

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

Block 9 - Curve Table, Block 10 - Curve Table, Block 11 - Curve Table, Block 12 - Curve Table, Block 13 - Curve Table, Block 14 - Curve Table. Tables listing curve data including Delta, Radius, Chord Bearing, Chord Length, and Arc Length.

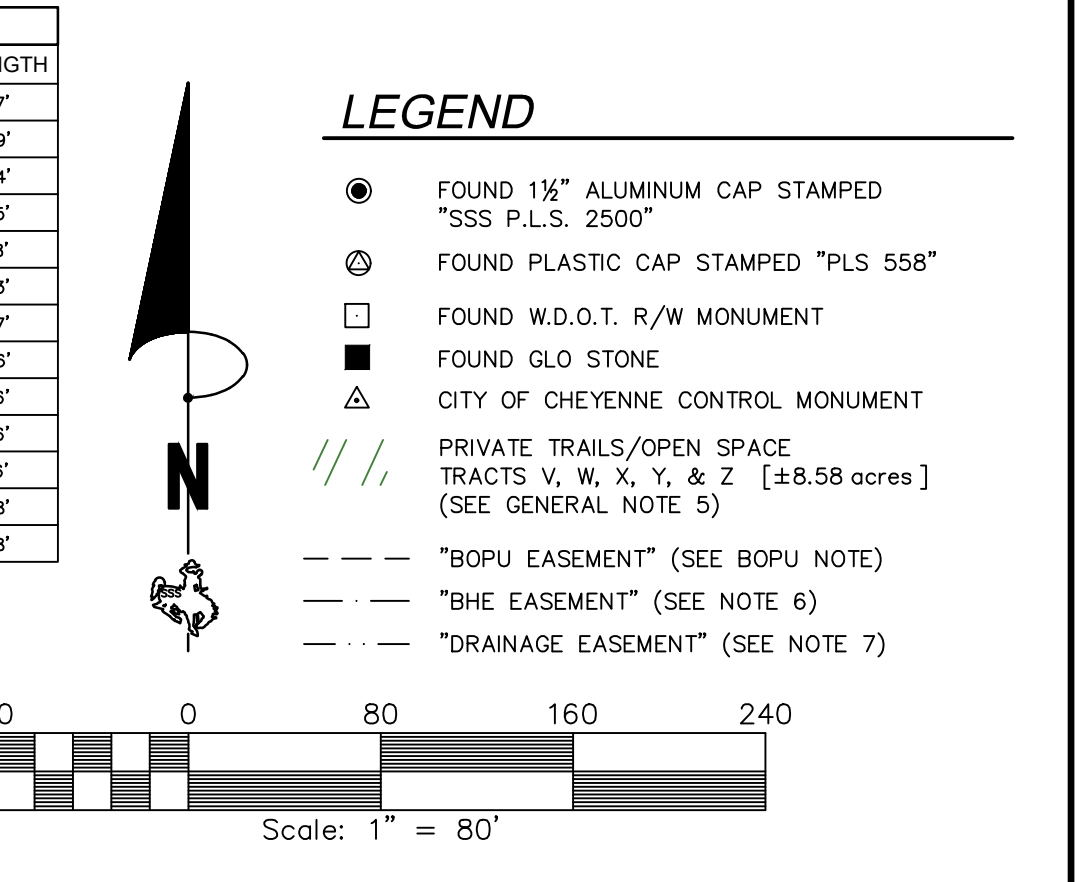
Block 9 - Line Table, Block 10 - Line Table, Block 11 - Line Table, Block 12 - Line Table, Block 13 - Line Table, Block 14 - Line Table. Tables listing line data including Line #, Bearing, and Length.

Boundary Curve Table. Table listing boundary curve data including Curve #, Delta, Radius, Chord Bearing, Chord Length, and Arc Length.

Road Centerline Curve Table. Table listing road centerline curve data including Curve #, Delta, Radius, Chord Bearing, Chord Length, and Arc Length.

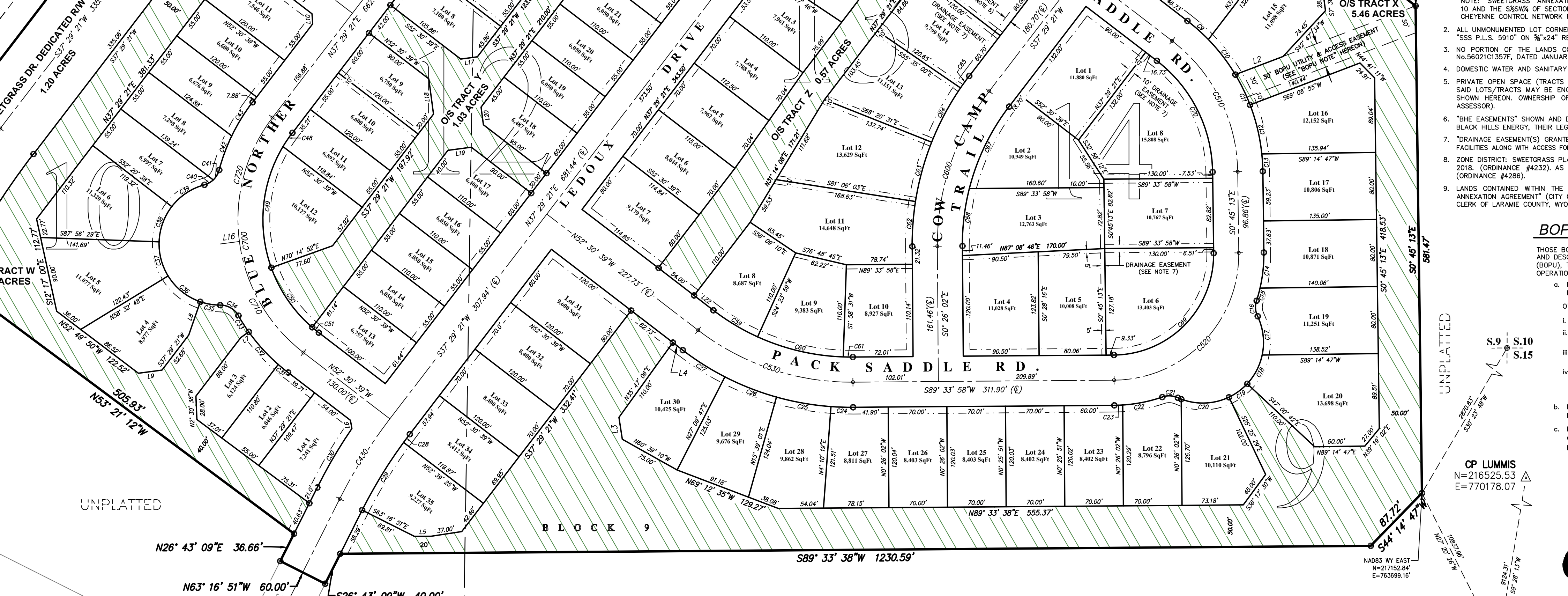
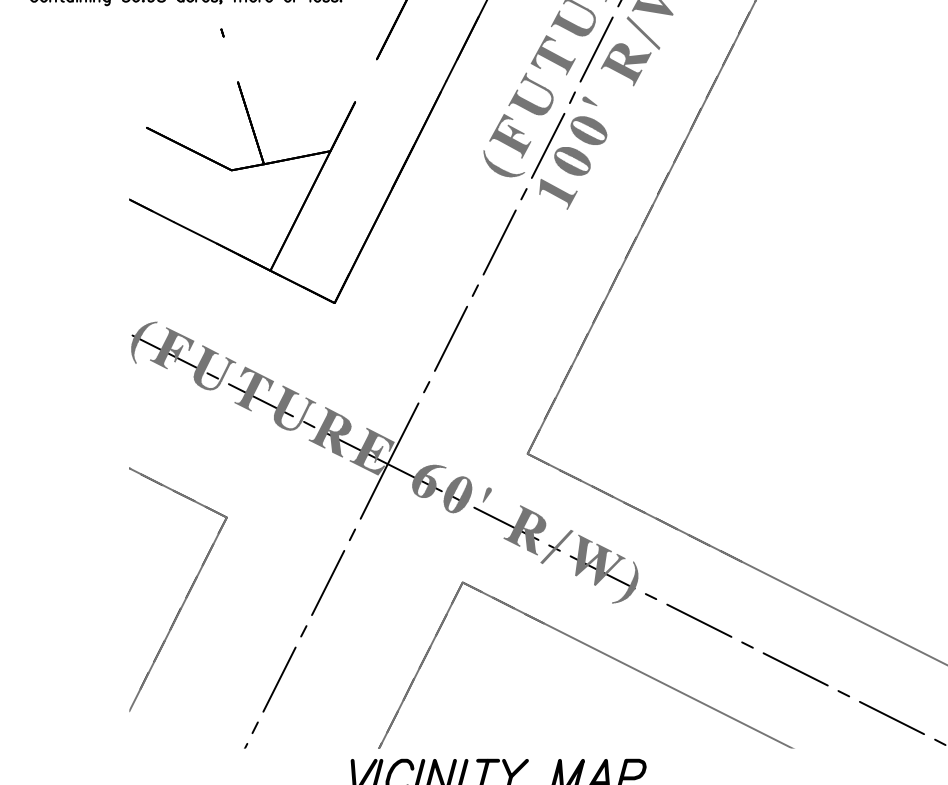
Dedication. Text block regarding the dedication of the property.

Legend. List of symbols and their corresponding descriptions for the plat, including found monuments, easements, and other features.



LAND DESCRIPTION

A portion of the North Half (NH) 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 S30°23'38"W, a distance of 2870.83 feet from the NE Corner of said Section 16, thence S44°14'14"W, a distance of 87.72 feet; thence S89°33'36"W, a distance of 42.00 feet; thence N37°16'51"W, a distance of 60.00 feet; thence N26°43'09"E, a distance of 36.66 feet; thence N53°21'12"W, a distance of 505.63 feet; thence S2°20'30"E, along the south line of Sweetgrass Drive R/W, a distance of 1000.00 feet; thence S37°29'21"E, a distance of 562.77 feet; thence continuing along said East line, along a non-tangential curve, concave to the southeast, a distance of 197.37 feet (whose long chord bears N32°36'18"E, a distance of 197.08 feet, having a radius of 1000.00 feet, through an angle of 10°46'12"); thence N37°29'21"E, a distance of 1000.00 feet; thence S2°20'30"E, along the south line of Sweetgrass Drive R/W, a distance of 1000.00 feet; thence S37°29'21"E, a distance of 562.77 feet; thence continuing along said East line, along a non-tangential curve, concave to the northwest, a distance of 129.39 feet (whose long chord bears N37°16'51"W, a distance of 129.39 feet, having a radius of 650.00 feet, through an angle of 11°25'27"); thence S62°15'48"W, a distance of 106.54 feet; thence S00°00'00"E, a distance of 77.83 feet; thence S52°30'39"E, a distance of 116.60 feet; thence S20°45'13"W, a distance of 581.47 feet to the Point of Beginning. Containing 36.08 acres, more or less.



ACKNOWLEDGEMENT

STATE OF WYOMING)) COUNTY OF LARAMIE)) The foregoing instrument was acknowledged before me this ___ day of _____, 2021, by Doran E. Lumms as Registered Agent for Sweetgrass Land Co., LLC, a Wyoming Corporation.

My Commission Expires: _____ Notary Public, Laramie County, Wyoming

NOTES

- 1. BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE NAD83-2011. GRID DISTANCES. COMBINATION FACTOR = 0.999965203. NOTE: "SWEETGRASS" ANNEXATION (UDC-17-00543) AND PREVIOUS ANNEXATION (UDC-16-00339) INCLUDING THE SECTIONS OF SECTION 10 AND THE S&SW¼ OF SECTION 11, T.14.N., R.66.W., 6TH P.M., (ORD. #4159 REC. BK.2523, PG.1334) BASIS OF BEARINGS: CITY OF CHEYENNE CONTROL NETWORK REFERENCED FROM CITY CONTROL MONUMENTS "A.P.R." & "LUMMS".
- 2. ALL UNMUNICIPATED LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MONUMENTED WITH 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON 1/2" X 1/2" 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.5602C1357F, 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 V, W, X, Y, & Z, 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. (SEE NOTE TO ASSESSOR).
- 6. "THE EASEMENTS" SHOWN AND DESCRIBED HEREON (8' W/ ALL RESIDENTIAL LOT FRONTS TYPICAL OR AS SHOWN) ARE GRANTED TO BLACK HILLS ENERGY, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS FOR UNDERGROUND UTILITY(IES) FACILITIES.
- 7. "DRAINAGE EASEMENTS" GRANTED FOR THE PURPOSE OF PROVIDING COMMON NON-EXCLUSIVE STORM WATER CONVEYANCE AND DRAINAGE FACILITIES ALONG WITH ACCESS FOR THE SWEETGRASS HOMEOWNERS ASSOCIATION (HOA), ITS LEGAL SUCCESSOR AND/OR ASSIGNS.
- 8. 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).
- 9. LANDS CONTAINED WITHIN THE PLAT BOUNDARY ARE SUBJECT TO THE PROVISIONS OF THE "SWEETGRASS PUD ANNEXATION MASTER ANNEXATION AGREEMENT" (CITY CONTRACT #8784) RECORDED 4/23/2018 IN BOOK 2583, PAGE 1914 IN THE REAL ESTATE OFFICE OF THE CLERK OF LARAMIE COUNTY, WYOMING.

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/UTILITIES (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 ACQUIRES 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.

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 V, W, X, Y, & Z, SWEETGRASS, 5th FILING (this plat) IS TO BE ESTABLISHED AS UNDIVIDED INTEREST BY ALL OWNERS OF RESIDENTIAL LOTS CONTAINED WITHIN THIS REPLAT, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS, AND IS HEREBY GRANTED FOR ACCESS, CIRCULATION AND THE MUTUAL USE AND ENJOYMENT BY SAID OWNERS, THEIR SUCCESSORS, INVITEES AND/OR ASSIGNS. ANY CONVEYANCE OF ANY OF THE LOTS CONTAINED WITHIN THIS REPLAT SHALL INCLUDE "AN UNDIVIDED PROPORTIONAL INTEREST IN OPEN SPACE TRACTS V, W, X, Y, & Z, SWEETGRASS 5th 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).

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, Licensed Professional Land Surveyor in the State of Wyoming, for and on behalf of Steel 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.

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. Mayor City Clerk

REVISIONS

REVISED: 01/19/2021 16175 SWEETGRASS/PHASE I\16175A_SWEETGRASS-1ST_FINAL_2018.DWG © COPYRIGHT 2018 STEEL SURVEYING SERVICES, LLC ALL RIGHTS RESERVED

Sweetgrass CHEYENNE WYOMING 5th FILING A SUBDIVISION OF TOWNSHIP 13 NORTH, RANGE 66 WEST OF THE 6th P.M. CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING. PREPARED NOVEMBER 2020 STEEL 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.SteelSurvey.com info@SteelSurvey.com