

Town of Alpine
PO Box 3070
Alpine, WY 83128

Town of Alpine Legal Notice Request for a Simple Re-Plat

Notice is hereby given that on June 17, 2024; applicants Leslie and Nanette Watson, have filed a replat application with the Town of Alpine, requesting a simple subdivision replat of Lots #831 and #832 of the Lakeview Estates, Tenth Addition to the Town of Alpine, Lincoln County, Wyoming.

The purpose of the replat is to consolidate the identified Lots #831 and #832 into one (1) larger residential lot. The subject properties are located at 733 and 735 Pinecrest Circle, with an existing home located on Lot #831, which will be further known as Lot #857 of the Lakeview Estates Subdivision, Twenty-Fifth (25th) Addition to the Town of Alpine, Lincoln County, Wyoming; the physical address of the property (home) will remain to be identified as 733 Pinecrest Circle.

A conceptual map of the replat is attached for review. The Planning and Zoning Administrator and/or Planning & Zoning Commission will take comments on the replat up until Monday, August 5th, 2024, by 4:00 p.m.

Simple subdivision regulations do not require a public hearing; however, notice is being provided to all property owners located within a five hundred (500) foot radius of the proposed replat. The replat application and an advanced plat will be presented to the Planning and Zoning Commission at their regularly scheduled meeting on August 13th, 2024, with recommendations for approval, approval with contingencies or denial of the replat application/map.

If approved a final plat map will be recommended for authorized signature by the Mayor and Town Council, at their August 20th, 2024, Town Council Meeting.

Contact the Alpine Town Hall Office at (307) 654-7757, extension #7 for additional information and/or to submit your comments. Written comments can be submitted to:

Christine Wagner, Zoning Administrator
Town of Alpine
PO Box 3070 - Alpine, WY 83128
Email Address: [planning @alpinewy.gov](mailto:planning@alpinewy.gov)



REPLAT PERMIT APPLICATION

CHECK ONE: () SIMPLE () MINOR () MAJOR

Owner Information:

Owner:	Leslie and Nanette Watson	Phone:	334-455-9059
Mailing Address:	4680 County Road 59, Pine Apple, AL 36768		
Project's Physical Address:	733 Pinecrest Circle		
Legal Description (Lot#, Block, Tract & Subdivision)	Lots 831 and 832 of Lakeview Estates Tenth Filing		
Land Surveyor/Engineer (must be registered in the State of Wyoming):	Surveyor Scherbel, Ltd., P.O. Box 725, Afton, Wyoming 83110		

Attached additional Information Page, if needed:

Description of Proposal & Purpose:

The applicants, Leslie and Nannette Watson, own Lots 831 and 832 of Lakeview Estates Tenth Filing. The applicants would like to combine the two lots into one lot.

Property Owners within a 500ft radius of property: (use separate sheet if needed)

Owner:	See Attached	Mailing Address:
Owner:		Mailing Address:
Owner:		Mailing Address:
Owner:		Mailing Address:
Owner:		Mailing Address:
Owner:		Mailing Address:
Owner:		Mailing Address:
Owner:		Mailing Address:

Signature of Owner or Authorized Representative:

Jamie DeCora for Surveyor Scherbel, Ltd.

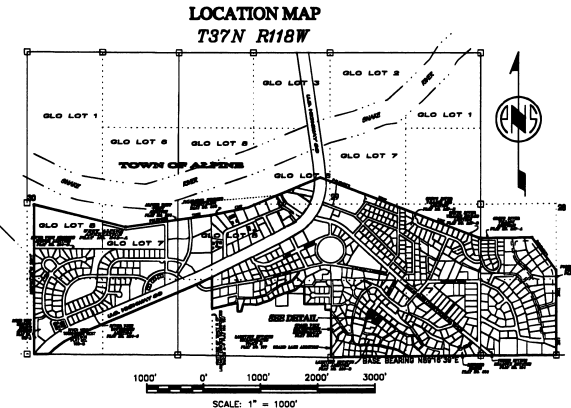
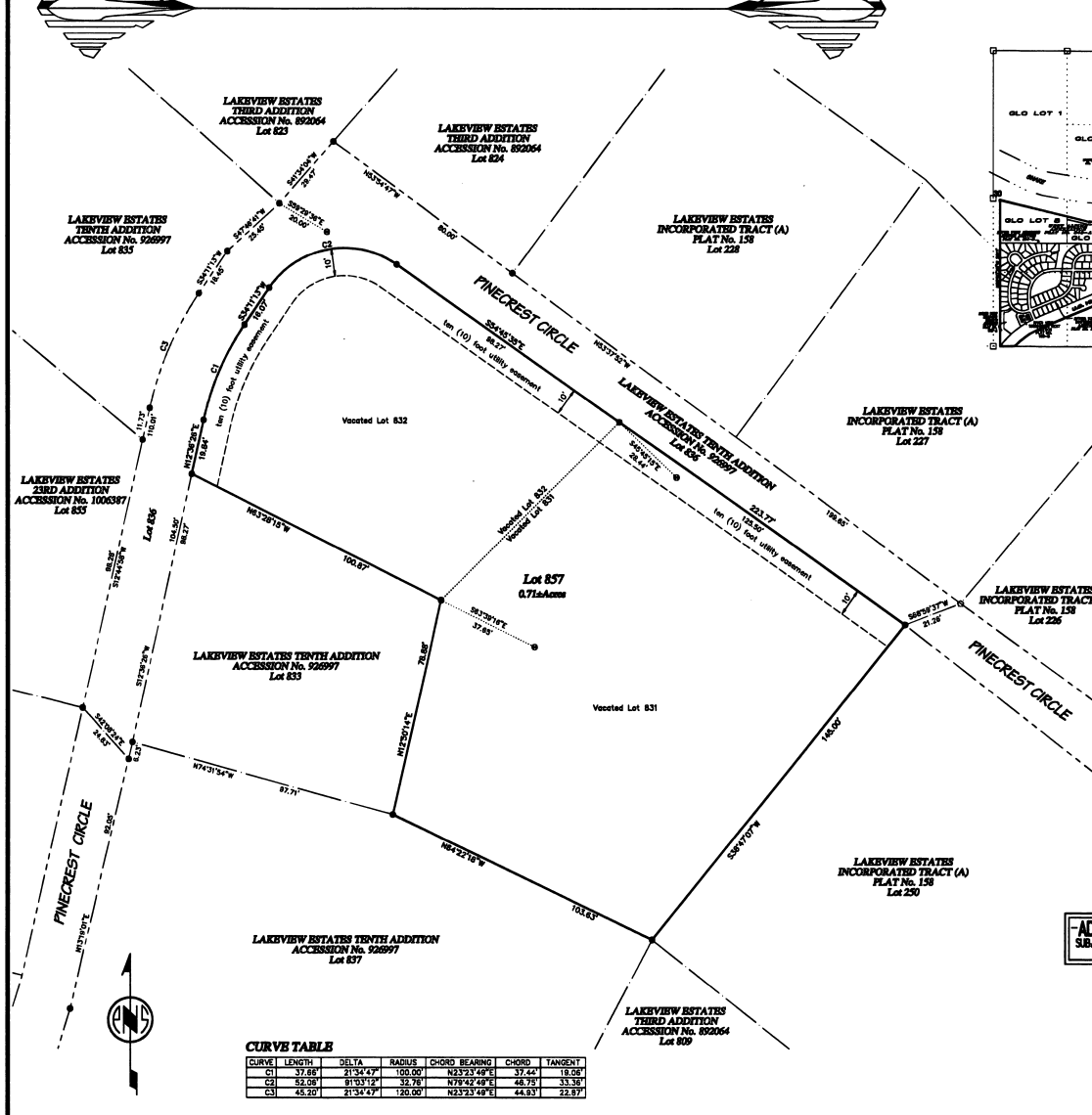
Date:

6/13/2024

FOR TOWN USE ONLY

Date Received:	Permit #:	Zoning:
Permit Fees:	Paid: (Check #/Cash)	Date Paid:
Town Surveyor Review:	Town Engineer Review:	Fire Dept. Review:

LAKEVIEW ESTATES 25TH ADDITION



CERTIFICATE OF SURVEYOR
STATE OF WYOMING }
COUNTY OF LINCOLN } ss.
I, Karl F. Scherbel, of the State of Wyoming, hereby certify that this plat was made from actual survey made by persons duly sworn and licensed to practice as Surveyors in and for the County of Lincoln, Wyoming, and that it correctly represents LAKEVIEW ESTATES 25TH ADDITION TO THE TOWN OF ALPINE;
that said addition was accurately surveyed, that the parts thereof are accurately stated and marked with appropriate metal monuments, including magnetic true and true meridian lines, and that with the registration number of the Land Surveyor to provide source identification of all lot corners of the addition, and that their locations are correctly shown herein;
that to the best of my knowledge, it conforms with the municipal code of the Town of Alpha and to applicable state statutes, that the error of closure of the traverse of the outer boundary of said addition is no greater than one part in ten thousand;
that said Addition is described as follows:
All of Lot 831 and Lot 832 of Lakeview Estates Tenth Addition to the Town of Alpha of record in said Office with Accession No. 828897, within the Incorporated Limits of the Town of Alpha, Lincoln County, Wyoming, being part of the SW1/4SE1/4 of Section 29, T37N R18W, ENCOMPASSING an area of 0.71 acres, more or less.



The foregoing instrument was acknowledged before me by Karl F. Scherbel this _____ day of _____, 2024.
Witness my hand and official seal.

Notary Public _____ My Commission expires _____

CERTIFICATE OF ACCEPTANCE
STATE OF WYOMING }
COUNTY OF LINCOLN } ss.
The foregoing LAKEVIEW ESTATES 25TH ADDITION to the Town of Alpha was approved at the regular meeting of the Alpha Town Council on 10-1-418 and 3-12-102, 103, Wyoming Statutes, 2021, as amended.
Attest: _____
Town of Alpha

Monica L. Chamauf, Clerk _____
Eric Green, Mayor _____

CERTIFICATE OF OWNERS
STATE OF WYOMING }
COUNTY OF LINCOLN } ss.
The undersigned hereby certify that the combination of Lot 831 and Lot 832 of Lakeview Estates Tenth Addition, within the Incorporated Limits of the Town of Alpha, Lincoln County, Wyoming, as shown on this plat and more particularly described in the Certificate of Surveyor, is with the free consent and in accordance with the desires of the undersigned owners and proprietors of the described lands;
that the name of the addition shall be the LAKEVIEW ESTATES 25TH ADDITION TO THE TOWN OF ALPINE;
that the undersigned do hereby vacate Lot 831 and Lot 832 of Lakeview Estates Tenth Addition to the Town of Alpha of record in the Office of the Clerk of Lincoln County with Accession No. 828897, in accordance with Section 34-12-106, Wyoming Statutes, 2021, as amended, and respectfully request the Clerk of Lincoln County to so mark said plat in accordance with Section 34-12-112;
that the easements shown herein, identified as ten (10) foot utility easement along the northwesterly line of this Addition, as depicted herein, are hereby granted to all utility companies, their heirs, successors and assigns, including, but not limited to, Lower Valley Energy, Silver Star Communications for the underground installation and maintenance of all utilities including, but not limited to, water, sewer, power, telephone, cable television, gas, storm water drainage and irrigation facilities appurtenant to this Addition;
that said Addition is subject to easements of record;
that all rights under and by virtue of the Homestead Exemption Law of the State of Wyoming are hereby released;
signature obtained by separate Certificates of Owner signature, to be recorded concurrently herewith.

Leslie B. Weston Jr. _____
Nanette J. Weston _____

LEGEND
○ indicates a 5/8" steel rebar with 2" aluminum cap marked "PE/LS 688"
● indicates a 1" iron pipe with plastic cap marked "PE/LS 688" (Lloyd B. Baker) found.
● indicates a 5/8" x 24" steel rebar with 2" aluminum cap marked "SURVEYOR SHERBEL LTD. ALPINE WY PL3 5588", with appropriate details, found or of record.
- - - indicates a right-of-way line.
- - - indicates a platted lot line of record.
- - - indicates an assessment line.
The Base of Bearing for this survey is the south line of the SE1/4 of Section 29, T37N R18W, Lincoln County, Wyoming being NB81639E.
Note:
Due to the rounding algorithms of automated computer drafting, the sum of the parts of total distances may be 0.01' different from the total distance shown.

OWNERS:	SURVEYOR:	LAND USE TABLE:
Leslie B. Weston Jr. and Nanette J. Weston	Surveyor Scherbel, Ltd.	Total Number of Lots: 1
		Original Lot Size: 0.71 Acres
		Total Acres: 0.71 Acres
		Zone: R1 - Single Family Residential

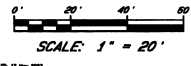
LAKEVIEW ESTATES 25TH ADDITION TO THE TOWN OF ALPINE
IDENTICAL WITH LOTS 831 AND 832 OF LAKEVIEW ESTATES TENTH ADDITION WITHIN THE INCORPORATED LIMITS OF THE TOWN OF ALPINE WITHIN THE SECTION 29 T37N R18W LINCOLN COUNTY, WYOMING

ADVANCE PLAT
SUBJECT TO CORRECTION AND APPROVAL

CERTIFICATE OF RECORDATION
This plat was filed for record in the Office of the Clerk of Lincoln County on this _____ day of _____, 2024.
April 8th, 2024

CURVE TABLE

CURVE	LENGTH	DELTA	RADIUS	CHORD BEARING	CHORD	TANGENT
C1	37.88	21°34'47"	100.00'	N23°23'49"E	33.44'	18.26'
C2	52.08	21°03'12"	82.78'	N79°42'49"E	48.79'	33.30'
C3	45.20	21°34'47"	120.00'	N23°23'49"E	44.93'	22.87'



DATE: 30 April 2023
DRAWN BY: KFS
CHECKED BY: KFS
SURVEYOR/PROF.: Karl F. Scherbel
FIELD BOOK: _____
COMPUTER FILE: LVE 5588.plg

SURVEYOR SHERBEL, LTD.
PROFESSIONAL LAND SURVEYORS
207 S. W. 3RD - WILMINGTON, WY 83401 TEL 307-257-5147
204 W. 1ST AVE. WYB 83401 TEL 307-257-5147
1000 W. 1ST AVE. WYB 83401 TEL 307-257-5147
LAKESIDE, WYB TEL 307-257-5147 FAX 307-257-5147