FINAL PLAT
ASH MEADOWS SUBDIVISION, PHASE III

A RESUBDIVISION OF A PORTION OF TRACT "D", ASH MEADOWS SUBDIVISION PHASE I
BEING A PORTION OF THE SE1/4NW1/4, SECTION 13, T.50N., R.72W.
OF THE SIXTH PRINCIPAL MERIDIAN, CAMPBELL COUNTY, WYOMING.

CERTIFICATE OF DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ASH MEADOWS LLC, BEING THE OWNER, DO HEREBY CONSENT TO SUBDIVIDE THE LAND SHOWN ON THIS PLAT AND DO HEREBY CERTIFY THAT THE FOREGOING PLAT DESIGNATED AS ASH MEADOWS SUBDIVISION, PHASE III, A RESUBDIVISION OF A PORTION OF TRACT "D", ASH MEADOWS SUBDIVISION, PHASE I BEING A PORTION OF THE SE1/4NW1/4, SECTION 13, T.50N., R.72W., SIXTH PRINCIPAL MERIDIAN, CAMPBELL COUNTY, WYOMING.

SAID ASH MEADOWS SUBDIVISION, PHASE III, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3" BRASS CAP STAMPED LS 6368 MARKING THE CENTER 1/4 CORNER OF SAID SECTION 13 WHICH BEARS S 00°17'06" E, 1320.78 FEET FROM A 1 1/2" YELLOW PLASTIC CAP STAMPED BLS 2333 MARKING THE CENTER-NORTH 1/16 CORNER OF SAID SECTION 13, THE BASIS OF BEARING FOR THIS DESCRIPTION;

THENCE N 00°17'06" W, 172.84 FEET ALONG THE EAST LINE OF SAID SE1/4NW1/4 TO A "CAP" MARKING THE SOUTHEAST CORNER OF LOT 8, BLOCK 3 OF SAID ASH MEADOWS SUBDIVISION, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE N 00°17'06" W, 1086.11 FEET ALONG THE EAST LINE OF SAID SE1/4NW1/4 TO A "CAP";

THENCE N 88°30'21" W, 867.18 FEET TO A "CAP";

THENCE N 21°38'26" W, 438.82 FEET TO A "CAP";

THENCE N 14°54'48" W, 182.00 FEET TO A "CAP";

THENCE S 88°22'06" E, 108.19 FEET TO A "CAP";

THENCE S 44°08'07" E, 78.88 FEET TO A "CAP";

THENCE S 88°28'48" E, 103.10 FEET TO A "CAP";

THENCE S 02°41'32" W, 80.04 FEET TO A "CAP";

THENCE S 00°00'00" E, 200.00 FEET TO A "CAP" MARKING THE SOUTHWEST CORNER OF SAID LOT 21;

THENCE S 01°20'32" E, 80.04 FEET TO A "CAP" MARKING THE NORTHWEST CORNER OF LOT 21, BLOCK 6 OF SAID ASH MEADOWS SUBDIVISION;

THENCE N 00°00'00" E, 100.00 FEET ALONG THE WEST LINE OF SAID LOT 21 TO A "CAP" MARKING THE SOUTHWEST CORNER OF SAID LOT 21;

THENCE N 88°28'48" E, 741.46 FEET ALONG THE SOUTH LINE OF LOTS 14 – 21, OF SAID BLOCK 6 TO A "CAP" MARKING THE SOUTHEAST CORNER OF SAID LOT 14;

THENCE S 00°18'28" E, 100.00 FEET ALONG THE EAST LINE OF SAID BLOCK 6 TO A "CAP" MARKING THE SOUTHEAST CORNER OF SAID BLOCK 6;

THENCE N 87°10'23" E, 80.06 FEET TO A "CAP" MARKING THE SOUTHWEST CORNER OF LOT 8 OF SAID BLOCK 3;

THENCE N 88°41'32" E, 99.77 FEET ALONG THE SOUTH LINE OF SAID LOT 8 TO THE TRUE POINT OF BEGINNING.

SAID PHASE III ENCOMPASSES 23.62 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(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 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 PURPOSES 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 STORAGE OF STORM WATERS AND SHALL BE KEPT FREE OF ALL STRUCTURES OR OTHER IMPROVEMENTS.

EXECUTED THIS _____ DAY OF _____, _____.

BY: ALBERT E. HOWELL, PRESIDENT ASH, INC.,
MANAGING MEMBER
ASH MEADOWS, LLC

SECURED PARTY: ROBERT C. MESSER AND DENISE E. MESSER
TRUSTEES OF THE MESSER FAMILY 1991 TRUST
DATED OCTOBER 28, 1991

BY: ROBERT C. MESSER, TRUSTEE

BY: DENISE E. MESSER, TRUSTEE

ACKNOWLEDGMENT

STATE OF WYOMING }
} SS.
CAMPBELL COUNTY }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, _____.

BY: ALBERT E. HOWELL, PRESIDENT ASH, INC.,
MANAGING MEMBER
ASH MEADOWS, LLC

AS A FREE VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

ACKNOWLEDGMENT

STATE OF _____ }
} SS.
_____ COUNTY }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, _____.

BY: ROBERT C. MESSER, TRUSTEE

AS A FREE VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

ACKNOWLEDGMENT

STATE OF _____ }
} SS.
_____ COUNTY }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, _____.

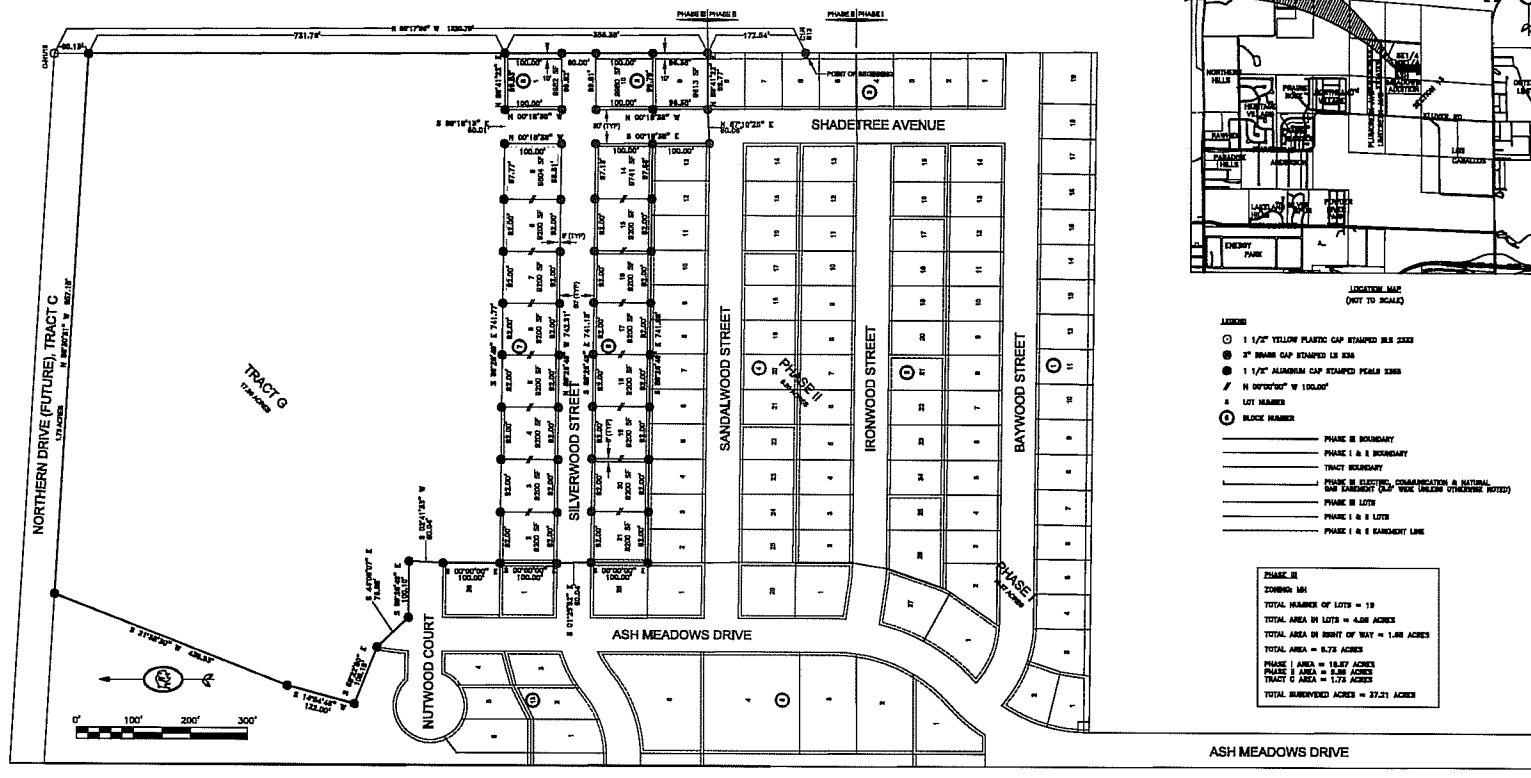
BY: DENISE E. MESSER, TRUSTEE

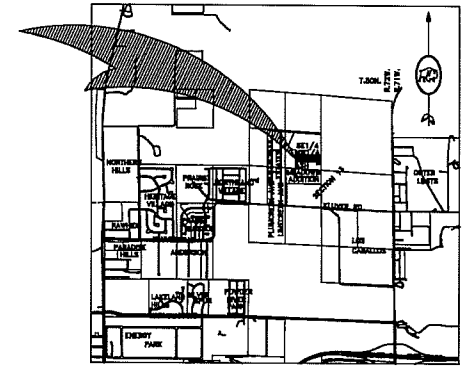
AS A FREE VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES:





LOCATION MAP
(NOT TO SCALE)

LEGEND

- 1 1/2" YELLOW PLASTIC CAP STAMPED BLS 2333
- 3" BRASS CAP STAMPED LS 6368
- 1 1/2" ALUMINUM CAP STAMPED PLS&S 3365
- N 00°00'00" W 100.00'
- LOT NUMBER
- BLOCK NUMBER
- PHASE III BOUNDARY
- PHASE I & II BOUNDARY
- TRACT BOUNDARY
- PHASE III ELECTRIC, COMMUNICATION & NATURAL GAS EASEMENT (12.0' WIDE UNLESS OTHERWISE NOTED)
- PHASE III LOTS
- PHASE I & II LOTS
- PHASE I & II EASEMENT LINE

PHASE III
ZONING: MH
TOTAL NUMBER OF LOTS = 19
TOTAL AREA IN LOTS = 4.88 ACRES
TOTAL AREA IN RIGHT OF WAY = 1.88 ACRES
TOTAL AREA = 6.76 ACRES
PHASE I AREA = 18.57 ACRES
PHASE II AREA = 8.38 ACRES
TRACT C AREA = 1.76 ACRES
TOTAL SUBDIVIDED ACRES = 37.21 ACRES

DISCLOSURE STATEMENT

MINING AND OTHER OPERATIONS NEARBY: THE PROPOSED SUBDIVISION IS LOCATED NEAR AN ACTIVE COAL MINING OPERATION. THE MINE IS AN APPROVED AND PERMITTED MINE WITH THE EXISTING AND CONTINUING RIGHT TO MINE ITS CURRENT COAL RESERVES. ACTIVE MINES MAY OPERATE TWENTY-FOUR HOURS PER DAY, SEVEN DAYS PER WEEK, AND MAY INCLUDE OPERATION OF HEAVY EQUIPMENT, BLAST HOLE DRILLING, BLASTING EVENTS AND OTHER ACTIVITIES RELATED TO MINING. OPERATION OF THIS MINE MAY RESULT IN GROUND VIBRATION, NOISE, DUST, BRIGHT LIGHTS AT NIGHT, AND OTHER CONDITIONS WHICH AFFECT THE QUALITY OF LIFE IN THIS ANNEXATION AREA. SOME STUDIES INDICATE THAT BLASTING MAY TEMPORARILY RESULT IN TRACE AMOUNTS OF NITROGEN DIOXIDE AND NITROGEN DIOXIDE FUMES AFTER BLASTS WHICH MAY CAUSE TEMPORARY DISCOMFORT TO CERTAIN INDIVIDUALS, ESPECIALLY THOSE WITH RESPIRATORY DISORDERS. OVERLY SENSITIVE INDIVIDUALS MAY NEED TO DEPART FROM THE AREA TO AVOID THE DISCOMFORT CAUSED BY THE BLASTS. PERSONS INTENDING TO PURCHASE, LEASE OR RENT PROPERTY IN THIS SUBDIVISION AREA ARE HEREBY NOTIFIED THAT MINING COAL FROM AN APPROVED AND PERMITTED MINE IS A REASONABLE AND LAWFUL USE OF ITS PROPERTY BY THE MINE OPERATOR, AND THE MINE IS NOT REQUIRED TO CURTAIL OR OTHERWISE LIMIT ITS OPERATIONS TO MINIMIZE ASPECTS TO THE ANNEXED AREA FOR OIL AND GAS PRODUCTION, GRAZING, AND OTHER PURPOSES WHICH MAY ADVERSELY AFFECT THE LOT'S OWNERS AND OCCUPANTS. METHANE GAS COULD BE RELEASED DURING THE PRODUCTION OF METHANE GAS FROM NEARBY GAS WELL OPERATIONS. THERE MAY BE COAL SEAMS BENEATH THE ANNEXATION AREA WHICH COULD BECOME CONDUITS FOR METHANE GAS AND OTHER GAS RELEASES.

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RESUBDIVISION OF TRACT E OF THE ASH MEADOWS SUBDIVISION, PHASE 1, AS RECORDED IN BOOK 8 OF PLATS, PAGE 108 OF THE RECORDS OF THE CAMPBELL COUNTY CLERK. ALL EARLIER PLAT OR PORTIONS THEREOF, ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

NOTE:
DISTANCES AND ACREAGE SHOWN ON THIS PLAT ARE BASED ON THE CITY OF GILLETTE'S GRID COORDINATE SYSTEM, AND MUST BE ADJUSTED BY A DATUM ADJUSTMENT FACTOR (DAF) OF 1.0002724486 FOR SURFACE MEASUREMENTS.

NOTE:
THE BOUNDARY LINES OF THE PROPERTY DESCRIBED HEREON ARE BASED ON MONUMENTS FOUND DURING A RETRACEMENT SURVEY OF THE SECTION LINES ESTABLISHED IN THE 1973 DEPENDENT RESURVEY PLAT OF SAID SECTION 13 BY GILLETTE ENGINEERING, LS 6430 AND DO NOT FOLLOW THE SECTION LINES ESTABLISHED BY THE GOVERNMENT DEPENDENT RESURVEY OF T.50N., R.72W. CONDUCTED DURING 1988 AND 1990 AND REPLATTED ON THE B.L.M. RESURVEY PLAT AND FIELD NOTES APPROVED IN 1996.

CERTIFICATE OF REGISTERED LAND SURVEYOR

I, RALPH GOODSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS TRUE, CORRECT AND COMPLETE PLAT OF ASH MEADOWS SUBDIVISION, PHASE III, 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 THE CITY OF GILLETTE REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

REGISTERED LAND SURVEYOR

NO. _____

Professional Engineer (Civil) & Land Surveyor
RALPH W. GOODSON
2305
Date 8/11
WYOMING

DRAFT

CERTIFICATE OF ACCEPTANCE AND APPROVAL

APPROVED BY THE CITY COUNCIL OF THE CITY OF GILLETTE, WYOMING THIS _____ DAY OF _____, _____.

MAYOR

CITY CLERK

CERTIFICATE OF REVIEW

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

CITY ENGINEER

CERTIFICATE OF APPROVAL

THIS PLAT APPROVED BY THE CITY OF GILLETTE PLANNING COMMISSION THIS _____ DAY OF _____, _____.

CHAIRMAN

SECRETARY

CERTIFICATE FOR RECORDING

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT _____ O'CLOCK THIS _____ DAY OF _____, _____, AND IS DULY RECORDED IN BOOK _____ OF PLATS, PAGE NO. _____.

COUNTY CLERK

OWNER:	DEVELOPER:	SURVEYOR:
ASH MEADOWS, LLC P.O. BOX 248 GILLETTE, WY 82717	ASH, INC. P.O. BOX 248 GILLETTE, WY 82717	BEARLODGE LIMITED, INC. P.O. BOX 130 420 CLEVELAND STREET SUNDANCE, WY 82729

Prepared By:
BEARLODGE LTD., INC.
Consulting Engineers & Land Surveyors
P.O.Box 130, 420 Cleveland St., Sundance, WY 82729 (307) 283-3433

FINAL PLAT

ASH MEADOWS SUBDIVISION, PHASE III
A RESUBDIVISION OF A PORTION OF TRACT "D", ASH MEADOWS SUBDIVISION PHASE I BEING A PORTION OF THE SE1/4NW1/4, SECTION 13, T.50N., R.72W. OF THE SIXTH PRINCIPAL MERIDIAN, CAMPBELL COUNTY, WYOMING.

08037_Phase III Plat

Drawn By: BJW	Date: 8/26/2010	Scale: 1" = 100'	Drawer No.:
Reviewed By: BJW	Date: 7/11/2011	Sheet: 1 of 1	Map No.: