LEGACY RIDGE, PHASE III

A RESUBDIVISION OF TRACT A, LEGACY RIDGE PHASE II, LOCATED IN THE E1/2SW1/4, SECTION 3, T.49N., R.72W. OF THE 6th P.M., CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING

DECLARATION VACATING PREVIOUS PLATTING

VACATED WITH THIS PLAT.

THIS PLAT IS THE RESUBDIVISION OF TRACT A, LEGACY RIDGE PHASE II, LOCATED IN SECTION 3, T.49N., R.72W. OF THE 6th P.M. CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING, AS RECORDED IN BOOK 10 OF PLATS, PAGES 86-87 OF THE RECORDS OF THE CAMPBELL COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF, INCLUDING A TEMPORARY DRAINAGE EASEMENT, AS RECORDED IN BOOK 2783 OF PHOTOS, PAGE 505 OF THE RECORDS OF THE CAMPBELL COUNTY CLERK, AND ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY

C-W1/16 SECTION 3 T.49N., R.72W. N72°58'50"E, 139.09'= N77°54'54"E, 157.42'= N84°51'42"E, 153.06'¬ _S89**°**59**'**47"E, 548.56 20' SANITARY SEWER EASEMENT — BOOK 10 OF PLATS, PAGE 87 -S72°49'44"W, 71.96' TO BE ABANDONED THIS PLAT ~S17°10′16"E, 64.40′ TEMPORARY DRAINAGE EASEMENT (PART I) BOOK 2783 OF PHOTOS, PÄGE 505⁻ /N86°45'29"E, 60.11' N89'51'17"E, 129.97' 100'x100' TEMPORARY TURN-AROUND S89°49'35"E, 109.99'— AND UTILITY EASEMENT 20' GENERAL UTILITY EASEMENT TO REMAIN IN PLACE -BOOK 2783 OF PHOTOS, PAGE 501 TRACT B 41.631 ACRES 20' PERMANENT PIPELINE EASEMENT TO REMAIN IN PLACE -BOOK 1881 OF PHOTOS, PAGE 100 TEMPORARY DRAINAGE EASEMENT (PART II)_ BOOK 2783 OF PHOTOS, PAGE 505 TO BE ABANDONED THIS PLAT ALL EXISTING DRAINAGE SWALES, DITCHES, AND STREAMS THAT CONVEY OFF-SITE PASS-THROUGH STORMWATER THAT FLOWS ACROSS TRACT B SHALL BE PRESERVED UNTIL SCALE: 1"=150' SUCH TIME THAT TRACT B IS DEVELOPED AND ALTERNATE MEANS OF CONVEYANCE OF THE STORMWATER RUNOFF IS PUT IN PLACE. S89*51'17"W, 1290.82' ---- SOUTHERN DRIVE --

CERTIFICATE OF DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED QUANTUM PARTNERS, LLC., BEING THE OWNER, PROPRIETOR OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY THAT THE LEGACY RIDGE PHASE III, A RESUBDIVISION OF TRACT A, LEGACY RIDGE PHASE II, LOCATED IN SECTION 3, T.49N., R.72W. OF THE 6th P.M., CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING A PART OF THE EAST HALF (E1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 3, TOWNSHIP 49 NORTH, RANGE 72 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, CAMPBELL COUNTY, WYOMING. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 3, THENCE SOUTH 00°08'29" WEST, 689.29 FEET, ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 3, TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89'59'47" EAST, 548.56 FEET, ALONG THE LINE COMMON TO THE SOUTHERLY BOUNDARY OF LEGACY RIDGE PHASE II AND THE NORTHERLY BOUNDARY OF LEGACY RIDGE PHASE II, TO A 2" ALUMINUM CAP ON A 24" LONG REBAR STAMPED PLS 12699; THENCE NORTH 84'51'42" EAST, 153.06 FEET, ALONG THE LINE COMMON TO THE SOUTHERLY BOUNDARY OF LEGACY RIDGE PHASE II AND THE NORTHERLY BOUNDARY OF LEGACY RIDGE PHASE III, TO A 2" ALUMINUM CAP ON A 24" LONG REBAR STAMPED PLS 12699; THENCE NORTH 77'54'54" EAST, 157.42 FEET, ALONG THE LINE COMMON TO THE SOUTHERLY BOUNDARY OF LEGACY RIDGE PHASE II AND THE NORTHERLY BOUNDARY OF LEGACY RIDGE PHASE II, TO A 2" ALUMINUM CAP ON A 24" LONG REBAR STAMPED PLS 12699; THENCE NORTH 72°58'50" EAST, 139.09 FEET, ALONG THE LINE COMMON TO THE SOUTHERLY BOUNDARY OF LEGACY RIDGE PHASE II AND THE NORTHERLY BOUNDARY OF LEGACY RIDGE PHASE III, TO A 2" ALUMINUM CAP ON A 24" LONG REBAR STAMPED PLS 12699 THENCE SOUTH 17'10'16" EAST, 182.50 FEET, ALONG THE LINE COMMON TO THE WESTERLY BOUNDARY OF LEGACY RIDGE PHASE II AND THE EASTERLY BOUNDARY OF LEGACY RIDGE PHASE II, TO A 2" ALUMINUM CAP ON A 24" LONG REBAR STAMPED PLS 12699;

THENCE SOUTH 72'49'44" WEST, 71.96 FEET, ALONG THE LINE COMMON SOUTHERLY BOUNDARY OF LEGACY RIDGE PHASE II AND THE NORTHERLY BOUNDARY OF LEGACY RIDGE PHASE III, TO A 2" ALUMINUM CAP ON A 24" LONG REBAR STAMPED PLS 121699: THENCE SOUTH 17'10'16" EAST, 64.40 FEET, ALONG THE LINE COMMON TO THE WESTERLY BOUNDARY OF LEGACY RIDGE PHASE II AND THE EASTERLY BOUNDARY OF LEGACY RIDGE PHASE III, TO A 2" ALUMINUM CAP ON A 24" LONG REBAR STAMPED PLS 12699; THENCE SOUTH 00°10'20" WEST, 504.64 FEET, ALONG THE LINE COMMON TO THE WESTERLY BOUNDARY OF LEGACY RIDGE PHASE II AND THE EASTERLY BOUNDARY OF LEGACY RIDGE PHASE III, TO A 2" ALUMINUM CAP ON A 24" LONG REBAR STAMPED PLS 12699 THENCE SOUTH 89°49'35" EAST, 109.99 FEET, ALONG THE LINE COMMON TO THE SOUTHERLY BOUNDARY OF LEGACY RIDGE PHASE II AND THE NORTHERLY BOUNDARY OF LEGACY RIDGE PHASE III, TO A 2" ALUMINUM CAP ON A 24"

THENCE NORTH 86'45'29" EAST. 60.11 FEET. ALONG THE LINE COMMON TO THE SOUTHERLY BOUNDARY OF LEGACY RIDGE PHASE II AND THE NORTHERLY BOUNDARY OF LEGACY RIDGE PHASE III. TO A 2" ALUMINUM CAP ON A 24" LONG REBAR STAMPED PLS 12699: THENCE NORTH 89'51'17" EAST, 129.97 FEET, ALONG THE LINE COMMON TO THE SOUTHERLY BOUNDARY OF LEGACY RIDGE PHASE II AND THE NORTHERLY BOUNDARY OF LEGACY RIDGE PHASE III, TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY FOR TANNER DRIVE, TO A 2" ALUMINUM CAP ON A 24" LONG REBAR STAMPED PLS 121699:

THENCE SOUTH 00°10'32" WEST, 1,343.92 FEET, ALONG THE WESTERLY RIGHT-OF-WAY FOR TANNER STREET, TO A 2" ALUMINUM CAP ON A 24" LONG REBAR STAMPED PLS 121699: THENCE SOUTH 89°51'17" WEST, 1290.82 FEET, ALONG THE SOUTHERLY BOUNDARY OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 3, TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER

THENCE NORTH 00'07'32" EAST, 2,018.23 FEET, ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 3, TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 55.592 ACRES, MORE OR LESS.

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 PURPOSE OF INSTALLING, REPAIRING, REPAIRING, 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

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

ECUTED THIS DAY OF A.D., 20 BY QUANTUM PARTNERS, LLC, OWNER			
ARK A. CHRISTENSEN, MEMBER HE MC FAMILY OF COMPANIES, LLC LLETTE, WY 82717 D7-685-1295	JOHN C. ALT, MEMBER ALT DEVELOPMENT AND MANAGEMENT RESOURCES, LLC GILLETTE, WY 82717		
TATE OF WYOMING))ss.	STATE OF WYOMING))ss.		
)ss. AMPBELL COUNTY)	CAMPBELL COUNTY)		
HE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF A.D., 20 BY MARK A. CHRISTENSEN AS A MEMBER OF MC FAMILY F COMPANIES, LLC AS A MEMBER OF MC LEGACY GILLETTE, LLC AS A MEMBER OF QUANTUM ARTNERS, LLC AS A FREE AND VOLUNTARY ACT AND DEED.	THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF A.D., 20 BY JOHN C. ALT AS A MEMBER OF ALT DEVI MANAGEMENT RESOURCES, LLC AS A MEMBER OF QUANTUM PARTNERS, LLC AS A FREE VOLUNTARY ACT AND DEED.		
ITNESS MY OFFICIAL HAND AND SEAL.	WITNESS MY OFFICIAL HAND AND SEAL.		
 DTARY PUBLIC	NOTARY PUBLIC		
Y COMMISSION EXPIRES	MY COMMISSION EXPIRES		
DWARD E. RUST, MEMBER & H INVESTMENTS, LLC LLETTE, WY 82717	MARK G. MURPHY GILLETTE, WY 82717		
TATE OF WYOMING)	STATE OF WYOMING)		
AMPBELL COUNTY))ss. CAMPBELL COUNTY)		
HE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF A.D., 20 BY EDWARD E. RUST AS A MEMBER OF L & H IVESTMENTS, LLC AS A MEMBER OF QUANTUM PARTNERS, LLC AS A FREE AND VOLUNTARY	THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF A.D., 20 BY MARK G. MURPHY AS A MEMBER OF QUANTUM PARTNERS, LLC AS A FREE AND VOLUNTARY ACT AND DEED.		
CT AND DEED. ITNESS MY OFFICIAL HAND AND SEAL.	WITNESS MY OFFICIAL HAND AND SEAL.		
	NOTARY PUBLIC		
OTARY PUBLIC	MY COMMISSION EXPIRES		
Y COMMISSION EXPIRES			
ERTIFICATE OF APPROVAL OF THE CITY COUNCIL OF THE CITY OF GILLETTE, WYOMING	SUBDIVISION SUMMARY LEGEND		
PPROVED BY THE CITY COUNCIL OF THE CITY OF GILLETTE, WYOMING THIS DAY OF A.D., 20	TOTAL AREA: 55.592 ACRES TOTAL TRACTS: 1 TRACT (41.631 AC)	•	
	TOTAL LOTS: 52 LOTS AVERAGE LOT SIZE: 8475 S.F. ±		
	ZONING: R-1 FLOOD PLAIN DESIGNATION: ZONE X	<u> </u>	
	RIGHT OF WAY: 3.84 ACRES		
ERTIFICATE OF APPROVAL BY THE CITY OF GILLETTE PLANNING COMMISSION PPROVED BY THE CITY OF GILLETTE PLANNING COMMISSION, WYOMING THIS DAY OF A.D., 20	BENCHMARK BASED ON CITY OF GILLETTE VERTICAL CONTROL MONUMENT #102, ELEVATION 4609.666		
HAIRMAN			
ECRETARY	BASIS OF BEARING THE WEST LINE OF THE E1/2SW1/4, SECTION 3, T.49N., R.72W.		
ERTIFICATE OF REVIEW OF THE CITY ENGINEER:			
ATA ON THIS PLAT REVIEWED THIS DAY OF A.D., 20 BY THE CITY ENGINEER OF GILLETTE, WYOMING.			
TY ENGINEER	CERTIFICATE FOR RECORDING BY THE COUNTY CLERK AND RECORDER		

JOHN C. ALT, MEMBER ALT DEVELOPMENT AND MA GILLETTE, WY 82717	NAGEMENT RESOURCES, LLC		
CAMPBELL COUNTY) THE FOREGOING INSTRUMEN DAY OF MANAGEMENT RESOURCES, VOLUNTARY ACT AND DEED WITNESS MY OFFICIAL HANG	SS. NT WAS ACKNOWLEDGED BEFORE _ A.D., 20 BY JOHN C. ALT LLC AS A MEMBER OF QUANTUM .	AS A MEMBER OF ALT DEVEL	
NOTARY PUBLIC			
		-	
MARK G. MURPHY GILLETTE, WY 82717			
STATE OF WYOMING)			
CAMPBELL COUNTY)	SS.		
DAY OF	NT WAS ACKNOWLEDGED BEFORE _ A.D., 20 BY MARK G. MUF LC AS A FREE AND VOLUNTARY D AND SEAL.	RPHY AS A MEMBER	
NOTARY PUBLIC			
MY COMMISSION EXPIRES _			
SUBDIVISION SUMMARY	<u>Y</u>	<u>LEGEND</u>	
TOTAL AREA: TOTAL TRACTS: TOTAL LOTS: AVERAGE LOT SIZE: ZONING: FLOOD PLAIN DESIGNATION: RIGHT OF WAY:	8475 S.F. ± R-1		SET 2" ALUMINUM CAP (LS 12699) FOUND PROPERTY CORNER LOT BOUNDARY SUBDIVISION BOUNDARY EXISTING EASEMENT LINES PROPOSED GENERAL UTILITY EASMENT
BENCHMARK BASED ON CITY OF GILLET MONUMENT #102, ELEVATION			EXISTING LOT LINES DRY UTILITY EASEMENT GENERAL UTILITY EASEMENT
BASIS OF BEARING THE WEST LINE OF THE E	1/2SW1/4, SECTION 3,		

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT _____ O'CLOCK __.M., THIS ___ DAY OF _____ A.D., 20___, AND IS

DULY RECORDED IN BOOK NUMBER _____, PAGE NUMBER _____.

COUNTY CLERK