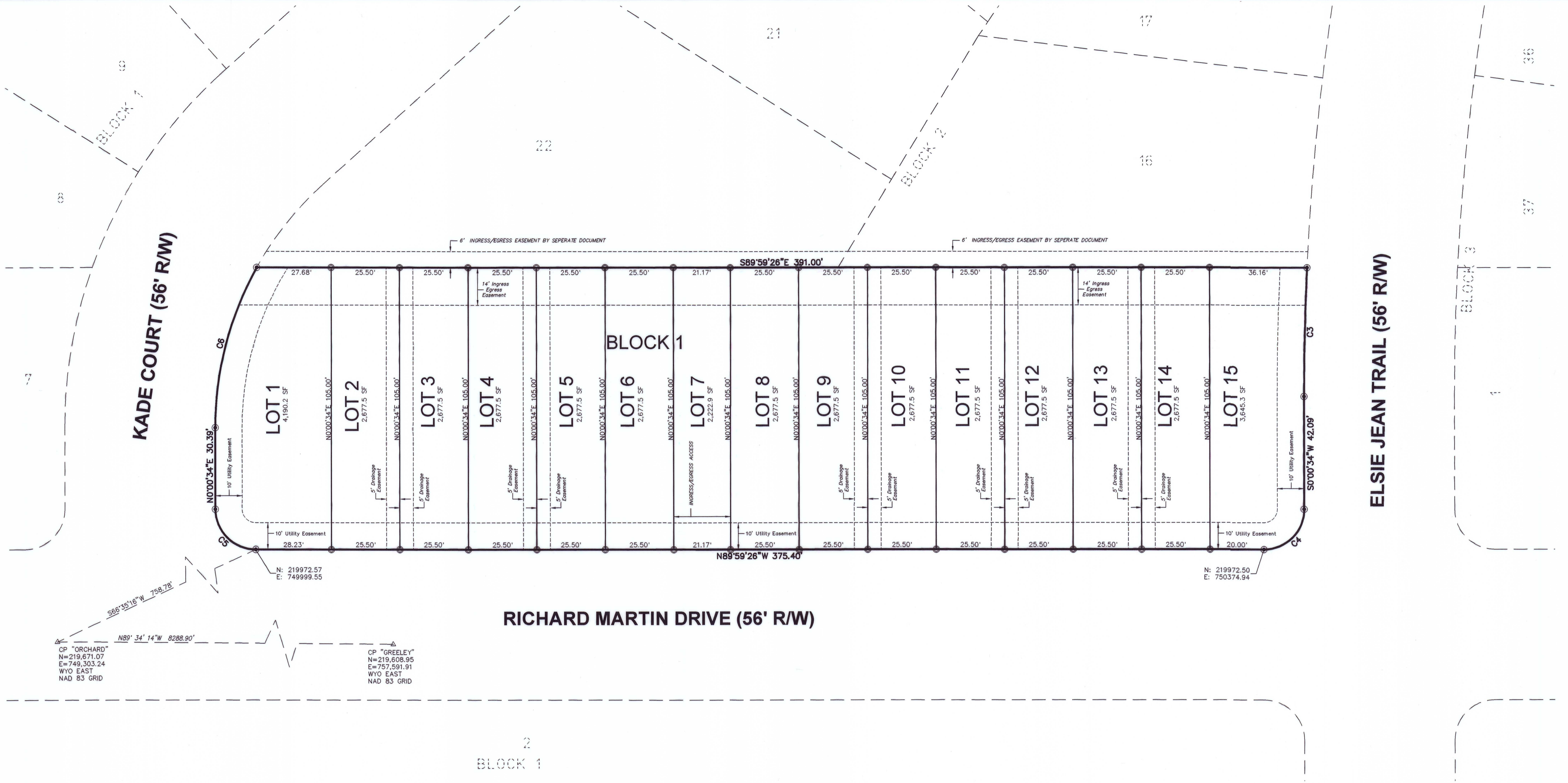


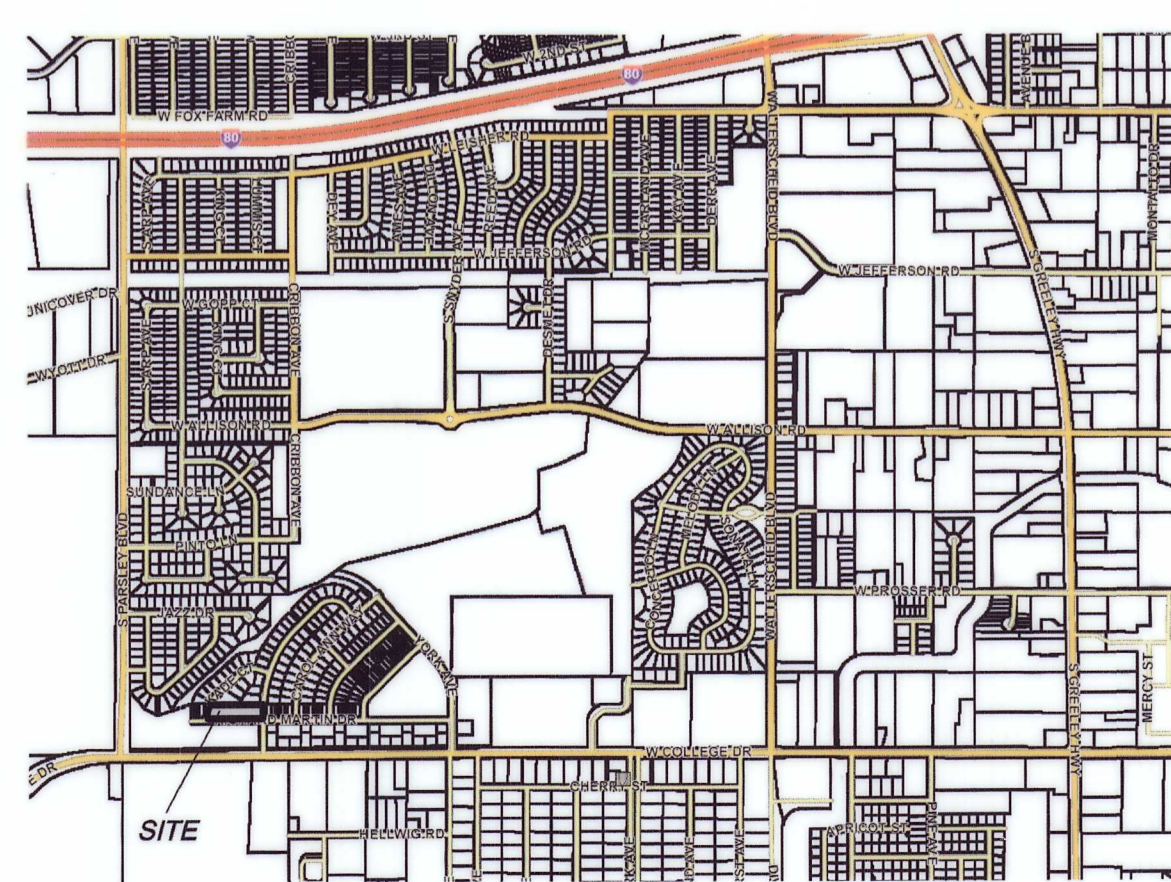
- LEGEND**
- SET 1-1/2" ALUMINUM CAP ON 24" LONG #5 REBAR MARKED "PLS 9834"
 - FOUND 1-1/2" ALUMINUM CAP ON 24" LONG #5 REBAR MARKED "PLS 9834"

- GENERAL NOTES**
- 1.) BASIS OF AZIMUTH - CITY OF CHEYENNE DATUM REFERENCED FROM CITY CONTROL MONUMENTS "ORCHARD" AND "GREELEY".
 - 2.) THE PLATTED AREA DOES NOT FALL WITHIN A FEMA SPECIAL FLOOD HAZARD AREA AS OF THE RECORDING DATE OF THIS DOCUMENT.
 - 3.) UTILITY EASEMENTS ALONG STREETS ARE 10' WIDE UNLESS OTHERWISE NOTED.
 - 4.) DISTANCES SHOWN ON PLAT ARE GROUND DISTANCE.
 - 5.) LOT 7 IS TO BE USED FOR INGRESS/EGRESS ACCESS LEAVING IT NON-BUILDABLE.



CURVE TABLE

CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C3	2° 46' 45"	988.00'	S1° 23' 57"W	47.92'	47.92'
C4	90° 00' 00"	15.00'	S45° 00' 34"W	21.21'	23.56'
C5	90° 00' 00"	15.00'	N44° 59' 26"W	21.21'	23.56'
C6	29° 14' 57"	122.00'	N14° 38' 03"E	61.61'	62.28'



VICINITY MAP
NOT TO SCALE

DEDICATION
KNOW ALL PERSONS BY THESE PRESENTS THAT: TRU-GRIT LAND DEVELOPMENT LLC, A WYOMING LIMITED LIABILITY COMPANY OWNERS IN FEE SIMPLE OF ALL OF LOTS 1-15, BLOCK 2, HARMONY VALLEY 1ST FILING, CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING AS RECORDED ON 09-11-2020 IN BOOK #11, PAGE #185:

HAS CAUSED THE SAME TO BE SURVEYED, VACATED, RE-PLATTED AND KNOWN AS HARMONY VALLEY 3RD FILING, AND DO HEREBY DECLARE THE SUBDIVISION OF SAID LAND AS IT APPEARS ON THIS RE-PLAT, TO BE THEIR FREE ACT AND DEED AND IN ACCORDANCE WITH THEIR DESIRES AND DO HEREBY DEDICATE FOR THE USE OF THE PUBLIC THE STREETS AND GRANT THE EASEMENTS FOR THE PURPOSES INDICATED HEREON.

TRU-GRIT LAND DEVELOPMENT LLC,
A WYOMING LIMITED LIABILITY COMPANY
Edward J. Ernste

EDWARD J. ERNSTE
MANAGER

DEDICATION ACKNOWLEDGEMENTS

STATE OF WYOMING)
 SS
COUNTY OF LARAMIE)

THE DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29 DAY OF AUGUST, 2024, EDWARD J. ERNSTE, MANAGER OF TRU-GRIT LAND DEVELOPMENT LLC, A WYOMING LIMITED LIABILITY COMPANY.

Jenna Beahm
NOTARY PUBLIC, LARAMIE COUNTY, WYOMING

JENNA BEAHM
Notary Public - State of Wyoming
Commission ID 16995
My Commission Expires MAY 21, 2030

MY COMMISSION EXPIRES May 21, 2030

APPROVALS
APPROVED BY THE DEVELOPMENT DIRECTOR THIS 22 DAY OF August, 2024

Thomas D. Cobb
DEVELOPMENT DIRECTOR, CITY OF CHEYENNE, WYOMING

APPROVED BY THE CITY ENGINEER, THIS 22 DAY OF August, 2024.

Thomas D. Cobb
CITY ENGINEER, CITY OF CHEYENNE, WYOMING

APPROVALS ACKNOWLEDGEMENTS

STATE OF WYOMING)
 SS
COUNTY OF LARAMIE)

THE DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF SEPTEMBER, 2024, CHARLES W. BLOOM, AS DEVELOPMENT DIRECTOR AND THOMAS D. COBB, AS CITY ENGINEER FOR THE CITY OF CHEYENNE.

Valerie Pickard
NOTARY PUBLIC, LARAMIE COUNTY, WYOMING

MY COMMISSION EXPIRES 8/6/27

SURVEYORS CERTIFICATE:
I, COTTON D. JONES, DO HEREBY STATE, THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT, AND COMPLETE PLAT OF "HARMONY VALLEY 3rd FILING", AS PLATTED, DEDICATED, AND SHOWN HEREBY, THAT SUCH PLAT WAS MADE FROM AN ACTUAL SURVEY OF SAID PROPERTY BY ME AND/OR UNDER MY DIRECT SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS, AND STREETS OF SAID SUBDIVISION AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH THE CITY OF CHEYENNE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.



VACATION STATEMENT

IT IS THE INTENT OF THIS RE-PLAT TO VACATE THE LOT LINES, AND EASEMENTS WITHIN THIS RE-PLAT AND AS CONTAINED WITHIN THE BOUNDARIES OF THIS RE-PLAT.

FILING RECORD



ADMINISTRATIVE PLAT FOR HARMONY VALLEY 3rd FILING

A REPLAT OF ALL OF LOTS 1-15, BLOCK 2, HARMONY VALLEY 1ST FILING CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING

PREPARED 7/23/2024 SHEET 1 OF 1

JONES LAND SURVEYING, INC.
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Cell: 307-630-8550
Email: cotton.jones@msn.com