

DESCRIPTION

ALL MEN BY THESE PRESENTS THAT SPRING CREEK INVESTMENTS, LLC, SPRING CREEK STORAGE, LLC, AND THE CITY OF LARAMIE, A MUNICIPAL CORPORATION, OWNER AND PROPRIETOR OF THE LAND SHOWN ON THIS PLAT HEREBY CERTIFIES THE DIVISION OF THE SING LOTS, BLOCKS, STREETS AND ALLEYS, TO BE KNOWN AS SPRING CREEK SUBDIVISION, FIRST FILING TO THE CITY OF LARAMIE, ALBANY COUNTY, WYOMING, LOCATED IN THAT PORTION OF THE NORTH HALF OF SECTION 4, TOWNSHIP 15 NORTH, RANGE 13 WEST, 6TH P.M., ALBANY COUNTY, WYOMING, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 OF SECTION 4, T15N, R73W;
 S89°55'38"E, A DISTANCE OF 1121.00 FEET TO THE POINT OF BEGINNING;
 S89°55'36"E, A DISTANCE OF 738.67 FEET TO THE EAST RIGHT OF WAY OF BILL NYE AVENUE;
 N34°03'10"W ALONG SAID RIGHT OF WAY, A DISTANCE OF 695.57 FEET;
 N84°59'07"W, A DISTANCE OF 297.39 FEET;
 N04°54'17"E, A DISTANCE OF 81.99 FEET;
 6.86 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING AN ANGLE OF 01°32'40", A RADIUS OF 254.48 FEET, AND
 0.86 LONG CHORD BEARS N89°03'48"E, A DISTANCE OF 6.86 FEET;
 N88°50'08"E, A DISTANCE OF 1013.90 FEET;
 107.26 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING AN ANGLE OF 13°00'00", A RADIUS OF 472.74 FEET, AND
 0.86 LONG CHORD BEARS N82°20'08"E, A DISTANCE OF 107.03 FEET;
 N55°50'08"E, A DISTANCE OF 378.80 FEET;
 116.39 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING AN ANGLE OF 26°12'20", A RADIUS OF 254.48 FEET, AND
 0.86 LONG CHORD BEARS N88°58'18"E, A DISTANCE OF 115.38 FEET TO THE WEST RIGHT OF WAY OF 9TH STREET,
 ALONG SAID RIGHT OF WAY FOR THE FOLLOWING SEVEN COURSES;
 304°49'25"W, A DISTANCE OF 198.13 FEET;
 301°07'03"W, A DISTANCE OF 207.80 FEET;
 100°00'03"W, A DISTANCE OF 265.79 FEET;
 5.88 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING AN ANGLE OF 03°51'23", A RADIUS OF 533.00 FEET, AND
 0.86 LONG CHORD BEARS S01°55'45"W, A DISTANCE OF 35.87 FEET;
 03°51'27"W, A DISTANCE OF 543.24 FEET;
 1.25 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING AN ANGLE OF 03°51'21", A RADIUS OF 613.00 FEET, AND
 0.86 LONG CHORD BEARS S01°55'46"W, A DISTANCE OF 41.25 FEET;
 00°00'05"W, A DISTANCE OF 369.34 FEET;
 89°59'55"W, A DISTANCE OF 550.18 FEET;

APPROVALS

LARAMIE PLANNING COMMISSION

CHAIRMAN _____ DATE _____

MAYOR ANDI SUMMERVILLE
 CITY OF LARAMIE, WYOMING

DATE _____

ATTEST:
 CITY OF LARAMIE CLERK ANGIE JOHNSON

DATE _____

ATTEST

THE UNDERSIGNED DO HEREBY ATTEST AND AFFIRM THAT THIS PLAT:

1) WAS RECOMMENDED FOR APPROVAL BY PLANNING COMMISSION ON _____, 2017;

2) WAS DULY AND PROPERLY APPROVED BY CITY COUNCIL ON _____, 2017;

Description	Unit	Estimated Quantity	Unit Price	Total Cost
Proposed Land Reservation/Dedication				
Bill Nye North at Spring Creek	SF	16,234	\$ 1.42	\$ 23,052.00
Bill Nye North of Boswell Sliver	SF	4,730	\$ 4.50	\$ 21,285.00
Bill Nye South of Boswell	SF	48,540	\$ 4.50	\$ 218,430.00
South of Boswell/West of Bill Nye	SF	38,000	\$ 1.42	\$ 53,960.00
Bike Path Along Spring Creek	SF	34,800	\$ 4.50	\$ 156,600.00
Internal Park (Lot 41 Block 6)	SF	7,426	\$ 9.00	\$ 66,834.00
		<u>149,730</u>		<u>\$ 540,161.00</u>
Bill Nye Design & Construction				
Bill Nye North at Spring Creek	SY	1,190	\$ 90.00	\$ 107,100.00
Bill Nye South of Boswell	SY	3,042	\$ 90.00	\$ 273,780.00
Sewer Line South of Boswell	LF	590	\$ 50.00	\$ 29,500.00
				<u>\$ 410,380.00</u>
Bike Path				
Bike Path Along Spring Creek to Bill Nye	SF	14,500	\$ 6.50	\$ 94,250.00
Bike Path Along Bill Nye to Boswell	SF	10,500	\$ 6.50	\$ 68,250.00
				<u>\$ 162,500.00</u>

Lane & Curve Information				Lane & Curve Information				Lane & Curve Information				Boundary & Checkpoint Point Utility Easement			
Line/Chain	Length	Bearing	Station	Line/Chain	Length	Bearing	Station	Line/Chain	Length	Bearing	Station	Line/Chain	Length	Bearing	Station
C1	30.00	S 15° 00' 00" W	100.00	C21	15.71	S 89° 59' 59" W	100.00	C101	15.71	S 89° 59' 59" W	100.00	C101	15.71	S 89° 59' 59" W	100.00
C2	30.00	S 15° 00' 00" W	130.00	C22	15.71	S 89° 59' 59" W	115.71	C102	15.71	S 89° 59' 59" W	115.71	C102	15.71	S 89° 59' 59" W	115.71
C3	30.00	S 15° 00' 00" W	160.00	C23	15.71	S 89° 59' 59" W	131.42	C103	15.71	S 89° 59' 59" W	131.42	C103	15.71	S 89° 59' 59" W	131.42
C4	30.00	S 15° 00' 00" W	190.00	C24	15.71	S 89° 59' 59" W	147.13	C104	15.71	S 89° 59' 59" W	147.13	C104	15.71	S 89° 59' 59" W	147.13
C5	30.00	S 15° 00' 00" W	220.00	C25	15.71	S 89° 59' 59" W	162.84	C105	15.71	S 89° 59' 59" W	162.84	C105	15.71	S 89° 59' 59" W	162.84
C6	30.00	S 15° 00' 00" W	250.00	C26	15.71	S 89° 59' 59" W	178.55	C106	15.71	S 89° 59' 59" W	178.55	C106	15.71	S 89° 59' 59" W	178.55
C7	30.00	S 15° 00' 00" W	280.00	C27	15.71	S 89° 59' 59" W	194.26	C107	15.71	S 89° 59' 59" W	194.26	C107	15.71	S 89° 59' 59" W	194.26
C8	30.00	S 15° 00' 00" W	310.00	C28	15.71	S 89° 59' 59" W	209.97	C108	15.71	S 89° 59' 59" W	209.97	C108	15.71	S 89° 59' 59" W	209.97
C9	30.00	S 15° 00' 00" W	340.00	C29	15.71	S 89° 59' 59" W	225.68	C109	15.71	S 89° 59' 59" W	225.68	C109	15.71	S 89° 59' 59" W	225.68
C10	30.00	S 15° 00' 00" W	370.00	C30	15.71	S 89° 59' 59" W	241.39	C110	15.71	S 89° 59' 59" W	241.39	C110	15.71	S 89° 59' 59" W	241.39
C11	30.00	S 15° 00' 00" W	400.00	C31	15.71	S 89° 59' 59" W	257.10	C111	15.71	S 89° 59' 59" W	257.10	C111	15.71	S 89° 59' 59" W	257.10
C12	30.00	S 15° 00' 00" W	430.00	C32	15.71	S 89° 59' 59" W	272.81	C112	15.71	S 89° 59' 59" W	272.81	C112	15.71	S 89° 59' 59" W	272.81
C13	30.00	S 15° 00' 00" W	460.00	C33	15.71	S 89° 59' 59" W	288.52	C113	15.71	S 89° 59' 59" W	288.52	C113	15.71	S 89° 59' 59" W	288.52
C14	30.00	S 15° 00' 00" W	490.00	C34	15.71	S 89° 59' 59" W	304.23	C114	15.71	S 89° 59' 59" W	304.23	C114	15.71	S 89° 59' 59" W	304.23
C15	30.00	S 15° 00' 00" W	520.00	C35	15.71	S 89° 59' 59" W	319.94	C115	15.71	S 89° 59' 59" W	319.94	C115	15.71	S 89° 59' 59" W	319.94
C16	30.00	S 15° 00' 00" W	550.00	C36	15.71	S 89° 59' 59" W	335.65	C116	15.71	S 89° 59' 59" W	335.65	C116	15.71	S 89° 59' 59" W	335.65
C17	30.00	S 15° 00' 00" W	580.00	C37	15.71	S 89° 59' 59" W	351.36	C117	15.71	S 89° 59' 59" W	351.36	C117	15.71	S 89° 59' 59" W	351.36
C18	30.00	S 15° 00' 00" W	610.00	C38	15.71	S 89° 59' 59" W	367.07	C118	15.71	S 89° 59' 59" W	367.07	C118	15.71	S 89° 59' 59" W	367.07
C19	30.00	S 15° 00' 00" W	640.00	C39	15.71	S 89° 59' 59" W	382.78	C119	15.71	S 89° 59' 59" W	382.78	C119	15.71	S 89° 59' 59" W	382.78
C20	30.00	S 15° 00' 00" W	670.00	C40	15.71	S 89° 59' 59" W	398.49	C120	15.71	S 89° 59' 59" W	398.49	C120	15.71	S 89° 59' 59" W	398.49



DEDICATION

WE, THE UNDERSIGNED, HEREBY DEDICATE TO THE CITY OF LAMAR, MISSOURI, THE FOLLOWING DESCRIBED PARCELS, TOGETHER WITH ALL RIGHTS AND INTERESTS THEREIN, FOR THE USE AND ENJOYMENT OF THE PUBLIC AS SHOWN ON THIS PLAN:

APPROVALS

City of Lamar Planning Commission: _____ DATE: _____

Mayor and Board of Aldermen: _____ DATE: _____

City Engineer: _____ DATE: _____

Community Development Department: _____ DATE: _____

ATTEST

CITY OF LAMAR CLERK: ANGE JOHNSON DATE: _____

NOTARY PUBLIC

STATE OF MISSOURI: _____

CITY OF LAMAR: _____

DATE: _____

SPRING CREEK INVESTMENTS, LLC

JAMES S. STEPHEN AS MANAGING PARTNER DATE: _____

SPRING CREEK STORAGE, LLC

JAMES S. STEPHEN AS MANAGING PARTNER DATE: _____

NOTARY PUBLIC

STATE OF MISSOURI: _____

CITY OF LAMAR: _____

DATE: _____

ATTEST

CITY OF LAMAR CLERK: ANGE JOHNSON DATE: _____

Gas Utility Easement

Line/Chain	Length	Bearing	Station	Line/Chain	Length	Bearing	Station
C101	15.71	S 89° 59' 59" W	100.00	C101	15.71	S 89° 59' 59" W	100.00
C102	15.71	S 89° 59' 59" W	115.71	C102	15.71	S 89° 59' 59" W	115.71
C103	15.71	S 89° 59' 59" W	131.42	C103	15.71	S 89° 59' 59" W	131.42
C104	15.71	S 89° 59' 59" W	147.13	C104	15.71	S 89° 59' 59" W	147.13
C105	15.71	S 89° 59' 59" W	162.84	C105	15.71	S 89° 59' 59" W	162.84
C106	15.71	S 89° 59' 59" W	178.55	C106	15.71	S 89° 59' 59" W	178.55
C107	15.71	S 89° 59' 59" W	194.26	C107	15.71	S 89° 59' 59" W	194.26
C108	15.71	S 89° 59' 59" W	209.97	C108	15.71	S 89° 59' 59" W	209.97
C109	15.71	S 89° 59' 59" W	225.68	C109	15.71	S 89° 59' 59" W	225.68
C110	15.71	S 89° 59' 59" W	241.39	C110	15.71	S 89° 59' 59" W	241.39
C111	15.71	S 89° 59' 59" W	257.10	C111	15.71	S 89° 59' 59" W	257.10
C112	15.71	S 89° 59' 59" W	272.81	C112	15.71	S 89° 59' 59" W	272.81
C113	15.71	S 89° 59' 59" W	288.52	C113	15.71	S 89° 59' 59" W	288.52
C114	15.71	S 89° 59' 59" W	304.23	C114	15.71	S 89° 59' 59" W	304.23
C115	15.71	S 89° 59' 59" W	319.94	C115	15.71	S 89° 59' 59" W	319.94
C116	15.71	S 89° 59' 59" W	335.65	C116	15.71	S 89° 59' 59" W	335.65
C117	15.71	S 89° 59' 59" W	351.36	C117	15.71	S 89° 59' 59" W	351.36
C118	15.71	S 89° 59' 59" W	367.07	C118	15.71	S 89° 59' 59" W	367.07
C119	15.71	S 89° 59' 59" W	382.78	C119	15.71	S 89° 59' 59" W	382.78
C120	15.71	S 89° 59' 59" W	398.49	C120	15.71	S 89° 59' 59" W	398.49

Water Utility Easement

Line/Chain	Length	Bearing	Station	Line/Chain	Length	Bearing	Station
C101	15.71	S 89° 59' 59" W	100.00	C101	15.71	S 89° 59' 59" W	100.00
C102	15.71	S 89° 59' 59" W	115.71	C102	15.71	S 89° 59' 59" W	115.71
C103	15.71	S 89° 59' 59" W	131.42	C103	15.71	S 89° 59' 59" W	131.42
C104	15.71	S 89° 59' 59" W	147.13	C104	15.71	S 89° 59' 59" W	147.13
C105	15.71	S 89° 59' 59" W	162.84	C105	15.71	S 89° 59' 59" W	162.84
C106	15.71	S 89° 59' 59" W	178.55	C106	15.71	S 89° 59' 59" W	178.55
C107	15.71	S 89° 59' 59" W	194.26	C107	15.71	S 89° 59' 59" W	194.26
C108	15.71	S 89° 59' 59" W	209.97	C108	15.71	S 89° 59' 59" W	209.97
C109	15.71	S 89° 59' 59" W	225.68	C109	15.71	S 89° 59' 59" W	225.68
C110	15.71	S 89° 59' 59" W	241.39	C110	15.71	S 89° 59' 59" W	241.39
C111	15.71	S 89° 59' 59" W	257.10	C111	15.71	S 89° 59' 59" W	257.10
C112	15.71	S 89° 59' 59" W	272.81	C112	15.71	S 89° 59' 59" W	272.81
C113	15.71	S 89° 59' 59" W	288.52	C113	15.71	S 89° 59' 59" W	288.52
C114	15.71	S 89° 59' 59" W	304.23	C114	15.71	S 89° 59' 59" W	304.23
C115	15.71	S 89° 59' 59" W	319.94	C115	15.71	S 89° 59' 59" W	319.94
C116	15.71	S 89° 59' 59" W	335.65	C116	15.71	S 89° 59' 59" W	335.65
C117	15.71	S 89° 59' 59" W	351.36	C117	15.71	S 89° 59' 59" W	351.36
C118	15.71	S 89° 59' 59" W	367.07	C118	15.71	S 89° 59' 59" W	367.07
C119	15.71	S 89° 59' 59" W	382.78	C119	15.71	S 89° 59' 59" W	382.78
C120	15.71	S 89° 59' 59" W	398.49	C120	15.71	S 89° 59' 59" W	398.49

Electrical Utility Easement

Line/Chain	Length	Bearing	Station	Line/Chain	Length	Bearing	Station
C101	15.71	S 89° 59' 59" W	100.00	C101	15.71	S 89° 59' 59" W	100.00
C102	15.71	S 89° 59' 59" W	115.71	C102	15.71	S 89° 59' 59" W	115.71
C103	15.71	S 89° 59' 59" W	131.42	C103	15.71	S 89° 59' 59" W	131.42
C104	15.71	S 89° 59' 59" W	147.13	C104	15.71	S 89° 59' 59" W	147.13
C105	15.71	S 89° 59' 59" W	162.84	C105	15.71	S 89° 59' 59" W	162.84
C106	15.71	S 89° 59' 59" W	178.55	C106	15.71	S 89° 59' 59" W	178.55
C107	15.71	S 89° 59' 59" W	194.26	C107	15.71	S 89° 59' 59" W	194.26
C108	15.71	S 89° 59' 59" W	209.97	C108	15.71	S 89° 59' 59" W	209.97
C109	15.71	S 89° 59' 59" W	225.68	C109	15.71	S 89° 59' 59" W	225.68
C110	15.71	S 89° 59' 59" W	241.39	C110	15.71	S 89° 59' 59" W	241.39
C111	15.71	S 89° 59' 59" W	257.10	C111	15.71	S 89° 59' 59" W	257.10
C112	15.71	S 89° 59' 59" W	272.81	C112	15.71	S 89° 59' 59" W	272.81
C113	15.71	S 89° 59' 59" W	288.52	C113	15.71	S 89° 59' 59" W	288.52
C114	15.71	S 89° 59' 59" W	304.23	C114	15.71	S 89° 59' 59" W	304.23
C115	15.71	S 89° 59' 59" W	319.94	C115	15.71	S 89° 59' 59" W	319.94
C116	15.71	S 89° 59' 59" W	335.65	C116	15.71	S 89° 59' 59" W	335.65
C117	15.71	S 89° 59' 59" W	351.36	C117	15.71	S 89° 59' 59" W	351.36
C118	15.71	S 89° 59' 59" W	367.07	C118	15.71	S 89° 59' 59" W	367.07
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C120	15.71	S 89° 59' 59" W	398.49	C120	15.71	S 89° 59' 59" W	398.49

NOTES

- ALL UTILITIES AND EASEMENTS SHOWN ON THIS PLAN ARE HEREBY DEDICATED TO THE CITY OF LAMAR, MISSOURI, FOR THE USE AND ENJOYMENT OF THE PUBLIC.
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- ALL UTILITIES AND EASEMENTS SHOWN ON THIS PLAN ARE HER

SPRING CREEK VILLAGE

EXHIBIT C

SPRING CREEK DR.

SPRING CREEK

SANDERS DR.

PALMER DR.

6TH STREET

8TH STREET

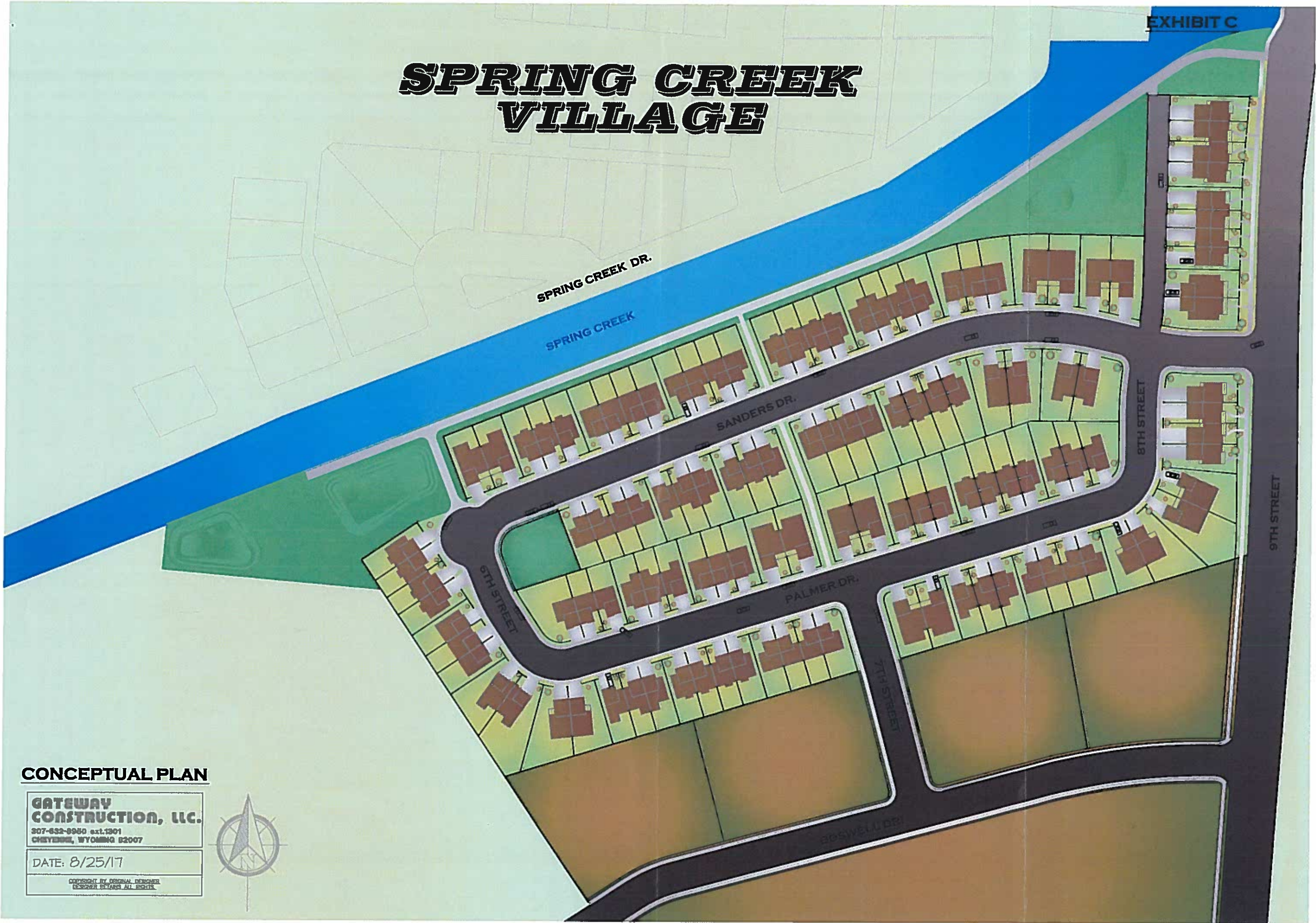
9TH STREET

CONCEPTUAL PLAN

**GATEWAY
CONSTRUCTION, LLC.**
307-633-8980 ext.1301
CHEYENNE, WYOMING 82007

DATE: 8/25/17

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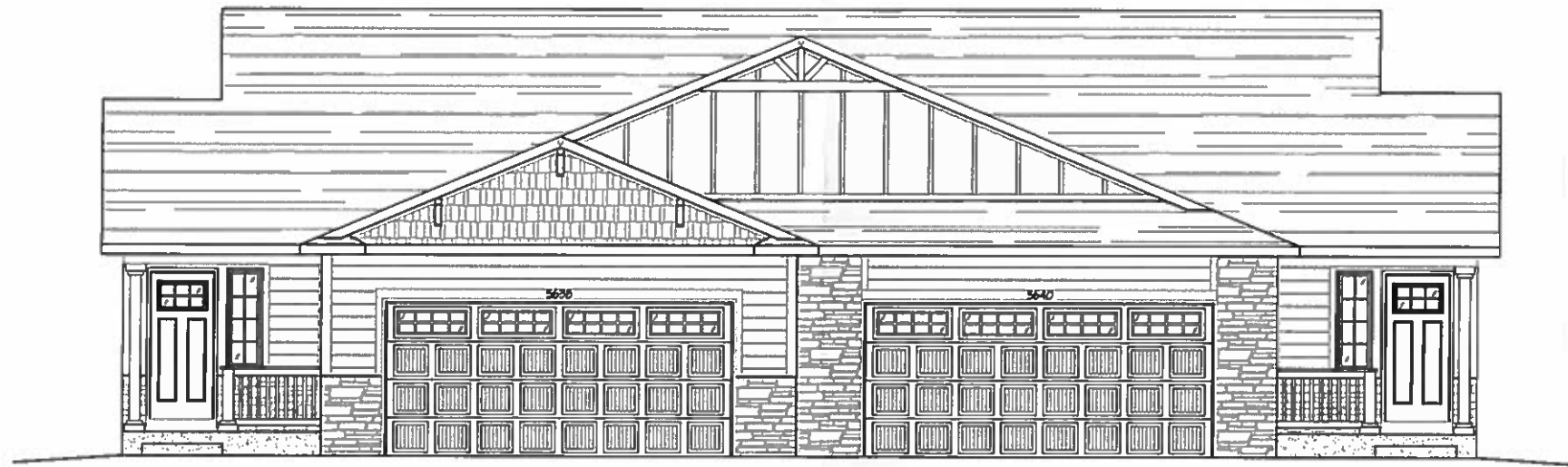




CONCEPTUAL
FRONT DESIGN



CONCEPTUAL
FRONT DESIGN



CONCEPTUAL
FRONT DESIGN