

MINOR PLAT OF THE

The Resubdivision of
LOT 4, LOT 5, LOT 6, Lot 7A, Lot 7B,
Lot 8A, Lot 8B, Lot 9A, Lot 9B, Lot 10A and Lot 10B, Block 2,
Castle Heights Estates, Phase 1,
A Resubdivision of a Portion of Tract 1 of the Bluffs Subdivision,
Filing No. 3, Phase 2, Located in the
NW ¼ of Section 33, T 50 N, R72 W of the 6th P.M.,
City of Gillette, Campbell County, Wyoming

DEDICATION

Know all men by these presents that the undersigned Castle Group, LLC, being the owner, proprietor or parties of interest in the land shown on this plat, do hereby certify:

That the foregoing plat designated as the Resubdivision of Lot 4, Lot 5, Lot 6, Lot 7A, Lot 7B, Lot 8A, Lot 8B, Lot 9A, Lot 9B, Lot 10A and Lot 10B, Block 2, Castle Heights Estates, Phase 1, a Resubdivision of a portion of Tract 1 of the Bluffs Subdivision Filing No. 3, Phase 2 as recorded in Plat Book 6, Page 152 of the records of Campbell County, Wyoming, said tract is located in a portion of the NW ¼ of Section 33, T 50 N, R 72 N, Gillette, Campbell County, Wyoming, and is more particularly described as follows:

Commencing at the Northwest corner of said Section 33; thence S 11° 50' 31" E, 1,663.59 feet to the point of beginning; thence; thence N 61° 56' 58" E, 19.23 feet; thence along a curve the right, said curve having a radius of 300.00 feet, a central angle of 39° 30' 18", an arc length of 206.85 feet, a chord bearing of N 81° 42' 13" E and a chord length of 202.77 feet; thence S 78° 31' 17" E, 111.03 feet; thence S 11° 27' 29" W, 58.59 feet; thence along a curve to the right, said curve having a radius of 351.48 feet, a central angle of 19° 11' 47", an arc length of 117.76 feet, a chord bearing of S 77° 26' 59" E and a chord length of 60.00 feet; thence N 88° 33' 51" E, 117.21 feet; thence S 11° 03' 21" E, 200.18 feet; thence S 46° 58' 44" W, 81.36.00 feet; thence along a curve to the left, said curve having a radius of 845.97 feet, a central angle of 07° 14' 23", an arc length of 106.90 feet, a chord bearing of N 83° 26' 05" W and a chord length of 106.83 feet; thence along a curve to the left, said curve having a radius of 1677.02 feet, a central angle of 09° 59' 15", an arc length of 292.33 feet, a chord bearing of N 86° 53' 09" W and a chord length of 291.96 feet; thence along a curve to the left, said curve having a radius of 360.00 feet, a central angle of 22° 37' 01", an arc length of 142.11 feet, a chord bearing of N 16° 44' 25" W, and a chord length of 141.19 feet; thence N 28° 02' 56" W, 91.68 feet to the point of beginning and containing an area of 2.43 acres, more or less.

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 owners and proprietors; and that this is a correct plat of the area as it is divided into lots, blocks, streets and easements.

That the undersigned owners of the land shown and described on this plat 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 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., 2014.

Castle Group, LLC

by: _____
Bryan G. Miller
Managing Member

STATE OF WYOMING)
) ss.
CAMPBELL COUNTY)

The foregoing instrument was acknowledged before me this ___ day of ___, A.D., 2014, by: Bryan G. Miller, Managing Member

Witness my hand and official seal.

Notary Public

My Commission Expires: _____

SURVEYOR'S CERTIFICATE

I, Robert L. St. Claire, do hereby certify that I am a Professional Land Surveyor, registered under the laws of the State of Wyoming, that this plat is a true, correct and complete plat of as the Resubdivision of Lot 4, Lot 5, Lot 6, Lot 7A, Lot 7B, Lot 8A, Lot 8B, Lot 9A, Lot 9B, Lot 10A and Lot 10B, Block 2, Castle Heights Estates, Phase 1, a Resubdivision of a portion of Tract 1 of the Bluffs Subdivision Filing No. 3, Phase 2, 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.



APPROVALS

CITY OF GILLETTE PLANNING COMMISSION

This plat approved by the City of Gillette Planning Commission this ___ day of ___, A.D., 2014.

Chairman

Secretary

CITY COUNCIL OF THE CITY OF GILLETTE

Approved by the City Council of the City of Gillette, Wyoming, this _____ Day of ___, 2014.

Mayor

City Clerk

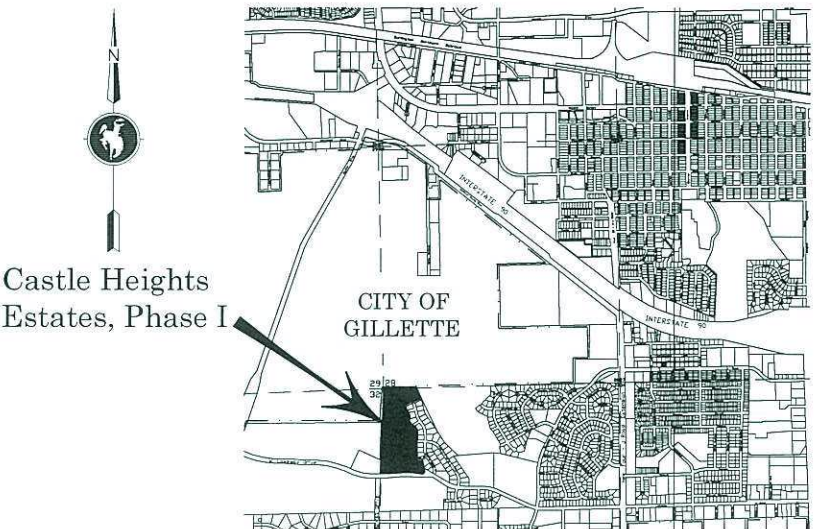
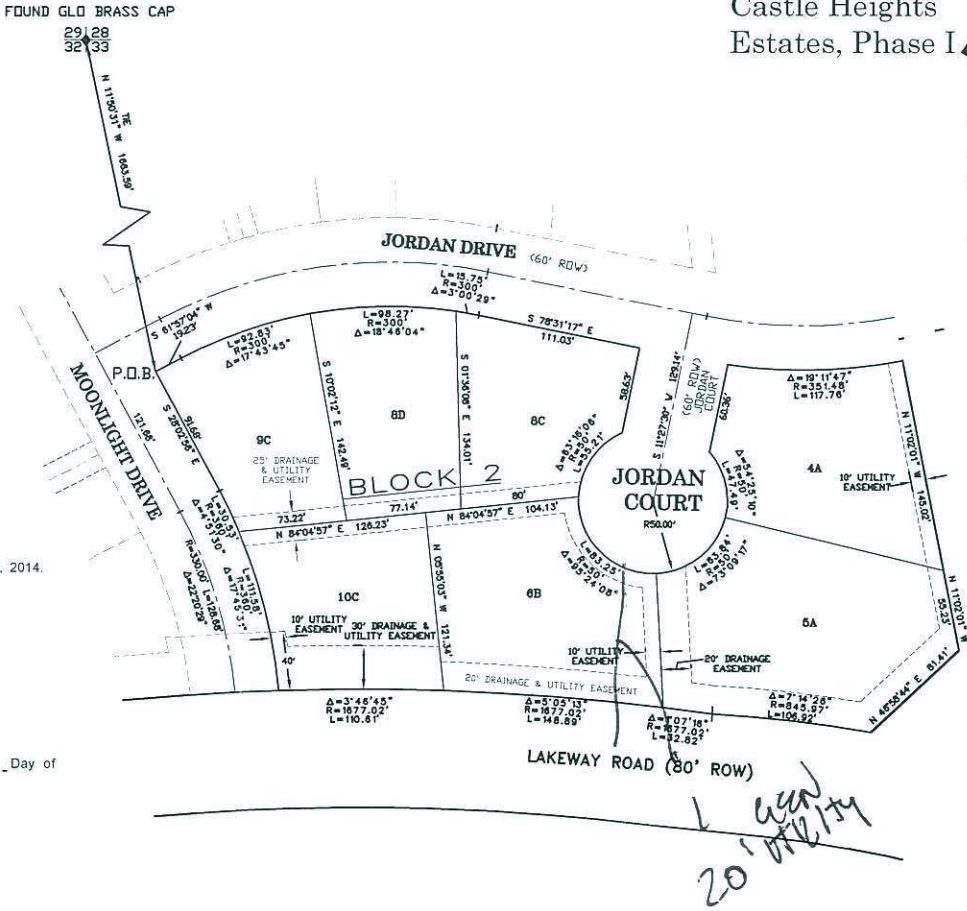
COUNTY CLERK AND RECORDER

This plat was filed for record in the Office of the Clerk and Recorder at _____ O'clock .M., 2014, and is duly recorded in Book _____, Page No. _____.

County Clerk

Declaration vacating previous platting

This plat is the Resubdivision of Lot 4, Lot 5, Lot 6, Lot 7A, Lot 7B, Lot 8A, Lot 8B, Lot 9A, Lot 9B, Lot 10A and Lot 10B, Block 2, Castle Heights Estates, Phase 1, a Resubdivision of a portion of Tract 1 of the Bluffs Subdivision Filing No. 3, Phase 2. All earlier plats or portions thereof, encompassed by the boundaries of this plat are hereby vacated.



VICINITY MAP
NOT TO SCALE



LOT 4A	= 16,008.60 sf
	= 0.368 acre
LOT 5A	= 21,766.50sf
	= 0.500 acre
LOT 6B	= 17,857.70 sf
	= 0.410acre
LOT 8C	= 12,475.50 sf
	= 0.286 acre
LOT 8D	= 12,298.40 sf
	= .0282 acre
LOT 9C	= 12,259.70sf
	= 0.281 acre
LOT 10C	= 13,225.60sf
	= 0.304 acre
TOTAL = 105,890.76sf	
AVERAGE = 15,127.43sf	
ACRE = 2.431	

DESIGN RLS
DRAWN KAL
CHECKED RLS

JOB No. 14-008

DATE 02/12/14

SCALE: 1"=60'

CONTOUR INTERVAL NTS

HORIZ: 1:60'

VERT: NTS

BRUCE ENGINEERING, INC.
118 SOUTH GILLETTE AVENUE
GILLETTE, WY 82716
(307) 686-2252 FAX: (307) 687-7163
CIVIL ENGINEERING LAND SURVEYING MANAGEMENT

TRACKING:

PREPARED FOR:
CASTLE GROUP, LLC
P.O. BOX 1776
GILLETTE, WY 82717

SHEET: