

**SURVEYOR**  
COTTON D. JONES, PLS #9834  
JONES LAND SURVEYING  
6750 SAY KALLY ROAD  
CHEYENNE, WY 82009  
307-637-7107

**DESIGN FIRM**  
JUSTIN C. BECKNER, PE #11101  
UNITED CIVIL DESIGN GROUP, LLC  
1501 ACADEMY COURT, SUITE 203  
FORT COLLINS, CO 80524  
307-630-5421

**DEVELOPER**  
GILLETTE LAND DEVELOPMENT III, LLC  
P.O. BOX 4008  
CHEYENNE, WYOMING 82007  
307-637-7641

# FINAL PLAT TENTH HOLE ESTATES PHASE 2

A RESUBDIVISION OF TENTH HOLE ESTATES, PHASE 1, TRACT F  
CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING.

## USAGE SUMMARY

FINAL PLAT TOTAL AREA:	154,384 Sq.ft.	3.54 Acres
Right-Of-Way	36,891 Sq.ft.	0.85 Acres
SINGLE FAMILY AREA:	117,493 Sq.ft.	2.70 Acres
Lot Count	16	
Lot Average	7,343 Sq.ft.	
Lot Min	7,110 Sq.ft.	
Lot Max	7,790 Sq.ft.	

## NOTES

- ALL EASEMENTS SHOWN ON THIS PLAT ARE A 10' UNDERGROUND ELECTRICAL, PHONE, CABLE TV AND NATURAL GAS EASEMENT UNLESS OTHERWISE NOTED.
- ALL LOT AND BLOCK CORNERS TO BE MONUMENTED WITH A 2" ALUMINUM CAP ON A #5 X 24" REBAR STAMPED "P.L.S. 9834" AND APPROPRIATE DATA. ALL CORNERS NOT PREVIOUSLY MONUMENTED WILL BE MONUMENTED WITH THE SAME.
- THE GAS WELLS ON LOTS 1 & 2, BLOCK 4 HAVE BEEN OFFICIALLY ABANDONED. FOUNDATION PLACEMENT MAY BE AFFECTED BY THE ABANDONED GAS WELLS.
- ALL LOTS SHALL MEET THE CITY OF GILLETTE STANDARDS

## STATEMENT VACATING PREVIOUS PLATTING

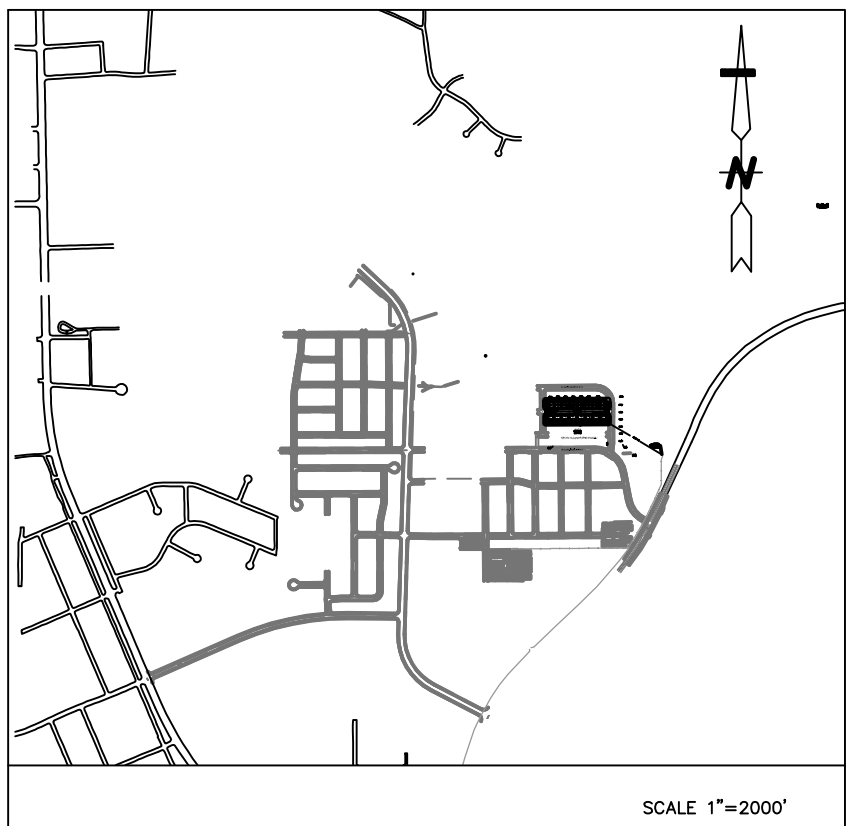
THIS PLAT IS A RESUBDIVISION OF TRACT F, TENTH HOLE ESTATES, PHASE 1, AS RECORDED IN BOOK OF PLATS, PAGE OF THE RECORDS OF THE CAMPBELL COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

## LEGEND

- SET 2" ALUMINUM CAP ON #5X24" REBAR AND APPROPRIATE DATA.
- FOUND 5/8" REBAR
- FOUND 1/2" IRON PIPE
- FOUND BRASS CAP
- FOUND ALUMINUM CAP
- (M) DENOTES MEASURED DATA THIS SURVEY
- (P) DENOTES PLAT DATA PER TENTH HOLE ESTATES, PHASE 1 ON FILE AT THE CAMPBELL COUNTY CLERK'S OFFICE.

## CURVE DATA TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	90°00'00"	S44°45'39"W	20.00	31.42	28.28
C2	90°00'00"	S45°14'21"E	20.00	31.42	28.28
C3	13°37'24"	N06°46'12"W	130.00	30.91	30.84
C4	89°43'09"	N44°54'05"E	20.00	31.32	28.21
C5	90°16'51"	N45°05'55"W	20.00	31.51	28.35



VICINITY MAP

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BEING JEFF MANION, VICE PRESIDENT, OF GILLETTE LAND III, LLC., BEING THE OWNER, PROPRIETOR OR PARTY OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS TENTH HOLE ESTATES, PHASE 2, PREVIOUSLY TRACT F, TENTH HOLE ESTATES, PHASE 1, CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING.

BEGINNING AT THE SOUTHEAST CORNER OF TRACT F, TENTH HOLE ESTATES PHASE 1, FROM WHICH THE SOUTHEAST CORNER OF SECTION 35 BEARS S59°30'45"E, A DISTANCE OF 643.94 FEET TO A FOUND BRASS CAP; THENCE S89°45'39"W, ALONG THE SOUTH LINE OF SAID TRACT F A DISTANCE OF 654.26 FEET TO A POINT ON THE EAST LINE OF OAKMONT AVENUE; THENCE N00°14'21"W, ALONG THE SAID EAST LINE A DISTANCE OF 70.00 FEET TO A POINT; THENCE ALONG A CURVE CONCAVED TO THE SOUTHEAST, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00"; (CHORD BEARING OF S44°45'39"W AND A CHORD LENGTH OF 28.28 FEET) A DISTANCE OF 31.42 FEET TO A POINT; THENCE N00°14'21"W, A DISTANCE OF 60.00 FEET TO A POINT; THENCE ALONG A CURVE CONCAVED TO THE NORTHEAST, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°00'00"; (CHORD BEARING OF S45°14'21"E AND A CHORD LENGTH OF 28.28 FEET) A DISTANCE OF 31.42 FEET TO A POINT ON THE SAID EAST LINE OF OAKMONT; THENCE N00°14'21"W, ALONG SAID EAST LINE A DISTANCE OF 70.00 FEET TO THE SOUTHWEST CORNER OF LOT 8, BLOCK 4, TENTH HOLE ESTATES PHASE 1; THENCE N89°45'39"E, ALONG THE SAID SOUTH LINE OF BLOCK 4 A DISTANCE OF 651.78 FEET TO THE SOUTHEAST CORNER OF LOT 15, BLOCK 4 OF SAID TENTH HOLE ESTATES PHASE 1 AND A POINT ON THE WEST LINE OF AUGUSTA CIRCLE; THENCE ALONG THE SAID WEST LINE THROUGH A CURVE CONCAVED TO THE WEST, HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 13°37'24"; (CHORD BEARING OF N06°46'12"W AND A CHORD LENGTH OF 30.84 FEET) A DISTANCE OF 30.91 FEET TO A POINT; THENCE S00°02'30"W, ALONG THE SAID WEST LINE A DISTANCE OF 39.48 FEET TO A POINT; THENCE CONTINUING ALONG THE SAID WEST LINE THROUGH A CURVE CONCAVED TO THE NORTHWEST, A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°43'09"; (CHORD BEARING OF N44°54'05"E AND A CHORD LENGTH OF 31.32 FEET TO A POINT; THENCE S00°13'44"W, A DISTANCE OF 60.00 FEET TO A POINT; THENCE ALONG A CURVE CONCAVED TO THE SOUTHWEST, A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°16'51"; (CHORD BEARING OF N45°05'55"W AND A CHORD LENGTH OF 28.35 FEET) A DISTANCE OF 31.51 FEET TO A POINT; THENCE S00°02'30"W, ALONG THE SAID WEST LINE A DISTANCE OF 69.90 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 3.54 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 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, 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 HEREFTER 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:  
JEFF MANION, VICE PRESIDENT,  
GILLETTE LAND DEVELOPMENT III, LLC.

## APPROVALS

DATE ON THIS PLAT REVIEWED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D., BY THE CITY ENGINEER OF GILLETTE, WYOMING.

CITY ENGINEER

THIS PLAT APPROVED BY THE CITY OF GILLETTE PLANNING COMMISSION  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

CHAIRMAN

SECRETARY

APPROVED BY THE CITY COUNCIL OF THE CITY OF GILLETTE, WYOMING  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

MAYOR

CITY CLERK

## ACKNOWLEDGEMENTS

STATE OF WYOMING }  
COUNTY OF LARAMIE } SS

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JEFF MANION, VICE PRESIDENT, GILLETTE LAND DEVELOPMENT III, LLC., ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, AS A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC

## FILING RECORD

I HEREBY CERTIFY THAT THE ABOVE PLAT WAS FILED FOR RECORD IN MY OFFICE AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_, M., \_\_\_\_\_, 20\_\_\_\_, AND IS DULY RECORDED IN PLAT BOOK \_\_\_\_\_, PAGE NUMBER \_\_\_\_\_.

COUNTY CLERK

DEPUTY

## CERTIFICATE OF SURVEYOR

I, COTTON D. JONES, DO HEREBY STATE, THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT, AND COMPLETE PLAT OF "TENTH HOLE ESTATES, PHASE 2", AS PLATTED, DEDICATED, AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACTUAL SURVEY OF SAID PROPERTY BY ME AND/OR UNDER MY DIRECT 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 THE CITY OF GILLETTE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

# FINAL PLAT OF TENTH HOLE ESTATES PHASE 2

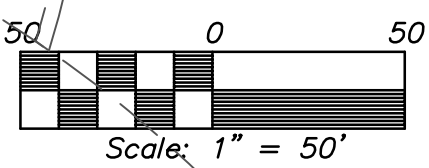
A RESUBDIVISION OF TENTH HOLE ESTATES, PHASE 1,  
TRACT F,  
CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING.

PREPARED MARCH, 2014 SHEET 1 OF 1

**JONES LAND SURVEYING, INC.**  
Licensed in:  
WY, CO, MT, SD,  
ND, ID, UT, NV  
6750 Say Kally Rd., Cheyenne, WY 82009  
Ph: 307-637-7107  
Cell: 307-630-8550  
Email: cotton.jones@msn.com

# TRACT E 160,349 Sqft (3.68 Acres) TENTH HOLE ESTATES PHASE 1

SINCLAIR STREET (60' R/W)



TRACT A  
53454 Sqft