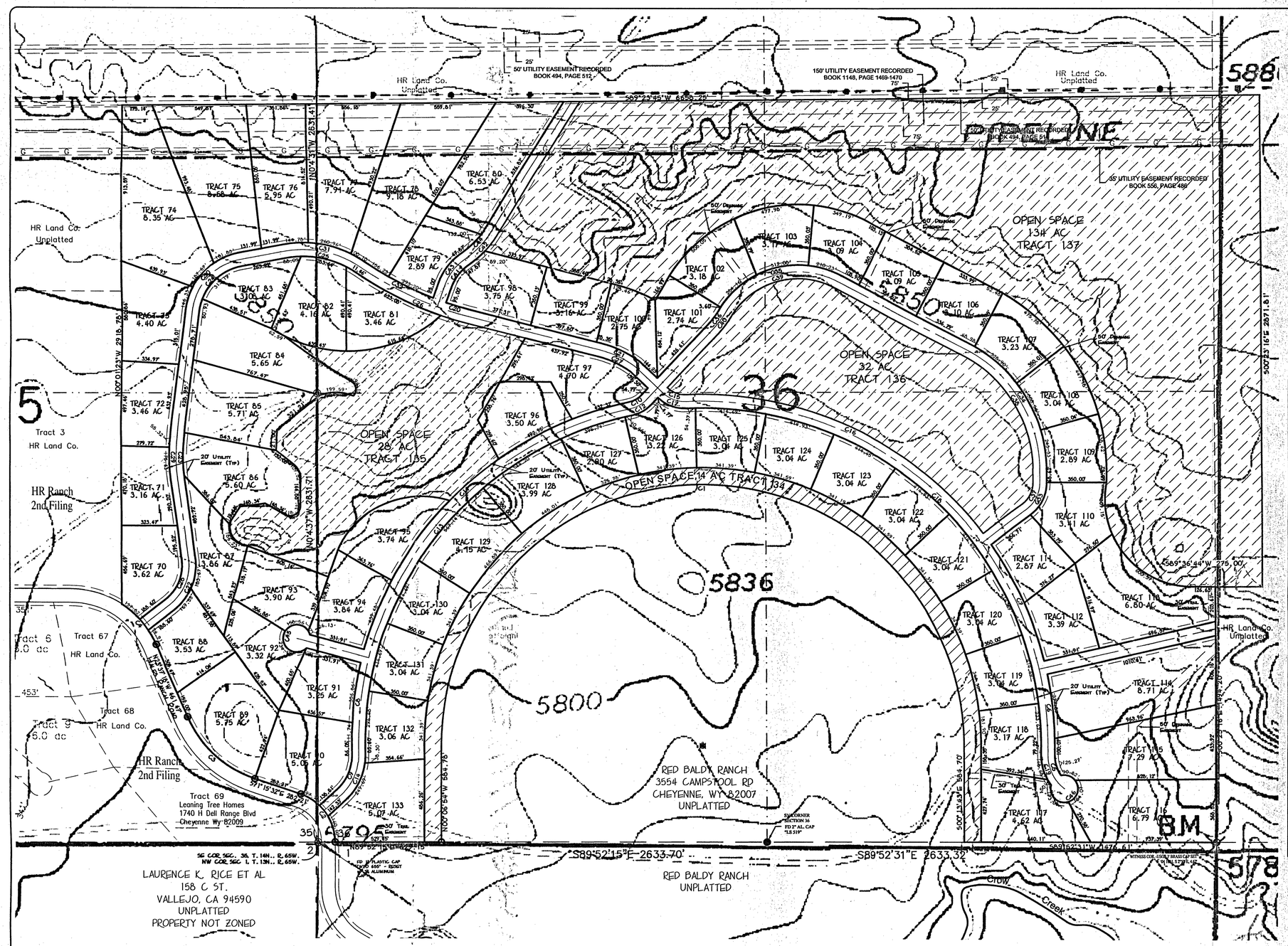


NOTES:

1) BASIS OF BEARINGS - CITY OF CHEYENNE DATUM, 1994 REFERENCED FROM CONTROL MONUMENTS "ARCHER" AND "PERSHING".

3) MAPPING PROVIDED BY USGS WITH 10' CONTOUR INTERVAL.

4) PROPOSED ROADS SHALL BE CONSTRUCTED TO COUNTY STANDARDS AND DEDICATED TO THE COUNTY UPON ACCEPTANCE BY THE COUNTY. PROPOSED ROADS SHALL ALSO HAVE 80' ROW WIDTHS WITH 20' UTILITY EASEMENTS ADDED ALONG BOTH SIDES. ADDITIONAL EASEMENTS TO BE ADDED PER COMMENTS RECEIVED.

6) PROPOSED SUBDIVISION IS IN FIRE DISTRICT #1.

7) ALL TRACTS FOR SINGLE FAMILY RESIDENTIAL UNITS.

8) EXISTING ZONING: SUBDIVISION & SURROUNDING AREA IS OUTSIDE OF ZONING AREA. NO PROPOSED ZONING.

9) SUBDIVISION AREA = 514 AC±.

10) TOTAL TRACTS = 64. AVERAGE TRACT SIZE = 4.8 AC.

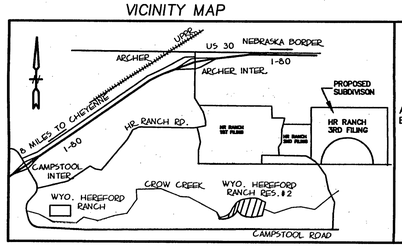
11) AREA OF OPEN SPACE 209 ACRES (42%).

12) SUBDIVISION IS BASED ON THE OPEN SPACE DESIGN OPTION PRESENTLY UNDER CONSIDERATION BY LARAMIE COUNTY.

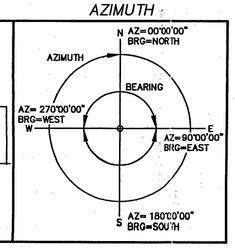
13) SUBDIVISION IS OUTSIDE ZONED BOUNDARY.

NUMBER	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	1530.00	178°30'07"	4766.64	S89°52'20"W	3059.74
C2	296.90	71°10'50"	368.84	N35°40'07"W	345.58
C3	660.00	47°38'14"	548.74	N47°26'25"W	533.07
C4	540.00	33°11'21"	312.80	N40°12'58"W	308.45
C5	210.00	34°10'37"	125.27	S17°19'02"E	123.42
C6	2060.00	11°04'44"	398.33	N06°19'36"W	397.71
C7	2060.00	20°52'53"	750.76	N24°31'55"W	746.61
C8	2060.00	13°01'56"	468.55	S07°02'06"W	467.54
C9	260.00	48°31'56"	220.23	S24°09'04"W	213.71
C10	140.00	34°39'17"	84.68	S60°33'57"W	83.39
C11	2060.00	62°06'58"	2233.31	S46°50'06"W	2125.54
C12	220.00	34°39'17"	133.06	S60°33'57"W	131.05
C13	1980.00	77°21'39"	2673.40	S39°12'45"W	2474.91
C14	340.00	48°31'56"	288.00	S24°09'04"W	279.46
C15	140.00	46°05'22"	112.62	S69°48'23"E	109.61
C16	2060.00	55°39'11"	2000.93	S65°01'29"E	1923.20
C17	220.00	46°05'22"	176.97	S69°48'23"E	172.24
C18	1980.00	92°03'10"	3181.12	S46°49'29"E	2849.85
C19	290.00	36°47'05"	186.18	S18°37'16"E	183.00
C20	1960.00	04°02'54"	138.48	S73°47'11"E	138.45
C21	640.00	22°13'14"	248.20	S64°42'01"E	246.65
C22	340.00	59°31'25"	353.22	N22°17'54"E	337.55
C23	860.00	14°04'35"	211.28	N00°25'32"W	210.75
C24	310.00	72°50'37"	394.12	N43°02'04"E	368.11
C25	560.00	44°15'29"	432.57	S78°24'53"E	421.90
C26	2040.00	19°31'30"	695.18	S66°02'53"E	691.82
C27	560.00	21°44'54"	212.57	S64°56'11"E	211.29
C28	260.00	59°31'25"	270.11	N22°17'54"E	258.13
C29	940.00	14°04'35"	230.94	N00°25'32"W	230.36
C30	390.00	72°50'37"	495.83	N43°02'04"E	463.11
C31	640.00	44°15'29"	494.37	S78°24'53"E	482.17
C32	1960.00	13°06'17"	449.43	S62°51'16"E	448.44
C33	240.00	52°48'07"	221.18	N26°24'03"E	213.43
C34	840.00	63°25'11"	929.78	N31°42'36"W	883.04
C35	540.00	85°34'06"	806.47	S75°50'16"W	733.58
C36	560.00	12°58'49"	126.87	S36°44'54"W	126.60
C37	160.00	52°48'07"	147.45	N26°24'03"E	142.29
C38	760.00	63°28'17"	841.92	N31°44'09"W	799.52
C39	460.00	85°25'19"	685.81	S75°59'52"W	624.04
C40	640.00	12°58'49"	144.99	S36°44'54"W	144.68
C41	260.00	33°38'18"	152.65	N36°13'34"E	150.46
C42	540.00	21°18'44"	200.86	N42°23'21"E	199.71
C43	340.00	33°38'18"	199.61	N36°13'34"E	196.76
C44	460.00	21°18'44"	171.11	N42°23'21"E	170.12
C45	80.00	300°00'00"	418.88	S14°39'51"W	80.00
C46	80.00	299°21'01"	417.97	N46°11'39"E	80.78

VICINITY MAP



AZIMUTH



OWNER/DEVELOPER
HR LAND COMPANY, PAUL LOWHAM
BOX 14760
JACKSON WYOMING

LEGEND

- DENOTES FOUND MONUMENT
- DENOTES 20' UTILITY EASEMENT
- DENOTES DIRECTION OF SURFACE DRAINAGE
- C57 DENOTES CURVE NUMBER
- 26.13' DENOTES CURVED TRACT DIMENSION
- 363.76' DENOTES LINEAR TRACT DIMENSION

NO PROPOSED DOMESTIC WATER SOURCE.
NO PROPOSED PUBLIC SEWEAGE DISPOSAL SYSTEM.

300 0 300 600 900
SCALE 1" = 300'

PRELIMINARY PLAT HR RANCH THIRD FILING

A PORTION OF SEC 35 & 36, T14N, R65W & SEC 31, T14N, R64W OF THE 6TH P.M., LARAMIE COUNTY WYOMING.

NO.	REVISION	DATE

PREPARED FOR:
HR LAND COMPANY, PAUL LOWHAM
BOX 14760
JACKSON WYOMING
307.732.0600

PROJECT: PRELIMINARY PLAT

DRAWING TITLE: HR RANCH 3RD FILING

engineering planning surveying p.c.
PHONE (307) 637-6017
2035 WEST LAD ROAD
CHEYENNE, WY 82001

DESIGNED BY: Tom Kent
DRAWN BY: CDJ/TK
CHECKED BY: JDV
DATE: 03/2004
JOB NO.: 2-2481.00
DRAWING NO. 1 OF 1
H:\2335\prelim plat\PRELIM plat.DWG