NO CENTRAL WATER SYSTEM OR SEWER SYSTEM ARE PROPOSED FOR THE PROPERTY

WASTEWATER PERMITS ARE REQUIRED FOR EACH LOT.
ALL SMALL WASTEWATER SYSTEMS MUST HAVE A 50' SETBACK FROM ALL PROPERTY LINES.
CONTACT ENVIRONMENTAL HEALTH FOR QUESTIONS AT 307-633-4090.

DEDICATION

Know All Persons by These Presents:

Homestead Homes, LLC, a Wyoming Limited Liability Company, owner in fee simple of Tract 75, Happy Valley First Filing, Laramie County Wyoming has caused the same to be surveyed, platted, and known as HAPPY VALLEY 5TH 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 free and voluntary wishes and desires and do hereby grant any and all easements as herein shown for the purposes indicated.

Cornelius A. Good, Managing Member
Homestead Homes, LLC

OWNER ACKNOWLEDGEMENT

STATE OF WYOMING)
COUNTY OF LARAMIE) SS

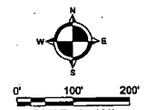
The foregoing instrument was acknowledged before this

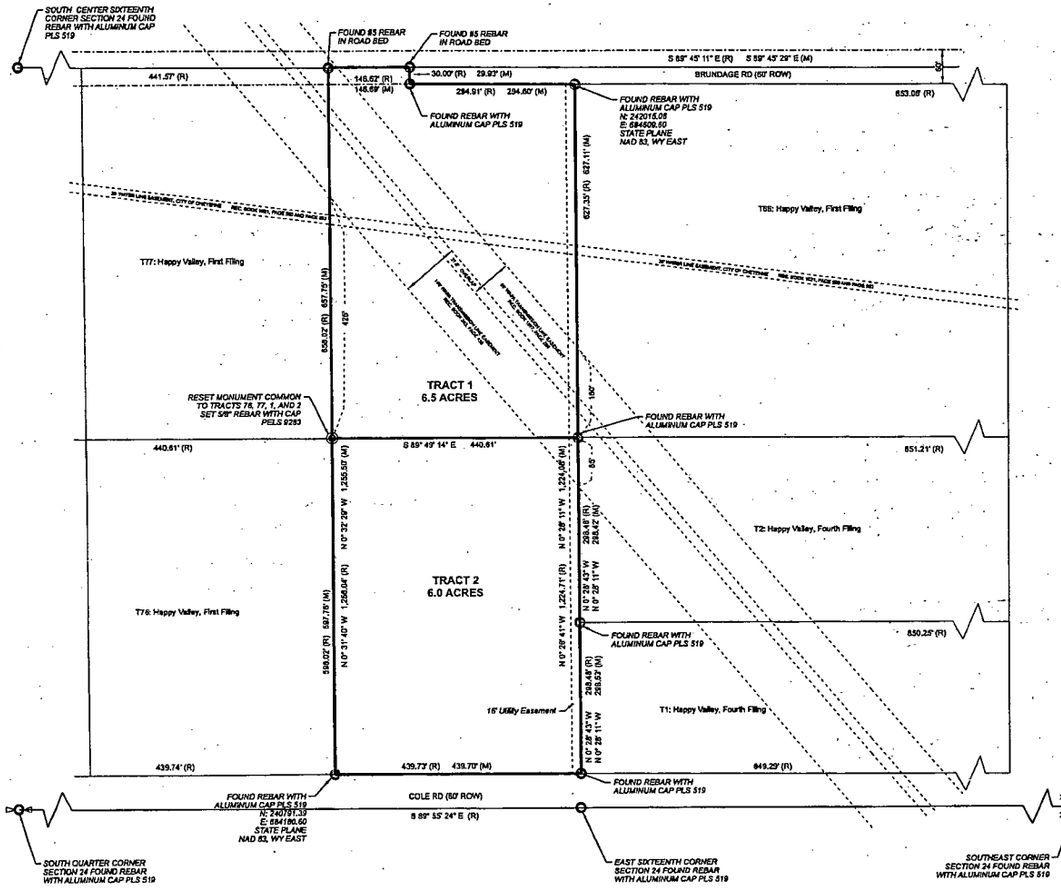
11th day of November 2020, by

Cornelius A. Good, Managing Member, Homestead Homes, LLC.

Notary Public, Laramie County, Wyoming

My Commission Expires: 4th Sept 2022





PROPERTY BOUNDARY
SECTION LINE
SIXTEENTH SECTION LINE
RIGHT OF WAY
EXISTING EASEMENT
(R) RECORD DISTANCE
(M) MEASURED DISTANCE
SET ⅝" X 24" REBAR WITH 3" ALUMINUM CAP STAMPED "PELS 9283"
FOUND SECTION CORNERS
FOUND QUARTER SECTION CORNERS
FOUND MONUMENTS AS NOTED

1. BASIS OF BEARING: BEARINGS ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 24, T14N, R69W BEING S89°55'24"E. SAID LINE BEING MONUMENTED BY REBAR WITH ALUMINUM CAP PLS 519.
2. SURVEY DATUM FOR THIS PROJECT IS BASED ON STATE PLANE COORDINATES NAD 83, WYOMING EAST ZONE WITH DISTANCES SHOWN IN U.S. SURVEY FEET AND WITH ELEVATIONS BASED ON NAVD 88 USING GEOID 12B.
3. THIS PROPERTY LIES WITHIN FIRE DISTRICT #8.
4. TRACT 1 AND TRACT 2 WILL HAVE SEPARATE WELLS AND SEPTIC SYSTMS IN COMPLIANCE WITH ALL APPLICABLE ORDINANCES, RULES, AND REGULATIONS.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 560029, MAP NUMBER 56021C1040F WHICH BEARS AN EFFECTIVE DATE OF JANUARY 17, 2007 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV). NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

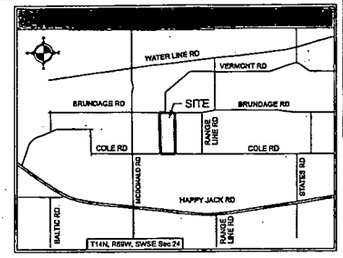
Reception 797153
The State of Wyoming } SS
County of Laramie
This instrument was filed for record at 12:35 o'clock P M. on the 15th day of December A.D. 2020 and duly recorded in book ___ on page ___ P/C 12 slot 998
Debra K. Lee
County Clerk & Ex-Officio Register of Deeds
By S. Wetzel Deputy

Filing Record

The State of Wyoming } SS
County of Laramie
This instrument was filed for record

RECORDED 12/15/2020 AT 12:35 PM BK# 12 PG# 2
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1
REC# #: 797153

County Clerk & Ex-Officio Registrar of Deeds



APPROVALS

Approved by the Laramie County Planning Director this 10th day of NOVEMBER 2020.

Brad Emmons
Planning Director, Laramie County, Wyoming

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

Dave Burmann
Director of Public Works, Laramie County, Wyoming

COUNTY ACKNOWLEDGEMENT

STATE OF WYOMING)
COUNTY OF LARAMIE) SS

The foregoing instrument was acknowledged before me this 30th day of November, 2020, by Brad Emmons, Laramie County Planning Director and Dave Burmann, Director of Laramie County Public Works.

M Pomerleau
Notary Public, Laramie County, Wyoming

My Commission Expires: May 11, 2024

CERTIFICATE OF SURVEYOR

State of Wyoming } ss
County of Laramie

I, Gary N. Grigsby, a Professional Engineer and Land Surveyor registered in the State of Wyoming do hereby certify that this Final Plat was prepared from the records and field notes of a survey conducted under my supervision during the month of August, 2020, and that all dimensions and other details are correct to the best of my knowledge and belief.

Gary N. Grigsby, Wyoming PE & PLS # 9283
September 24, 2020 (Job 110-7858-00)
For and on behalf of Western Research & Development, Ltd.

HAPPY VALLEY 5TH FILING

AN ADMINISTRATIVE SUBDIVISION

TRACT 75

HAPPY VALLEY FIRST FILING

LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 14 N, RANGE 69 W OF THE 6TH P.M., LARAMIE COUNTY, WYOMING

REVISED 10/27/2020

Professional Engineer & Land Surveyor
GARY N. GRIGSBY
9283
WYOMING
On 11/9/2020

Western RESEARCH & DEVELOPMENT, LTD.
3166 YELLOWSTONE BOULEVARD • CHEYENNE, WY 82001 • 307.634.1456

CLIENT INFORMATION
HOMESTEAD HOMES, LLC
475 COUNTY RD 128A
CHEYENNE, WY 82007

DRAWING TITLE
ADMINISTRATIVE PLAT
HAPPY VALLEY 5TH FILING

PROJECT NUMBER: 110-1858-00

DATE: September 24, 2020
SCALE: 1"=100'
DRAWN/CHECKED BY: LB/GNG
DRAWING PATH: Z:\Projects\110-1858-00 Tract 75 Cole Rd Lot Split\project_survey\shp\sd_files

SHEET NUMBER
1 of 1

DATE PRINTED: 10/27/2020
TIME PRINTED: 9:53:31 AM
PRINTED BY: LBerry0
FILE PATH: Z:\Projects\110-1858-00 Tract 75 Cole Rd Lot Split\project_survey\shp\sd_files\105b-75-1x1.dgn