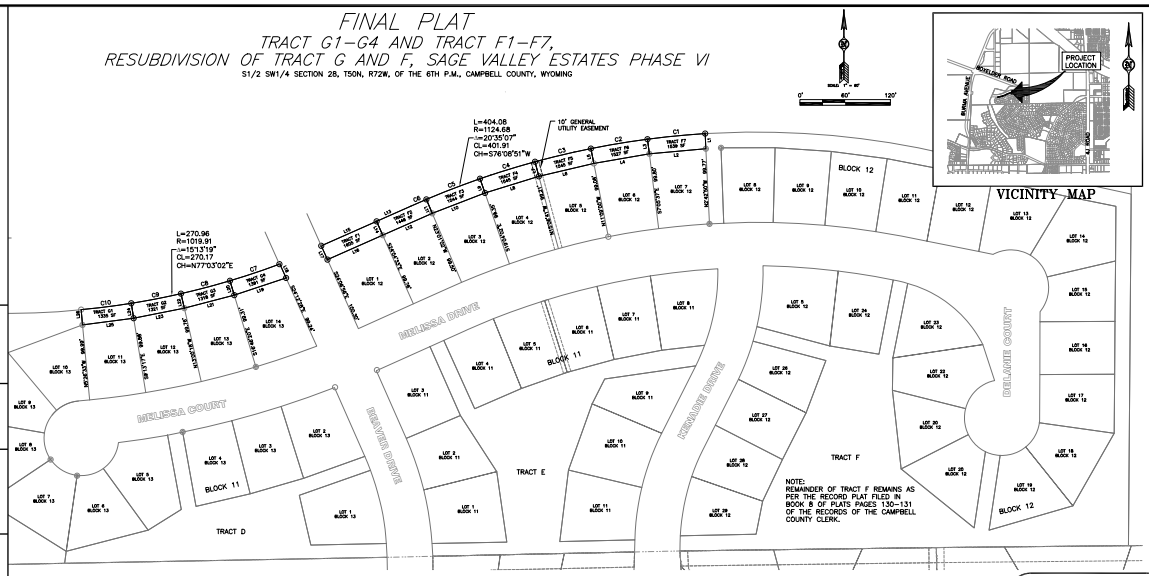
FINAL PLAT

TRACT G1–G4 AND TRACT F1–F7,

RESUBDIVISION OF TRACT G AND F, SAGE VALLEY ESTATES PHASE VI

S1/2 SW1/4 SECTION 28, T50N, R72W, OF THE 6TH P.M., CAMPBELL COUNTY, WYOMING



CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED CITY OF GILLETTE, BEING THE OWNER, PROPRIETOR OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY THAT THE FOREGOING PLAT DESIGNATED AS TRACT G1–G4 AND TRACT F1–F7, RESUBDIVISION OF TRACT G AND F, SAGE VALLEY ESTATES PHASE VI, IS LOCATED IN SECTION 28, TOWNSHIP 50 NORTH, RANGE 72 WEST, 6TH PRINCIPAL MERIDIAN, GILLETTE, CAMPBELL COUNTY, WYOMING, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

RESUBDIVISION OF TRACT G AND F, SAGE VALLEY ESTATES PHASE VI AND CONTAINS AN AREA OF .369 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 OWNERS THEREOF AND THAT THIS IS A CORRECT PLAT BY THE MARK & PIN IT 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 PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING FROM TIME TO TIME, POLES, WIRES, CONDUITS, TRANSFORMERS, 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., 20____ BY:

_____
JOHN OPSETH, CITY OF GILLETTE, MAYOR

STATE OF WYOMING)
)SS.
CAMPBELL COUNTY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, A.D., 20____ BY JOHN OPSETH, CITY OF GILLETTE, MAYOR, AS A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

CERTIFICATE OF REVIEW OF THE CITY ENGINEER

DATA ON THIS PLAT REVIEWED THIS _____ DAY OF _____ A.D., 20____ BY THE CITY ENGINEER OF GILLETTE WYOMING.

_____
CITY ENGINEER

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RESUBDIVISION OF TRACT G AND F, SAGE VALLEY ESTATES PHASE VI , AS RECORDED IN BOOK 8 OF PLATS, PAGES 130–131, OF THE RECORDS OF THE CAMPBELL COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF, ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

CERTIFICATE OF APPROVAL BY THE CITY COUNCIL OF THE CITY OF GILLETTE, WYOMING

APPROVED BY THE CITY COUNCIL OF THE CITY OF GILLETTE, WYOMING THIS _____ DAY OF _____ A.D., 20____.

_____
MAYOR

_____
CITY CLERK

CERTIFICATE OF APPROVAL BY THE CITY OF GILLETTE PLANNING COMMISSION

APPROVED BY THE CITY OF GILLETTE PLANNING COMMISSION THIS _____ DAY OF _____ A.D., 20____.

_____
CHAIRMAN

_____
SECRETARY

CERTIFICATE FOR RECORDING BY THE COUNTY CLERK AND RECORDER

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT _____ O'CLOCK ____M., THIS _____ DAY OF _____ 20____, AND IS DULY RECORDED IN BOOK NUMBER _____, PAGE NUMBER _____.

_____
COUNTY CLERK

SUBDIVISION SUMMARY

TOTAL AREA: 16,114 SF OR .370 ACRES

TOTAL LOTS: 11 TRACTS
ZONING: R-1
FLOOD PLAIN DESIGNATION ZONE X

NOTES:

DEED RESTRICTIONS EXIST FOR ALL TRACTS ON THIS PLAT

ACCESS TO THE LOTS WILL BE FROM MELISSA DRIVE AND MELISSA COURT. ACCESS FROM THE NORTH SHALL BE PROHIBITED.

SURVEYOR'S CERTIFICATE

I, DAVID L. VLIEM, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS SUBDIVISION PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF THE RESUBDIVISION OF TRACT G AND F, SAGE VALLEY ESTATES PHASE VI SECTION 28, T50N, R72W, OF THE 6TH P.M., CAMPBELL COUNTY, WYOMING, 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.

BENCHMARK

BASED ON CITY OF GILLETTE VERTICAL CONTROL MONUMENT #104
ELEVATION= 4653.133

BASIS OF BEARING

THE CITY OF GILLETTE HORIZONTAL CONTROL NETWORK.
**ALL BEARINGS AND DISTANCES ARE GRID, FOR CONVERSION TO SURFACE, MULTIPLY BY 1.00028964.
**ALL AREAS ARE CALCULATED AT SURFACE.

LEGEND

- FOUND REBAR DISTURBED
- FOUND REBAR AND CAP
- FOUND IRON PIPE
- FOUND SECTION CORNER
- SET 2" ø ALUMINUM CAP (LS #6872)
- BOUNDARY
- EASEMENT

Curve Table

Curve #	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	003°54'40"	1124.68'	76.77'	76.76'	N84°29'04"E
C2	003°52'32"	1124.68'	76.07'	76.06'	N80°35'29"E
C3	003°53'00"	1124.68'	76.23'	76.21'	N76°42'43"E
C4	003°53'00"	1124.68'	76.23'	76.21'	N72°49'43"E
C5	003°52'59"	1124.68'	76.22'	76.21'	N68°56'44"E
C6	001°08'57"	1124.68'	22.56'	22.56'	N66°25'46"E
C7	003°55'03"	1019.91'	69.74'	69.72'	N71°23'54"E
C8	003°46'24"	1019.91'	67.17'	67.15'	N75°14'38"E
C9	003°46'12"	1019.91'	67.11'	67.10'	N79°00'56"E
C10	003°45'40"	1019.91'	66.95'	66.94'	N82°46'52"E

Line Table

Line #	Direction	Length
L1	S02°42'50"E	20.00'
L2	S84°45'41"W	75.24'
L3	N07°05'37"W	19.62'
L4	S80°16'20"W	74.66'
L5	N11°09'00"W	20.03'
L6	S76°42'51"W	74.83'
L7	N15°06'41"W	20.02'
L8	S72°50'08"W	74.83'
L9	N19°04'02"W	20.01'
L10	S68°57'25"W	74.83'
L11	N23°01'02"W	20.00'
L12	S69°08'38"W	71.81'
L13	N66°07'04"E	40.62'
L14	N24°04'33"W	20.06'
L15	N66°07'05"E	80.06'
L16	S66°09'45"W	80.04'
L17	N24°06'58"W	20.00'
L18	S24°12'28"E	20.18'
L19	S71°34'53"W	72.33'
L20	N16°46'20"W	19.86'

Line Table

Line #	Direction	Length
L21	S78°20'18"W	68.46'
L22	N13°00'18"W	19.75'
L23	S78°49'25"W	68.41'
L24	N09°13'17"W	19.97'
L25	S82°35'38"W	68.41'
L26	N09°01'27"W	20.20'

Prepared for:
CITY OF GILLETTE
P.O. BOX 3003
GILLETTE, WY 82717
307-686-5285

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CIVIL ENGINEERING
SURVEYING
MATERIAL TESTING
1501 W. 2nd St.
P.O. Box 3116
Casper, WY 82602
307-265-6989
307-234-6099

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Drawn by: CS	Design by: DV	Reviewed by: DH
Revision Date		Revision Description

PCA Project Number: 143851.00
Plot Date: Jul 21, 2014 - 8:11pm
G:\PROJECTS\143800-143899 CCG Sage Valley VI Resub\Design\Subdivision\Layouts\ Plat 1
X-Ref: ...

FINAL PLAT
TRACT G1–G4 AND TRACT F1–F7,

RESUBDIVISION OF TRACT G AND F, SAGE VALLEY ESTATES PHASE VI
S1/2 SW1/4 SECTION 28 TOWNSHIP 50 NORTH RANGE 72 WEST OF THE 6TH P.M., CAMPBELL COUNTY WYOMING

FINAL PLAT

SHEET 1 OF 1