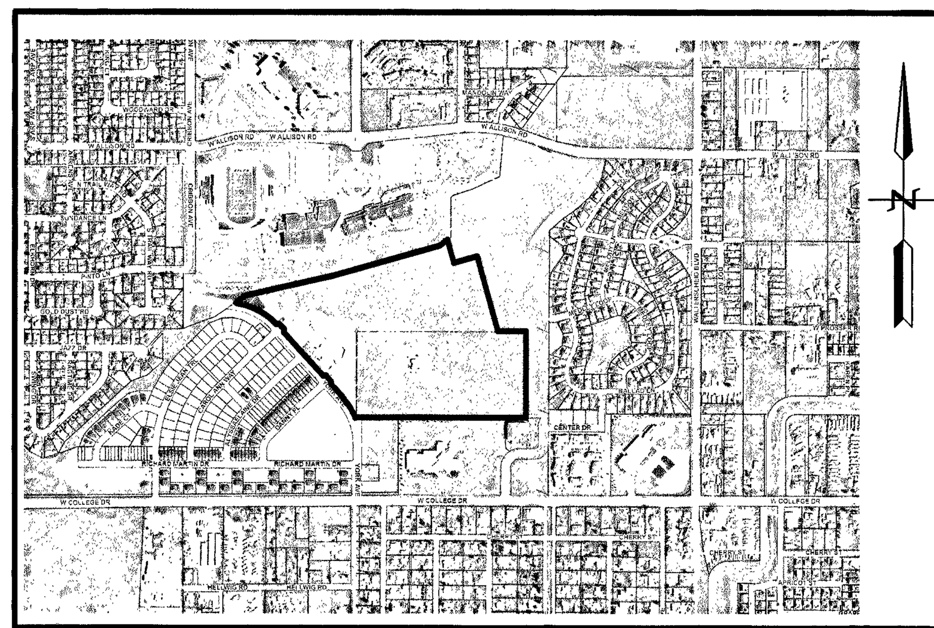


VICINITY MAP NOT TO SCALE

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. FIRE PROTECTION WILL BE PROVIDED BY CITY OF CHEYENNE FIRE DEPARTMENT.
6. PUBLIC WATER OR WASTE WATER SYSTEMS TO CONNECT TO EXISTING CHEYENNE WATER AND SEWER SYSTEMS.
7. PROPERTY CORNERS TO BE A SET 1½" ALUMINUM CAP MARKED "PLS 9834" ON 24" LONG #5 REBAR.
8. REMAINDER LOTS 1–2, BLOCK 10 WILL BE SUBDIVIDED IN THE FUTURE.

LEGEND

◎ SET 1–½" ALUMINUM CAP ON 24" LONG #5 REBAR MARKED "PLS 9834"

◉ FOUND 1–½" ALUMINUM CAP ON 24" LONG #5 REBAR MARKED "PLS 9834"

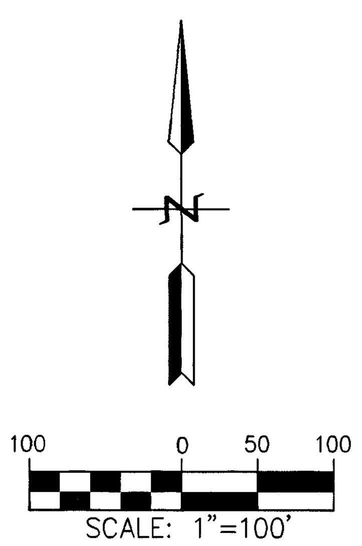
COMMON OPEN SPACE LOTS

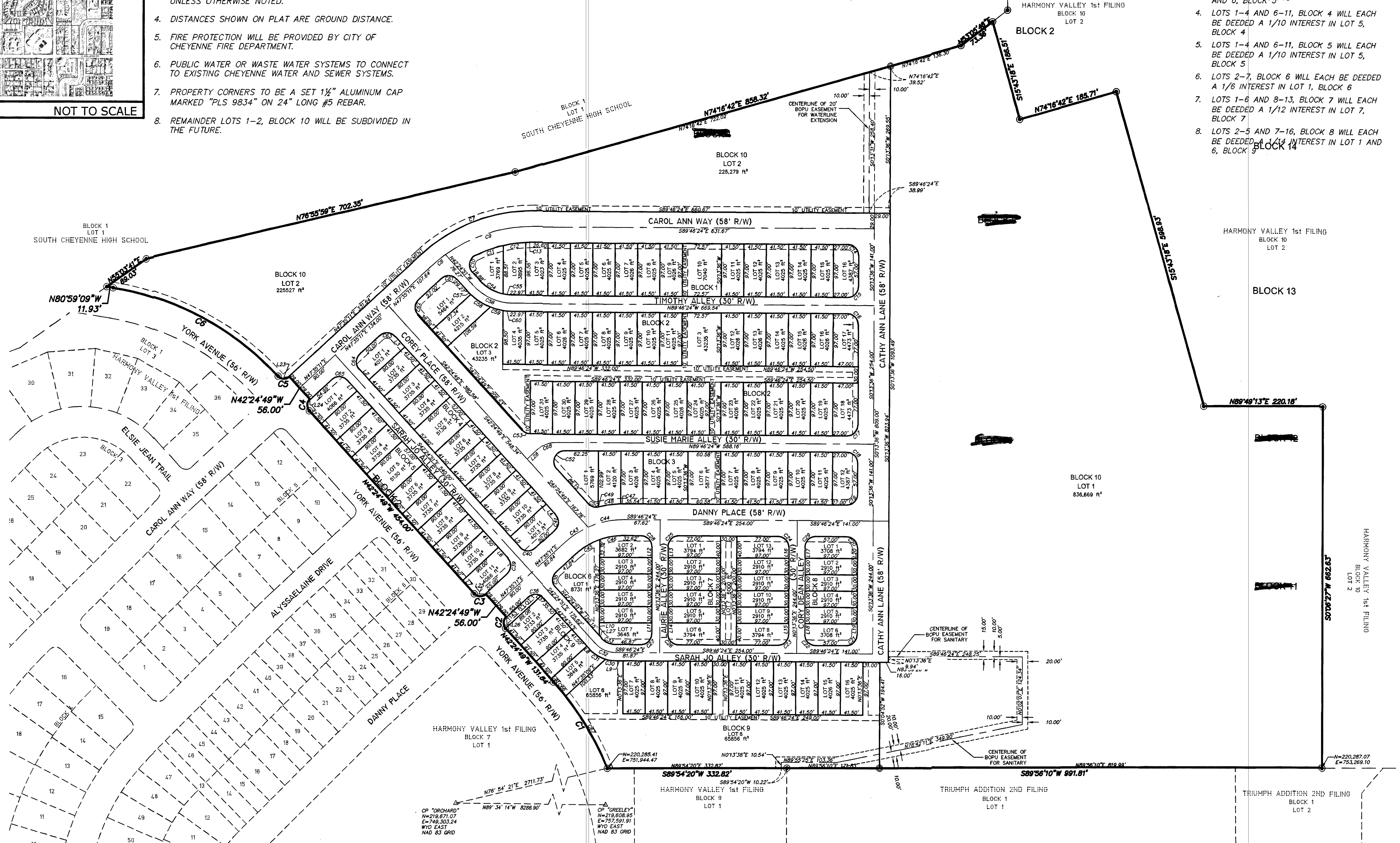
LOT 1 AND 10, BLOCK 1
LOT 3, BLOCK 2
LOT 1 AND 6, BLOCK 3
LOT 5, BLOCK 4
LOT 5, BLOCK 5
LOT 1, BLOCK 6
LOT 7, BLOCK 7
LOT 1 AND 6, BLOCK 9

OPEN SPACE LOTS INTEREST

1. LOTS 2–9 AND 11–16, BLOCK 1 WILL EACH BE DEEDED A 1/14 INTEREST IN LOTS 1 AND 10, BLOCK 1
2. LOTS 1–2 AND 4–31, BLOCK 2 WILL EACH BE DEEDED A 1/30 INTEREST IN LOT 3, BLOCK 2
3. LOTS 2–5 AND 7–12, BLOCK 3 WILL EACH BE DEEDED A 1/10 INTEREST IN LOTS 1 AND 6, BLOCK 3
4. LOTS 1–4 AND 6–11, BLOCK 4 WILL EACH BE DEEDED A 1/10 INTEREST IN LOT 5, BLOCK 4
5. LOTS 1–4 AND 6–11, BLOCK 5 WILL EACH BE DEEDED A 1/10 INTEREST IN LOT 5, BLOCK 5
6. LOTS 2–7, BLOCK 6 WILL EACH BE DEEDED A 1/6 INTEREST IN LOT 1, BLOCK 6
7. LOTS 1–6 AND 8–13, BLOCK 7 WILL EACH BE DEEDED A 1/12 INTEREST IN LOT 7, BLOCK 7
8. LOTS 2–5 AND 7–16, BLOCK 8 WILL EACH BE DEEDED A 1/14 INTEREST IN LOT 1 AND 6, BLOCK 9

Curve Table					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	20°02'30"	537.03'	187.85'	N32°13'11"W	186.89'
C2	90°00'00"	15.00'	23.56'	N02°35'11"E	21.21'
C3	90°00'00"	15.00'	23.56'	N87°24'49"W	21.21'
C4	90°00'00"	15.00'	23.56'	N02°35'11"E	21.21'
C5	89°44'53"	15.00'	23.50'	N87°33'50"W	21.17'
C6	38°17'45"	528.00'	352.91'	N61°50'16"W	346.38'
C7	42°38'26"	308.00'	229.22'	S68°54'23"W	223.97'
C8	6°52'03"	279.00'	33.44'	N51°01'12"E	33.42'
C9	35°46'23"	279.00'	174.20'	N72°20'25"E	171.38'
C10	107°17'29"	20.00'	37.45'	N11°13'53"E	32.21'
C11	12°18'37"	250.00'	53.71'	N71°01'56"E	53.61'
C12	9°37'17"	250.00'	41.98'	N81°59'53"E	41.93'
C13	3°25'05"	250.00'	14.91'	N88°31'04"E	14.91'
C14	90°00'00"	20.00'	31.42'	S44°46'24"E	28.28'
C15	90°00'00"	20.00'	31.42'	S45°13'36"W	28.28'
C16	90°00'00"	20.00'	31.42'	N44°46'24"W	28.28'
C17	90°00'00"	20.00'	31.42'	N45°13'36"E	28.28'
C18	90°00'00"	20.00'	31.42'	N44°46'24"W	28.28'
C19	90°00'00"	20.00'	31.42'	N45°13'36"E	28.28'
C20	90°00'00"	20.00'	31.42'	S44°46'24"E	28.28'
C21	90°00'00"	20.00'	31.42'	S45°13'36"W	28.28'
C22	90°00'00"	20.00'	31.42'	N44°46'24"W	28.28'
C23	90°00'00"	20.00'	31.42'	S45°13'36"W	28.28'
C24	90°00'00"	20.00'	31.42'	S44°46'24"E	28.28'
C25	90°00'00"	20.00'	31.42'	N45°13'36"E	28.28'
C26	90°00'00"	20.00'	31.42'	N44°46'24"W	28.28'
C27	90°00'00"	20.00'	31.42'	N45°13'36"E	28.28'
C28	90°00'00"	20.00'	31.42'	N44°46'24"W	28.28'
C29	90°00'00"	20.00'	31.42'	N45°13'36"E	28.28'
C30	16°27'42"	65.00'	18.68'	N81°32'33"W	18.61'
C31	30°53'51"	65.00'	35.05'	N57°51'46"W	34.63'
C32	47°21'33"	50.00'	41.33'	N66°05'37"W	40.16'
C33	47°21'33"	35.00'	28.93'	N66°05'37"W	28.11'
C36	72°32'25"	20.00'	25.32'	N83°51'23"E	23.66'
C37	17°27'34"	20.00'	6.09'	S51°08'38"E	6.07'
C38	90°00'02"	20.00'	31.42'	S02°35'10"W	28.28'
C39	90°00'00"	20.00'	31.42'	S02°35'09"W	28.28'
C40	90°00'00"	20.00'	31.42'	N87°24'51"W	28.28'
C41	90°00'00"	20.00'	31.42'	S02°35'09"W	28.28'
C43	18°31'38"	161.00'	52.06'	N56°51'00"E	51.83'
C44	24°06'47"	161.00'	67.76'	N78°10'12"E	67.26'
C45	22°59'41"	132.00'	52.98'	N59°05'01"E	52.62'
C46	19°38'45"	132.00'	45.26'	N80°24'14"E	45.04'
C47	1°47'56"	190.00'	5.96'	S89°19'38"W	5.96'
C48	12°21'20"	190.00'	40.97'	S82°15'01"W	40.89'
C49	2°56'39"	20.00'	1.03'	S77°32'40"W	1.03'
C50	58°34'10"	20.00'	20.44'	N71°41'55"W	19.57'
C52	132°38'26"	20.00'	46.30'	N23°54'23"E	36.63'
C53	47°21'34"	20.00'	16.53'	S66°05'37"E	16.06'
C54	34°45'54"	85.00'	51.57'	S59°47'48"E	50.79'
C55	12°35'39"	85.00'	18.68'	S83°28'35"E	18.65'
C56	47°21'33"	100.00'	82.66'	N66°05'37"W	80.32'
C57	4°23'48"	115.00'	8.82'	S44°36'45"E	8.82'
C58	21°32'59"	115.00'	43.25'	S57°35'08"E	43.00'
C59	12°08'18"	115.00'	24.36'	S74°25'47"E	24.32'
C60	9°16'27"	115.00'	18.61'	S85°08'10"E	18.59'
C61	89°59'58"	20.00'	31.42'	N87°24'50"W	28.28'
C62	90°00'00"	20.00'	31.42'	S02°35'11"W	28.28'
C63	89°59'58"	20.00'	31.42'	S87°24'50"E	28.28'
C64	90°00'02"	20.00'	31.42'	N02°35'10"E	28.28'
C65	89°59'58"	20.00'	31.42'	S87°24'50"E	28.28'
C66	3°06'53"	628.70'	34.18'	S40°33'36"E	34.17'
C67	17°16'29"	509.92'	153.74'	S30°21'55"E	153.16'
C68	42°38'26"	50.00'	37.21'	S68°54'23"W	36.36'





Line Table		
LINE	LENGTH	BEARING
L1	26.50'	N42°24'51"W
L2	26.50'	S42°24'51"E
L3	26.50'	N42°24'51"W
L4	26.50'	N42°24'51"W
L5	26.50'	S42°24'51"E
L6	26.50'	N42°24'51"W
L7	32.50'	S42°25'02"E
L8	8.12'	S42°24'51"E
L9	13.87'	S89°46'24"E
L10	23.95'	N00°13'36"E
L11	20.00'	N00°13'36"E
L12	20.00'	N00°13'36"E
L13	20.00'	N00°13'36"E
L14	20.00'	N00°13'36"E
L15	20.00'	N00°13'36"E
L16	20.00'	N00°13'36"E
L17	20.00'	N00°13'36"E
L18	20.00'	N00°13'36"E
L19	20.00'	N00°13'36"E
L20	20.00'	N00°13'36"E
L21	7.34'	S42°24'21"E
L23	1.00'	S42°46'30"E
L24	1.00'	S42°25'12"E
L25	1.00'	N42°24'49"W
L26	1.00'	N42°24'49"W
L27	6.47'	N42°24'51"W
L28	27.19'	S47°35'11"W

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 LOT 1, BLOCK 10, HARMONY VALLEY 1st FILING, AND ALL OF LOT 1, BLOCK 1, INTERIOR HEIGHTS 4TH FILING, CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING:

SAID PARCEL CONTAINS 1,922,564 SQ.FT. OR 44.14 ACRES MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED, VACATED, RE–PLATTED AND KNOWN AS HARMONY VALLEY 5th 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 14th DAY OF April, 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 12/19/2028

Christine Reynolds
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 157296
MY COMMISSION EXPIRES: 12/19/2028

APPROVALS

APPROVED BY THE PLANNING AND DEVELOPMENT DIRECTOR THIS 3 DAY OF March, 2025

DEVELOPMENT DIRECTOR, CITY OF CHEYENNE, WYOMING

APPROVED BY THE CITY COUNCIL OF THE CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING, THIS 24 DAY OF March, 2025.

MAYOR

ATTEST: Kylie Soden
CITY CLERK

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 5th 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 4/10/25
WYOMING

FILING RECORD

RECP #: 891895
RECORDED 4/28/2025 AT 11:34 AM BK# 13 PG# 167
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

FINAL PLAT FOR HARMONY VALLEY 5th FILING

A REPLAT OF ALL OF LOT 1, BLOCK 10, HARMONY VALLEY 1ST FILING AND ALL OF LOT 1, BLOCK 1, INTERIOR HEIGHTS 4TH FILING CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING

PREPARED: 12/09/24	SHEET 1 OF 1	REVISED:

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

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