

VICINITY MAP

NOTES

1. ERROR OF CLOSURE: EXCEEDS 1:445,044.
2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/2011.
3. CONVERGENCE ANGLE AT THE POINT OF BEGINNING IS 00°40'26.631" AND THE COMBINED FACTOR IS 0.999750.
4. ALL DISTANCES ARE GRID.

APPROVALS

APPROVED BY THE CITY OF CASPER PLANNING AND ZONING COMMISSION OF CASPER, WYOMING  
 THIS 18<sup>th</sup> DAY OF March 2021

ATTEST: *Nig Becker* SECRETARY  
*Aaron A Frank* CHAIRMAN

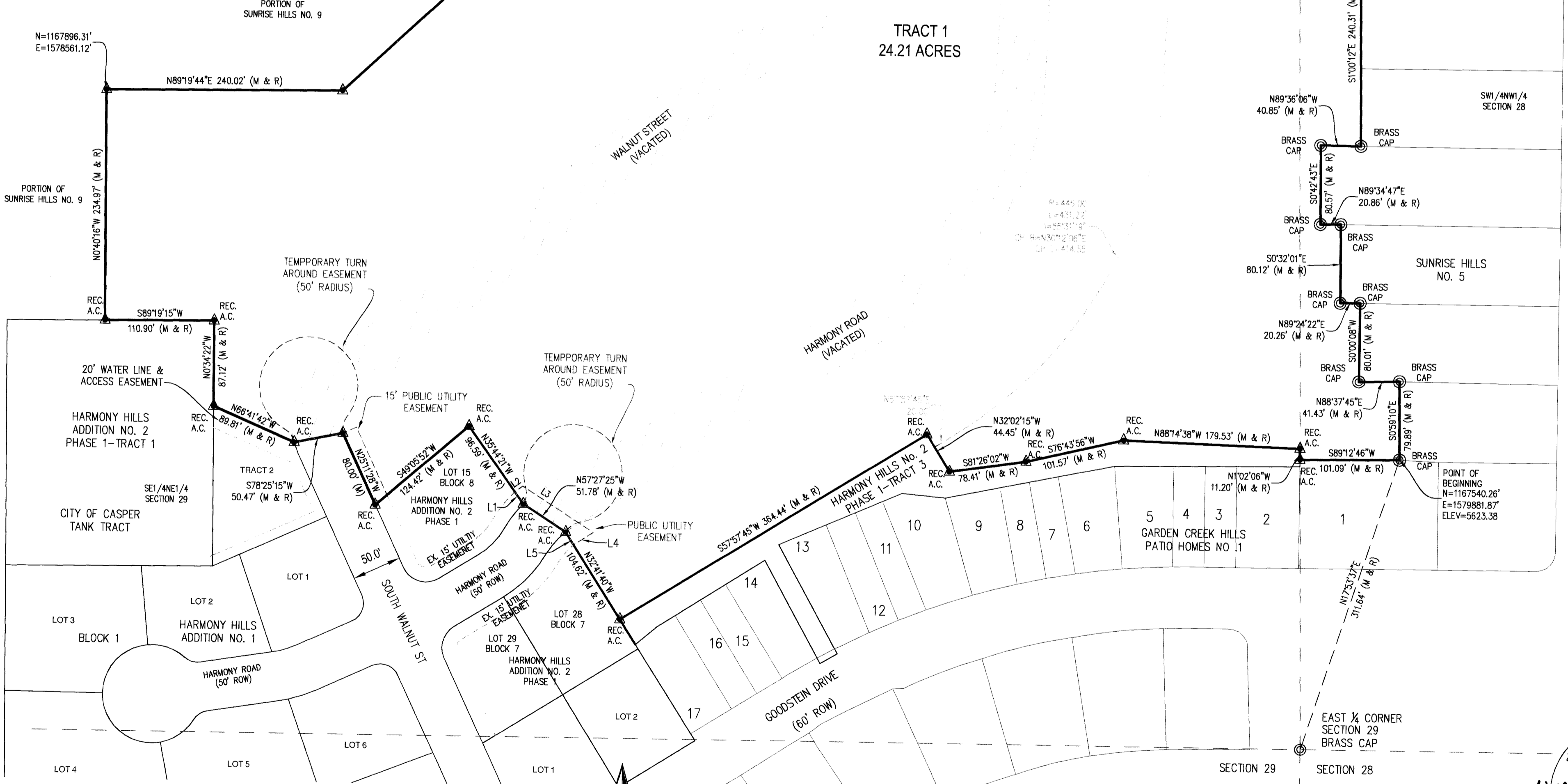
APPROVED BY THE CITY COUNCIL OF CASPER, WYOMING BY ORDINANCE NO. 12-21 DULY PASSED,  
 ADOPTED AND APPROVED THIS 12<sup>th</sup> DAY OF June 2021

ATTEST: *ZZZ* CITY CLERK

INSPECTED AND APPROVED THIS 21<sup>st</sup> DAY OF June 2021.  
*James S. Jones* CIVIL ENGINEER

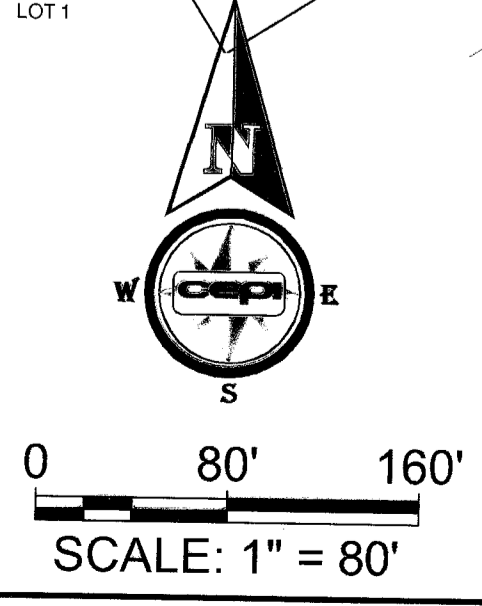
INSPECTED AND APPROVED THIS 21<sup>st</sup> DAY OF June 2021.  
*John D. ...* CITY SURVEYOR

TRACT 1  
24.21 ACRES



Line #	Bearing	Length
L1	N35°44'21"W	15.21'
L2	N54°15'39"E	10.09'
L3	S57°27'25"E	85.70'
L4	S57°18'20"W	23.47'
L5	N32°41'40"W	15.08'

- LEGEND
- ▲ SET BRASS CAP
  - SET MONUMENT 5/8" REBAR & ALUMINUM CAP
  - FOUND MONUMENT AS NOTED
  - (M) MEASURED DATA
  - (R) RECORDED DATA
  - VACATED RIGHT-OF-WAY



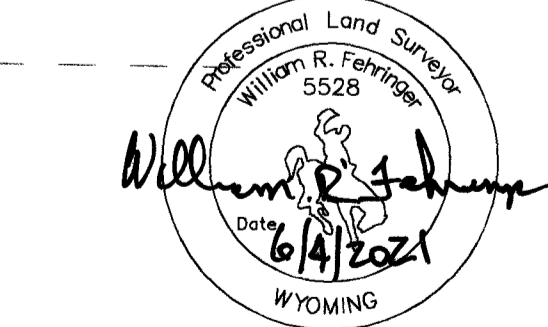
CERTIFICATE OF SURVEYOR

STATE OF WYOMING } SS  
 COUNTY OF NATRONA

I, WILLIAM R. FEHRINGER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 5528, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY DIRECT SUPERVISION IN JANUARY & FEBRUARY, 2021, AND THAT THIS PLAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY. ALL DIMENSIONS ARE EXPRESSED IN FEET AND DECIMALS THEREOF. COURSES ARE REFERRED TO THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983/2011, CITY OF CASPER GIS SYSTEM ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY WILLIAM R. FEHRINGER THIS 4th DAY OF JUNE, 2021.

WITNESS MY HAND AND OFFICIAL SEAL  
 MY COMMISSION EXPIRES 3-29-24



CERTIFICATE OF DEDICATION

6/29/2021 4:00:14 PM  
 Tracy Good  
 NATRONA COUNTY CLERK  
 1106793  
 Recorded: KB  
 Fee: \$75.00  
 CITY OF CASPER

STATE OF WYOMING } SS  
 COUNTY OF NATRONA

THE UNDERSIGNED, HARMONY DEVELOPMENT, LLC, DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF A PARCEL OF LAND SITUATE WITHIN THE W¼¼ OF SECTION 28 AND THE E½NE¼ OF SECTION 29, T.33N., R.79W., 6TH P.M., NATRONA COUNTY, WYOMING, BEING A VACATION AND REPLAT OF LOTS 1 - 27, BLOCK 7, LOTS 1 - 14, BLOCK 8, TRACTS 4 AND 5, AND PORTIONS OF WALNUT STREET AND HARMONY ROAD, OF HARMONY HILLS ADDITION NO. 2, PHASE 1, RECORDED AS INSTRUMENT NO. 996233, TO THE CITY OF CASPER, WYOMING, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST ¼ CORNER OF SAID SECTION 29, MONUMENTED BY A BRASS CAP;

THENCE N175°37'E, A DISTANCE OF 311.64 FEET TO THE SOUTHEAST CORNER OF HARMONY HILLS ADDITION NO. 2, PHASE 1, MONUMENTED BY A BRASS CAP AND BEING THE POINT OF BEGINNING;

THENCE S89°12'46"W, ALONG THE SOUTH LINE OF SAID ADDITION AND THE NORTH LINE OF LOT 1, GARDEN CREEK HILLS PATIO HOMES NO. 1, A DISTANCE OF 101.09 FEET TO A POINT LOCATED ON THE SECTION LINE COMMON TO SAID SECTIONS 28 AND 29;

THENCE N01°02'06"W, ALONG THE EAST LINE OF TRACT 3, HARMONY HILLS ADDITION NO. 2, PHASE 1, A DISTANCE OF 11.20 FEET TO THE NORTHEAST CORNER OF SAID TRACT 3, MONUMENTED BY A BRASS CAP;

THENCE N88°14'38"W, ALONG THE SOUTH LINE OF THE PARCEL AND THE NORTH LINE OF SAID TRACT 3, A DISTANCE OF 179.53 FEET TO A POINT MONUMENTED BY A BRASS CAP;

THENCE S76°43'56"W, ALONG THE SOUTH LINE OF THE PARCEL AND THE NORTH LINE OF SAID TRACT 3, A DISTANCE OF 101.57 FEET TO A POINT MONUMENTED BY A BRASS CAP;

THENCE S81°26'02"W, ALONG THE SOUTH LINE OF THE PARCEL AND THE NORTH LINE OF SAID TRACT 3, A DISTANCE OF 78.41 FEET TO A POINT MONUMENTED BY A BRASS CAP;

THENCE N32°02'15"W, ALONG THE WESTERLY LINE OF THE PARCEL AND THE EASTERLY LINE OF SAID TRACT 3, A DISTANCE OF 44.45 FEET TO A POINT MONUMENTED BY A BRASS CAP;

THENCE S57°57'45"W, ALONG THE SOUTHERLY LINE OF THE PARCEL AND THE NORTHERLY LINE OF SAID TRACT 3, A DISTANCE OF 364.44 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT 3, LOCATED ON THE EAST LINE OF LOT 28, BLOCK 7, HARMONY HILLS ADDITION NO. 2, PHASE 1, MONUMENTED BY A BRASS CAP;

THENCE N32°41'40"W, ALONG THE WEST LINE OF THE PARCEL AND THE EAST LINE OF SAID LOT 28, A DISTANCE OF 104.62 FEET TO THE NORTHEAST CORNER OF SAID LOT 28, MONUMENTED BY A BRASS CAP;

THENCE N57°27'25"W, ACROSS HARMONY ROAD, A DISTANCE OF 51.78 FEET TO THE SOUTHEAST CORNER OF LOT 15, BLOCK 8, HARMONY HILLS ADDITION NO. 2, PHASE 1, MONUMENTED BY A BRASS CAP;

THENCE N35°44'21"W, ALONG THE WEST LINE OF THE PARCEL AND THE EAST LINE OF LOT 15, BLOCK 8, HARMONY HILLS ADDITION NO. 2, PHASE 1, A DISTANCE OF 96.59 FEET TO THE NORTHEAST CORNER OF SAID LOT 15, MONUMENTED BY A BRASS CAP;

THENCE S49°05'52"W, ALONG THE SOUTH LINE OF THE PARCEL AND THE NORTHERLY LINE OF SAID LOT 15, A DISTANCE OF 124.42 FEET TO THE NORTHWEST CORNER OF SAID LOT 15, LOCATED ON THE EAST LINE OF SOUTH WALNUT STREET, MONUMENTED BY A BRASS CAP;

THENCE N25°11'28"W, ALONG THE WEST LINE OF THE PARCEL AND THE EAST LINE OF SOUTH WALNUT STREET, A DISTANCE OF 80.00 FEET TO A POINT, MONUMENTED BY A BRASS CAP;

THENCE S78°25'15"W, ACROSS SOUTH WALNUT STREET, A DISTANCE OF 50.47 FEET TO THE NORTHEAST CORNER OF TRACT 2, HARMONY HILLS ADDITION NO. 2 - PHASE 1, MONUMENTED BY A BRASS CAP;

THENCE N66°41'42"W, ALONG THE SOUTHERLY LINE OF THE PARCEL AND THE NORTHERLY LINE OF SAID TRACT 2, A DISTANCE OF 89.81 FEET TO THE SOUTHWEST CORNER OF THE PARCEL AND THE NORTHWEST CORNER OF SAID TRACT 2, MONUMENTED BY A BRASS CAP;

THENCE N00°34'22"W, ALONG THE WEST LINE OF THE PARCEL AND THE EAST LINE OF TRACT 1, HARMONY HILLS ADDITION NO. 2, PHASE 1, A DISTANCE OF 87.12 FEET TO THE NORTHEAST CORNER OF SAID TRACT 1, MONUMENTED BY A BRASS CAP;

THENCE S89°19'15"W, ALONG THE SOUTH LINE OF THE PARCEL AND THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 110.90 FEET, TO THE SOUTHWEST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP;

THENCE N00°40'16"W, ALONG THE WEST LINE OF THE PARCEL, A DISTANCE OF 234.97 FEET TO THE NORTHWEST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP;

THENCE N89°19'44"E, ALONG THE NORTH LINE OF THE PARCEL, A DISTANCE OF 240.02 FEET TO AN ANGLE POINT, MONUMENTED BY A BRASS CAP;

THENCE N46°50'14"E, ALONG THE NORTHWESTERLY LINE OF THE PARCEL, A DISTANCE OF 696.68 FEET TO AN ANGLE POINT, MONUMENTED BY A BRASS CAP;

THENCE N26°34'09"E, ALONG THE WESTERLY LINE OF THE PARCEL, A DISTANCE OF 100.15 FEET TO AN ANGLE POINT, MONUMENTED BY A BRASS CAP;

THENCE N02°54'41"E, ALONG THE WESTERLY LINE OF THE PARCEL, A DISTANCE OF 95.59 FEET TO AN ANGLE POINT, MONUMENTED BY A BRASS CAP;

THENCE N12°36'37"E, ALONG THE WESTERLY LINE OF THE PARCEL, A DISTANCE OF 174.80 FEET TO THE NORTHWEST CORNER OF THE PARCEL, MONUMENTED BY A BRASS CAP;

THENCE S89°16'04"E, ALONG THE NORTH LINE OF THE PARCEL, A DISTANCE OF 582.40 FEET TO THE NORTHEAST CORNER OF THE PARCEL, LOCATED ON THE WEST LINE OF SUNRISE HILLS NO. 5, MONUMENTED BY A BRASS CAP;

THENCE S21°48'08"W, ALONG THE WEST LINE OF SUNRISE HILLS NO. 5, A DISTANCE OF 299.27 FEET TO A POINT, MONUMENTED BY A BRASS CAP;

THENCE S00°52'47"E, ALONG THE WEST LINE OF SUNRISE HILLS NO. 5, A DISTANCE OF 346.07 FEET TO A POINT, MONUMENTED BY A BRASS CAP;

THENCE S89°15'03"W, ALONG THE WEST LINE OF SUNRISE HILLS NO. 5, A DISTANCE OF 40.77 FEET TO A POINT, MONUMENTED BY A BRASS CAP;

THENCE S01°00'12"E, ALONG THE WEST LINE OF SUNRISE HILLS NO. 5, A DISTANCE OF 240.31 FEET TO A POINT, MONUMENTED BY A BRASS CAP;

THENCE N89°36'06"W, ALONG THE WEST LINE OF SUNRISE HILLS NO. 5, A DISTANCE OF 80.57 FEET TO A POINT, MONUMENTED BY A BRASS CAP;

THENCE S00°42'43"E, ALONG THE WEST LINE OF SUNRISE HILLS NO. 5, A DISTANCE OF 40.85 FEET TO A POINT, MONUMENTED BY A BRASS CAP;

THENCE N89°34'47"E, ALONG THE WEST LINE OF SUNRISE HILLS NO. 5, A DISTANCE OF 20.86 FEET TO A POINT, MONUMENTED BY A BRASS CAP;

THENCE S00°32'01"E, ALONG THE WEST LINE OF SUNRISE HILLS NO. 5, A DISTANCE OF 80.12 FEET TO A POINT, MONUMENTED BY A BRASS CAP;

THENCE N89°24'22"E, ALONG THE WEST LINE OF SUNRISE HILLS NO. 5, A DISTANCE OF 20.26 FEET TO A POINT, MONUMENTED BY A BRASS CAP;

THENCE S00°00'08"W, ALONG THE WEST LINE OF SUNRISE HILLS NO. 5, A DISTANCE OF 80.01 FEET TO A POINT, MONUMENTED BY A BRASS CAP;

THENCE N88°37'45"E, ALONG THE WEST LINE OF SUNRISE HILLS NO. 5, A DISTANCE OF 79.89 FEET TO A POINT, MONUMENTED BY A BRASS CAP;

THENCE S00°59'10"E, ALONG THE WEST LINE OF SUNRISE HILLS NO. 5, A DISTANCE OF 79.89 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 24.21 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS, AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

THE TRACT OF LAND, AS IT APPEARS ON THIS PLAT, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS. THE NAME OF THE SUBDIVISION SHALL BE "HARMONY HILLS ADDITION NO. 3" AND THE OWNERS HEREBY GRANT TO THE CITY OF CASPER A PUBLIC DRAINAGE & STORM SEWER EASEMENT AS SHOWN ON THIS PLAT. THE OWNER HEREBY GRANTS TO THE PUBLIC AND PRIVATE UTILITY COMPANIES AN EASEMENT AND LICENSE TO LOCATE, CONSTRUCT, USE AND MAINTAIN CONDUITS, LINES, WIRES AND PIPES, ANY OR ALL OF THEM, UNDER AND ALONG THE STRIPS OF LAND MARKED "PUBLIC UTILITY EASEMENT" AND "15' PUBLIC UTILITY EASEMENT" AS SHOWN ON THIS PLAT. THE AREAS OF HARMONY ROAD AND WALNUT STREET AS SHOWN HEREON ARE HEREBY VACATED BY VIRTUE OF THIS PLATTING. ALL OTHER ROADS AND STREETS AS SHOWN HEREON HAVE BEEN PREVIOUSLY DEDICATED TO THE USE OF THE PUBLIC.

LISA BURRIDGE - MANAGING MEMBER  
 HARMONY DEVELOPMENT, LLC  
 P.O. BOX 1176  
 CASPER, WYOMING 82602

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY LISA BURRIDGE, MANAGING MEMBER OF HARMONY DEVELOPMENT, LLC, THIS 29<sup>th</sup> DAY OF June 2021.

WITNESS MY HAND AND OFFICIAL SEAL  
 MY COMMISSION EXPIRES 7-29-21

VACATION & REPLAT OF LOTS 1 - 27, BLOCK 7, LOTS 1 - 14, BLOCK 8, TRACTS 4 AND 5 AND PORTIONS OF WALNUT STREET AND HARMONY ROAD HARMONY HILLS ADDITION NO. 2, PHASE 1 AS

HARMONY HILLS ADDITION NO. 3

AN ADDITION TO THE CITY OF CASPER, WYOMING BEING A PORTION OF THE W¼¼ OF SECTION 28 AND THE E½NE¼ OF SECTION 29 T.33N., R.79W., 6TH P.M. NATRONA COUNTY WYOMING FEBRUARY, 2021



M:\Land 2021\Surveying\21-114 Harmony Hills #2 Vacation\Survey\Plate\HARMONY HILLS #2 VACATION.dwg, 6/4/2021, Bill