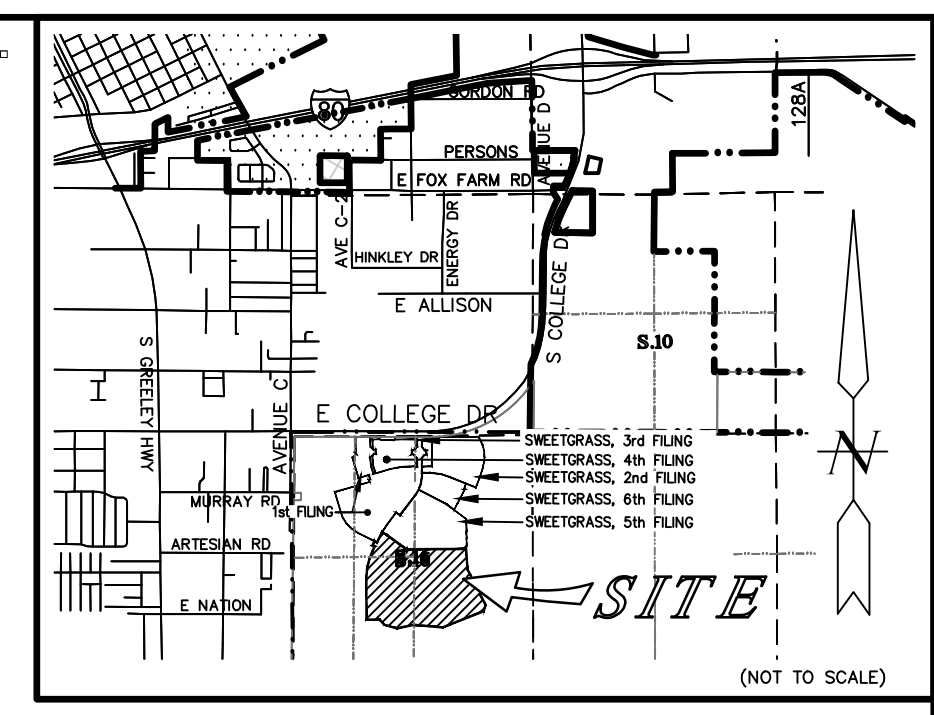


DOMESTIC WATER & SANITARY SEWER PROVIDED BY CITY OF CHEYENNE BOPU - FIRE PROTECTION TO BE PROVIDED BY CHEYENNE FIRE & RESCUE - THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE



BOUNDARY CURVE TABLE				
Curve #	Delta	Radius	Chord Bearing	Chord Length
C1	26° 42' 25"	1250.00'	S13° 31' 57"W	577.40'

BOUNDARY LINE TABLE		
Line #	Bearing	Length
L1	N26° 43' 09"E	36.66'
L2	N26° 43' 09"E	40.00'
L3	N63° 16' 51"W	60.00'

LAND BOUNDARY DESCRIPTION

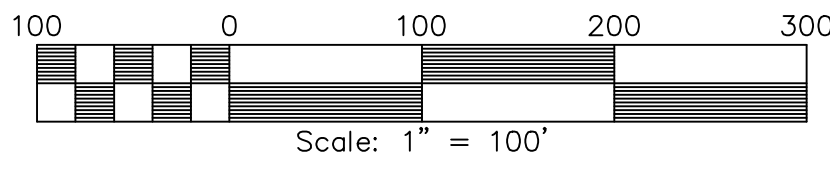
A portion of Section 16, Township 13 North, Range 66 West of the 6th P.M., Laramie County, Wyoming; being more particularly described as follows: Beginning at a point which bears S.30°30'36"W, a distance of 2894.06 feet from the NE Corner of said Section 16; thence S.44°14'47"W, a distance of 63.79 feet; thence S.89°33'38"W, a distance of 1230.59 feet to the East line of Ledoux Drive Right-of-Way; thence S.26°43'09"W, a distance of 40.00 feet; thence N.63°16'51"W, a distance of 60.00 feet; thence N.26°43'09"E, a distance of 36.66 feet; thence N.63°16'51"W, a distance of 60.00 feet to the East line of Sweetgrass Drive Right-of-Way; thence S.40°33'25"E, a distance of 100.00 feet to the East line of Tract L, Sweetgrass, 1st Filing; thence along said East line, S.26°43'09"W, a distance of 246.94 feet thence N.63°16'51"W, a distance of 60.00 feet; thence S.26°43'09"E, a distance of 100.00 feet; thence S.63°16'51"E, a distance of 60.00 feet; thence S.26°43'09"W, a distance of 109.96 feet; thence, along a non-tangential curve, concave to the southwest, a distance of 582.66 feet (whose long chord bears S.13°21'57"W, a distance of 577.40 feet, having a radius of 1250.00 feet, through an angle of 26°42'25"); thence S.00°00'44"W, a distance of 932.54 feet; thence S.89°59'24"E, a distance of 290.29 feet; thence S.40°33'25"E, a distance of 139.94 feet; thence S.73°58'07"E, a distance of 291.23 feet; thence N.78°23'56"E, a distance of 373.91 feet; thence S.84°58'00"E, a distance of 632.04 feet; thence N.68°28'02"E, a distance of 956.93 feet; thence N.18°08'40"E, a distance of 141.12 feet; thence N.26°47'02"W, a distance of 870.16 feet; thence N.04°05'35"E, a distance of 492.27 feet to the Point of Beginning.

Basis of Bearings: Wyoming State Plane Coordinate System East Zone, NAD83-2011. Site Combination Factor = 0.999665203.

FOR INTERNAL LINE & CURVE TABLES SEE SHEET 2

LEGEND

- FOUND 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 2500"
- FOUND PLASTIC CAP STAMPED "PLS 558"
- FOUND W.D.O.T. R/W MONUMENT
- FOUND GLO STONE
- CITY OF CHEYENNE CONTROL MONUMENT
- PRIVATE TRAILS/OPEN SPACE TRACTS AA, BB, CC, DD, EE, FF, GG, & HH (SEE GENERAL NOTE 5)



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: SWEETGRASS LAND CO., LLC, owner in fee simple of the lands shown and described hereon situated in Section 16, Township 13 North, Range 66 West of the 6th P.M., as shown and described hereon, City of Cheyenne, Laramie County, Wyoming. Has caused said lands to be surveyed and platted to be known as SWEETGRASS, 5th 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 desires and do furthermore grant the easements as shown and described for the purposes indicated hereon.

Doran E. Lummis as Registered Agent for Sweetgrass Land Co., LLC.

ACKNOWLEDGEMENT

STATE OF WYOMING }  
COUNTY OF LARAMIE } SS  
The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2021, by Doran E. Lummis as Registered Agent for Sweetgrass Land Co., LLC, a Wyoming Corporation.

Notary Public, Laramie County, Wyoming

My Commission Expires: \_\_\_\_\_

APPROVALS

Approved by the City of Cheyenne Planning Commission this \_\_\_ day of \_\_\_\_\_, 2021.

Planning & Development Director, City of Cheyenne, Wyoming

Approved by the Council of the City of Cheyenne, Wyoming this \_\_\_ day of \_\_\_\_\_, 2021.

ATTEST: City Clerk

CERTIFICATE OF SURVEYOR

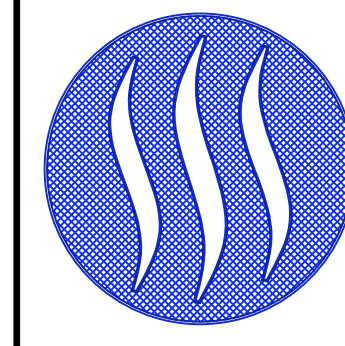
I, Jeffrey B. Jones, Licensed Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil Surveying Services, LLC, hereby state, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct supervision; and that this map correctly shows the results of said survey and that the monuments found or set are as shown.

FOR NOTES SEE SHEET 2



A SUBDIVISION OF  
A PORTION OF THE N 1/2 OF SECTION 16,  
TOWNSHIP 13 NORTH, RANGE 66 WEST OF THE 6th P.M.  
CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING.

SHEET 1 of 2



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

REVISED: 07/21/2021

2020 DWG\16175 SWEETGRASS\SG PARCEL Z (S67)\16175E PLAT SWEETGRASS-7TH\_FINAL.DWG  
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FILING RECORD

UNPLATTED

UNPLATTED



**LAND BOUNDARY DESCRIPTION**

A portion of Section 16, Township 13 North, Range 66 West of the 6th P.M., Laramie County, Wyoming; being more particularly described as follows:

Beginning at a point which bears S.30°30'36"W., a distance of 2894.06 feet from the NE Corner of said Section 16; thence S.44°14'47"W., a distance of 83.79 feet; thence S.89°33'35"W., a distance of 1230.59 feet to the East line of Ledoux Drive Right-of-Way; thence S.26°43'09"W., a distance of 40.00 feet; thence N.63°16'51"W., a distance of 60.00 feet; thence N.26°43'09"E., a distance of 36.66 feet; thence N.53°21'12"W., a distance of 505.93 feet to the East line of Sweetgrass Drive Right-of-Way; thence N.63°16'51"W., a distance of 100.00 feet to the East Line of Tract L, Sweetgrass, 1st Filing; thence along said East line, S.26°43'09"W., a distance of 246.94 feet thence N.63°16'51"W., a distance of 60.00 feet; thence S.26°43'09"E., a distance of 100.00 feet; thence S.63°16'51"E., a distance of 60.00 feet; thence S.26°43'09"W., a distance of 109.96 feet; thence, along a non-tangential curve, concave to the southwest, a distance of 582.66 feet (whose long chord bears S.13°21'57"W., a distance of 577.40 feet, having a radius of 1250.00 feet, through an angle of 26°42'25"); thence S.00°00'44"W., a distance of 932.54 feet; thence S.89°59'24"E., a distance of 290.29 feet; thence S.40°53'29"E., a distance of 139.94 feet; thence S.73°58'07"E., a distance of 291.23 feet; thence N.78°23'56"E., a distance of 373.91 feet; thence S.84°58'00"E., a distance of 632.04 feet; thence N.68°28'02"E., a distance of 956.93 feet; thence N.18°08'40"E., a distance of 141.12 feet; thence N.26°47'02"W., a distance of 870.16 feet; thence N.04°05'35"E., a distance of 492.27 feet to the Point of Beginning.

Basis of Bearings: Wyoming State Plane Coordinate System East Zone, NAD83-2011.  
Site Combination Factor = 0.999665203.

BOUNDARY CURVE TABLE				
Curve #	Delta	Radius	Chord Bearing	Arc Length
C1	26° 42' 25"	1250.00'	S13° 21' 57"W	577.40'

BOUNDARY LINE TABLE		
Line #	Bearing	Length
L1	N26° 43' 09"E	36.66'
L2	N26° 43' 09"E	40.00'
L3	N63° 16' 51"W	60.00'

ROAD CENTERLINE CURVE TABLE					
Curve #	Delta	Radius	Chord Bearing	Chord Length	Arc Length
C2	26° 42' 25"	1200.00'	N13° 21' 57"E	554.30'	559.35'
C3	63° 17' 35"	300.00'	N31° 38' 03"W	314.81'	331.40'
C4	42° 55' 56"	300.00'	N41° 48' 53"W	219.57'	224.79'
C5	20° 21' 38"	300.00'	N10° 10' 05"W	106.05'	106.61'
C6	88° 15' 05"	200.00'	N66° 08' 44"W	278.49'	308.06'
C7	22° 01' 56"	300.00'	S78° 59' 46"W	114.65'	115.36'
C8	33° 37' 59"	500.00'	S51° 09' 49"W	289.31'	293.50'
C9	19° 27' 27"	500.00'	N58° 15' 05"E	168.98'	169.80'
C10	14° 10' 32"	500.00'	N41° 26' 05"E	123.39'	123.70'
C11	19° 27' 27"	755.00'	S31° 44' 55"E	255.17'	256.40'
C12	8° 10' 08"	1000.00'	S28° 06' 16"E	142.45'	142.57'
C13	15° 17' 54"	250.00'	S75° 37' 45"W	66.55'	66.75'
C14	123° 18' 02"	200.00'	N39° 37' 49"E	352.03'	430.40'
C15	15° 17' 54"	200.00'	N14° 22' 15"W	53.24'	53.40'
C16	108° 00' 08"	200.00'	N47° 16' 46"E	323.61'	377.00'
C19	33° 18' 02"	300.00'	N5° 22' 11"W	171.92'	174.36'
C20	15° 00' 00"	400.00'	N3° 46' 50"E	104.42'	104.72'
C21	8° 41' 27"	305.00'	N4° 19' 59"W	46.22'	46.26'
C24	18° 41' 35"	300.00'	S80° 39' 56"W	97.44'	97.88'
C25	18° 41' 45"	200.00'	S9° 20' 09"E	64.97'	65.26'

ROAD CENTERLINE TABLE		
Line #	Bearing	Length
L4	N55° 39' 11"W	42.50'
L5	S83° 16' 42"W	43.83'

INTERNAL LINE TABLES		
BLOCK 15		
Line #	Bearing	Length
L6	N71° 43' 09"E	28.28'

BLOCK 17 LINE TABLE		
Line #	Bearing	Length
L7	S68° 46' 57"W	33.43'
L8	S89° 28' 35"W	24.00'

BLOCK 18		
Line #	Bearing	Length
L9	S67° 01' 12"E	21.21'

BLOCK 19		
Line #	Bearing	Length
L10	S22° 58' 48"W	28.28'
L11	S67° 00' 15"E	28.30'
L12	S22° 58' 48"W	28.28'
L13	N67° 01' 12"W	28.28'
L14	S22° 58' 48"W	28.28'
L15	N67° 01' 12"W	28.28'

BLOCK 22		
Line #	Bearing	Length
L16	N11° 16' 50"E	8.43'
L17	S50° 27' 18"W	20.31'
L18	N37° 19' 12"E	41.72'
L19	S67° 01' 12"E	28.28'

BLOCK 26		
Line #	Bearing	Length
L21	S53° 40' 43"E	20.17'

BLOCK 17 CURVE TABLE					
Curve #	Delta	Radius	Chord Bearing	Chord Length	Arc Length
C26	4° 48' 13"	335.00'	N45° 38' 01"W	28.08'	28.09'
C27	263° 33' 21"	72.50'	N13° 52' 30"W	108.13'	333.49'
C28	79° 15' 46"	25.00'	S78° 16' 17"W	31.89'	34.58'

\*NOTE: Where curves are not numbered at individual lots, Arc Length is denoted as: (.....)

BLOCK 18 CURVE TABLE					
Curve #	Delta	Radius	Chord Bearing	Chord Length	Arc Length
C30	15° 08' 44"	335.00'	N7° 33' 38"W	88.30'	88.55'
C31	7° 36' 42"	170.00'	S71° 47' 09"W	22.57'	22.58'

\*NOTE: Where curves are not numbered at individual lots, Arc Length is denoted as: (.....)

BLOCK 19 CURVE TABLE					
Curve #	Delta	Radius	Chord Bearing	Chord Length	Arc Length
C32	22° 01' 56"	460.00'	N78° 59' 46"E	175.80'	176.89'
C33	22° 01' 56"	230.00'	N78° 59' 46"E	87.90'	88.44'
C34	4° 27' 10"	230.00'	N70° 12' 23"E	17.83'	17.88'
C35	1° 10' 37"	570.00'	S68° 34' 07"W	11.71'	11.71'
C36	1° 27' 30"	460.00'	N68° 42' 33"E	11.71'	11.71'

\*NOTE: Where curves are not numbered at individual lots, Arc Length is denoted as: (.....)

BLOCK 22 CURVE TABLE					
Curve #	Delta	Radius	Chord Bearing	Chord Length	Arc Length
C37	33° 18' 02"	330.00'	N5° 22' 11"W	189.11'	191.80'

\*NOTE: Where curves are not numbered at individual lots, Arc Length is denoted as: (.....)

**NOTE TO ASSESSOR**

BY THEIR SIGNATURES AFFIXED HEREON, ALL STAKEHOLDERS OF THIS SUBDIVISION PLAT AS SHOWN HEREON, BY THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES, CONSENT TO THE FOLLOWING ASSIGNMENT OF UNDIVIDED OWNERSHIP INTEREST:

OWNERSHIP OF OPEN SPACE TRACTS AA, BB, CC, DD, EE, FF, GG, HH, & I SWEETGRASS, 7th FILING (this plat) IS TO BE ESTABLISHED AS UNDIVIDED INTEREST BY ALL OWNERS OF RESIDENTIAL LOTS CONTAINED WITHIN BLOCKS 15, 17, 18, 19, 20, 21, 22, 23, & 26 THIS REPLAT, THEIR LEGAL SUCCESSORS, INVEEES AND/OR ASSIGNS.

OWNERS OF BLOCKS 16, 24, & 25 DO NOT SHARE OWNERSHIP OR MAINTENANCE RESPONSIBILITIES FOR OPEN SPACE DESIGNATED HEREON EXCEPT AS MAY BE ESTABLISHED BY APPROPRIATE INSTRUMENT, PROPERLY EXECUTED AND RECORDED IN THE REAL ESTATE OFFICE OF THE LARAMIE COUNTY CLERK. (THIS MAY INCLUDE, BUT IS NOT LIMITED TO, COVENANTS, DEEDS, OR OTHER AGREEMENTS).

SAID OPEN SPACE IS HEREBY GRANTED AS AN EASEMENT FOR NON-MOTORIZED ACCESS, CIRCULATION AND THE MUTUAL USE AND ENJOYMENT BY SAID OWNERS OF ALL LANDS CONTAINED WITHIN THIS REPLAT, THEIR LEGAL SUCCESSORS, INVEEES AND/OR ASSIGNS.

ANY CONVEYANCE OF ANY OF THE LOTS CONTAINED WITHIN BLOCKS 15, 17, 18, 19, 20, 21, 22, 23, & 26 SHALL INCLUDE "AN UNDIVIDED PROPORTIONAL INTEREST IN OPEN SPACE TRACTS AA, BB, CC, DD, EE, FF, GG, HH, & I, SWEETGRASS 7th FILING"

**AUTHORITY OF SHARED OWNERSHIP INTEREST(S):**  
ALL UNDIVIDED INTEREST(S) ARE ASSIGNED AS DESCRIBED HEREON; HOWEVER, AUTHORITY OF SAID LANDS AND PLATTED BOUNDARIES (OR ADJUSTMENTS THERETO) MAY BE ASSIGNED, IN WHOLE OR IN PART, TO A MANAGING ENTITY OR OTHER ESTABLISHED OWNERS ASSOCIATION, AS IDENTIFIED BY APPROPRIATE INSTRUMENT, PROPERLY EXECUTED AND RECORDED IN THE REAL ESTATE OFFICE OF THE LARAMIE COUNTY CLERK. (THIS MAY INCLUDE, BUT IS NOT LIMITED TO, COVENANTS, DEEDS, OR OTHER AGREEMENTS).

**BOPU NOTE**

THOSE BOPU UTILITY & ACCESS EASEMENT(S) (HEREINAFTER REFERRED TO AS "BOPU EASEMENT(S)"), AS SHOWN AND DESCRIBED HEREON, ARE HEREBY 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 WATER MAINS/PIPELINES (FACILITIES).

- a. 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. UTILITY'S FACILITIES CROSS THE BOPU FACILITIES AT NO LESS THAN A 60 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.
  - iv. IF GRANTOR REQUIRES RELOCATION OF THE FACILITIES, GRANTEE AGREES TO RELOCATE THE FACILITIES PROVIDED THAT GRANTOR PAYS FOR THE RELOCATION OF THE FACILITIES, PROVIDES A SUITABLE ALTERNATE LOCATION FOR SUCH FACILITIES AND GRANTS THE NECESSARY EASEMENT RIGHTS AT THE NEW LOCATION UPON THE SAME TERMS AND CONDITIONS PROVIDED WITH THE ORIGINAL EASEMENT.
- b. IF GRANTEE (BOPU/CITY OF CHEYENNE) REQUIRES RELOCATION OF THE FACILITIES, GRANTEE SHALL PAY FOR REMOVAL AND RELOCATION OF THE FACILITIES.
- c. IF GRANTEE ACCESSES THE FACILITIES OR UNDERTAKES WORK OR MAINTENANCE ON THE FACILITIES, GRANTEE SHALL REPAIR ANY DAMAGE TO GRANTOR'S PROPERTY RESULTING THEREFROM, INCLUDING RESTORATION OF ANY AREAS DISTURBED AS A RESULT OF SUCH ACCESS AND/OR WORK.

**GENERAL NOTES**

- 1. BASIS OF BEARINGS - WYOMING STATE PLANE COORDINATES, EAST ZONE NAD83-2011, GRID DISTANCES.  
SITE COMBINATION FACTOR = 0.999665203.  
NOTE: "SWEETGRASS" ANNEXATION (UDC-17--00543) AND PREVIOUS ANNEXATION (UDC-16--00329; INCLUDING THE SEXSEX% OF SECTION 10 AND THE SWSHWK OF SECTION 11, T.14N., R.66W., 6TH P.M., (ORD.#159 REC. 84-2523, Pg.1334) BASIS OF BEARINGS : CITY OF CHEYENNE CONTROL NETWORK REFERENCED FROM CITY CONTROL MONUMENTS "A.P.R." & "LUMMIS".
- 2. ALL UNMONUMENTED LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MONUMENTED WITH 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5.910" ON 3/4"x24" REBAR.
- 3. NO PORTION OF THE LANDS CONTAINED WITHIN THE PLAT BOUNDARY FALL WITHIN A F.E.M.A. 100-YEAR SFHA PER F.I.R.M. PANEL No.56021C1357F, DATED JANUARY 17, 2007.
- 4. DOMESTIC WATER AND SANITARY SEWER SERVICES PROVIDED BY CITY OF CHEYENNE BOARD OF PUBLIC UTILITIES (BOPU).
- 5. PRIVATE OPEN SPACE (TRACTS AA, BB, CC, DD, EE, FF, GG, HH, & I ARE RESERVED FOR SHARED USE AND/OR SWEETGRASS PUD PRIVATE OPEN SPACE. SAID LOTS/TRACTS MAY BE ENCUMBERED BY UTILITY AND/OR DRAINAGE EASEMENTS CREATED BY SEPARATE INSTRUMENT AND/OR AS SHOWN HEREON. OWNERSHIP OF SAID LOTS/TRACTS ARE ESTABLISHED BY UNDIVIDED INTEREST DESCRIBED HEREON. MAINTENANCE WILL BE BORNE BY ESTABLISHED SWEETGRASS HOMEOWNERS ASSOCIATION.
- 6. "BHE EASEMENTS" PLATTED SWEETGRASS, 1st FILING GRANTED TO BLACK HILLS ENERGY, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS FOR UNDERGROUND GAS AND/OR ELECTRICAL UTILITY(ES) FACILITIES.
- 7. ZONE DISTRICT: SWEETGRASS PLANNED UNIT DEVELOPMENT (PUD), APPROVED BY THE CITY COUNCIL OF CHEYENNE, WYOMING ON JUNE 11, 2018. (ORDINANCE #4232), AS AMENDED BY THE CITY COUNCIL OF CHEYENNE, WYOMING ON THE 9th DAY OF SEPTEMBER, 2019. (ORDINANCE #4286).
- 8. LANDS CONTAINED WITHIN THE PLAT BOUNDARY ARE SUBJECT TO THE PROVISIONS OF THE "SWEETGRASS PUD ANNEXATION MASTER ANNEXATION AGREEMENT" (CITY CONTRACT #6784) RECORDED 4/23/2018 IN BOOK 2583, PAGE 1914 IN THE REAL ESTATE OFFICE OF THE CLERK OF LARAMIE COUNTY, WY.

**CERTIFICATE OF SURVEYOR**

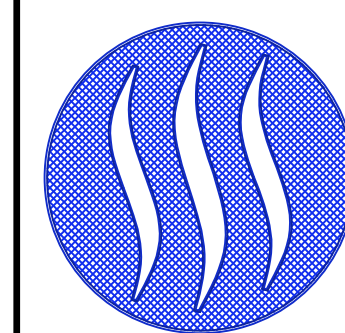
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A SUBDIVISION OF  
A PORTION OF THE N½ OF SECTION 16,  
TOWNSHIP 13 NORTH, RANGE 66 WEST OF THE 6th P.M.  
CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING.

**SHEET 2 of 2**

PREPARED FEBRUARY 2021



**STEIL SURVEYING SERVICES, LLC**  
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