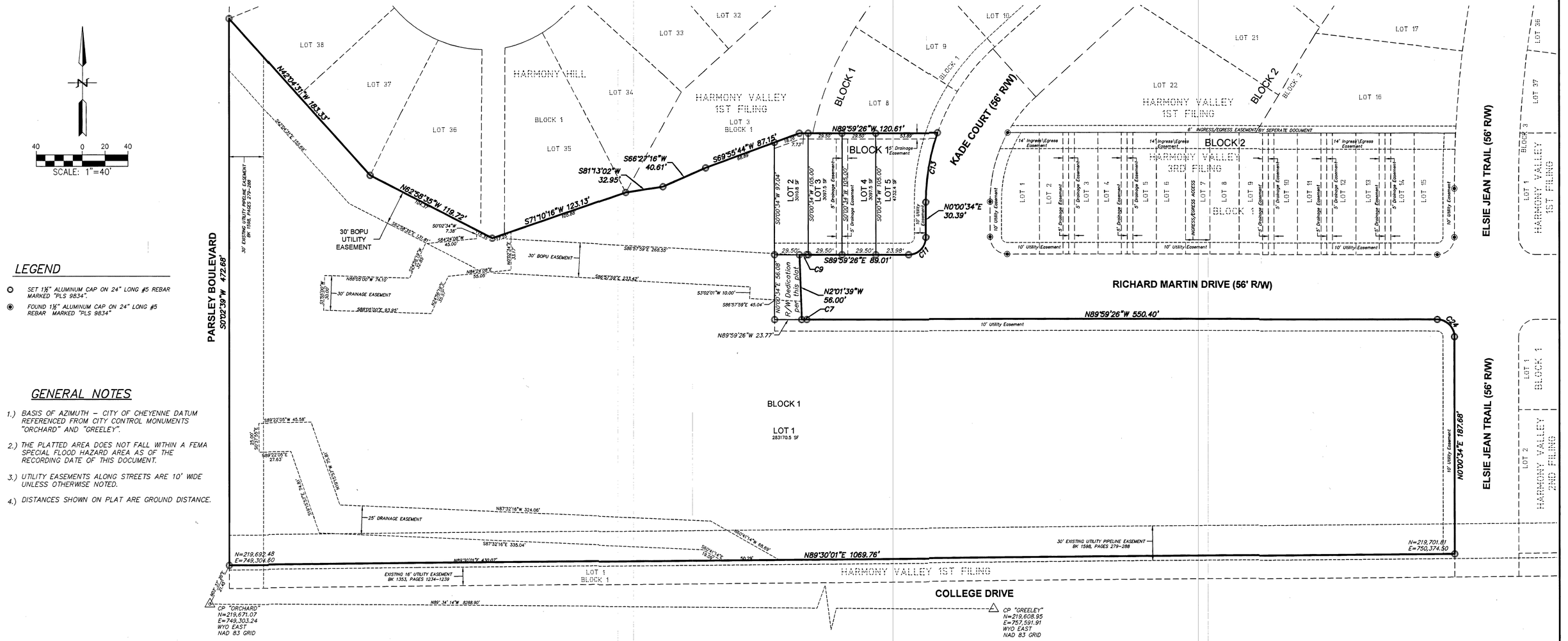


LEGEND

- ○ SET 1½" ALUMINUM CAP ON 24" LONG #5 REBAR MARKED "PLS 9834".
- ◉ FOUND 1½" 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".

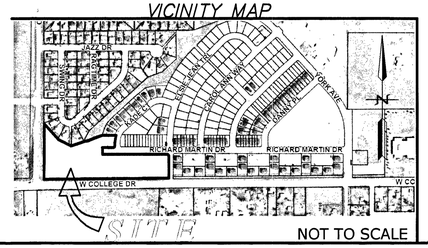
2.) THE PLATTED AREA DOES NOT FALL WITHIN A FEMA SPECIAL FLOOD HAZARD AREA AS OF THE RECORDING DATE OF THIS DOCUMENT.

3.) UTILITY EASEMENTS ALONG STREETS ARE 10' WIDE UNLESS OTHERWISE NOTED.

4.) DISTANCES SHOWN ON PLAT ARE GROUND DISTANCE.

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C7	2° 02' 14"	122.00'	S88° 59' 28"W	4.34'	4.34'
C9	2° 02' 14"	178.00'	N88° 59' 28"E	6.33'	6.33'
C11	90° 00' 00"	15.00'	N45° 00' 34"E	21.21'	23.56'
C13	19° 33' 57"	178.00'	N9° 47' 33"E	60.49'	60.78'
C24	90° 00' 00"	15.00'	N44° 59' 26"W	21.21'	23.56'

VICINITY MAP



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 and 4-7, BLOCK 1, 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 4th 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
MANAGER

DEDICATION ACKNOWLEDGEMENTS

STATE OF WYOMING)
SS
COUNTY OF LARAMIE)

THE DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15th DAY OF January, 2025, EDWARD J. ERNSTE, MANAGER OF TRU-GRIT LAND DEVELOPMENT LLC., A WYOMING LIMITED LIABILITY COMPANY.

Christine Reynolds
NOTARY PUBLIC, LARAMIE COUNTY, WYOMING

MY COMMISSION EXPIRES Dec 19, 2028

Christine Reynolds
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 157296

APPROVALS

APPROVED BY THE DEVELOPMENT DIRECTOR THIS 18 DAY OF December, 2024

DEVELOPMENT DIRECTOR, CITY OF CHEYENNE, WYOMING

APPROVED BY THE CITY ENGINEER, THIS 18 DAY OF December, 2024

CITY ENGINEER, CITY OF CHEYENNE, WYOMING

APPROVALS ACKNOWLEDGEMENTS

STATE OF WYOMING)
SS
COUNTY OF LARAMIE)

THE DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th DAY OF JANUARY, 2025, CHARLES W. BLOOM, AS DEVELOPMENT DIRECTOR AND THOMAS D. COBB, AS CITY ENGINEER FOR THE CITY OF CHEYENNE.

NOTARY PUBLIC, LARAMIE COUNTY, WYOMING

MY COMMISSION EXPIRES 8/6/27

VALERIE PICKARD
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 165871
MY COMMISSION EXPIRES: 8/6/27

CERTIFICATE OF SURVEYOR

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, 4TH FILING"** AS PLATTED, DEDICATED, AND SHOWN HEREON, 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.

Professional Land Surveyor
COTTON D. JONES
9834
Date 1/14/25
WYOMING

VACATION STATEMENT

IT IS THE INTENT OF THIS RE-PLAT TO VACATE THE LOT LINES FOR LOTS 4-7, AND DRAINAGE EASEMENTS WITHIN LOTS 4-7 WITHIN THE BOUNDARIES OF THIS RE-PLAT.

ADMINISTRATIVE PLAT FOR HARMONY VALLEY 4th FILING

A REPLAT OF ALL OF LOTS 2 and 4-7, BLOCK 1, HARMONY VALLEY 1ST FILING CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING

PREPARED 7/23/2024	SHEET 1 OF 1	REVISED: 01/13/2025

FILING RECORD

RECP #: 887296
RECORDED 2/3/2025 AT 9:41 AM BK# 13 PG# 150
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

JONES LAND SURVEYING, INC.
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6750 Say Kelly Rd.,
Cheyenne, WY 82009
Ph: 307-637-7107
Cell:307-630-8550
Email: cotton.jones@msn.com

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