

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 SIXSEK OF SECTION 10 AND THE SIXSW OF SECTION 11, T.14N, R.66W, 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." & "LUMMIS".
2. ALL UNMONUMENTED LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE TO BE MONUMENTED WITH 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" 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 SPECIAL FLOOD HAZARD AREA PER F.I.R.M. PANEL No.5602C1357F, DATED JANUARY 17, 2007.
4. DOMESTIC WATER AND SANITARY SEWER SERVICES TO BE PROVIDED BY CITY OF CHEYENNE BOARD OF PUBLIC UTILITIES (BOPU).
5. PRIVATE COMMON LOT (LOT 1, BLOCK 1, THIS PLAT) AND OPEN SPACE (TRACTS A, B, & C, SWEETGRASS, 1st FILING) 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 HEREON 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, WYOMING.
9a. "SETBACK/CIRCULATION EASEMENT(S)" PROVIDED ACROSS LOT 3, BLOCK 1 HEREON ARE HEREBY GRANTED TO ALL OWNERS OF ALL LANDS CONTAINED WITHIN THE BOUNDARIES OF THIS REPLAT, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS FOR THE PURPOSES INDICATED.
b. "SETBACK EASEMENT(S)" PROVIDED ACROSS LOT 3, BLOCK 1 HEREON ARE RESERVED TO PROVIDE PRIMARY STRUCTURE BUILDING SETBACK CLEARANCE(S) FROM SHARED CIRCULATION CORRIDORS.

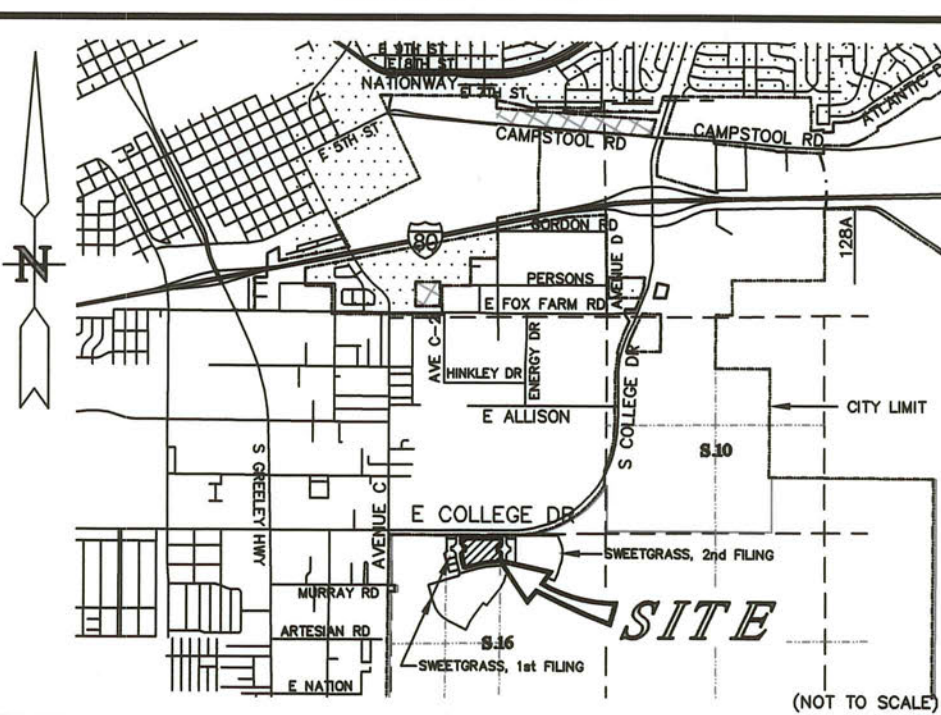
COMMON AREA TOTALS

Table with 2 columns: Area Name and SqFt. Includes Tract A, Tract B, Tract C, and Village Center Common Area/Open Space.

NOTE TO ASSESSOR

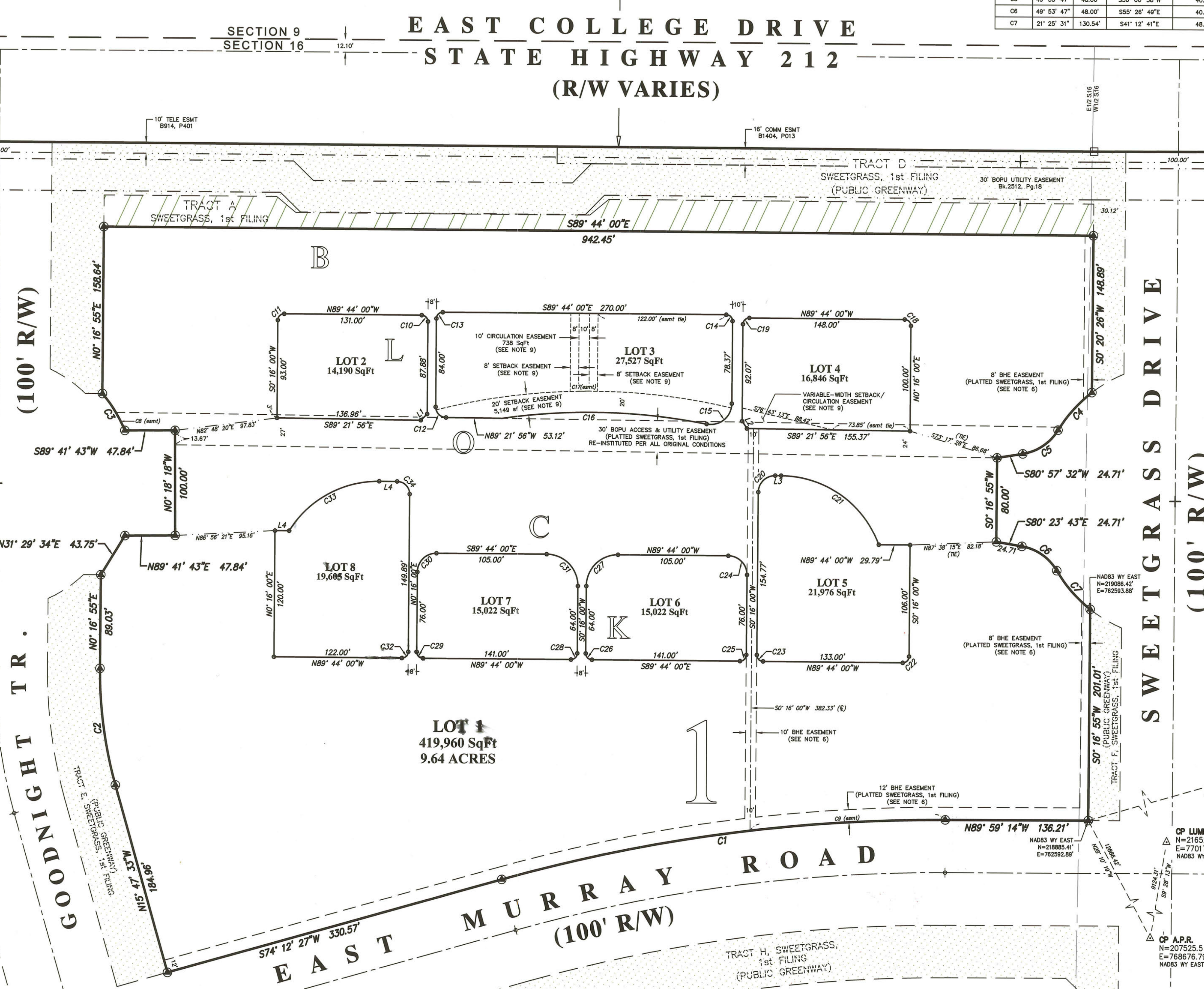
BY THEIR SIGNATURES AFFIXED HEREON, ALL STAKEHOLDERS OF THIS SUBDIVISION PLAT AS SHOWN HEREON CONSENT TO THE FOLLOWING BY THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES:
COMMERCIAL: OWNERSHIP OF OPEN SPACE TRACTS A, B, & C PREVIOUSLY ESTABLISHED BY SWEETGRASS, 1st & 2nd Filing(s) SUBDIVISION PLAT(S), SHALL BE ESTABLISHED AS UNDIVIDED PROPORTIONAL INTEREST (BY RATIO OF OWNERSHIP AREA/TOTAL COMMERCIAL AREA (EXCLUDING "UNBUILDABLE" LOT 5, BLOCK 2, 1st FILING) OF ALL OWNER(S) OF LOTS CONTAINED WITHIN BLOCK 1, 1st FILING (REPLATTED HEREWITH) AND BLOCK 2, 1st FILING, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS. [for example: LOT AREA/289,984]. ANY CONVEYANCE OF ANY OF LOTS 2 THRU 8, BLOCK 1, SWEETGRASS 3rd FILING (THIS PLAT) AND/OR LOTS 1 THRU 4, BLOCK 2, SWEETGRASS 1st FILING; SHALL INCLUDE "AN UNDIVIDED PROPORTIONAL INTEREST IN OPEN SPACE TRACTS A, B, & C, SWEETGRASS 1st FILING".
IN ADDITION: OWNERSHIP OF LOT 1, BLOCK 1, SWEETGRASS, 3rd FILING (this plat) SHALL BE ESTABLISHED BY UNDIVIDED PROPORTIONAL INTEREST (BY RATIO OF OWNERSHIP AREA/TOTAL BLOCK 1 LOT AREA(S) (EXCLUDING SAID LOT 1)) OF ALL OWNERS OF LOTS 2 THRU 8, BLOCK 1, SWEETGRASS 3rd FILING, THEIR LEGAL SUCCESSORS AND/OR ASSIGNS. [for example: LOT AREA/130,188] AND IS HEREBY GRANTED BY SAID OWNERS, THEIR SUCCESSORS, INVITEES AND/OR ASSIGNS; ANY CONVEYANCE OF ANY OF SAID LOTS 2, 3, 4, 5, 6, 7, AND/OR 8, CONTAINED WITHIN BLOCK 1, SHALL INCLUDE "AN UNDIVIDED PROPORTIONAL INTEREST IN LOT 1, BLOCK 1, SWEETGRASS 3rd FILING".
AUTHORITY OF SHARED OWNERSHIP INTEREST(S): LOT 1, BLOCK 1, 3rd FILING (this plat) AND OPEN SPACE TRACTS A, B, C, M, N, P, Q, R, S, (1st FILING) & T, (2nd FILING) ARE OWNED BY UNDIVIDED INTEREST(S) AS DESCRIBED ON THE RESPECTIVE PLAT MAP(S) OR 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).

VICINITY MAP



Line Tables for Lots 2, 5, 4, and 8, listing line number, bearing, and length.

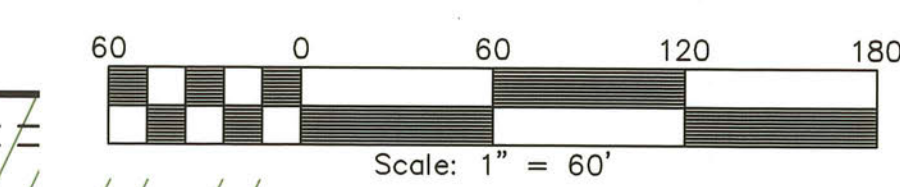
LOCC ADDITION



Boundary Curve Table with columns: Curve #, Delta, Radius, Chord Bearing, Chord Length, Arc Length. Lists curves C1 through C7.

LEGEND

- SET 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910" ON 3/4" x 24" REBAR
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
PUBLIC TRAILS/OPEN SPACE - GREENWAY
TRACTS E, F, H, U, (D) (SEE GENERAL NOTE 5)
PRIVATE TRAILS/OPEN SPACE
TRACTS A, B, C [±1.69 acres] (SEE GENERAL NOTE 5)



INTERNAL CURVE TABLES

Lot 1 - Curve Table with columns: Curve #, Delta, Radius, Chord Bearing, Chord Length, Arc Length. Lists curves C8 and C9.

Lot 2 - Curve Table with columns: Curve #, Delta, Radius, Chord Bearing, Chord Length, Arc Length. Lists curves C10 and C11.

Lot 3 - Curve Table with columns: Curve #, Delta, Radius, Chord Bearing, Chord Length, Arc Length. Lists curves C12 through C16.

Lot 4 - Curve Table with columns: Curve #, Delta, Radius, Chord Bearing, Chord Length, Arc Length. Lists curves C17 through C19.

Lot 5 - Curve Table with columns: Curve #, Delta, Radius, Chord Bearing, Chord Length, Arc Length. Lists curves C20 through C23.

Lot 6 - Curve Table with columns: Curve #, Delta, Radius, Chord Bearing, Chord Length, Arc Length. Lists curves C24 through C27.

Lot 7 - Curve Table with columns: Curve #, Delta, Radius, Chord Bearing, Chord Length, Arc Length. Lists curves C28 through C30.

Lot 8 - Curve Table with columns: Curve #, Delta, Radius, Chord Bearing, Chord Length, Arc Length. Lists curves C31 through C34.

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, a 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.



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: SWEETGRASS LAND CO., LLC, owner in fee simple of All of Block 1, Lots 1 thru 8 inclusive, Sweetgrass, 1st Filing, City of Cheyenne, Laramie County, Wyoming.
Has caused said lands to be surveyed vacated and re-platted to be known as SWEETGRASS, 3rd 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, and dedicate to the public the rights-of-way as shown hereon.

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

ACKNOWLEDGEMENT

STATE OF WYOMING } SS
COUNTY OF LARAMIE }
The foregoing instrument was acknowledged before me this 30th day of MARCH 2020, by Doran E. Lummis, as Registered Agent for Sweetgrass Land Co., LLC, a Wyoming Corporation.
Notary Public, Laramie County, Wyoming

APPROVALS

Approved by the Planning & Development Director this 7th day of April 2020.
Approved by the City Engineer this 7th day of April 2020.

CITY ACKNOWLEDGEMENT

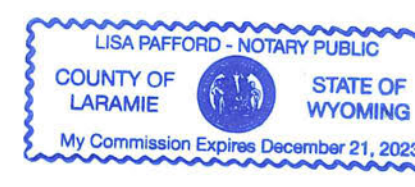
STATE OF WYOMING } SS
COUNTY OF LARAMIE }
The foregoing instrument was acknowledged before me this 7th day of April 2020, by Charles Bloom, City of Cheyenne Planning & Development Director and Tom Cobb, P.E., City of Cheyenne City Engineer.

VACATION STATEMENT

IT IS THE INTENT OF THIS REPLAT TO VACATE ALL OF LOTS 1 THRU 8, BLOCK 1, SWEETGRASS, 1st FILING, INCLUDING ALL PREVIOUSLY PLATTED INTERNAL LOT LINES AND EASEMENTS, EXCEPT AS INDICATED HEREON.

FILING RECORD

REC# #: 775584
RECORDED 4/14/2020 AT 11:11 AM Bk# 11 Pg# 161
My Commission Expires: APR 20, 2022



AN ADMINISTRATIVE REPLAT OF ALL OF BLOCK 1, (LOTS 1 THRU 8 INCLUSIVE) SWEETGRASS, 1st FILING, CITY OF CHEYENNE, SITUATED IN THE N 1/2 OF SECTION 16 TOWNSHIP 13 NORTH, RANGE 66 WEST, 6TH P.M., LARAMIE COUNTY, WYOMING.
PREPARED FEBRUARY 2020

STEEL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS
1102 WEST 19th ST. CHEYENNE, WY. 82001
756 GILCHRIST ST. WHEATLAND, WY. 82201