

**LEGEND**

- SET 3/4" X 24" LONG REBAR WITH 1/2" ALUMINUM CAP STAMPED "SSS-P.L.S. 2500" AT ALL LOT CORNERS, CURVE POINTS AND ANGLE POINTS
- FOUND 3/8" BRASS CAP

CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	20° 41' 39"	2959.87'	S77° 47' 18"E	1063.25'	1069.06'
C2	89° 02' 18"	20.00'	N68° 02' 22"E	28.05'	31.08'
C3	7° 14' 56"	1970.00'	N19° 59' 13"E	249.07'	249.24'
C4	89° 58' 59"	20.00'	N44° 58' 01"W	28.28'	31.41'
C5	90° 01' 01"	20.00'	S45° 01' 59"W	28.29'	31.42'
C7	9° 49' 58"	175.00'	N85° 06' 29"E	30.00'	30.03'
C8	27° 06' 44"	175.00'	N66° 38' 07"E	82.04'	82.81'
C9	36° 45' 47"	200.00'	S71° 38' 35"W	126.14'	128.33'
C10	2° 10' 36"	225.00'	N88° 56' 10"E	8.55'	8.55'
C11	10° 17' 00"	225.00'	N82° 42' 22"E	40.33'	40.38'
C12	10° 42' 53"	225.00'	N72° 12' 26"E	42.02'	42.08'
C13	11° 40' 02"	225.00'	N61° 00' 58"E	45.74'	45.82'
C14	1° 46' 46"	225.00'	N54° 17' 35"E	6.99'	6.99'
C15	90° 00' 00"	20.00'	S44° 58' 32"E	28.28'	31.42'
C16	90° 00' 00"	45.00'	N44° 58' 32"W	63.64'	70.69'
C17	29° 31' 19"	70.00'	S14° 44' 12"E	35.67'	36.07'
C18	36° 45' 40"	70.00'	S47° 52' 41"E	44.15'	44.91'
C19	20° 34' 23"	70.00'	S76° 32' 43"E	25.00'	25.13'
C20	3° 08' 37"	70.00'	S88° 24' 13"E	3.84'	3.84'
C21	90° 00' 00"	20.00'	N45° 01' 28"E	28.28'	31.42'
C22	90° 00' 00"	20.00'	N44° 58' 32"W	28.28'	31.42'
C23	38° 24' 10"	160.00'	S18° 39' 39"E	105.24'	107.24'
C24	12° 48' 03"	160.00'	N31° 27' 42"W	35.67'	35.75'
C25	12° 48' 03"	160.00'	N18° 39' 39"W	35.67'	35.75'
C26	12° 48' 03"	160.00'	N5° 51' 36"W	35.67'	35.75'
C27	5° 38' 04"	275.00'	N63° 39' 45"W	27.03'	27.04'
C28	22° 35' 21"	275.00'	N49° 33' 02"W	107.72'	108.42'
C29	12° 48' 52"	275.00'	N31° 50' 55"W	61.38'	61.51'
C30	12° 50' 00"	275.00'	N19° 01' 29"W	61.47'	61.60'
C31	12° 37' 57"	275.00'	N6° 17' 30"W	60.63'	60.63'
C32	21° 44' 07"	300.00'	N55° 36' 43"W	113.12'	113.81'

CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C33	44° 46' 08"	300.00'	N22° 21' 36"W	228.49'	234.41'
C34	11° 43' 59"	325.00'	N31° 28' 05"W	66.44'	66.55'
C35	7° 36' 07"	325.00'	N21° 48' 02"W	43.09'	43.12'
C36	7° 17' 05"	325.00'	N14° 21' 26"W	41.29'	41.32'
C37	7° 06' 44"	325.00'	N7° 09' 32"W	40.32'	40.34'
C38	131° 19' 24"	20.00'	N0° 49' 05"W	36.45'	45.84'
C39	131° 19' 24"	20.00'	S47° 51' 31"W	36.45'	45.84'
C40	3° 37' 38"	325.00'	N1° 47' 21"W	20.57'	20.57'
C41	1° 54' 39"	325.00'	N65° 31' 27"W	10.84'	10.84'
C42	12° 11' 55"	325.00'	N58° 28' 10"W	69.06'	69.19'
C43	90° 24' 50"	20.00'	S7° 52' 20"W	28.39'	31.56'
C44	5° 28' 37"	125.00'	N50° 39' 53"E	11.94'	11.95'
C45	79° 42' 12"	20.00'	N87° 46' 41"E	25.63'	27.82'
C46	3° 45' 47"	1970.00'	S18° 14' 39"W	129.36'	129.39'
C47	1° 20' 41"	1970.00'	S20° 47' 53"W	46.24'	46.24'
C48	1° 18' 06"	1970.00'	S22° 07' 17"W	44.75'	44.75'
C49	10° 46' 14"	160.00'	N37° 09' 23"W	30.03'	30.08'
C50	10° 46' 14"	160.00'	N26° 23' 09"W	30.03'	30.08'
C51	10° 46' 14"	160.00'	N15° 36' 55"W	30.03'	30.08'
C52	10° 46' 14"	160.00'	N4° 50' 41"W	30.03'	30.08'
C53	0° 50' 22"	1970.00'	S23° 11' 30"W	28.86'	28.86'
C54	93° 23' 41"	20.00'	N66° 49' 23"E	29.11'	32.60'
C55	89° 15' 06"	20.00'	N21° 51' 14"W	28.10'	31.15'
C56	8° 11' 49"	386.29'	S77° 59' 29"E	55.22'	55.26'
C57	2° 39' 24"	2989.87'	S86° 49' 33"E	138.62'	138.63'
C59	90° 00' 00"	20.00'	N21° 28' 47"W	28.28'	31.42'
C60	20° 47' 01"	31.00'	N56° 05' 16"W	11.18'	11.24'
C61	67° 47' 02"	31.00'	N11° 48' 15"W	34.57'	36.67'
C62	88° 34' 03"	9.00'	S22° 11' 45"E	12.57'	13.91'
C63	90° 00' 00"	2.00'	S68° 31' 13"W	2.83'	3.14'

**APPROVALS**

LARAMIE PLANNING COMMISSION

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

CITY OF LARAMIE, WYOMING

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

ATTEST:

CITY CLERK \_\_\_\_\_ DATE \_\_\_\_\_

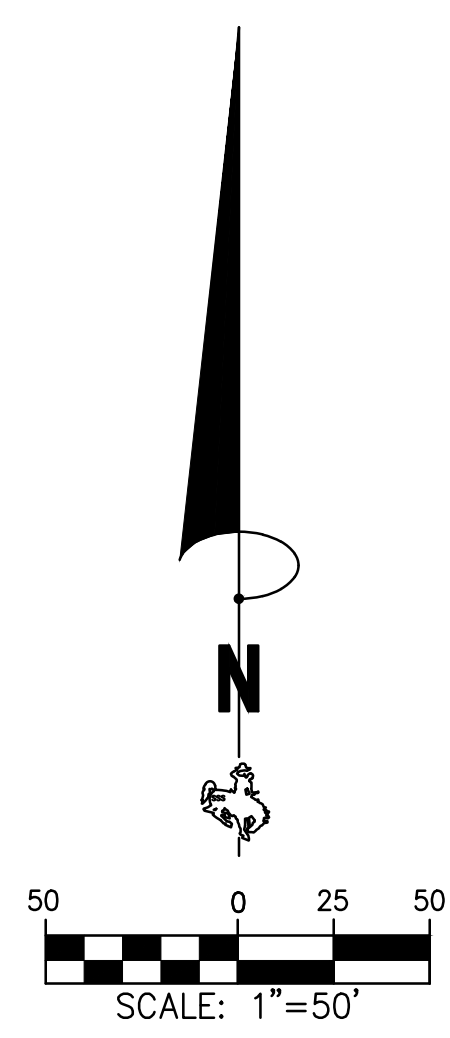
**CITY APPROVALS**

CITY ENGINEER \_\_\_\_\_

ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

COMMUNITY DEVELOPMENT DEPARTMENT \_\_\_\_\_

DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_



**CERTIFICATE OF SURVEYOR**

I, JEFFREY B. JONES, REGISTERED 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.

LINE #	LENGTH	DIRECTION
L1	9.93	S23° 31' 13.18"W
L3	11.01	S66° 28' 46.82"E
L2	18.00	N66° 28' 46.82"W

**DEDICATION**

KNOW ALL PERSONS BY PRESENTS THAT: COUNTRY CLUB, LLC, A WYOMING LIMITED LIABILITY COMPANY, OWNER'S IN FEE SIMPLE OF A TRACT OF LAND SITUATED IN A PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER (W/4SE1/4) OF SECTION 2, TOWNSHIP 15 NORTH, RANGE 73 WEST OF THE 6TH P.M., CITY OF LARAMIE, ALBANY COUNTY, WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING THE SW CORNER OF GRAND VIEW HEIGHTS 5TH FILING AND BEING ON THE NORTH-SOUTH CENTERLINE OF SAID SECTION 2, SAID POINT BEARS S.00°01'28"W, A DISTANCE OF 480.05 FEET FROM THE CENTER QUARTER OF SAID SECTION 2; THENCE S.00°01'28"W, A DISTANCE OF 471.66 FEET; THENCE 1069.06 FEET ALONG A CURVE CONCAVE SOUTHERLY SAID CURVE HAVING A RADIUS OF 2959.87 FEET AND A CENTRAL ANGLE OF 20°41'39" (CHORD BEARING OF S.77°47'18"E, AND A CHORD LENGTH OF 1063.25 FEET); THENCE 31.08 FEET ALONG A CURVE CONCAVE NORTHERLY, SAID CURVE HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 89°02'18" (CHORD BEARING OF N.68°02'22"E, AND A CHORD LENGTH OF 28.05 FEET); THENCE N.23°31'13"E, A DISTANCE OF 176.67 FEET; THENCE 249.24 FEET ALONG A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 1970.00 FEET AND A CENTRAL ANGLE OF 07°14'56" (CHORD BEARING OF N.19°59'13"E, AND A CHORD LENGTH OF 249.07 FEET); THENCE N.66°28'47"W, A DISTANCE OF 282.75 FEET; THENCE N.33°13'09"W, A DISTANCE OF 21.94 FEET; THENCE N.00°02'29"E, A DISTANCE OF 197.29 FEET; THENCE N.89°57'31"W, A DISTANCE OF 133.24 FEET; THENCE S.00°02'22"W, A DISTANCE OF 85.27 FEET; THENCE N.89°58'32"W, A DISTANCE OF 166.23 FEET; THENCE N.00°01'28"E, A DISTANCE OF 75.32 FEET; THENCE 31.41 FEET ALONG A CURVE CONCAVE SOUTH WESTERLY, SAID CURVE HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 89°02'18" (CHORD BEARING OF N.44°58'01"W, AND A CHORD LENGTH OF 28.28 FEET); THENCE N.89°57'31"W, A DISTANCE OF 180.00 FEET; THENCE 31.42 FEET ALONG A CURVE CONCAVE SOUTH EASTERLY, SAID CURVE HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 90°01'01" (CHORD BEARING OF S.45°01'59"W, AND A CHORD LENGTH OF 28.29 FEET); THENCE S.00°01'28"W, A DISTANCE OF 56.34 FEET; THENCE N.89°58'32"W, A DISTANCE OF 320.00 FEET; THENCE N.00°01'28"E, A DISTANCE OF 27.31 FEET; THENCE N.89°58'32"W, A DISTANCE OF 110.00 FEET TO THE POINT OF BEGINNING, CONTAINING 13.90 ACRES MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED, PLATTED AND KNOWN AS GRAND VIEW HEIGHTS, 6TH FILING, DO 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 DO HEREBY DEDICATE TO THE USE OF THE PUBLIC THE STREETS AND GRANT THE EASEMENTS FOR THE PURPOSES INDICATED HEREON.

COUNTRY CLUB, LLC, A WYOMING LIMITED LIABILITY COMPANY  
 JOHN M. EDWARDS, MANAGER

CITY OF LARAMIE  
 JANINE JORDAN, CITY MANAGER

**ACKNOWLEDGMENT**

STATE OF WYOMING )  
 COUNTY OF LARAMIE ) SS

STATE OF WYOMING )  
 COUNTY OF ALBANY ) SS

THE DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 2020, BY JOHN M. EDWARDS, MANAGER OF COUNTRY CLUB LLC, A WYOMING LIMITED LIABILITY COMPANY.

THE DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF 2020, BY JANINE JORDAN, CITY OF LARAMIE.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC, LARAMIE COUNTY, WYOMING  
 MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC, ALBANY COUNTY, WYOMING  
 MY COMMISSION EXPIRES \_\_\_\_\_

**GENERAL NOTES:**

- 10' UTILITY EASEMENT ALONG ALL LOTS ADJACENT TO STREETS.
- ALL PROPOSED NEW STREETS ARE DESIGNED TO BE A 50' RIGHT-OF-WAY
- BASIS OF BEARING - CITY OF LARAMIE DATUM STATE PLANE COORDINATE SYSTEM, DISTANCES SHOWN ARE GRID DISTANCES COMBINATION FACTOR = 0.99960141
- 10' REAR DRAINAGE EASEMENT SHOWN ON BLOCK 4 AND BLOCK 5.
- 5' SIDE DRAINAGE EASEMENT AS SHOWN ON MAP

**GRAND VIEW HEIGHTS 6TH FILING FINAL PLAT**

A PORTION OF THE W/4SE1/4, SECTION 2 T15N, R73W, OF THE 6TH P.M., LOTS 26-61, BLOCK 1 AND TRACTS M AND G, BLOCK 1; LOTS 2-9, BLOCK 4; LOTS 1-16, BLOCK 5; LOTS 9-20, BLOCK 6 AND TRACT H, BLOCK 6, CITY OF LARAMIE, ALBANY COUNTY, WYOMING.

PREPARED JANUARY, 2020 SHEET 1 OF 2

**STEIL SURVEYING SERVICES, LLC**  
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 REVISED: 4/15/2020  
 GWH 6TH FP(2020).DWG