

MINOR SUBDIVISION PLAT SKYLINE-WESTOVER FILING NO. 1

BEING A PORTION OF THE SOUTHEAST QUARTER
(SE 1/4) OF SECTION 20, TOGETHER WITH A
PORTION OF THE SOUTHWEST QUARTER (SW 1/4)
OF SECTION 21, TOWNSHIP 50 NORTH, RANGE
72 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF CAMPBELL, STATE OF WYOMING

CERTIFICATE OF OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNERS, PROPRIETOR OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS "SKYLINE-WESTOVER FILING No. 1, IS LOCATED IN (SECTIONS 20 AND 21, TOWNSHIP 50 NORTH, RANGE 72 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF GILLETTE, COUNTY OF CAMPBELL, STATE OF WYOMING), AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF CERTAIN PARCELS OF LAND AS DESCRIBED AND CONVEYED IN THAT CERTAIN WARRANTY DEED RECORDED NOVEMBER 3, 1992 IN BOOK 1213 OF PHOTOS, PAGES 203-211 INCLUSIVE, LYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 20 AND WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 21, TOWNSHIP 50 NORTH, RANGE 72 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF CAMPBELL, STATE OF WYOMING, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE USGLO BRASS CAP MARKING THE SOUTHEAST CORNER OF SAID SECTION 20, FROM WHENCE THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 20 BEARS SOUTH 89°09'03" WEST A DISTANCE OF 2702.35 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO;
THENCE NORTH 89°11'31" EAST, 74.90 FEET TO A HIGHWAY R.O.W. MONUMENT;
THENCE NORTH 00°33'34" EAST, 77.07 FEET TO A HIGHWAY R.O.W. MONUMENT;
THENCE NORTH 69°00'46" WEST, 80.22 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 20;
THENCE NORTH 68°53'41" WEST, 54.11 FEET TO A POINT ON THE NORTH LINE OF WESTOVER COUNTY ROAD AS DESCRIBED AND CONVEYED TO CAMPBELL COUNTY PER BOOK 987 OF PHOTOS, PAGE 105, AND BEING THE POINT OF BEGINNING;

THENCE ALONG SAID NORTH LINE OF SAID WESTOVER COUNTY ROAD THE FOLLOWING TWO (2) COURSES:

1. SOUTH 76°47'57" WEST, 56.50 FEET TO A TANGENT CURVE TO THE RIGHT CONCAVE NORTHERLY;
2. WESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 710.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 88°15'24" WEST AND HAS A CHORD LENGTH OF 282.07 FEET, THROUGH A CENTRAL ANGLE OF 22°54'54", FOR AN ARC LENGTH OF 283.96 FEET TO A POINT ON THE BOUNDARY OF THAT CERTAIN PARCEL CONVEYED TO THE TRANSPORTATION COMMISSION OF WYOMING PER BOOK 2585 OF PHOTOS, PAGE 39;

THENCE ALONG THE BOUNDARY OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES:

1. NORTH 70°52'55" WEST, 18.57 FEET TO A POINT;
2. NORTH 72°16'36" WEST, 67.65 FEET TO A POINT;
3. NORTH 53°58'00" WEST, 16.37 FEET TO A POINT;
4. NORTH 24°58'48" WEST, 10.28 FEET TO A POINT ON THE EAST LINE OF SKYLINE DRIVE AS DESCRIBED IN BOOK 1869 OF PHOTOS, PAGE 111;

THENCE ALONG SAID EAST LINE, NORTH 19°48'26" EAST, 134.69 FEET TO A POINT;
THENCE SOUTH 68°53'41" EAST, 35.23 FEET TO A POINT;
THENCE NORTH 20°52'41" EAST, 140.73 FEET TO A POINT ON THE CURRENT SOUTHERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 90;
THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES:

1. SOUTH 69°07'19" EAST, 384.64 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 20;
2. SOUTH 72°47'07" EAST, 231.73 FEET TO A POINT ON THE NORTH LINE OF WESTOVER COUNTY ROAD;

THENCE ALONG SAID NORTH LINE, SOUTH 76°47'57" WEST, 280.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 112,582 SQUARE FEET OR 2.584 ACRES OF LAND, 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(S) AND PROPRIETOR(S); AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS.

THAT THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES (DO) 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 SANITARY SEWER LINES, 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 FENCES, STRUCTURES OR OTHER IMPEDIMENTS.

FOR: McDONALD'S REAL ESTATE COMPANY, A DELAWARE CORPORATION

BY: _____, PRESIDENT

DATE _____

STATE OF _____)
COUNTY OF _____) S.S.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____, AS PRESIDENT OF McDONALD'S REAL ESTATE COMPANY, A DELAWARE CORPORATION, AS A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

I, _____, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF "SKYLINE-WESTOVER FILING No. 1", 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 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 CITY OF GILLETTE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

BRAD T. MORTENSEN, P.E., P.L.S.
WYOMING LICENSE NUMBER 12712
FOR AND ON BEHALF OF CLC ASSOCIATES, INC.
420 E. SOUTH TEMPLE #250
SALT LAKE CITY, UT 84111
(801) 363-5605

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 _____

CERTIFICTATE OF APPROVAL BY THE CITY OF GILLETTE PLANNING COMMISSION

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

CHAIRMAN OF THE PLANNING COMMISSION _____

ATTEST: _____

SECRETARY OF THE PLANNING COMMISSION _____

CERTIFICTATE 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 _____

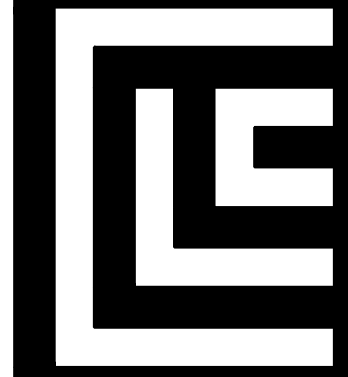
ATTEST: _____

CITY CLERK _____

CERTIFICATE OF 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 _____



CLC ASSOCIATES

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CLC@800.COM

ARCHITECTURE
ENGINEERING PLANNING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

MINOR SUBDIVISION PLAT
SKYLINE-WESTOVER FILING NO. 1
WESTOVER ROAD / SKYLINE DRIVE
CITY OF GILLETTE, WYOMING

PREPARED UNDER THE
DIRECT SUPERVISION OF
BRAD T. MORTENSEN, P.E.
P.L.S. WYOMING LICENSE
NO. 12712 FOR AND ON
BEHALF OF CLC ASSOCIATES

DATE	DESCRIPTION	MINOR SUBDIVISION PLAT									
		ORIGINAL PREPARATION	INITIAL SUBMITTAL								
11/07/12											
06/01/13											

PROJECT #: 12.0153
DRAWN BY: FMZ
DESIGNED BY: FMZ
CHECKED BY: BTM