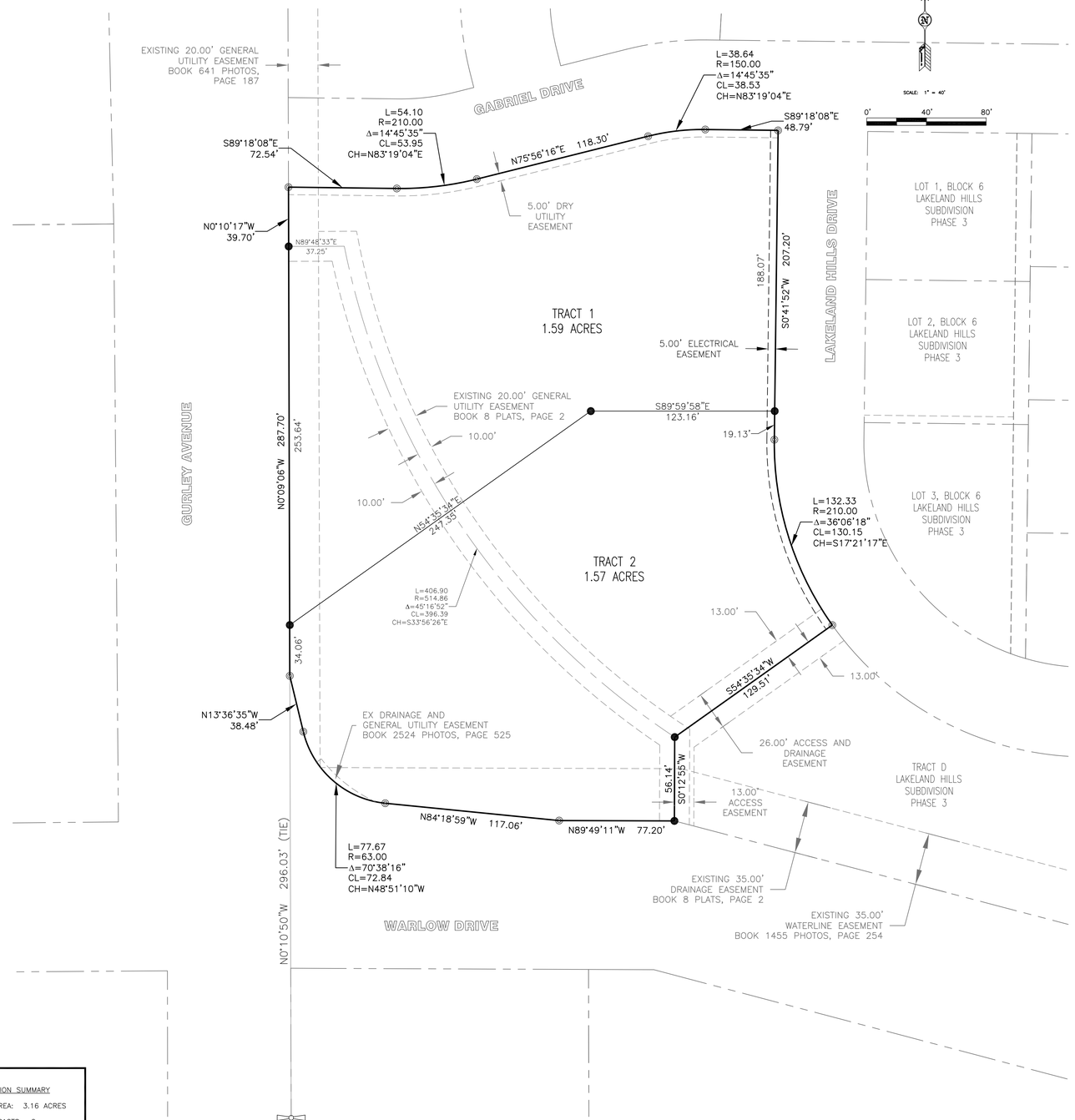
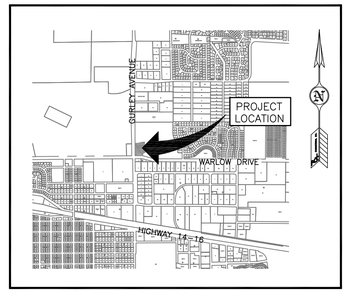
LAKELAND HILLS SUBDIVISION PHASE 4

A RESUBDIVISION OF LOT 1 OF LAKELAND HILLS COMMERCIAL SUBDIVISION AND TRACT C OF LAKELAND HILLS SUBDIVISION PHASE 3, LOCATED IN NW1/4 SECTION 23, T50N, R72W OF THE 6TH P.M., GILLETTE, CAMPBELL COUNTY, WYOMING





VICINITY MAP

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED CAPITAL LAND DEVELOPMENT, LLC AND BOMBAY LAND COMPANY, INC., BEING THE OWNERS, PROPRIETORS OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY THAT THE FOREGOING PLAT DESIGNATED AS LAKELAND HILLS SUBDIVISION PHASE 4, A RESUBDIVISION OF LOT 1 OF LAKELAND HILLS COMMERCIAL SUBDIVISION AND TRACT C OF LAKELAND HILLS SUBDIVISION PHASE 3, LOCATED IN THE NW1/4 OF SECTION 23, TOWNSHIP 50 NORTH, RANGE 72 WEST, 6TH PRINCIPAL MERIDIAN, GILLETTE, CAMPBELL COUNTY, WYOMING, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 1 OF LAKELAND HILLS COMMERCIAL SUBDIVISION AND TRACT C OF LAKELAND HILLS SUBDIVISION PHASE 3 AND CONTAINS AN AREA OF 3.16 ACRES, MORE OR LESS, AND THAT THIS SUBDIVISION, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR; AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS.

THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF GILLETTE AND ITS LICENSEES FOR PERPETUAL PUBLIC USE, ALL STREETS, ALLEYS, EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY LINES OF THE PLAT, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

UTILITY EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF GILLETTE AND ITS LICENSEES FOR PERPETUAL PUBLIC USE, FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SEWERS, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

DRAINAGE EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF GILLETTE AND ITS LICENSEES FOR PUBLIC USE, TO ACCOMMODATE THE FLOW OR STORAGE OF STORM WATERS AND SHALL BE KEPT FREE OF ALL STRUCTURES OR OTHER IMPEDIMENTS.

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

EXECUTED THIS _____ DAY OF _____ A.D., 20____, BY:

_____
CAPITAL LAND DEVELOPMENT, LLC, KESHAV PATEL, TITLE

STATE OF WYOMING)SS.
CAMPBELL COUNTY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

___ DAY OF _____, A.D., 20___, BY CAPITAL LAND DEVELOPMENT, LLC, KESHAV PATEL, TITLE, AS A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

EXECUTED THIS _____ DAY OF _____ A.D., 20____, BY:

_____
BOMBAY LAND COMPANY, INC., LAURA SCHOLTER, TITLE

STATE OF WYOMING)SS.
CAMPBELL COUNTY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

___ DAY OF _____, A.D., 20___, BY BOMBAY LAND COMPANY, INC., LAURA SCHOLTER, TITLE, AS A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

CERTIFICATE OF REVIEW OF THE CITY ENGINEER

DATA ON THIS PLAT REVIEWED THIS _____ DAY OF _____ A.D., 20___ BY THE CITY ENGINEER OF GILLETTE WYOMING.

_____
CITY ENGINEER

CERTIFICATE OF APPROVAL BY THE CITY COUNCIL OF THE CITY OF GILLETTE, WYOMING

APPROVED BY THE CITY COUNCIL OF THE CITY OF GILLETTE, WYOMING THIS _____ DAY OF _____ A.D., 20___.

_____
MAYOR

_____
CITY CLERK

CERTIFICATE OF APPROVAL BY THE CITY OF GILLETTE PLANNING COMMISSION

APPROVED BY THE CITY OF GILLETTE PLANNING COMMISSION THIS ____ DAY OF _____ A.D., 20___.

_____
CHAIRMAN

_____
SECRETARY

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RESUBDIVISION OF LOT 1 OF LAKELAND HILLS COMMERCIAL SUBDIVISION, AS RECORDED IN BOOK 8 OF PLATS, PAGE 2 AND TRACT C OF LAKELAND HILLS SUBDIVISION PHASE 3, AS RECORDED IN BOOK 10 OF PLATS, PAGE 38 OF THE RECORDS OF THE CAMPBELL COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF, ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

SUBDIVISION SUMMARY

TOTAL AREA: 3.16 ACRES

TOTAL TRACTS: 2

ZONING: C-1

CERTIFICATE FOR RECORDING BY THE COUNTY CLERK AND RECORDER

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT _____ O'CLOCK ___M., THIS _____DAY OF _____ 20___, AND IS DULY RECORDED IN BOOK NUMBER _____, PAGE NUMBER _____.

_____
COUNTY CLERK

SURVEYOR'S CERTIFICATE

I, DAVID L. VLIEM, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS SUBDIVISION PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF THE LAKELAND HILLS SUBDIVISION PHASE 4, A RESUBDIVISION OF LOT 1 OF LAKELAND HILLS COMMERCIAL SUBDIVISION AND TRACT C OF LAKELAND HILLS SUBDIVISION PHASE 3, LOCATED IN THE NW1/4 OF SECTION 23, TOWNSHIP 50 NORTH, RANGE 72 WEST, 6TH PRINCIPAL MERIDIAN, GILLETTE, CAMPBELL COUNTY, WYOMING, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION.

BENCHMARK

BASED ON CITY OF GILLETTE VERTICAL CONTROL MONUMENT#28
ELEVATION= 4538.34

BASIS OF BEARING

THE CITY OF GILLETTE HORIZONTAL CONTROL NETWORK.
***ALL MEASURED DISTANCES ARE GRID. FOR CONVERSION TO SURFACE, MULTIPLY BY 1.00026964.
***ALL AREAS ARE CALCULATED AT SURFACE.

LEGEND

- FOUND ALUMINUM CAP & REBAR PLS 6872
- FOUND QUARTER CORNER 1989 BLM BRASS CAP
- SET 2" ø ALUMINUM CAP PLS 6872
- BOUNDARY
- EXISTING EASEMENT

Prepared for:

OLSSON ASSOCIATES
7250 N 16TH STREET
PHOENIX, AZ 85020
480-333-4351

4506 Wigwam Blvd.
P.O. Box 2185
Gillette, Wyoming 82718
307-687-0600
PCA ENGINEERING, INC.

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Drawn by: SM	Design by: SM	Reviewed by: DV

Revision Date	Revision Description

PCA Project Number: 133616.00
Plot Date: May 24, 2013 - 8:34am
G:\PROJECTS\13361600 Lakeland Kum&Go\DesDwgs\Main\MainP.dwg
Layout: Plat 1
X-Ref: ...

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A RESUBDIVISION OF LOT 1 OF LAKELAND HILLS COMMERCIAL SUBDIVISION AND TRACT C OF LAKELAND HILLS SUBDIVISION PHASE 3, LOCATED IN NW1/4 SECTION 23, T50N, R72W OF THE 6TH P.M., GILLETTE, CAMPBELL COUNTY, WYOMING

FINAL PLAT

SHEET 1 OF 1