

ORIGINAL ORDINANCE NO.: 2055  
ENROLLED ORDINANCE NO.:

INTRODUCED BY: Richardson

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF LARAMIE, WYOMING VACATING APPROXIMATELY A 4.31 ACRE PEDESTRIAN EASEMENT WITHIN TIMBERLINE BUSINESS PARK, LOTS 1 THROUGH 7.

WHEREAS, on November 3, 2022, the applicant William Spires filed an application for vacation of an approximate 4.31 acre of a pedestrian easement within Timberline Business Park, Lots 1 through 7.

WHEREAS, it has been determined that the 4.31 acre of a pedestrian easement does meet the criteria of LMC 15.06.060.W.4 establishing a value of zero (0) and as such staff is not recommending compensation pursuant to Laramie Municipal Code;

WHEREAS, on January 9, 2023 the Laramie Planning Commission affirmatively voted to recommend approval of the vacation to the Laramie City Council;

WHEREAS, notice of a public hearing in compliance with Wyo. Stat. §15-1-602(b) ~~to be shall be~~ published in the *Laramie Boomerang* on February 21st, 2023 which notice ~~is was given~~ at least fifteen (15) days prior to the public hearing; and

WHEREAS, the Laramie City Council ~~held shall hold~~ a public hearing on March 7, 2023 to take and consider public comments.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LARAMIE:

**Section 1.** That pursuant to W.S. § 15-6-104, W.S. § 15-4-305 and W.S. § 34-12-106 through § 34-12-108, the City Council finds that the vacation of the following described area will not abridge or destroy any of the rights and privileges of other proprietors in said plat and further finds that the vacation is in the best interest of the City of Laramie, Wyoming (City).

**Section 2.** That the City Council hereby vacates approximately 4.31 acre pedestrian easement within Timberline Business Park, lots 1 through 7, more particularly described as:

A PEDESTRIAN EASEMENT OF VARIABLE WIDTH AS DESCRIBED ON THE FINAL PLAT FOR TIMBERLINE BUSINESS PARK, AS DESCRIBED IN DOCUMENT 2017-1311, RECORDED ON FEBRUARY 27, 2017 AT THE ALBANY COUNTY CLERK AND RECORDS OFFICE, LARAMIE WYOMING, LOCATED IN THE SOUTH HALF OF SECTION 9, TOWNSHIP 15 NORTH, RANGE 73 WEST, OF THE 6TH P.M., LARAMIE WYOMING. APPROXIMATE AREA TO BE VACATED: 187,745 SFT. (4.31 ACRES), MORE OR LESS.

EASEMENT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 15 NORTH, RANGE 73 WEST, OF THE 6TH P.M., BEING A FOUND PK NAIL, THENCE NORTH 35°29'42" EAST 2215.23 FEET TO A FOUND 1.5" ALUMINUM CAP AND THE NORTHWEST CORNER OF TIMBERLINE BUSINESS PARK;

THENCE SOUTH 08°00'59" EAST 30 FEET ALONG THE WEST BOUNDARY OF TIMBERLINE BUSINESS PARK TO A POINT ON THE SOUTHERLY BOUNDARY OF A 30' INGRESS, EGRESS, AND WATERLINE MAINTENANCE EASEMENT, ALSO BEING A POINT ON THE EASTERLY BOUNDARY OF THE HIGHWAY 287 RIGHT-OF-WAY AND THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE PROCEEDING THE FOLLOWING TWENTY-SIX (26) COURSES AND DISTANCES:

- 1) THENCE NORTH 82°01'28" EAST 246.05 FEET, MORE OR LESS, ALONG SAID SOUTHERLY BOUNDARY OF SAID 30' INGRESS, EGRESS, AND WATERLINE MAINTENANCE EASEMENT;
- 2) THENCE SOUTH 07°58'32" EAST 168.00 FEET, MORE OR LESS;
- 3) THENCE SOUTH 38°27'01" WEST 220.11 FEET, MORE OR LESS;
- 4) THENCE SOUTH 06°11'05" EAST 163.88 FEET, MORE OR LESS;
- 5) THENCE SOUTH 35°03'29" EAST 85.57 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF A 30' UTILITY, STORMWATER, AND PEDESTRIAN EASEMENT AS DEPICTED ON THE FINAL PLAT FOR TIMBERLINE BUSINESS PARK IN DOCUMENT 2017-1311;
- 6) THENCE SOUTH 12°42'48" WEST 30.57 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF A 30' UTILITY, STORMWATER, AND PEDESTRIAN EASEMENT AS DEPICTED ON THE FINAL PLAT FOR TIMBERLINE BUSINESS PARK IN DOCUMENT 2017-1311;
- 7) THENCE SOUTH 33°43'26" WEST 55.11 FEET, MORE OR LESS;
- 8) THENCE SOUTH 02°34'56" EAST 254.47 FEET, MORE OR LESS;
- 9) THENCE SOUTH 27°26'02" EAST 96.69 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF LOT 5 AS DEPICTED ON THE FINAL PLAT FOR TIMBERLINE BUSINESS PARK IN DOCUMENT 2017-1311;
- 10) THENCE SOUTH 36°52'46" WEST 69.83 FEET, MORE OR LESS;
- 11) THENCE SOUTH 01°14'42" WEST 274.13 FEET, MORE OR LESS;
- 12) THENCE SOUTH 32°26'47" EAST 65.01 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF A 30' UTILITY, STORMWATER, AND PEDESTRIAN EASEMENT AS DEPICTED ON THE FINAL PLAT FOR TIMBERLINE BUSINESS PARK IN DOCUMENT 2017-1311;
- 13) THENCE SOUTH 00°37'24" EAST 30.02 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF A 30' UTILITY, STORMWATER, AND PEDESTRIAN EASEMENT AS DEPICTED ON THE FINAL PLAT FOR TIMBERLINE BUSINESS PARK IN DOCUMENT 2017-1311;
- 14) THENCE SOUTH 37°02'53" WEST 71.09 FEET, MORE OR LESS;

- 15) THENCE SOUTH 04°03'57" WEST 112.18 FEET, MORE OR LESS;
- 16) THENCE SOUTH 88°23'06" EAST 43.03 FEET, MORE OR LESS;
- 17) THENCE SOUTH 01°36'54" WEST 147.28 FEET, MORE OR LESS;
- 18) THENCE SOUTH 46°01'25" EAST 18.92 FEET, MORE OR LESS;
- 19) THENCE SOUTH 88°50'44" EAST 48.01 FEET, MORE OR LESS;
- 20) THENCE SOUTH 01°36'54" WEST 18.14 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF THE 100' RIGHT-OF-WAY FOR HURON STREET;
- 21) THENCE NORTH 88°23'06" WEST 86.99 FEET, MORE OR LESS, ALONG SAID NORTH LINE OF THE 100' RIGHT-OF-WAY OF HURON STREET;
- 22) THENCE NORTH 01°36'54" EAST 120.00 FEET, MORE OR LESS;
- 23) THENCE NORTH 88°23'06" WEST 104.69 FEET, MORE OR LESS, TO A POINT ON EASTERLY BOUNDARY OF HIGHWAY 287 RIGHT-OF-WAY AND A POINT ON A NON-TANGENT CURVE TO THE LEFT;
- 24) THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY OF THE HIGHWAY 287 RIGHT-OF-WAY AND SAID NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5904.58 FEET, ARC LENGTH OF 1396.22 FEET, (CHORD BEARING NORTH 01°15'56" WEST 1392.97 FEET), MORE OR LESS, TO A HIGHWAY RIGHT-OF-WAY MONUMENT, FOUND;
- 25) THENCE NORTH 17°23'19" WEST 30.65 FEET, MORE OR LESS, ALONG SAID EASTERLY BOUNDARY OF THE HIGHWAY 287 RIGHT-OF-WAY TO A HIGHWAY RIGHT-OF-WAY MONUMENT, FOUND;
- 26) THENCE NORTH 08°00'59" WEST 171.85 FEET, MORE OR LESS, ALONG SAID EASTERLY BOUNDARY OF THE HIGHWAY 287 RIGHT-OF-WAY TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINING 187745 SFT (4.31 ACRES), MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS, RESERVATIONS, AND RESTRICTIONS OF RECORD

**Section 3.** That the Clerk of Albany County, Wyoming, in whose office the aforesaid plat is recorded, shall cause the right-of-way vacation to be indicated in plain legible letters and symbols across the plat so modified, and shall also make a reference on the same to the volume and page number on which the ordinance vacating the easement is recorded.

**Section 4.** That this ordinance shall become effective after its passage, approval, publication, and recordation.

**PASSED, APPROVED AND ADOPTED this \_\_\_ day of \_\_\_\_\_, 2023.**

\_\_\_\_\_  
Brian Harrington  
Mayor and President of the City Council

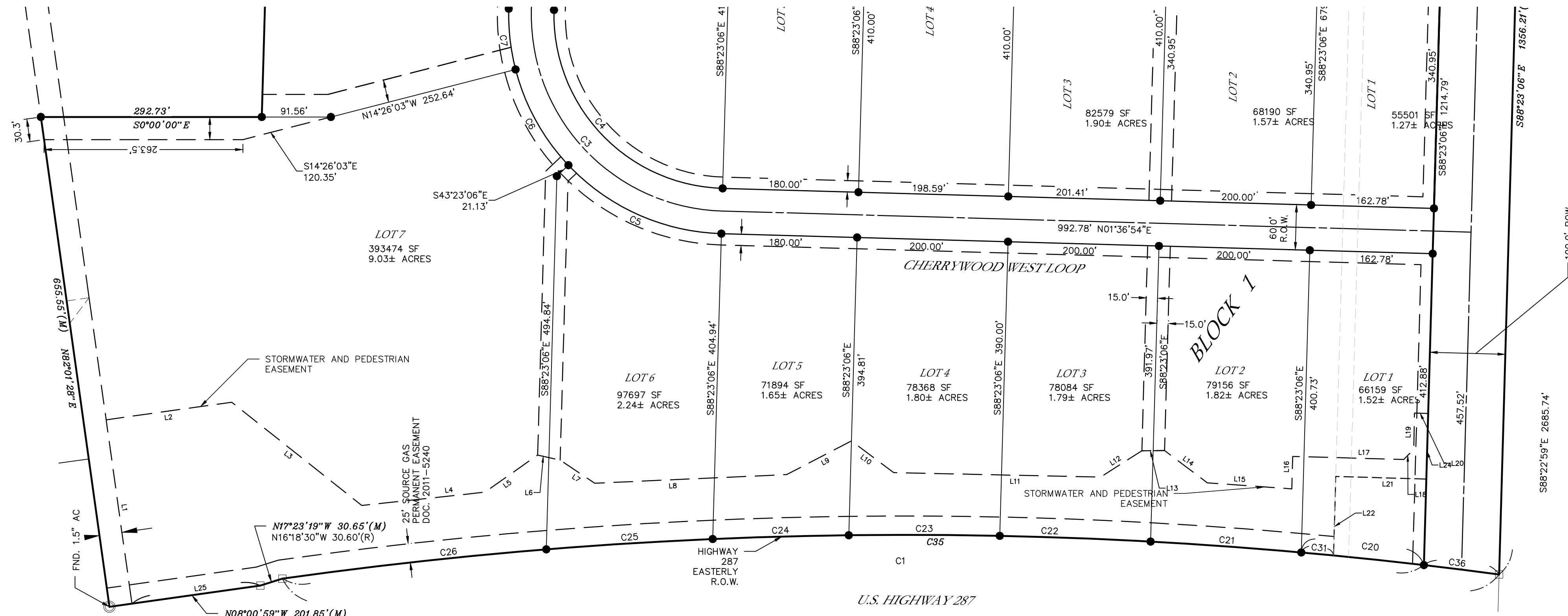
ATTEST:

\_\_\_\_\_  
Nancy Bartholomew  
City Clerk

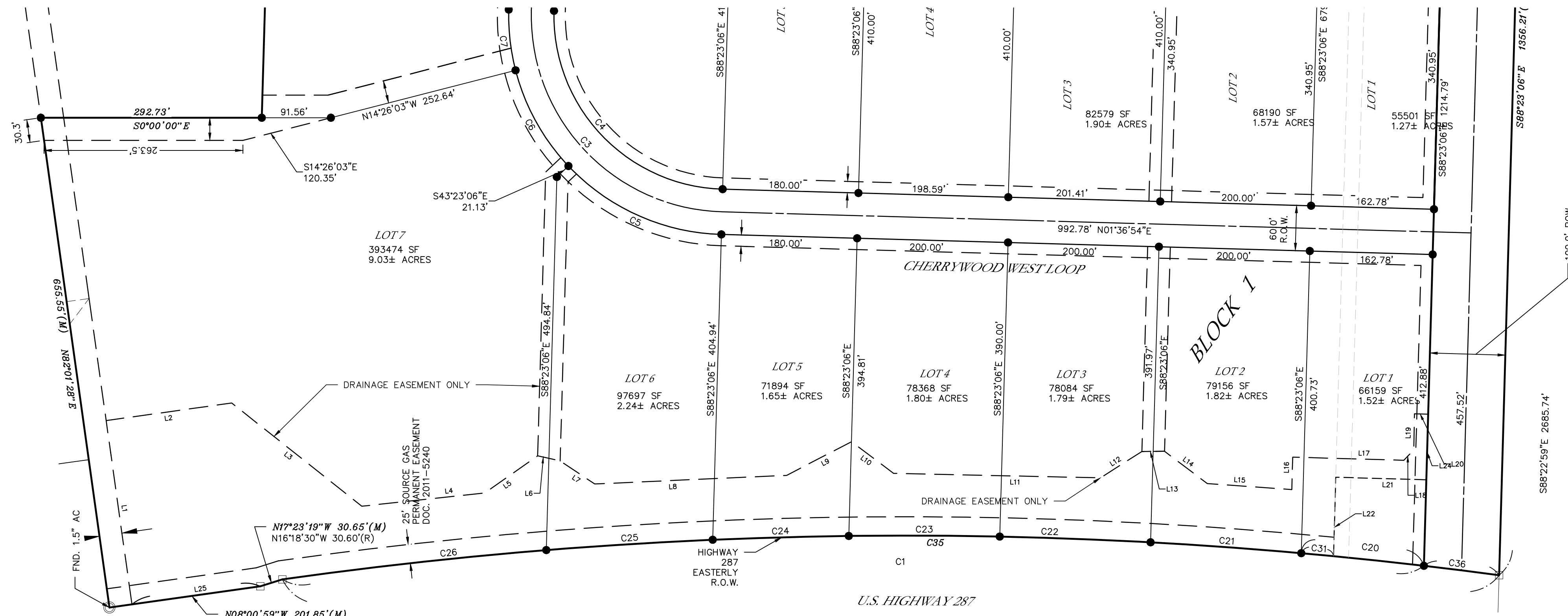
First Reading: February 21, 2023  
Public Hearing: March 7, 2023  
Second Reading: March 7, 2023  
Third Reading and Final Action: March 21, 2023

Duly published in the *Laramie Boomerang* this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

# Attachment A



CURRENT LAYOUT



PROPOSED LAYOUT



SCALE: 1 IN = 100 FT  
0' 50' 100'

**LEGEND:**

- FOUND SECTION MONUMENT - AS DESCRIBED
- FOUND MONUMENT - AS DESCRIBED
- SET #5 REBAR & 2" ALUM. CAP, PE/LS 9329, OR AS SHOWN
- (R) RECORD INFORMATION
- (M) MEASURED INFORMATION
- RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- - - EASEMENT
- RIGHT-OF-WAY (ROW)

**NOTE:** CHERRYWOOD LOOP, WILL HAVE 25 MPH SPEED SIGNS POSTED ALONG THE ENTIRE LOOP.

STREET SIGNS SHALL BE PLACED ACCORDING TO LARAMIE CITY STANDARDS.

NO VEHICULAR ACCESS SHALL BE ALLOWED TO US HWY 287 FROM ANY LOTS FRONTING US HWY 287.

**EASEMENTS:**

- ① 30' UTILITY, STORMWATER AND PEDESTRIAN EASEMENT
- ② 15' PUBLIC UTILITY EASEMENT
- ③ 30' PUBLIC UTILITY EASEMENT
- ④ 20' PUBLIC UTILITY EASEMENT

DATE	REVISION	REQUEST BY	CHECK	DATE	REVISION	REQUEST BY

Project: 129504 VACATION  
 Drawing: 10/20/2022  
 Date: 10/20/2022  
 Rev. Date: 10/20/2022  
 Check By: DRC

PEDESTRIAN EASEMENT VACATION  
 TIMBERLINE BUSINESS PARK

SEC. 9, T.15N., R.10W., 6TH P.M.  
 LARAMIE, WYOMING

**COFFEY**  
 ENGINEERING & SURVEYING  
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