

NO PROPOSED CENTRAL WATER SUPPLY SYSTEM NO PROPOSED CENTRALIZED SEWAGE SYSTEM FIRE PROTECTION TO BE PROVIDED BY FIRE DISTRICT #8  
 THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE

**APPROVALS**

Approved by the Laramie County Planning Director this 30th day of May 2020.

*Brad Emmons*  
 Planning Director, Laramie County, Wyoming

Approved by the Director of Laramie County Public Works this 30th day of May 2020.

*David S. Bulmann*  
 Director of Public Works, Laramie County, Wyoming

**COUNTY ACKNOWLEDGEMENT**

STATE OF WYOMING }  
 COUNTY OF LARAMIE } SS

The foregoing instrument was acknowledged before me this 9th day of JUNE 2020, by BRAD EMMONS Laramie County Planning Director and DAVID S. BULMANN Director of Laramie County Public Works.



*R. Melvin*  
 Notary Public, Laramie County, Wyoming

My Commission Expires: JAN. 10, 2022

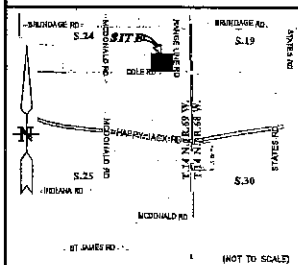
**NOTES**

1. BASIS OF BEARINGS: WYOMING STATE PLANE COORDINATES, EAST ZONE, NAD83-2011, US SURVEY FEET, GRID DISTANCES, COMBINATION FACTOR = 0.9998277
2. ALL UNMONUMENTED TRACT CORNERS, ANGLE POINTS AND CURVE POINTS TO BE MONUMENTED WITH A 1/2" ALUMINUM CAP STAMPED "SSS PLS 5910" SET 5/8" x 24" REBAR.
3. NO PORTION OF THIS PLAT FALLS WITHIN A FEMA 100-YEAR SFHA PER FLIRM PANEL #5602101045F, DATED JANUARY 17, 2007.
4. ALL WELLS AND SEPTIC SYSTEMS SHALL COMPLY WITH ALL APPLICABLE ORDINANCE(S), RULES AND REGULATIONS.
5. ( ) ACRES) DENOTES GROSS ACREAGE OF LOT (TO & OF ADJACENT RIGHT-OF-WAY)

**VACATION STATEMENT**

IT IS THE INTENT OF THIS REPLAT TO VACATE ALL OF TRACTS 65, HAPPY VALLEY, FIRST FILING, LARAMIE COUNTY, WYOMING

**VICINITY MAP**

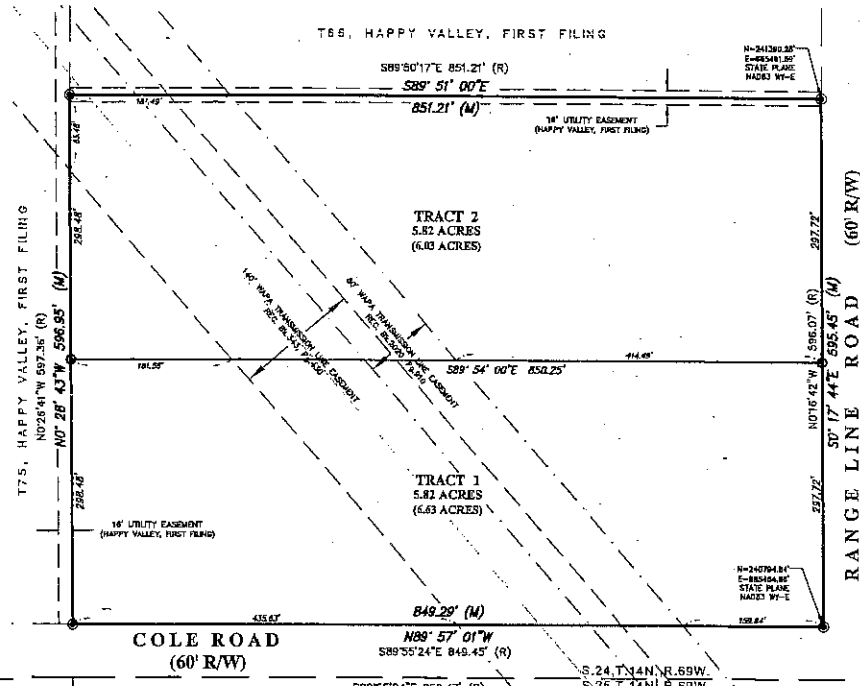


Replating 780622  
 The State of Wyoming }  
 County of Laramie } SS  
 This instrument was filed for record on 2:06 o'clock P M. on the 11th day of JUNE A.D. 2020 and duly recorded in book \_\_\_\_\_ on page \_\_\_\_\_ P/C 11 slot 178

*Debra K. Lee*  
 County Clerk & Ex. Office Manager at Death  
 By *[Signature]* Deputy

**FILING RECORD**

RECORD # 790622  
 RECORDED 6/16/2020 AT 2:06 PM PAGE 11 OF 17  
 Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 3



**DEDICATION**

KNOW ALL PERSONS BY THESE PRESENTS THAT: Leaning Tree Homes, Inc., a Wyoming Corporation, owner in fee simple of All of Tract 65, Happy Valley, First Filing, Laramie County, Wyoming;

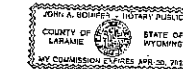
Has caused the same to be surveyed, platted and known as HAPPY VALLEY, 4th FILING and does hereby declare the subdivision of said land as it appears on this plat, to be their free act and deed and in accordance with their desires, and does furthermore grant the easements for the purposes indicated hereon.

*Jim Frauenthal*  
 Jim Frauenthal, President, Leaning Tree Homes, Inc.

**OWNER ACKNOWLEDGEMENT**

STATE OF WYOMING }  
 COUNTY OF LARAMIE } SS

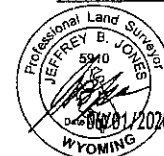
The foregoing instrument was acknowledged before me this 2 day of JUNE 2020 by Jim Frauenthal as President for Leaning Tree Homes, Inc.



*John A. Schreff*  
 Notary Public, Laramie County, Wyoming

My Commission Expires: APR 20, 2022

**CERTIFICATE OF SURVEYOR**



I, Jeffrey B. Jones, a Licensed Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil Surveying Services, LLC, hereby state, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct supervision; and that this map correctly shows the results of said survey and that the monuments found or set are as shown.

**HAPPY VALLEY**

**4th FILING**

AN ADMINISTRATIVE  
 SUBDIVISION OF ALL OF TRACT 65,  
 HAPPY VALLEY, 1st FILING  
 SITUATED IN

THE S.W. 1/4 OF SECTION 24, T.14N.R.69W. OF THE 6TH P.M., LARAMIE COUNTY, WYOMING

PREPARED MARCH 2020



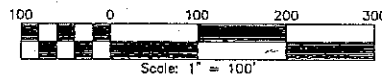
**STEIL SURVEYING SERVICES, LLC**

PROFESSIONAL LAND SURVEYORS  
 PLANNING & DEVELOPMENT SPECIALISTS

1102 WEST 19th ST. CHEYENNE, WY. 82001 o (307) 634-7273  
 756 GILCHRIST ST. WHEATLAND, WY. 82201 o (307) 322-9789  
 www.SteilSurvey.com o info@SteilSurvey.com

**LEGEND**

- o SET 1/2" ALUMINUM CAP STAMPED "SSS PLS 5910" ON 5/8" x 24" REBAR
- o FOUND 1/2" ALUMINUM CAP "LS 5488"
- o FOUND 3/4" IRON PIPE
- o FOUND WYDOT R/W MONUMENT
- (M) DENOTES MEASURED DATA THIS SURVEY
- (R) DENOTES RECORD DATA PER HAPPY JACK RANCHETTES



REVISED: 5/8/2020

SSS20-102\_T65-HappyValley\_AdminFINAL.dwg  
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