

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 I, as recorded in Book 8 Plats, Page 85, Folder 35 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 W, 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 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, 150.83 feet; thence along a curve to the left, said curve having a radius of 351.48 feet, a central angle of 22° 29' 28", an arc length of 137.97 feet, a chord bearing of S 89° 47' 17" E and a chord length of 137.09 feet; thence S 11° 03' 21" E, 200.18 feet; thence S 46° 58' 44" W, 81.36 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 2.68 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 of Castle Group, LLC

STATE OF WYOMING)
CAMPBELL COUNTY) ss.

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 I, 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 _____, 2014, and is duly recorded in Book _____, Page No. _____.

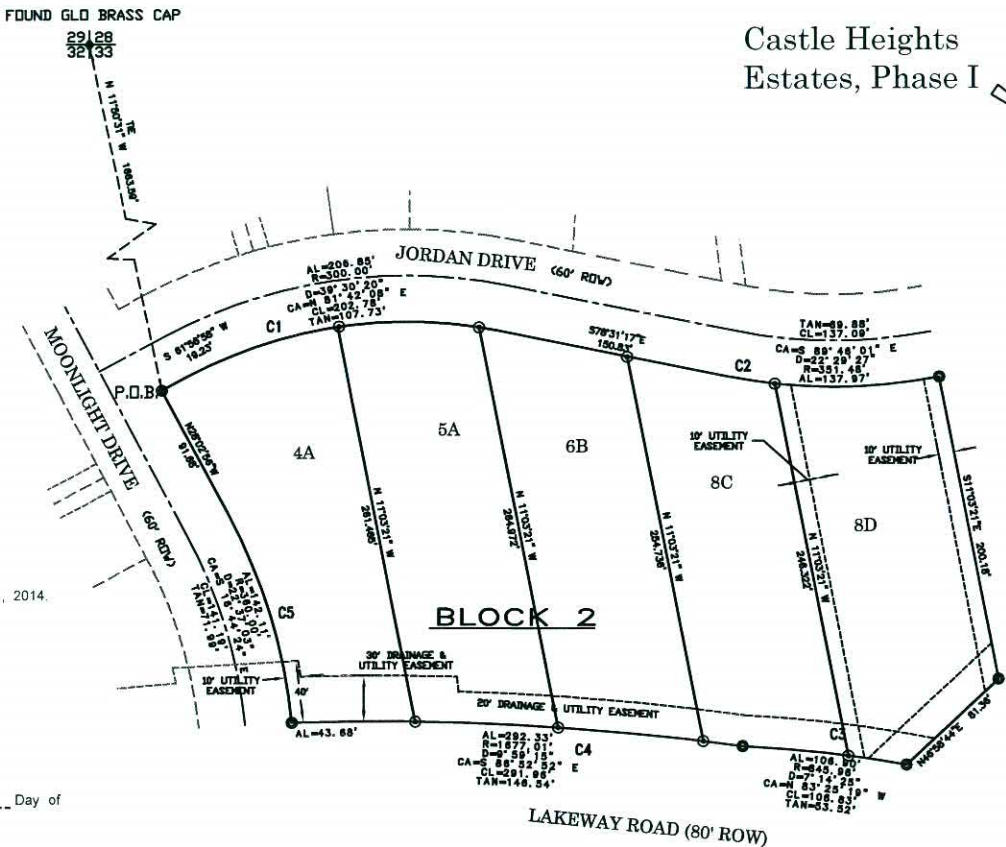
County Clerk

Declaration vacating previous platting

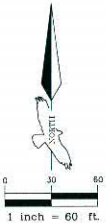
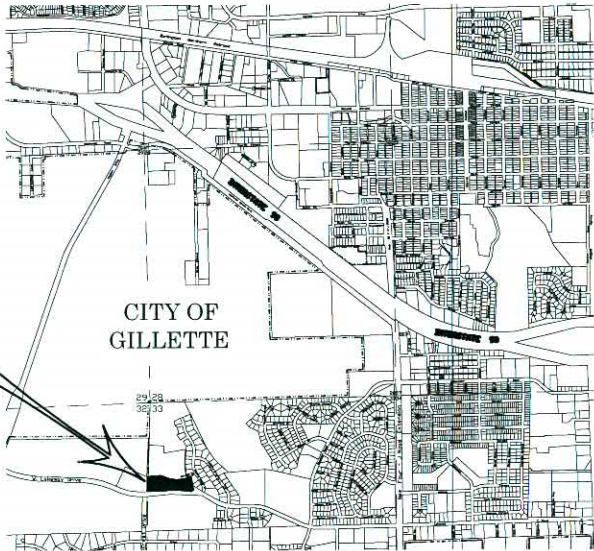
This plat is the Resubdivision of Lot 4, Lot 5, Lot 6, Lot 7A, Lot 7B, Lot 8A, Lot 8B, Lot 9A, Lot 9B, Lot 10A and Lot 10B, Block 2, Castle Heights Estates, Phase I. All earlier plats or portions thereof, encompassed by the boundaries of this plat are hereby vacated.

FINAL 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,
To be known as The Final Plat for Lots 4A, 5A, 6B, 8C, and 8D, Block 2
Castle Heights Estates Subdivision, Phase 1
City of Gillette, Campbell County, Wyoming



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	206.85'	300.00'	39°30'25"	S 81°42'08" W	202.78'
C2	137.97'	351.48'	22°29'28"	N 89°46'01" W	137.09'
C3	106.90'	845.96'	7°14'25"	S 83°25'19" E	106.83'
C4	292.33'	1677.01'	9°59'15"	S 86°52'52" E	291.96'
C5	142.11'	360.00'	22°37'03"	N 16°44'24" W	141.19'



NOTE:
VACATED PLAT
Book 8 Plats, Page 85, Folder 35

LOT 4A = 22,856.3 sf
= 0.525 acre
LOT 5A = 23,868.1 sf
= 0.548 acre
LOT 6B = 23,580.2 sf
= 0.536 acre
LOT 8C = 22,496.0 sf
= 0.516 acre
LOT 8D = 24,375.3 sf
= 0.559 acre

TOTAL = 116,953.9 sf

AVERAGE = 23,390.8 sf

ACRE = 2.685

NOTE:
ACCESS FROM LAKEWAY ROAD
PROHIBITED FOR ALL LOTS

LEGEND

- ◆ FOUND GLO BRASS CAP
- FOUND REBAR WITH ALUMINUM CAP
PLS 6811
- ⊙ SET REBAR WITH ALUMINUM CAP
PLS 584

DESIGN RLS
DRAWN KAL
CHECKED RLS

DATE
JOB No. 14-008
05/06/14

SCALE: 1"=60'
CONTOUR
INTERVAL NTS
HORZ: 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: