

THENCE SOUTH 01'59'11" WEST, 209.06 FEET ALONG THE LINE COMMON TO THE WESTERLY BOUNDARY OF THE GILLETTE GOLF CLUB SUBDIVISION AND THE EASTERLY BOUNDARY OF PARKSIDE ESTATES, FILING I. TO A 2" ALUMINUM CAP STAMPED LS 2333; THENCE SOUTH 00'05'00" EAST, 81.05 FEET ALONG THE LINE COMMON TO THE WESTERLY BOUNDARY OF SAWGRASS ESTATES SECOND FILING AND THE EASTERLY BOUNDARY OF PARKSIDE ESTATES, FILING I, TO A 2" ALUMINUM CAP STAMPED LS 2333;

THENCE SOUTH 89'55'O 0" WEST, 228.00 FEET ALONG THE LINE COMMON TO THE NORTHERLY RIGHT-OF-WAY OF PINTAIL DRIVE AND THE SOUTHERLY

THENCE ALONG SAID CURVE 30.56 FEET, CONCAVE NORTHEASTERLY, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 87'32'15", HAVING A RADIUS OF 20.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 46'18'34" WEST, WITH A CHORD DISTANCE OF 27.67 FEET TO THE INTERSECTION OF A THENCE NORTH 89'16'00" WEST, 60.02 FEET ALONG THE LINE COMMON TO THE NORTHERLY RIGHT-OF-WAY OF PINTAL DRIVE AND THE SOUTHERLY

BOUNDARY OF PARKSIDE ESTATES, FILING I, TO A 2" ALUMINUM CAP ON A 24" REBAR STAMPED PLS 12699 TO THE BEGINNING OF A NON-TANGENTIAL

BOUNDARY OF PARKSIDE ESTATES, FILING I, TO A 2" ALUMINUM CAP ON A 24" REBAR STAMPED PLS 12699 TO THE BEGINNING OF A CURVE,

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 11.831 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, 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.

SEE DRAWING

File Name: SawgrassIII_PreliminaryPlat.dwg

NOTARY PUBLIC MY COMMISSION EXPIRES __

SUBDIVISION SUMMARY

TOTAL TRACTS: TOTAL LOTS: AVERAGE LOT SIZE: FLOOD PLAIN DESIGNATION:

Prepared By:

Drawn By: CODY O'BRYAN

BENCHMARK BASED ON CITY OF GILLETTE VERTICAL CONTROL MONUMENT #77, ELEVATION 4523.71.

C13 36.54 130.00 16°06'17" S8°08'09"E

C14 | 109.96 | 70.00 | 90°00'00" | N44°55'00"E | 98.99

THE CITY OF GILLETTE HORIZONTAL CONTROL NETWORK. ALL MEASURED DISTANCES ARE GROUND.

WYOMIN

C28 8.12 787.70 0°35'27" N37°04'08"W 8.12

C27 23.02 60.00 21*59'13" S82*29'37"W

- 1. TRACT F, AS MODIFIED BY THIS PLAT, TO REMAIN C-1 FOR FUTURE DEVELOPMENT. 2. TRACT G, AS DESIGNATED BY THIS PLAT, IS HEREBY DEDICATED TO THE CITY OF GILLETTE AND ITS LICENSEES FOR PERPETUAL
- PUBLIC USE, FOR THE PURPOSES OF MAINTAINING THE FLOOD PLAIN AS PART OF FEMA FLOODPLAIN MANAGEMENT AND THE

36.42

- 3. TRACT H, AS DESIGNATED BY THIS PLAT, IS HEREBY DEDICATED TO THE CITY OF GILLETTE AND ITS LICENSEES FOR PERPETUAL PUBLIC USE, FOR THE PURPOSES OF DRAINAGE AND STORMWATER DETENTION.
- 4. ACCESS IS PROHIBITED FROM BUTLER SPAETH ROAD FOR LOTS 16, 17, AND 18 OF BLOCK 1
- 5. ALL LOT IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE MOST RECENT REVISION OF THE CITY OF GILLETTE CITY CODE AND ALL ADOPTED ORDINANCES, DESIGN AND CONSTRUCTION CODES, SPECIFICATIONS AND STANDARDS. 6. ABANDONED COAL BED METHANE WELL IDENTIFIED, ACCORDING TO THE WYOMING OIL & GAS COMMISSION, AS FOLLOWS: WELL NAME: MBCC-11-35-50-72 CO API NUMBER: 49-005-48074

OPERATOR: LORAL OPERATING, LLC

I, GEORGE J. DALE, 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 PARKSIDE ESTATES FILING I, A RESUBDIVISION OF TRACTS D AND E OF SAWGRASS ESTATES FILING II, LOCATED IN SW1/4 SECTION 35, T.50N., R.72W. OF THE 6th P.M., CITY OF GILLETTE, 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 DIRECT SUPERVISION.

CERTIFICATE OF REVIEW OF THE CITY ENGINEER DATA ON THIS PLAT REVIEWED THIS ___ DAY OF _____ A.D., 20___

BYT THE CITY ENGINEER OF GILLETTE, WYOMING.

CITY ENGINEER

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RESUBDIVISION OF TRACTS D AND E OF SAWGRASS ESTATES FILING II, LOCATED IN THE SW1/4 OF SECTION 35, T.50N., R.72W. OF THE 6th P.M., CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING, AS RECORDED IN BOOK 9 OF PLATS, PAGE 299 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 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 _____ A.D., 20___, AND IS DULY RECORDED IN BOOK NUMBER _____, PAGE NUMBER _____.

COUNTY CLERK



Date Drawn: 07.24.2014

Project No. 140057

Marty Knaub • 1508 Stillwater Avenue, PO Box 20130 Cheyenne, WY 82009 • 307.632.3500

HIGH PLAINS BUILDERS, LLC. Tony Willey • PO Box 2796 Gillette, WY 82717 • 307.680.5280

ECS ENGINEERS 511 E. 4th Street • Suite 3 Gillette, WY 82716 • 307.670.8977

9678 S.F. ±

ZONE X 1.95 ACRES

Field Surveyor: GEORGE J. DALE, P.L.S. PAGE 1/1 Checked By: GEORGE J. DALE, P.L.S.

PUBLISHED TOP ELEVATION: 4509.6