FINAL PLAT LOTS A1, A2 & 1A, TRACT M SUNBURST SUDIVISION, NO. 3 CITY OF GILLETTE, WYOMING

A RESUBDIVISION OF LOT1 AND LOT A, TRACT M & VACATED PORTION OF CROW AVENUE SUNBURST SUBDIVISION, NO. 3 CITY OF GILLETTE, WYOMING

SURVEYOR'S CERTIFICATE

I, Richard T. Doyle, do hereby certify that I am a registered land surveyor, licensed under the laws of the State of Wyoming, that this plat is a true, correct, and complete plat of LOTS A1, A2, & 1A, TRACT M, SUNBURST SUBDIVISION, NO. 3 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 the

SUMMARY
TOTAL LOTS: 3

R.O.W. AREA: N/A

Z□NING: C-1, MH

TOTAL AREA: 3.93 AC

DECLARATION VACATING PREVIOUS PLATTING THIS PLAT IS THE RESUBDIVISION OF TRACT M & VACATED PORTION OF CROW AVENUE, SUNBURST SUBDIVISION, NO. 3 RECORDED IN BOOK 2 OF PLATS, PAGE 221 OF THE RECORDS OF CAMPBELL COUNTY, ALL EARLIER PLAT OR PORTIONS THEREOF, ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

CURVE DELTA ANGLE

04° 47′ 04″ 1592. 39′

<u>LEGEND</u>

● FOUND CORNER MONUMENT

MARKED "RLS 2333"

O SET 24" LONG 5/8" REBAR

WITH ALUMINUM SURVEY CAP

APPROVALS

-----City Engineer

Data on this plat reviewed this _____day of ____, 20____,A.D., by the City Engineer of Gillette, Wyoming.

This plat approved by the City of Gillette Planning Commission

Approved by the City Council of the City of Gillette, Wyoming

this _____,20____,A.D.

Mayor City Clark

Secretary

this _____,20____,A.D.

LAND DESCRIPTION

132, 97′

132, 94′

A tract of land being part of Tract M and the vacated portion of Crow Avenue, Sunburst Subdivision No. 3, Gillette, WY. Said tract of land being described more particularly as follows:

Beginning at the Northwest corner of said Tract M; thence N66°48′01″E along the North boundary of the said Tract M a distance of 701.04 feet to the Northeast corner of said Tract M; thence Southeasterly along the East boundary of Tract M along a curve to the left through a central angle of 04°47′04" with a radius of 1592.39 feet and an arc distance of 132.97 feet and with a chord that bears S47°22′50″E a chord distance of 132.94 feet;

thence S36°11′07"W a distance of 367,91 feet; thence S27°19′15″E a distance of 28,10 feet to the South boundary of said Sunburst Subdivision No. 3;

thence S89°51′07" W along the said South boundary of Sunburst Subdivision No. 3 a distance of 479, 42 feet;

thence N23°06′09" W along the extended West boundary of said Tract M a _____ RANDY DEE EDDY distance of 148.94 feet to the POINT OF BEGINNING. Said tract of land contains 3.93 acres, more or less, subject to all rights, restrictions, reservations and/or easement of sight and record. CHICK ASAW AVE 0.54 AC TRACT M LOT A2 1.69 AC $_{\perp}$ OT $_{\perp}$ A1 1.70 AC TRACT N - 20' UTILITY EASEMENT -S27°19′15″E _____ 28,10 114,89 364,53 N89°51′07″E 479.42

CHORD BEARING

S 47°22′50″E

DEDICATION

Know all men by these presents that the undersigned Joann Eddy, Ricky Joe Eddy, and Randy Dee Eddy, being the owners, proprietors, or parties of interest in the land shown on this plat, do hereby certify,

The above and foregoing LOTS A1, A2 & 1A, TRACT M, SUNBURST SUBDIVISION, NO. 3 being more particularly described as follows:

SEE LAND DESCRIPTION

Owner: Randy Dee Eddy

Said tract of land contains 3.93 acres, more or less, subject to all rights, restrictions and/or easements of sight and record, and as 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 in lots, blocks, streets and easements, and

That the undersigned owners and proprietors of the land shown and described on this plat do hereby dedicate to the City of Gillette for perpetual public use all streets, alleys, easements and other 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 for perpetual public use for installing, repairing, replacing and maintaining water lines, sewers, gas lines, electrical lines, telephone lines, cable TV lines and the forms and types of public utilities now or hereafter generally utilized by the public.

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: Owner: Ricky Joe Eddy ----------JOANN EDDY RICKY JOE EDDY

SHOSHONE SUNBURST WILLAMETTE → HEATHER (JIM CT LOBO LANE KNIGHTS o

SINCLAIR ST

VICINITY MAP N. T. S.

LAKEWAY

EDWARDS RD

STATE OF WYOMING >) ss COUNTY OF CAMPBELL)

The foregoing instrument was acknowledged before me this _____ day of _____, A. D., 20___, by Joann Eddy, as a free and as a free and voluntary act and deed.

Witness my hand and official seal.

______ Notary Public My Commission Expires

STATE OF WYOMING >) ss COUNTY OF CAMPBELL >

The foregoing instrument was acknowledged before me this _____ day of _____, A.D., 20___, by Ricky Joe Eddy, as a free and as a free and voluntary act and deed.

Witness my hand and official seal.

Notary Public

My Commission Expires

This plat filed for record in the office of the Clerk and Recorder at _____o'clock ___.m., _____, 20___, and is duly recorded in Book _____, Page No. ____.

County Clerk

STATE OF WYOMING >) ss COUNTY OF CAMPBELL)

The foregoing instrument was acknowledged before me this _____ day of _____, A.D., 20___, by Randy Dee Eddy, as a free and as a free and voluntary act and deed.

Witness my hand and official seal.

_____ Notary Public My Commission Expires

FINAL PLAT

HIGHVIEW

□ HARRY ST

THOMAS AVE

≝ MICHELLE

CASSIDY

MOHAN

LOTS A1, A2 & 1A, TRACT M SUNBURST SUBDIVISION, NO 3 GILLETTE, WYDMING

PREPARED FOR: RICK EDDY 1007 CHICKASAW AVE Gillette, WY

DOYLE SURVEYING, INC. 801 E. Fourth St. Suite 15 Gillette, WY 82716 PH: (307) 686-2410

PREPARED BY:

DATE OF PREPARATION: JULY, 2014

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