

**OWNER / APPLICANT**

TRU GRIT LAND DEVELOPMENT, LLC  
140 WALTERSCHEID BLVD  
CHEYENNE, WY 82007  
PHONE: 307-775-0400  
CONTACT: EDWARD ERNSTE

**SURVEYOR**

JONES LAND SURVEYING, INC.  
8750 SAY KALLY RD.  
CHEYENNE, WY 82009  
PHONE: 370-830-8550  
CONTACT: COTTON JONES

**ENGINEER**

CIVILWORK, LLC  
1807 CAPITOL AVENUE, SUITE 206  
CHEYENNE, WY 82001  
PHONE: 307-514-1012  
CONTACT: JUSTIN BECKNER

**GENERAL NOTES**

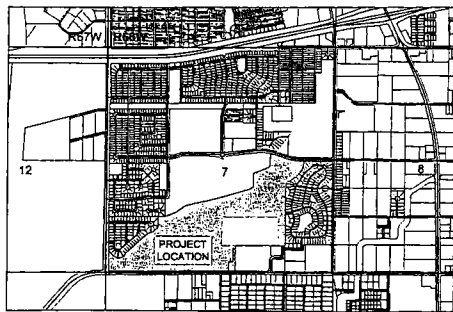
- 1. BASIS OF AZIMUTH - CITY OF CHEYENNE DATUM REFERENCED FROM CITY CONTROL MONUMENTS 'ORCHARD' AND 'Greeley'.
- 2. THE PLATTED AREA DOES NOT FALL WITHIN A FEMA SPECIAL FLOOD HAZARD AREA AS OF THE RECORDING DATE OF THIS DOCUMENT.
- 3. UTILITY EASEMENTS ALONG STREETS ARE 10' WIDE UNLESS OTHERWISE NOTED.
- 4. THE WATER AND SEWER UTILITY EASEMENTS (HEREINAFTER REFERRED TO AS THE 'BOPU UTILITY EASEMENT'), AS SHOWN AND DESCRIBED HEREON, IS GRANTED TO THE BOARD OF PUBLIC UTILITIES OF THE CITY OF CHEYENNE ('BOPU'), NO OTHER UTILITIES MAY INSTALL FACILITIES ON OR WITHIN THE BOPU UTILITY EASEMENT, EXCEPT AS FOLLOWS: OTHER UTILITIES MAY CROSS THE BOPU UTILITY EASEMENT, IF AND ONLY IF:
  - a) A UTILITY'S FACILITIES CROSS THE BOPU FACILITIES AT NO LESS THAN A 90 DEGREE ANGLE
  - b) A MINIMUM OF 24 INCHES VERTICAL CLEARANCE IS PROVIDED BETWEEN THE BOPU FACILITIES AND THE CROSSING FACILITIES, UNLESS OTHERWISE APPROVED BY BOPU.
  - c) A COPY OF ANY UTILITY EASEMENT AUTHORIZING THE CROSSING OF THE BOPU UTILITY EASEMENT IS PROVIDED TO THE BOPU PRIOR TO ANY CONSTRUCTION WITHIN THE BOPU UTILITY EASEMENT.
- 5. DISTANCES SHOWN ON PLAT ARE GROUND DISTANCE.

**VACATION STATEMENT**

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

**LEGEND**

- SET 1 1/2" ALUMINUM CAP ON 24" LONG #5 REBAR MARKED 'PLS 8834'
- FOUND 1 1/2" ALUMINUM CAP ON 24" LONG #5 REBAR MARKED 'PLS 8834'
- ⊙ FOUND 2 1/2" ALUMINUM CAP
- ⊙ FOUND NUMBER 5 REBAR 'NO CAP'
- (M) DENOTES MEASURED DATA THIS SURVEY
- (R) DENOTES RECORDED DATA
- EASEMENT
- PROPERTY LINE
- ROAD RIGHT-OF-WAY



**VICINITY MAP**

SCALE 1" = 1500'

**FILING RECORD**

RECORDED BY: JAMES R. HARRIS  
RECORDED 8/1/2010 AT 1:03 PM BOOK 11 PAGE 185  
DEPT. OF LAND RECORDS, CLERK OF LARAMIE COUNTY, WY. PAGE 2 OF 4

**DEDICATION**

KNOW ALL PERSONS BY THESE PRESENTS THAT: TRU-GRIT LAND DEVELOPMENT LLC, A WYOMING LIMITED LIABILITY COMPANY OWNERS IN FEE SIMPLE OF A PARCEL OF LAND IN THE SW AND SSW CORNER OF SECTION 7, T. 13 N., R. 86 W., 8TH P.M., LOT 2, BLOCK 188, INTERIOR HEIGHTS 2nd FILING AND; A PORTION OF LOT 5, BLOCK 4, & A PORTION OF LOT 1, BLOCK 5, HARMONY CENTER, CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 38, BLOCK 1, HARMONY HILL ALSO BEING A POINT OF THE EAST LINE OF PARSLEY BOULEVARD A SET 1 1/2" ALUMINUM CAP STAMPED 'PLS 8834'; THENCE S. 89°23'37" W. ALONG THE SAID EAST LINE OF PARSLEY BOULEVARD A DISTANCE OF 482.68 FEET TO THE INTERSECTION OF THE SAID EAST LINE AND THE NORTH LINE OF COLLEGE DRIVE A SET 1 1/2" ALUMINUM CAP STAMPED 'PLS 8834'; THENCE N. 89°30'01" E. ALONG THE SAID NORTH LINE OF COLLEGE DRIVE A DISTANCE OF 285.28 FEET TO A SET 1 1/2" ALUMINUM CAP STAMPED 'PLS 8834'; THENCE N. 89°55'59" E. CONTINUING ALONG THE SAID NORTH LINE A DISTANCE OF 155.88 FEET TO A FOUND ALUMINUM CAP; THENCE N. 89°58'54" E. CONTINUING ALONG THE SAID NORTH LINE A DISTANCE OF 182.32 FEET TO THE SOUTH-WEST CORNER OF TRIUMPH ADDITION, 2nd FILING A FOUND 1 1/2" ALUMINUM CAP; THENCE N. 89°49'18" E. ALONG THE WEST LINE OF SAID TRIUMPH ADDITION, 2nd FILING A DISTANCE OF 110.48 FEET TO A FOUND 1 1/2" ALUMINUM CAP; THENCE N. 89°14'03" E. CONTINUING ALONG THE SAID WEST LINE OF SAID TRIUMPH ADDITION, 2nd FILING A DISTANCE OF 79.96 FEET TO A POINT OF THE SOUTH LINE OF INTERIOR HEIGHTS, FOURTH FILING A FOUND 1 1/2" ALUMINUM CAP; THENCE S. 89°54'20" W. ALONG THE SAID SOUTH LINE A DISTANCE OF 322.88 FEET TO THE SOUTH-WEST CORNER OF SAID INTERIOR HEIGHTS, FOURTH FILING A FOUND 1 1/2" IRON PIPE; THENCE N. 0°02'22" W. ALONG THE WEST LINE OF SAID INTERIOR HEIGHTS, FOURTH FILING A DISTANCE OF 882.14 FEET TO A SET 1 1/2" ALUMINUM CAP STAMPED 'PLS 8834'; THENCE N. 0°02'22" W. ALONG THE NORTH LINE OF SAID INTERIOR HEIGHTS, FOURTH FILING A DISTANCE OF 1316.29 FEET TO THE NORTHEAST CORNER OF SAID INTERIOR HEIGHTS, FOURTH FILING A SET 1 1/2" ALUMINUM CAP STAMPED 'PLS 8834'; THENCE S. 0°02'22" W. ALONG THE EAST LINE OF SAID INTERIOR HEIGHTS, FOURTH FILING A DISTANCE OF 882.83 FEET TO THE SOUTHEAST CORNER OF SAID INTERIOR HEIGHTS, FOURTH FILING AND A POINT OF THE NORTH LINE OF SAID TRIUMPH ADDITION, 2nd FILING A SET 1 1/2" ALUMINUM CAP STAMPED 'PLS 8834'; THENCE N. 89°55'41" E. ALONG THE SAID NORTH LINE A DISTANCE OF 113.18 FEET TO THE NORTHEAST CORNER OF LOT 2, BLOCK 1, TRIUMPH ADDITION, 2nd FILING AND A POINT OF THE WEST LINE OF GRAND HARMONY BOULEVARD A FOUND 1 1/2" ALUMINUM CAP; THENCE N. 89°55'43" E. A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST LINE OF LOT 4, BLOCK 1, HARMONY CENTER A FOUND 1 1/2" IRON PIPE; THENCE N. 89°07'07" E. ALONG THE SAID WEST LINE A DISTANCE OF 84.84 FEET TO THE NORTHWEST CORNER OF SAID LOT 4 AND THE SOUTH-WEST CORNER OF HARMONY MEADOWS, 2nd FILING A FOUND 2" ALUMINUM CAP; THENCE N. 89°07'12" E. ALONG THE WEST LINE OF SAID SUBDIVISION A DISTANCE OF 1372.86 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION A FOUND 1 1/2" ALUMINUM CAP; THENCE N. 48°11'21" E. ALONG THE NORTHWEST LINE OF SAID SUBDIVISION A DISTANCE OF 132.58 FEET TO A FOUND 2" ALUMINUM CAP; THENCE N. 51°01'04" E. ALONG THE NORTHWEST LINE OF SAID SUBDIVISION A DISTANCE OF 106.86 FEET TO A FOUND 2" ALUMINUM CAP; THENCE N. 51°23'56" E. ALONG THE NORTHWEST LINE OF SAID SUBDIVISION A DISTANCE OF 147.42 FEET TO A FOUND 2" ALUMINUM CAP; THENCE N. 47°42'15" E. ALONG THE NORTHWEST LINE OF SAID SUBDIVISION A DISTANCE OF 84.28 FEET TO A SET 1 1/2" ALUMINUM CAP STAMPED 'PLS 8834'; THENCE N. 38°18'48" E. ALONG THE NORTHWEST LINE OF SAID SUBDIVISION A DISTANCE OF 52.82 FEET TO A FOUND 2" ALUMINUM CAP; THENCE N. 28°11'11" E. ALONG THE NORTHWEST LINE OF SAID SUBDIVISION A DISTANCE OF 82.30 FEET TO A FOUND 2" ALUMINUM CAP; THENCE N. 11°58'18" E. ALONG THE NORTHWEST LINE OF SAID SUBDIVISION A DISTANCE OF 145.85 FEET TO THE NORTHWEST CORNER OF LOT 32, BLOCK 58, HARMONY MEADOWS, 2nd FILING ALSO BEING A POINT ON THE SOUTH LINE OF ALLISON ROAD A FOUND 2" ALUMINUM CAP; THENCE N. 48°11'21" E. ALONG THE SOUTH LINE OF ALLISON ROAD A DISTANCE OF 74.10 FEET TO A FOUND 1 1/2" IRON PIPE AND POINT OF CURVATURE; THENCE CONTINUING ALONG THE SAID SOUTH LINE THROUGH A CURVE CONCAVED TO THE NORTH HAVING A CENTRAL ANGLE OF 18°03'07" A RADIUS OF 373.81 FEET (CH. - N. 80°22'44" W. CH. - 372.87 FEET) ALONG SAID CURVE A DISTANCE OF 373.81 FEET TO A FOUND 1 1/2" ALUMINUM CAP; THENCE N. 71°28'27" W. ALONG THE SAID SOUTH LINE A DISTANCE OF 241.50 FEET TO A FOUND 1 1/2" ALUMINUM CAP AND POINT OF CURVATURE; THENCE CONTINUING ALONG THE SAID SOUTH LINE THROUGH A CURVE CONCAVED TO THE SOUTH HAVING A CENTRAL ANGLE OF 17°43'58" A RADIUS OF 128.86 FEET (CH. - N. 74°38'58" W. CH. - 128.86 FEET) ALONG SAID CURVE A DISTANCE OF 128.86 FEET TO THE NORTHEAST CORNER OF SOUTH CHEYENNE HIGH SCHOOL, SUBDIVISION A FOUND 1 1/2" ALUMINUM CAP; THENCE S. 04°38'14" W. ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 310.89 FEET TO A FOUND 1 1/2" ALUMINUM CAP; THENCE S. 85°48'18" W. ALONG THE SOUTHEAST LINE OF SAID SUBDIVISION A DISTANCE OF 245.70 FEET TO A FOUND 1 1/2" ALUMINUM CAP; THENCE S. 71°08'25" W. ALONG THE SOUTHEAST LINE OF SAID SUBDIVISION A DISTANCE OF 181.88 FEET TO A FOUND #5 REBAR; THENCE S. 00°02'16" W. ALONG THE EAST LINE OF SAID SUBDIVISION A DISTANCE OF 315.05 FEET TO A FOUND #5 REBAR; THENCE S. 53°06'48" W. ALONG THE SOUTHEAST LINE OF SAID SUBDIVISION A DISTANCE OF 188.23 FEET TO A FOUND 1 1/2" ALUMINUM CAP; THENCE S. 55°23'41" W. ALONG THE SOUTHEAST LINE OF SAID SUBDIVISION A DISTANCE OF 284.88 FEET TO A FOUND 1 1/2" ALUMINUM CAP; THENCE S. 89°27'07" W. ALONG THE SOUTH-EAST LINE OF SAID SUBDIVISION A DISTANCE OF 238.84 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION ALSO BEING THE SOUTHEAST CORNER OF BIG SKY ESTATES, SECOND FILING A FOUND 2" ALUMINUM CAP; THENCE S. 88°28'48" W. ALONG THE SOUTH LINE OF SAID BIG SKY ESTATES, SECOND FILING A DISTANCE OF 156.32 FEET TO A POINT AND THE NORTHEAST CORNER OF HARMONY HILL; THENCE S. 07°28'41" E. ALONG THE EAST LINE OF SAID HARMONY HILL A DISTANCE OF 231.86 FEET TO A SET 1 1/2" ALUMINUM CAP STAMPED 'PLS 8834'; THENCE S. 47°52'44" W. ALONG THE SOUTHEAST LINE OF SAID SUBDIVISION A DISTANCE OF 183.84 FEET TO A FOUND #5 REBAR; THENCE S. 89°54'14" W. ALONG THE SOUTHEAST LINE OF SAID SUBDIVISION A DISTANCE OF 133.90 FEET TO A FOUND #5 REBAR; THENCE S. 47°18'19" W. ALONG THE SOUTHEAST LINE OF SAID SUBDIVISION A DISTANCE OF 889.85 FEET TO A FOUND 1 1/2" ALUMINUM CAP; THENCE S. 29°17'15" W. ALONG THE SOUTHEAST LINE OF SAID SUBDIVISION A DISTANCE OF 88.46 FEET TO A SET 1 1/2" ALUMINUM CAP STAMPED 'PLS 8834'; THENCE S. 71°18'18" W. ALONG THE SOUTHEAST LINE OF SAID SUBDIVISION A DISTANCE OF 18.18 FEET TO A SET 1 1/2" ALUMINUM CAP STAMPED 'PLS 8834'; THENCE N. 62°58'33" W. ALONG THE SOUTH-WEST LINE OF SAID SUBDIVISION A DISTANCE OF 118.72 FEET TO A SET 1 1/2" ALUMINUM CAP STAMPED 'PLS 8834'; THENCE N. 47°04'31" W. ALONG THE SOUTH-WEST LINE OF SAID SUBDIVISION A DISTANCE OF 183.33 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM LOTS 30-34, BLOCK 168, INTERIOR HEIGHTS, SECOND FILING, CITY OF CHEYENNE, (CONTAINING 0.36 AC. OR 15,823 SQ. FT.) AND THE 7.5' ALLEY RIGHT-OF-WAY DIRECTLY EAST OF THE LOTS (CONTAINING 808 SQ. FT.)

SAID PARCEL CONTAINS 4,838.53 SQ. FT. OR 111.03 AC. MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED, VACATED, RE-PLATTED AND KNOWN AS HARMONY VALLEY FIRST 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

EDWARD J. ERNSTE  
MANAGER

**ACKNOWLEDGEMENTS**

STATE OF WYOMING )  
COUNTY OF LARAMIE )

THE DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF July 2010  
EDWARD J. ERNSTE, MANAGER OF TRU-GRIT LAND DEVELOPMENT LLC, A WYOMING LIMITED LIABILITY COMPANY.

Richard R. Rietvo  
NOTARY PUBLIC, LARAMIE COUNTY, WYOMING

MY COMMISSION EXPIRES NOV 1, 2013



**APPROVALS**

APPROVED BY THE CHEYENNE PLANNING COMMISSION THIS 1ST DAY OF July 2010.

Development Director

APPROVED BY THE CITY COUNCIL OF THE CITY OF CHEYENNE, WYOMING, THIS 12TH DAY OF August 2010.

Mayor

ATTEST: [Signature]  
CITY CLERK OF WYOMING

LAND USE TABLE					
PARCEL	AREA	PERCENT	USE	OWNED & MAINTAINED BY	
BLOCK 1 LOT 1	21,391.51	0.48 AC	0.44	OPEN SPACE AND UTILITY EASEMENTS	HOA UNTIL TRANSFERRED TO WYDOT
*BLOCK 1 LOT 2	288,579.51	6.36 AC	5.93	FUTURE DEVELOPMENT	LOT OWNER
BLOCK 1 LOT 3	133,334.51	3.01 AC	3.17	OPEN SPACE DRAINAGE AND UTILITY EASEMENTS	HOA
BLOCK 1 LOT 4	4,280.51	0.10 AC	0.09	OPEN SPACE DRAINAGE AND UTILITY EASEMENTS	HOA
BLOCK 1 LOT 5	4,280.51	0.10 AC	0.09	OPEN SPACE DRAINAGE AND UTILITY EASEMENTS	HOA
BLOCK 1 LOT 6	4,280.51	0.10 AC	0.09	OPEN SPACE DRAINAGE AND UTILITY EASEMENTS	HOA
BLOCK 1 LOT 7	4,280.51	0.10 AC	0.09	OPEN SPACE DRAINAGE AND UTILITY EASEMENTS	HOA
BLOCK 1 LOT 8	294,844.51	5.82 AC	5.80	PAVE	HOA
BLOCK 1 LOT 9	28,724.51	0.68 AC	0.61	OPEN SPACE AND UTILITY EASEMENTS	HOA UNTIL TRANSFERRED TO WYDOT
*BLOCK 1 LOT 10	296,500.51	6.67 AC	6.03	FUTURE DEVELOPMENT	LOT OWNER
BLOCK 1 LOT 11	144,810.51	3.31 AC	3.00	DEFENTION, OPEN SPACE AND UTILITY EASEMENTS	HOA
BLOCK 1 LOT 12	5,569.51	0.13 AC	0.12	OPEN SPACE AND UTILITY EASEMENTS	HOA UNTIL TRANSFERRED TO WYDOT
BLOCK 10 LOT 1	1,052,587.51	24.28 AC	22.76	FUTURE DEVELOPMENT	LOT OWNER
BLOCK 10 LOT 2	1,084,598.51	25.17 AC	22.67	FUTURE DEVELOPMENT	LOT OWNER
R.O.W.	548,599.51	12.59 AC	11.94	RIGHT OF WAY	CITY OF CHEYENNE
379 RESIDENTIAL LOTS	848,537.51	13.73 AC	13.61	RESIDENTIAL	HOMEOWNERS
TOTAL	4,837,894.51	113.86 AC	100.0%		

NOTES:  
\* BLOCK 1, LOT 2 WILL BE RESTRICTED TO A MAXIMUM OF 25% COMMERCIAL DEVELOPMENT WITH A MAXIMUM OF 60 RESIDENTIAL UNITS ACROSS THE REMAINDER OF SAID LOT. IF BLOCK 1, LOT 2 IS RESTRICTED ONLY THE MAXIMUM NUMBER OF UNITS WILL INCREASE TO 80 UNITS. ACCESS TO BLOCK 1, LOT 2 SOUTH OF ERNSTE DRIVE WILL BE LIMITED TO SHARED ACCESS. FOR COMMERCIAL DEVELOPMENT, ACCESS IS LIMITED TO COLLEGE DRIVE AND/OR PARSLEY BOULEVARD, UNLESS OTHERWISE APPROVED BY THE CITY OF CHEYENNE TRAFFIC ENGINEER, SUBJECT TO THE CITY AND WYOMING DEPARTMENT OF TRANSPORTATION REVIEW AND APPROVAL.  
\*\* BLOCK 8, LOT 1 SHALL BE RESTRICTED TO A MAXIMUM OF 58 RESIDENTIAL UNITS WITH SHARED ACCESS UNLESS OTHERWISE APPROVED BY THE CITY OF CHEYENNE TRAFFIC ENGINEER.

**SURVEYORS CERTIFICATE**

I, COTTON J. 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 1ST 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.



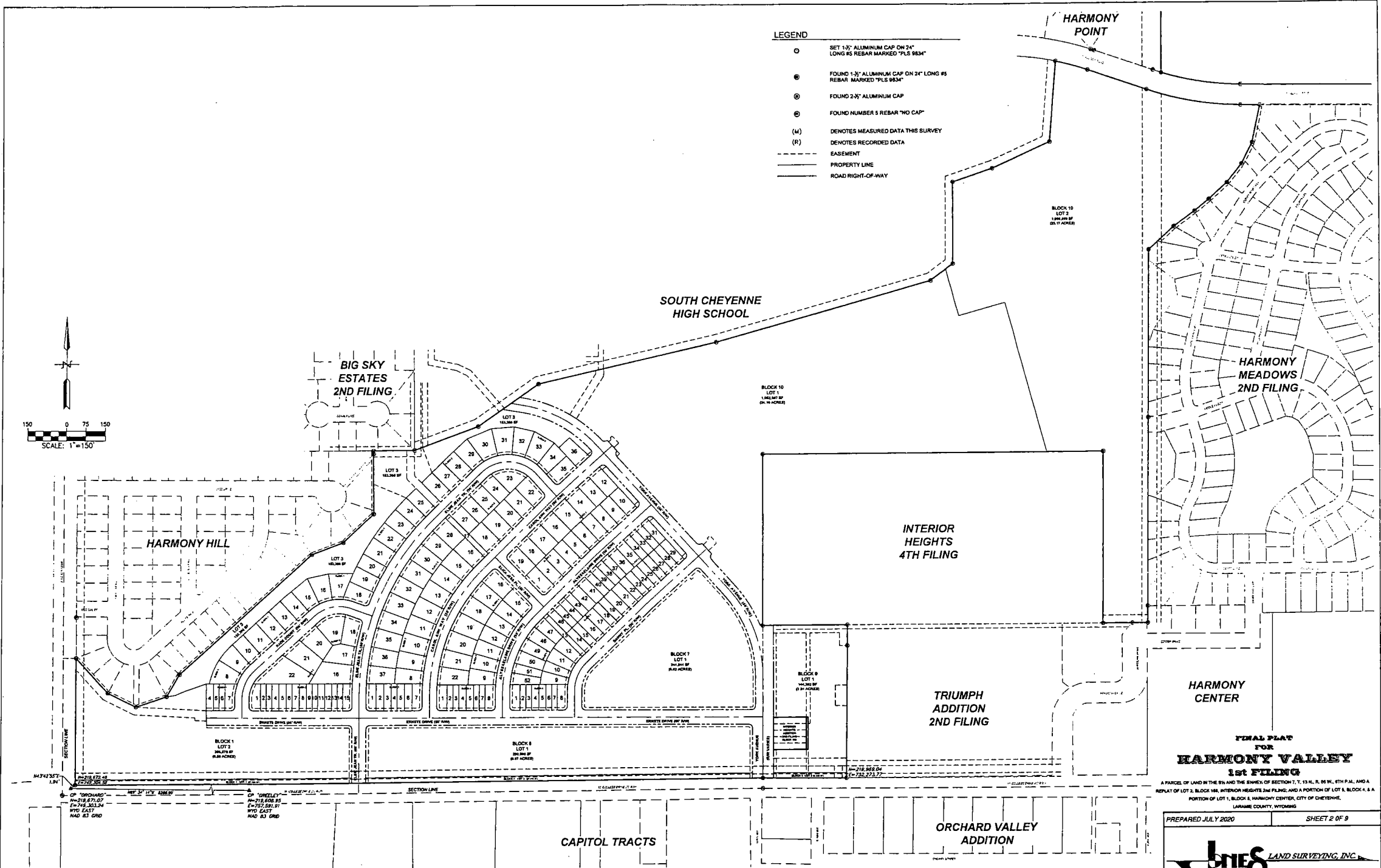
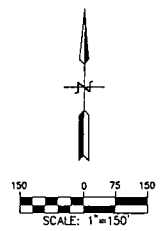
**FINAL PLAT FOR HARMONY VALLEY 1st FILING**

A PARCEL OF LAND IN THE SW AND SSW CORNER OF SECTION 7, T. 13 N., R. 86 W., 8TH P.M., LOT 2, BLOCK 188, INTERIOR HEIGHTS 2nd FILING AND; A PORTION OF LOT 5, BLOCK 4, & A PORTION OF LOT 1, BLOCK 5, HARMONY CENTER, CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING

PREPARED DEC 2019 SHEET 1 OF 9



- LEGEND**
- SET 1-3" ALUMINUM CAP ON 24" LONG #5 REBAR MARKED "PLS 9834"
  - ⊙ FOUND 1-3" ALUMINUM CAP ON 24" LONG #5 REBAR MARKED "PLS 9834"
  - ⊙ FOUND 2-3" ALUMINUM CAP
  - ⊙ FOUND NUMBER 5 REBAR "NO CAP"
  - (M) DENOTES MEASURED DATA THIS SURVEY
  - (R) DENOTES RECORDED DATA
  - EASEMENT
  - PROPERTY LINE
  - ROAD RIGHT-OF-WAY



**FINAL PLAN FOR HARMONY VALLEY 1st FILING**

A PARCEL OF LAND IN THE SW AND THE SSW CORNERS OF SECTION 7, T. 13 N., R. 86 W., 4TH P.M., AND A REPLAT OF LOT 2, BLOCK 18, INTERIOR HEIGHTS 2ND FILING, AND A PORTION OF LOT 8, BLOCK 8 & A PORTION OF LOT 1, BLOCK 8, HARMONY CENTER, CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING

PREPARED JULY 2020 SHEET 2 OF 9

**JONES LAND SURVEYING, INC.**  
 8750 Say Kally Rd., Cheyenne, WY 82009  
 Ph: 307-637-7107  
 Fax: 307-630-8550  
 Email: corby.jones@jls.com

RECORD TO BE MAINTAINED PERMANENTLY  
 REC'D # 387288  
 RECORDED 7/12/2020 AT 4:00 PM PER 11 064 182  
 Debra K. Linn, CLERK OF LARAMIE COUNTY, WY PAGE 2 OF 9

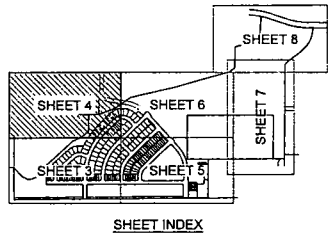
\*\* FOR LOT AND BLOCK INFORMATION SEE SHEETS 3 THROUGH 8 \*\*

\*\* FOR LINES & CURVE TABLES SEE SHEET 9 OF 9 \*\*



**LEGEND**

- SET 1-3/4" ALUMINUM CAP ON 24" LONG #3 REBAR MARKED "PLS 8834"
- FOUND 1-3/4" ALUMINUM CAP ON 24" LONG #3 REBAR MARKED "PLS 8834"
- ⊙ FOUND 2-3/4" ALUMINUM CAP
- ⊙ FOUND NUMBER 8 REBAR "NO CAP"
- (M) DENOTES MEASURED DATA THIS SURVEY
- (R) DENOTES RECORDED DATA
- - - - - BASEMENT
- — — — — PROPERTY LINE
- — — — — ROAD RIGHT-OF-WAY



**BIG SKY ESTATES  
2ND FILING**

**SOUTH CHEYENNE  
HIGH SCHOOL**

**HARMONY HILL**

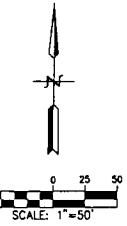
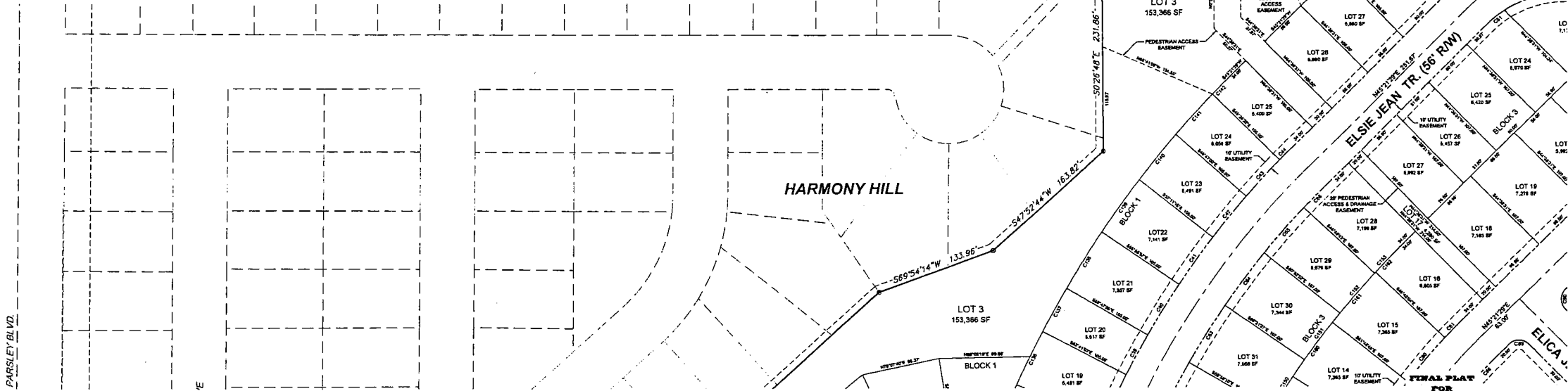
**FINAL PLAN  
FOR  
HARMONY VALLEY  
1st FILING**

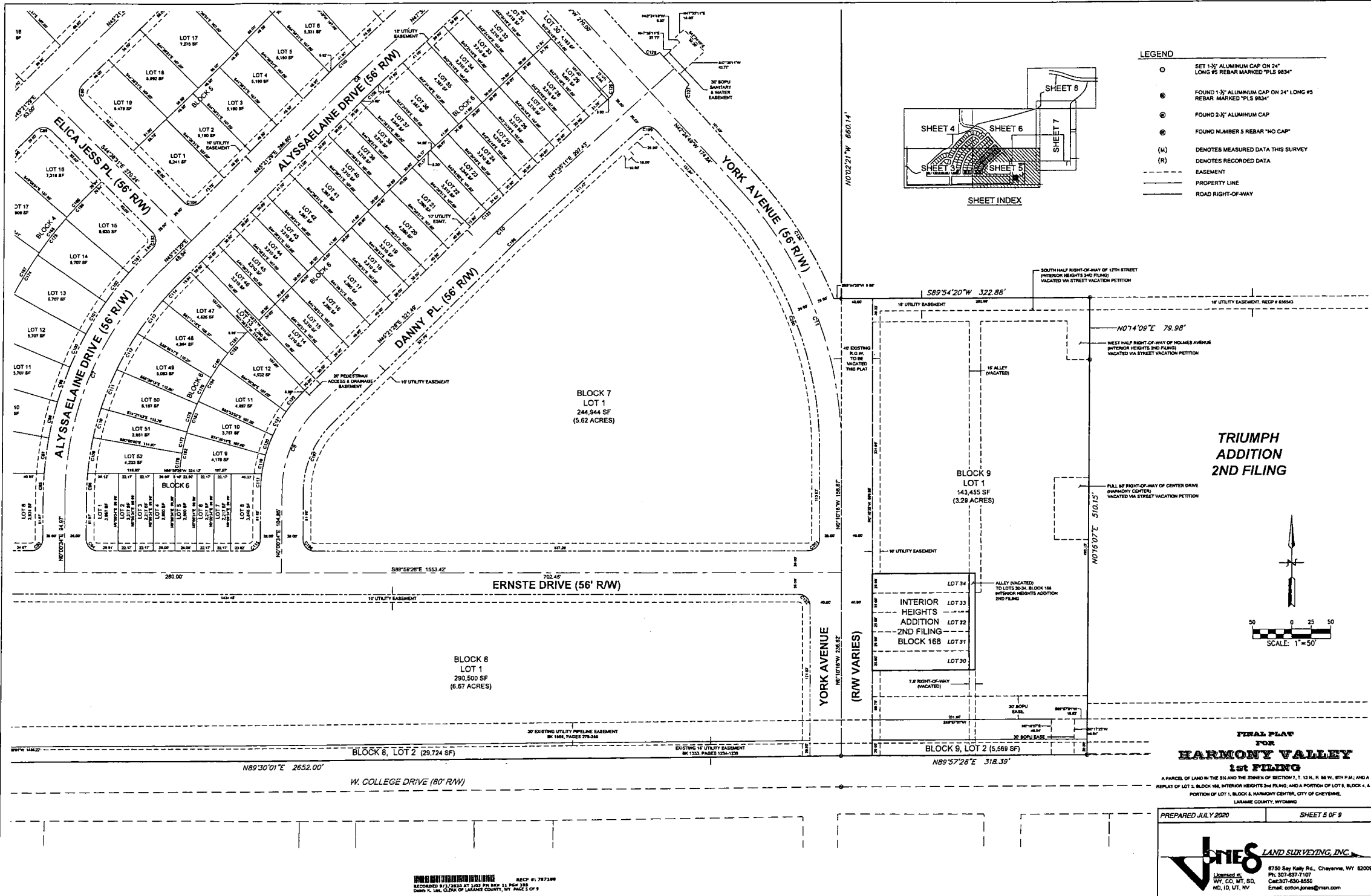
A PARCEL OF LAND IN THE SW AND THE SW/4TH CORNERS OF SECTION 7, T. 13 N., R. 96 W., 6TH P.M.; AND A REPLAT OF LOT 2, BLOCK 18, INTERIOR RIGHTS 2ND FILING; AND A PORTION OF LOT 5, BLOCK 4, & A PORTION OF LOT 1, BLOCK 6, HARMONY CENTER, CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING

PREPARED JULY 2020

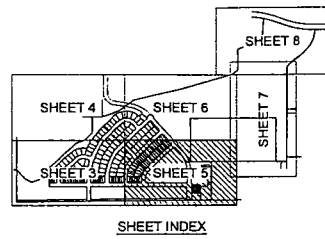
SHEET 4 OF 9

**ONES LAND SURVEYING, INC.**  
 Licensed In: WY, CO, MT, SD, ND, ID, UT, NV  
 6750 Say Kally Rd., Cheyenne, WY 82009  
 Ph: 307-637-7107  
 Cell: 307-630-8550  
 Email: colton.jones@gmail.com

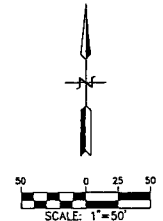




- LEGEND**
- SET 1-3/8" ALUMINUM CAP ON 24" LONG #5 REBAR MARKED "PLS 9834"
  - ⊙ FOUND 1-3/8" ALUMINUM CAP ON 24" LONG #5 REBAR MARKED "PLS 9834"
  - ⊙ FOUND 2-3/8" ALUMINUM CAP
  - ⊙ FOUND NUMBER 5 REBAR "NO CAP"
  - (M) DENOTES MEASURED DATA THIS SURVEY
  - (R) DENOTES RECORDED DATA
  - EASEMENT
  - PROPERTY LINE
  - ROAD RIGHT-OF-WAY



**TRIUMPH ADDITION  
2ND FILING**



**FINAL PLAT  
FOR  
HARMONY VALLEY  
1st FILING**

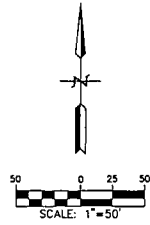
A PARCEL OF LAND IN THE SW AND THE S1/2 OF SECTION 1, T. 13 N., R. 86 W., 8TH P.M. AND A REPLAY OF LOT 2, BLOCK 184, INTERIOR HEIGHTS 2ND FILING; AND A PORTION OF LOT 8, BLOCK 4, A PORTION OF LOT 1, BLOCK 8, HARMONY CENTER, CITY OF CHEYENNE, LARABEE COUNTY, WYOMING

PREPARED JULY 2020 SHEET 5 OF 9

**JONES LAND SURVEYING, INC.**

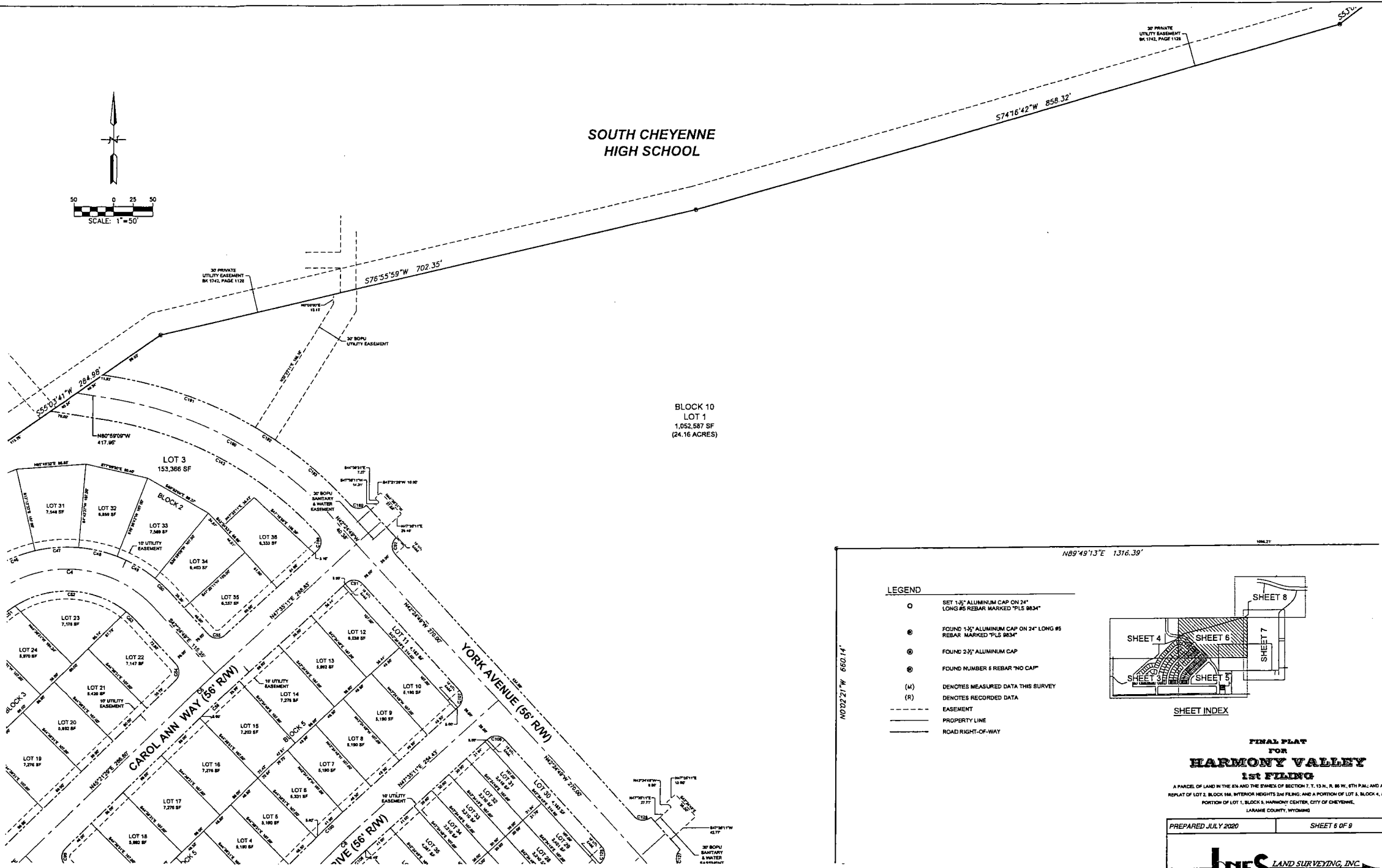
Licensed in:  
WY, CO, MT, SD,  
ND, ID, UT, NV

8750 Bay Kelly Rd., Cheyenne, WY 82009  
Ph: 307-637-7107  
Cell: 307-630-8550  
Email: cotto.jones@jonesland.com

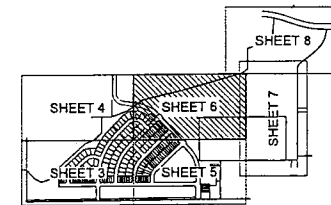


**SOUTH CHEYENNE  
HIGH SCHOOL**

BLOCK 10  
LOT 1  
1,052,587 SF  
(24.16 ACRES)



- 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"
  - ⊙ FOUND 2-1/2" ALUMINUM CAP
  - ⊙ FOUND NUMBER 6 REBAR "NO CAP"
  - (M) DENOTES MEASURED DATA THIS SURVEY
  - (R) DENOTES RECORDED DATA
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  - PROPERTY LINE
  - ROAD RIGHT-OF-WAY



SHEET INDEX

**FINAL PLAT  
FOR  
HARMONY VALLEY  
1st FILING**

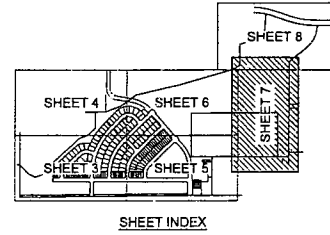
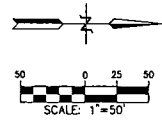
A PARCEL OF LAND IN THE EA AND THE SW/4 OF SECTION 7, T. 13 N., R. 85 W., 6TH P.M.; AND A REPLAT OF LOT 2, BLOCK 144, INTERIOR HEIGHTS 2ND FILING; AND A PORTION OF LOT 5, BLOCK 4, A PORTION OF LOT 1, BLOCK 5, HARMONY CENTER, CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING

PREPARED JULY 2020

SHEET 6 OF 8

**JONES LAND SURVEYING, INC.**

6750 Say Kelly Rd., Cheyenne, WY 82009  
 Phone: 307-637-7107  
 Fax: 307-630-8350  
 Email: conor.jones@jonesland.com



**LEGEND**

- SET 1-3/4" ALUMINUM CAP ON 24" LONG #5 REBAR MARKED "PLS 9834"
- FOUND 1-3/4" ALUMINUM CAP ON 24" LONG #5 REBAR MARKED "PLS 9834"
- ⊙ FOUND 2-3/4" ALUMINUM CAP
- ⊙ FOUND NUMBER 5 REBAR "NO CAP"
- (M) DENOTES MEASURED DATA THIS SURVEY
- (R) DENOTES RECORDED DATA
- - - - - EASEMENT
- \_\_\_\_\_ PROPERTY LINE
- \_\_\_\_\_ ROAD RIGHT-OF-WAY

BLOCK 10  
LOT 1  
1,052,587 SF  
(24.16 ACRES)

BLOCK 10  
LOT 2  
1,095,598 SF  
(25.17 ACRES)

TRIUMPH ADDITION  
2ND FILING

HARMONY  
CENTER

HARMONY MEADOWS  
2ND FILING

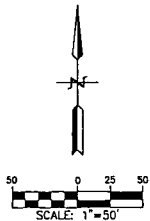
FINAL PLAN  
FOR  
**HARMONY VALLEY**  
1st FILING

A PARCEL OF LAND IN THE SW AND THE SW/4S OF SECTION 7, T. 13 N. R. 86 W., 6TH PA.; AND A REPLAT OF LOT 2, BLOCK 10B, WYOMING HEIGHTS 2ND FILING, AND A PORTION OF LOT 5, BLOCK 4, S.A. PORTION OF LOT 1, BLOCK 6, HARMONY CENTER, CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING

PREPARED JULY 2020 SHEET 7 OF 8

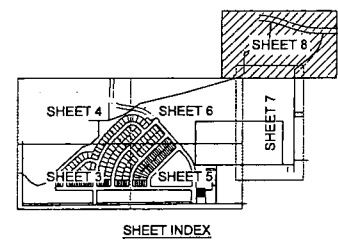
**JONES LAND SURVEYING, INC.**  
 Licensed in:  
 WY, CO, WI, SD,  
 ND, ID, UT, NV  
 6750 Say Kelly Rd., Cheyenne, WY 82009  
 Ph. 307-637-7107  
 Cell: 307-630-8550  
 Email: colton.jones@mls.com

RECORDED #1/1 (2020) AT 1:02 PM BLDG. 11 P&P 382  
 DWG. S. LAM. CLERK OF LARAMIE COUNTY, WY PAGE 7 OF 8



**LEGEND**

- SET 1-3/4" ALUMINUM CAP ON 24" LONG #5 REBAR MARKED "PLS 8834"
- FOUND 1-3/4" ALUMINUM CAP ON 24" LONG #5 REBAR MARKED "PLS 8834"
- ⊙ FOUND 2-3/4" ALUMINUM CAP
- ⊙ FOUND NUMBER 6 REBAR "NO CAP"
- (M) DENOTES MEASURED DATA THIS SURVEY
- (R) DENOTES RECORDED DATA
- - - - EASEMENT
- PROPERTY LINE
- ROAD RIGHT-OF-WAY



**SOUTH CHEYENNE  
HIGH SCHOOL**

**BLOCK 10  
LOT 2  
1,096,599 SF  
(25.17 ACRES)**

**HARMONY  
POINT**

**W. ALLISON ROAD**

**W. ALLISON ROAD**

**HARMONY MEADOWS  
2ND FILING**

**FINAL PLAT  
FOR  
HARMONY VALLEY  
1st FILING**

A PARCEL OF LAND IN THE SW AND THE EASES OF SECTION 7, T. 13 N., R. 88 W., 6TH P.M.; AND A REPLAT OF LOT 2, BLOCK 186, INTERIOR HEIGHTS 2ND FILING, AND A PORTION OF LOT 5, BLOCK 4, & A PORTION OF LOT 1, BLOCK 8, HARMONY CENTER, CITY OF CHEYENNE, LARAMIE COUNTY, WYOMING.

PREPARED JULY 2020

SHEET 8 OF 8



**JONES LAND SURVEYING, INC.**

8750 Say Kally Rd., Cheyenne, WY 82009  
 Ph: 307-637-7107  
 Fax: 307-637-7107  
 Email: cotton.jones@jones.com

RECORD TO BE FILED WITH THE COUNTY CLERK'S OFFICE  
 RECORDED 8/2/2020 AT 1:02 PM BY: 11 PWS 282  
 DAWN K. LEE, CLERK OF LARAMIE COUNTY, WY PAGE 8 OF 8



Curve Table				Curve Table							
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	152.38	15000	41.88	S27 27 31.9	157.77	C71	152.38	15000	41.88	S27 27 31.9	157.77
C2	152.38	15000	41.88	S27 27 31.9	157.77	C72	152.38	15000	41.88	S27 27 31.9	157.77
C3	152.38	15000	41.88	S27 27 31.9	157.77	C73	152.38	15000	41.88	S27 27 31.9	157.77
C4	152.38	15000	41.88	S27 27 31.9	157.77	C74	152.38	15000	41.88	S27 27 31.9	157.77
C5	152.38	15000	41.88	S27 27 31.9	157.77	C75	152.38	15000	41.88	S27 27 31.9	157.77
C6	152.38	15000	41.88	S27 27 31.9	157.77	C76	152.38	15000	41.88	S27 27 31.9	157.77
C7	152.38	15000	41.88	S27 27 31.9	157.77	C77	152.38	15000	41.88	S27 27 31.9	157.77
C8	152.38	15000	41.88	S27 27 31.9	157.77	C78	152.38	15000	41.88	S27 27 31.9	157.77
C9	152.38	15000	41.88	S27 27 31.9	157.77	C79	152.38	15000	41.88	S27 27 31.9	157.77
C10	152.38	15000	41.88	S27 27 31.9	157.77	C80	152.38	15000	41.88	S27 27 31.9	157.77
C11	152.38	15000	41.88	S27 27 31.9	157.77	C81	152.38	15000	41.88	S27 27 31.9	157.77
C12	152.38	15000	41.88	S27 27 31.9	157.77	C82	152.38	15000	41.88	S27 27 31.9	157.77
C13	152.38	15000	41.88	S27 27 31.9	157.77	C83	152.38	15000	41.88	S27 27 31.9	157.77
C14	152.38	15000	41.88	S27 27 31.9	157.77	C84	152.38	15000	41.88	S27 27 31.9	157.77
C15	152.38	15000	41.88	S27 27 31.9	157.77	C85	152.38	15000	41.88	S27 27 31.9	157.77
C16	152.38	15000	41.88	S27 27 31.9	157.77	C86	152.38	15000	41.88	S27 27 31.9	157.77
C17	152.38	15000	41.88	S27 27 31.9	157.77	C87	152.38	15000	41.88	S27 27 31.9	157.77
C18	152.38	15000	41.88	S27 27 31.9	157.77	C88	152.38	15000	41.88	S27 27 31.9	157.77
C19	152.38	15000	41.88	S27 27 31.9	157.77	C89	152.38	15000	41.88	S27 27 31.9	157.77
C20	152.38	15000	41.88	S27 27 31.9	157.77	C90	152.38	15000	41.88	S27 27 31.9	157.77
C21	152.38	15000	41.88	S27 27 31.9	157.77	C91	152.38	15000	41.88	S27 27 31.9	157.77
C22	152.38	15000	41.88	S27 27 31.9	157.77	C92	152.38	15000	41.88	S27 27 31.9	157.77
C23	152.38	15000	41.88	S27 27 31.9	157.77	C93	152.38	15000	41.88	S27 27 31.9	157.77
C24	152.38	15000	41.88	S27 27 31.9	157.77	C94	152.38	15000	41.88	S27 27 31.9	157.77
C25	152.38	15000	41.88	S27 27 31.9	157.77	C95	152.38	15000	41.88	S27 27 31.9	157.77
C26	152.38	15000	41.88	S27 27 31.9	157.77	C96	152.38	15000	41.88	S27 27 31.9	157.77
C27	152.38	15000	41.88	S27 27 31.9	157.77	C97	152.38	15000	41.88	S27 27 31.9	157.77
C28	152.38	15000	41.88	S27 27 31.9	157.77	C98	152.38	15000	41.88	S27 27 31.9	157.77
C29	152.38	15000	41.88	S27 27 31.9	157.77	C99	152.38	15000	41.88	S27 27 31.9	157.77
C30	152.38	15000	41.88	S27 27 31.9	157.77	C100	152.38	15000	41.88	S27 27 31.9	157.77
C31	152.38	15000	41.88	S27 27 31.9	157.77	C101	152.38	15000	41.88	S27 27 31.9	157.77
C32	152.38	15000	41.88	S27 27 31.9	157.77	C102	152.38	15000	41.88	S27 27 31.9	157.77
C33	152.38	15000	41.88	S27 27 31.9	157.77	C103	152.38	15000	41.88	S27 27 31.9	157.77
C34	152.38	15000	41.88	S27 27 31.9	157.77	C104	152.38	15000	41.88	S27 27 31.9	157.77
C35	152.38	15000	41.88	S27 27 31.9	157.77	C105	152.38	15000	41.88	S27 27 31.9	157.77
C36	152.38	15000	41.88	S27 27 31.9	157.77	C106	152.38	15000	41.88	S27 27 31.9	157.77
C37	152.38	15000	41.88	S27 27 31.9	157.77	C107	152.38	15000	41.88	S27 27 31.9	157.77
C38	152.38	15000	41.88	S27 27 31.9	157.77	C108	152.38	15000	41.88	S27 27 31.9	157.77
C39	152.38	15000	41.88	S27 27 31.9	157.77	C109	152.38	15000	41.88	S27 27 31.9	157.77
C40	152.38	15000	41.88	S27 27 31.9	157.77	C110	152.38	15000	41.88	S27 27 31.9	157.77
C41	152.38	15000	41.88	S27 27 31.9	157.77	C111	152.38	15000	41.88	S27 27 31.9	157.77
C42	152.38	15000	41.88	S27 27 31.9	157.77	C112	152.38	15000	41.88	S27 27 31.9	157.77
C43	152.38	15000	41.88	S27 27 31.9	157.77	C113	152.38	15000	41.88	S27 27 31.9	157.77
C44	152.38	15000	41.88	S27 27 31.9	157.77	C114	152.38	15000	41.88	S27 27 31.9	157.77
C45	152.38	15000	41.88	S27 27 31.9	157.77	C115	152.38	15000	41.88	S27 27 31.9	157.77
C46	152.38	15000	41.88	S27 27 31.9	157.77	C116	152.38	15000	41.88	S27 27 31.9	157.77
C47	152.38	15000	41.88	S27 27 31.9	157.77	C117	152.38	15000	41.88	S27 27 31.9	157.77
C48	152.38	15000	41.88	S27 27 31.9	157.77	C118	152.38	15000	41.88	S27 27 31.9	157.77
C49	152.38	15000	41.88	S27 27 31.9	157.77	C119	152.38	15000	41.88	S27 27 31.9	157.77
C50	152.38	15000	41.88	S27 27 31.9	157.77	C120	152.38	15000	41.88	S27 27 31.9	157.77
C51	152.38	15000	41.88	S27 27 31.9	157.77	C121	152.38	15000	41.88	S27 27 31.9	157.77
C52	152.38	15000	41.88	S27 27 31.9	157.77	C122	152.38	15000	41.88	S27 27 31.9	157.77
C53	152.38	15000	41.88	S27 27 31.9	157.77	C123	152.38	15000	41.88	S27 27 31.9	157.77
C54	152.38	15000	41.88	S27 27 31.9	157.77	C124	152.38	15000	41.88	S27 27 31.9	157.77
C55	152.38	15000	41.88	S27 27 31.9	157.77	C125	152.38	15000	41.88	S27 27 31.9	157.77
C56	152.38	15000	41.88	S27 27 31.9	157.77	C126	152.38	15000	41.88	S27 27 31.9	157.77
C57	152.38	15000	41.88	S27 27 31.9	157.77	C127	152.38	15000	41.88	S27 27 31.9	157.77
C58	152.38	15000	41.88	S27 27 31.9	157.77	C128	152.38	15000	41.88	S27 27 31.9	157.77
C59	152.38	15000	41.88	S27 27 31.9	157.77	C129	152.38	15000	41.88	S27 27 31.9	157.77
C60	152.38	15000	41.88	S27 27 31.9	157.77	C130	152.38	15000	41.88	S27 27 31.9	157.77
C61	152.38	15000	41.88	S27 27 31.9	157.77	C131	152.38	15000	41.88	S27 27 31.9	157.77
C62	152.38	15000	41.88	S27 27 31.9	157.77	C132	152.38	15000	41.88	S27 27 31.9	157.77
C63	152.38	15000	41.88	S27 27 31.9	157.77	C133	152.38	15000	41.88	S27 27 31.9	157.77
C64	152.38	15000	41.88	S27 27 31.9	157.77	C134	152.38	15000	41.88	S27 27 31.9	157.77
C65	152.38	15000	41.88	S27 27 31.9	157.77	C135	152.38	15000	41.88	S27 27 31.9	157.77
C66	152.38	15000	41.88	S27 27 31.9	157.77	C136	152.38	15000	41.88	S27 27 31.9	157.77
C67	152.38	15000	41.88	S27 27 31.9	157.77	C137	152.38	15000	41.88	S27 27 31.9	157.77
C68	152.38	15000	41.88	S27 27 31.9	157.77	C138	152.38	15000	41.88	S27 27 31.9	157.77
C69	152.38	15000	41.88	S27 27 31.9	157.77	C139	152.38	15000	41.88	S27 27 31.9	157.77
C70	152.38	15000	41.88	S27 27 31.9	157.77	C140	152.38	15000	41.88	S27 27 31.9	157.77
C71	152.38	15000	41.88	S27 27 31.9	157.77	C141	152.38	15000	41.88	S27 27 31.9	157.77
C72	152.38	15000	41.88	S27 27 31.9	157.77	C142	152.38	15000	41.88	S27 27 31.9	157.77
C73	152.38	15000	41.88	S27 27 31.9	157.77	C143	152.38	15000	41.88	S27 27 31.9	157.77
C74	152.38	15000	41.88	S27 27 31.9	157.77	C144	152.38	15000	41.88	S27 27 31.9	157.77
C75	152.38	15000	41.88	S27 27 31.9	157.77	C145	152.38	15000	41.88	S27 27 31.9	157.77

PREPARED JULY 2020 SHEET 9 OF 9

**ONES LAND SURVEYING, INC.**  
 1750 Bay Key Rd., Chesapeake, NY 13039  
 315.483.1111  
 Fax: 315.483.1100  
 Email: cston@ones.com

**HARMONY VALLEY**  
 1ST FILING

A PARCEL OF LAND IN THE ENVIRONMENTAL ZONING DISTRICT OF HARMONY VALLEY, T. 13 N., R. 40 W., 4TH P.L. AREA 4  
 REPLAT OF LOT 2, BLOCK 188, INTERIOR WEIGHTS AND MEASUREMENTS, CITY OF CHESTER, WISCONSIN COUNTY, WISCONSIN

RECORD # 197238  
 RECORDED 7/12/2020 AT 10:03 AM BY 11,848,338  
 DEPT. OF LAND RECORDS, WISCONSIN COUNTY, WI PAGE 9 OF 9