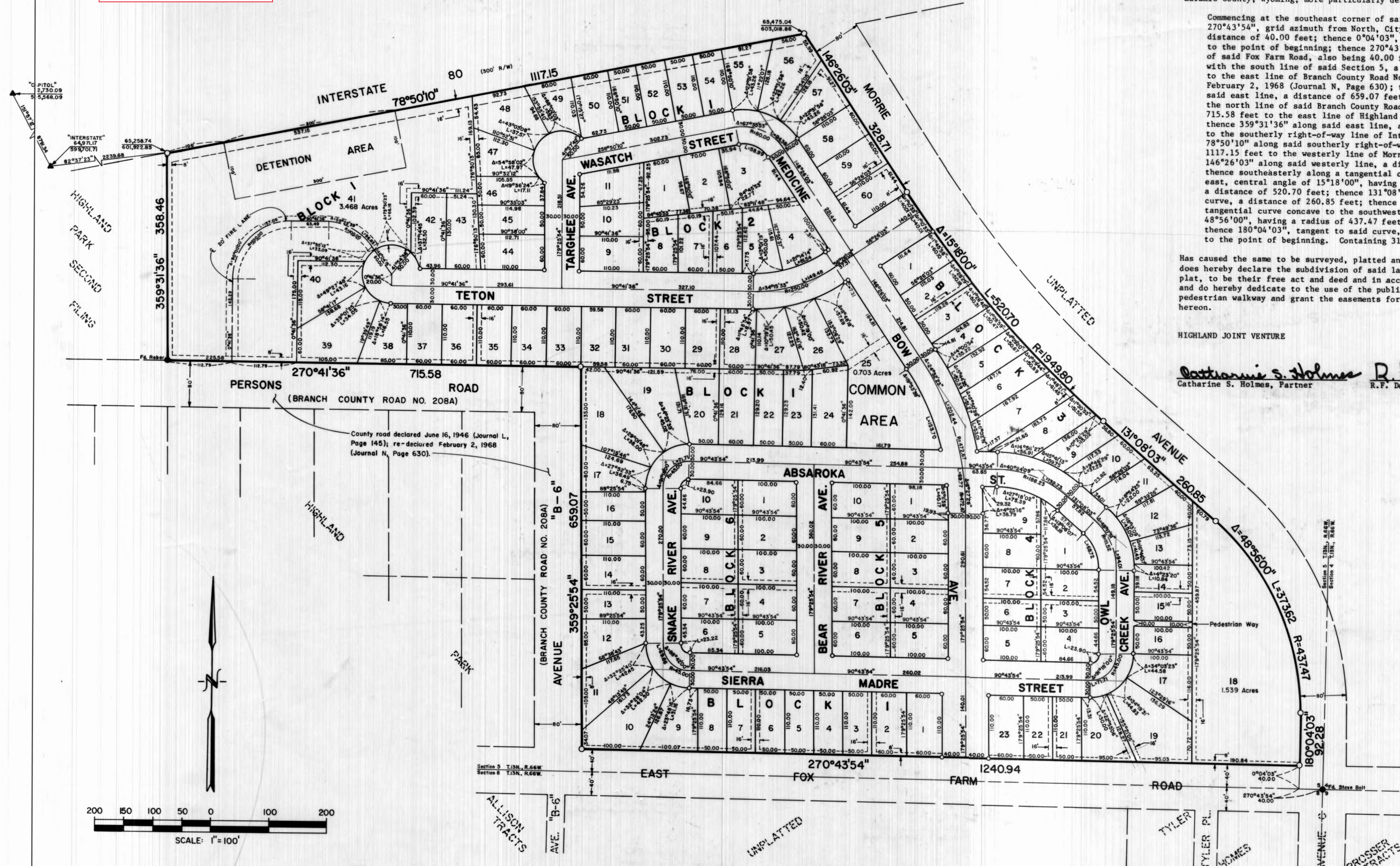
Approved by the Board of County Commissioners of Laramie County, Wyoming this 13 day of July, 1982.

Vern J. ... Attest: *Jack C. Whitehead*
Chairman County Clerk

SURVEYORS CERTIFICATE

I, John A. Stell, Registered Land Surveyor in the State of Wyoming, hereby certify, to the best of my knowledge, information and belief, that this plat of HIGHLAND VILLAGE was prepared from field notes taken during an actual survey during the month of January, 1982, under my direct supervision by John Dagit, for whose work I stand personally responsible; and that the plat correctly shows the results of said survey and that the monuments found or set are as shown.

John A. Stell
Wyoming L.S. No. 2500



LEGEND

- Set 1/2" diameter x 24" long rebar with aluminum cap stamped "BRW/NOBLITT L.S. 2500".
- Found monument as shown.
- ▲ City of Cheyenne Datum Monument.

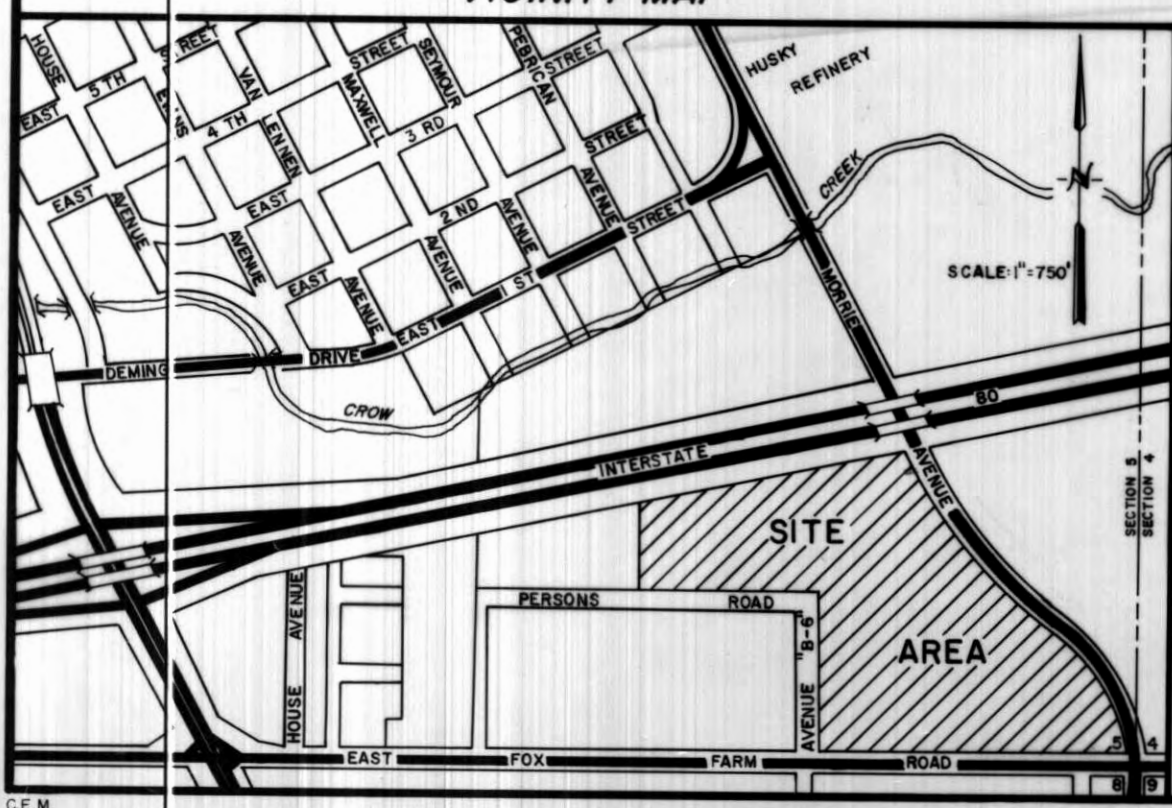
LOT AREAS

Block 1		Block 2		Block 3		Block 5	
Lot	Area	Lot	Area	Lot	Area	Lot	Area
1	6598	1	6517	16	4998	6	5998
2	6598	2	7161	17	9561	7	5998
3	5498	3	10036	18	67052	8	5998
4	5498	4	7486	19	13496	9	5998
5	5498	5	6463	20	7780	10	5998
6	5498	6	5499	21	5498		
7	5498	7	6258	22	5498		
8	5498	8	5885	23	6598		
9	8311	9	6598				
10	11704	10	6048				
11	8760	11	6681				
12	7054						
13	5500						
14	6600						
15	6600						
16	5500						
17	6965						
18	14781						
19	11451						
20	8135						
21	7750						
22	6461						
23	6475						
24	8202						
25	30629						
26	7711						
27	7820						
28	6600						
29	6600						
30	6600						

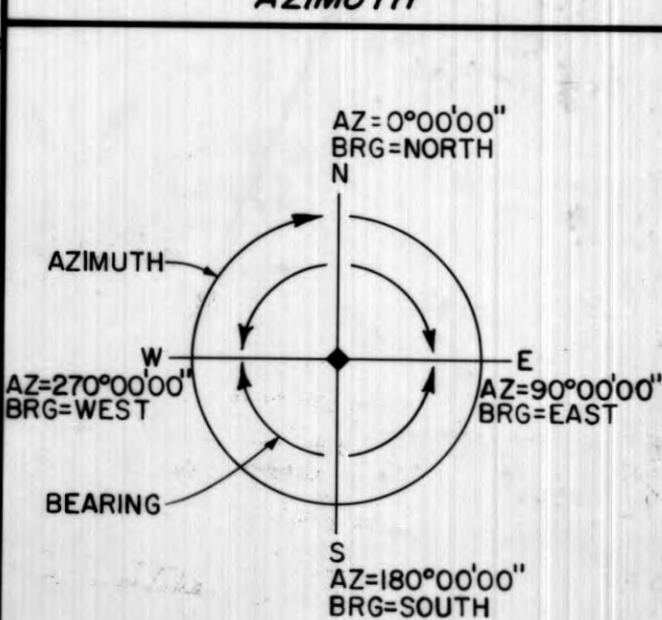
NOTES

- Basis of Azimuth: City of Cheyenne Datum, referenced from stations "CAPITOL" and "INTERSTATE".
- Utility easements as shown by dashed lines are centered on side and rear lot lines unless otherwise shown.
- Pursuant to Wyoming Law, seller does not warrant to a purchaser that he shall have any riparian rights to the natural flow of any stream or river within or adjacent to the proposed subdivision.

VICINITY MAP



AZIMUTH



FILING RECORD

664791
This instrument was filed for record at 2:38 o'clock P.M. on the 25th day of July, 1982, and duly recorded in Book 65 Page 47.
John C. Whitehead
County Clerk & Ex-Officio Register of Deeds

HIGHLAND VILLAGE
SITUATED IN THE SE1/4 OF SECTION 5 T.13 N., R. 66 W., OF THE 6th P.M. LARAMIE COUNTY, WYOMING

PREPARED APRIL 1982

BRW PLANNING
TRANSPORTATION
ENGINEERING
ARCHITECTURE
LAND SURVEYING
1912 CAPITOL AVE. SUITE 300
CHEYENNE, WYOMING 82001 PH. (307) 634-8804