



A COMMUNITY OF CHOICE

Planning and Development Department
2101 O'Neil Avenue, Suite 202, Cheyenne WY 82001
(Phone) 307-637-6282 (Fax) 307-637-6366

August 12, 2020

City of Cheyenne Governing Body

Re: Revised Final Plat Map for Back 40 Subdivision

The agent for the applicant for Item #16 (Resolution authorizing the Mayor and the City Clerk to sign a Final Plat for the Back 40 Subdivision) has submitted a revised Final Plat map. The revised Final Plat map corrects the note required by the Board of Public Utilities.

Staff recommends approval of the Back 40 Subdivision Final Plat with revised map.

Regards,

Mark Christensen
Planner

Encl: Revised Final Plat Map for Back 40 Subdivision

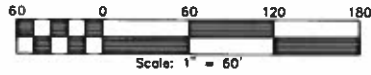
DOMESTIC WATER & SANITARY SEWER PROVIDED BY CITY OF CHEYENNE BOPU - FIRE PROTECTION TO BE PROVIDED BY CHEYENNE FIRE & RESCUE - THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE

C2	18° 04' 34"	275.00'	N8° 12' 31"E	78.91'	77.16'
C3	18° 04' 34"	240.00'	S8° 12' 31"W	87.12'	87.34'
C4	14° 35' 24"	255.00'	N8° 57' 08"E	84.78'	84.93'
C5	12° 07' 18"	290.00'	N10° 11' 09"E	81.24'	81.35'
C6	3° 57' 18"	290.00'	S2° 08' 52"W	20.01'	20.02'

Line#	Bearing	Length
L1	S41° 44' 31"E	14.16'
L2	S16° 14' 48"W	72.82'
L3	S07° 10' 13"W	48.06'

LEGEND

- SET 1/2" ALUMINUM CAP "SSS P.L.S. 5910" ON 1/2" x 24" REBAR
- FOUND 1/2" ALUMINUM CAP "SSS P.L.S. 2500"
- ⊙ FOUND 1/2" ALUMINUM CAP "P.E.S. 2617"
- ⊙ FOUND 1/2" ALUMINUM CAP "L.S. 12045"
- ⊙ FOUND 1/2" IRON ROD
- ⊙ FOUND BRASS CAP
- (M) DENOTES MEASURED DATA THIS SURVEY
- (R) DENOTES RECORD DATA



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: DOZZER, LLC, Owner in fee simple of all of Lot 1, Block 1, Back 40 Subdivision, City of Cheyenne, Laramie County, Wyoming; LESS that portion described in Book 2525, Page 1718 in the Real Estate Office of the Laramie County Clerk;

Have caused a portion of the same as shown hereon to be surveyed, vacated, and replatted to be known as BACK 40 SUBDIVISION, SECOND FILING and do hereby declare the subdivision of said land as it appears on this plat, to be their free act and deed and in accordance with their desire and do hereby dedicate to the public the Right-of-Way as shown and do furthermore grant the easements as shown for the purposes indicated.

by _____ as _____ for Dozzer, LLC

ACKNOWLEDGEMENT

STATE OF WYOMING)
) SS
COUNTY OF LARAMIE)

The foregoing instrument was acknowledged before me this ____ day of _____ 2020 by _____ as _____ for DOZZER, LLC.

Notary Public, Laramie County, Wyoming

My Commission Expires: _____

NOTES

1. BASIS OF BEARINGS - CITY OF CHEYENNE COORDINATE SYSTEM WYOMING STATE PLANE COORDINATES, EAST ZONE NAD83-2011. SHOWN AS (STATE PLANE NAD83 WY-C); COMBO FACTOR 0.9999592125
2. ALL UNMONUMENTED LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MONUMENTED WITH 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON 1/2" x 24" REBAR.
3. NO PORTION OF THE LANDS CONTAINED WITHIN THE PLAT BOUNDARY AS SHOWN FALL WITHIN A F.E.M.A. 100-YEAR SPECIAL FLOOD HAZARD AREA PER F.I.R.W. PANEL No.3602C1089F, DATED JANUARY 17, 2007.
4. ALL EXISTING EASEMENTS WITHIN THE PLAT BOUNDARY ARE TO REMAIN UNLESS NOTED OTHERWISE.
5. LOT 1, BLOCK 2 CREATED HEREON IS RESERVED FOR STORMWATER DETENTION/DRAINAGE FACILITIES AND IS HEREBY GRANTED AS A DRAINAGE EASEMENT.
FURTHERMORE, SAID STORMWATER DETENTION/DRAINAGE FACILITIES SHALL BE DESIGNED BY A WYOMING LICENSED ENGINEER PURSUANT TO UDC§83.2.3, AND SHALL REQUIRE CIVIL CONSTRUCTION DOCUMENTS TO BE SUBMITTED AND APPROVED BY THE CITY OF CHEYENNE ENGINEERING DEPARTMENT UNDER AN OFFICIAL (ENGINEERING PLAN REVIEW (EPR)).
SAID LOT 1 SHALL BE OWNED AND MAINTAINED BY THE LANDOWNER, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS.
6. PER BOARD OF PUBLIC UTILITIES (BOPU) INFRASTRUCTURE POLICIES & DESIGN CRITERIA, UTILITY EXTENSIONS AND CONNECTIONS (BLACK) EXTENSIONS REQUIRED ACROSS THE PROPERTY; THE PROPERTY OWNER/DEVELOPER SHALL BE REQUIRED TO EXTEND THE WATER AND SANITARY SEWER UTILITIES TO THE FARTHEST POINT (OR POINTS) OF THE PROPERTY BEING DEVELOPED.
EASEMENTS FOR PUBLIC WATER & SEWER UTILITIES FACILITIES & PIPELINES SHALL BE GRANTED TO THE BOARD OF PUBLIC UTILITIES OF THE CITY OF CHEYENNE (BOPU), THEIR LEGAL SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION, MAINTENANCE, REPAIR, ALTERATION AND OPERATION OF SANITARY SEWER & WATER MAINS/PIPELINES (FACILITIES).
NO OTHER UTILITIES MAY INSTALL FACILITIES ON OR WITHIN THE BOPU UTILITY EASEMENT, EXCEPT AS FOLLOWS:
OTHER UTILITIES MAY CROSS THE BOPU UTILITY EASEMENT, IF AND ONLY IF:
I. UTILITIES FACILITIES CROSS THE BOPU FACILITIES AT NO LESS THAN A 90 DEGREE ANGLE;
II. A MINIMUM OF 24 INCHES OF VERTICAL CLEARANCE IS PROVIDED BETWEEN THE BOPU FACILITIES AND THE CROSSING FACILITIES, UNLESS OTHERWISE APPROVED BY THE BOPU; AND
III. A COPY OF ANY UTILITY EASEMENT AUTHORIZING THE CROSSING OF THE BOPU UTILITY EASEMENT IS PROVIDED TO THE BOPU PRIOR TO ANY CONSTRUCTION WITHIN THE BOPU UTILITY EASEMENT.
IF GRANTEE (BOPU/CITY OF CHEYENNE) REQUIRES RELOCATION OF THE FACILITIES, GRANTEE SHALL PAY FOR REMOVAL AND RELOCATION OF THE FACILITIES.
IF GRANTEE ACCESSES THE FACILITIES OR UNDERTAKES WORK OR MAINTENANCE ON THE FACILITIES, GRANTEE SHALL REPAIR ANY DAMAGE TO GRANITOR'S PROPERTY RESULTING THEREFROM; INCLUDING RESTORATION OF ANY AREAS DISTURBED AS A RESULT OF SUCH ACCESS AND/OR WORK.

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 data 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.

**BACK 40
SUBDIVISION
SECOND FILING**

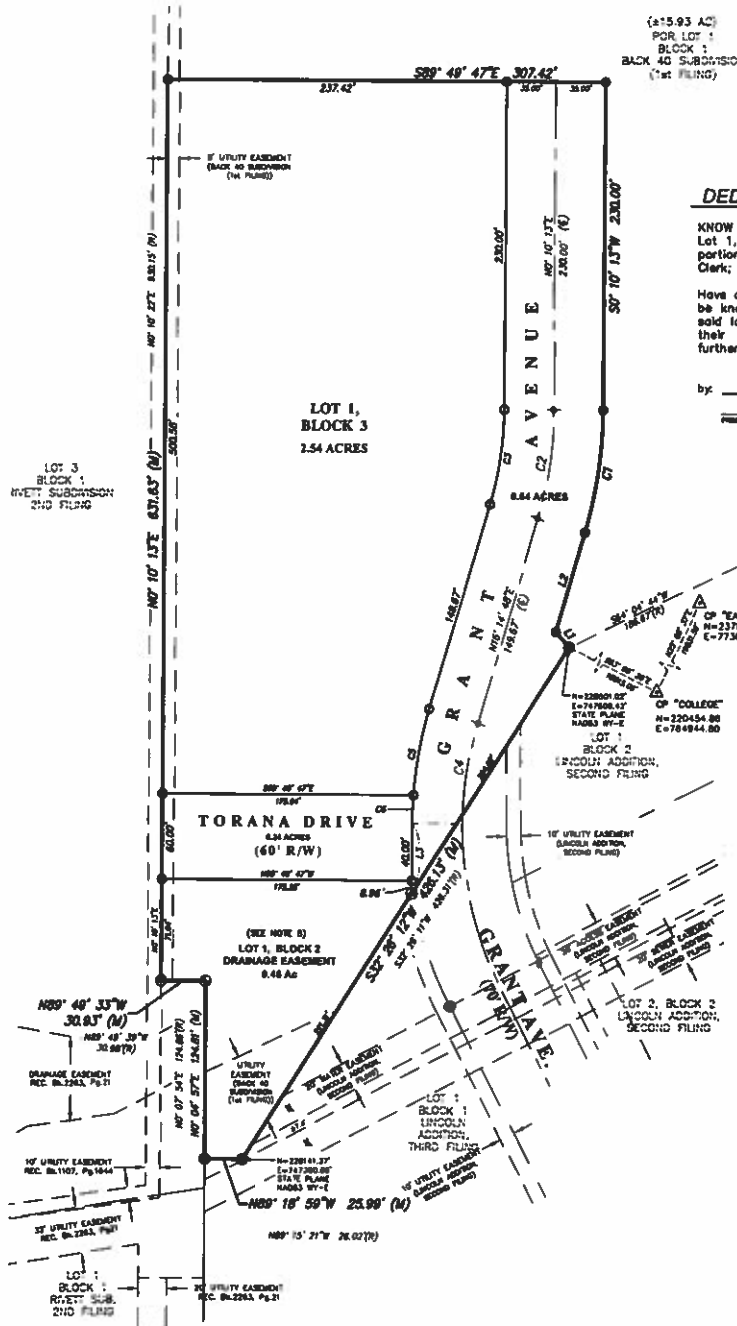
A REPLAT OF
A PORTION OF LOT 1, BLOCK 1, BACK 40 SUBDIVISION,
CITY OF CHEYENNE

SITUATED IN THE NE1/4 OF SECTION 1, T.13N., R.67W., 6th P.M.
LARAMIE COUNTY, WYOMING

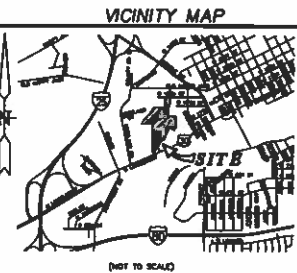
PREPARED JULY, 2020



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



VACATION STATEMENT
IT IS THE INTENT OF THIS REPLAT TO VACATE A PORTION OF LOT 1, BLOCK 1, BACK 40 SUBDIVISION, CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING;
ALL EXISTING EASEMENTS ARE TO REMAIN UNLESS NOTED OTHERWISE.



APPROVALS

Approved by the City of Cheyenne Planning Commission this ____ day of _____ 2020.

Planning & Development Director, City of Cheyenne, Wyoming

Approved by the Council of the City of Cheyenne, Wyoming this ____ day of _____ 2020.

Mayor

ATTEST: _____
City Clerk

18233 BACK40-2ND REVIVAL/DWG
REvised: 7/1/2020
FILING RECORD

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