

Curve Table						Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	137.06	787.70	9°58'11"	S41°45'30"E	136.89	C15	109.96	70.00	90°00'00"	S45°05'00"E	98.99
C2	30.56	20.00	87°32'15"	N46°18'34"W	27.67	C16	33.53	787.70	2°26'20"	N45°31'26"W	33.53
C3	31.41	20.00	89°58'58"	S44°55'00"W	28.28	C17	95.41	787.70	6°56'24"	N40°50'04"W	95.35
C4	31.41	20.00	89°58'58"	N45°05'00"W	28.28	C18	59.33	80.00	42°29'28"	N6°08'53"W	57.98
C5	31.41	20.00	89°58'58"	S44°55'00"W	28.28	C19	53.02	80.00	37°58'11"	N34°04'57"E	52.05
C6	4.77	10.00	27°18'36"	N13°44'19"W	4.72	C20	53.12	80.00	38°02'27"	N72°05'16"E	52.14
C7	201.92	80.00	144°36'42"	N44°54'44"E	152.43	C21	36.46	80.00	26°06'36"	S75°50'13"E	36.14
C8	4.77	10.00	27°18'06"	S76°25'58"E	4.72	C22	74.86	60.00	71°29'04"	N43°45'20"E	70.10
C9	63.01	130.00	27°46'19"	S76°11'51"E	62.40	C23	38.77	60.00	37°01'16"	S81°59'30"E	38.10
C10	38.28	20.00	109°40'31"	N62°51'03"E	32.70	C24	52.28	60.00	49°55'37"	S38°31'03"E	50.64
C11	278.00	60.00	265°28'26"	S39°14'59"E	88.14	C25	43.25	60.00	41°17'46"	S7°05'39"W	42.32
C12	38.28	20.00	109°40'31"	S38°38'58"W	32.70	C26	45.82	60.00	43°45'29"	S49°37'17"W	44.72
C13	36.54	130.00	16°06'17"	S8°08'09"E	36.42	C27	23.02	60.00	21°59'13"	S62°29'37"W	22.88
C14	109.96	70.00	90°00'00"	N44°55'00"E	98.99	C28	8.12	787.70	0°35'27"	N37°04'08"W	8.12



- LEGEND**
- SET 2" ALUMINUM CAP (LS 12699)
 - FOUND ALUMINUM CAP (AS NOTED)
 - FOUND REBAR
 - LOT BOUNDARY
 - SUBDIVISION BOUNDARY
 - EXISTING EASEMENT LINES
 - PROPOSED GENERAL UTILITY EASEMENT
 - EXISTING LOT LINES
 - EXISTING LOT EASEMENT
 - GENERAL UTILITY EASEMENT

CERTIFICATE OF DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED MARTY KNAUB, BRANCH PRESIDENT, FRISTER BANK, AND TONY WILLE, MEMBER OF HARLAN DEVELOPMENTS, LLC, BEING THE OWNERS, PROPRIETORS, OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY THAT PARKSIDE ESTATES, FILING I, A RESUBDIVISION OF TRACTS D AND E, SAWGRASS ESTATES, SECOND FILING, LOCATED IN SECTION 35, T.50N., 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 SECTION 35, TOWNSHIP 50 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 SOUTHWEST CORNER OF SAID SECTION 35, TOWNSHIP 50 NORTH, RANGE 72 WEST OF THE SIXTH PRINCIPAL MERIDIAN, THENCE NORTH 47°02'12" EAST, 1978.36 FEET TO TO A 2" ALUMINUM CAP STAMPED LS 2333, THE TRUE POINT OF BEGINNING;

THENCE NORTH 00°14'30" WEST, 431.11 FEET ALONG THE LINE COMMON TO THE EASTERLY BOUNDARY OF DALBEY FISHING LAKE AND THE WESTERLY BOUNDARY OF PARKSIDE ESTATES, FILING I, TO A 2" ALUMINUM CAP ON A 24" REBAR STAMPED PLS 12689;

THENCE SOUTH 89°54'08" EAST, 580.54 FEET ALONG THE LINE COMMON TO THE SOUTHERLY BOUNDARY OF CITY OF GILLETTE PROPERTY AND THE NORTHERLY BOUNDARY OF PARKSIDE ESTATES, FILING I, TO A 2" ALUMINUM CAP ON A 24" REBAR STAMPED PLS 12689;

THENCE NORTH 43°10'01" EAST, 204.61 FEET ALONG THE LINE COMMON TO THE SOUTHERLY BOUNDARY OF CITY OF GILLETTE PROPERTY AND THE NORTHERLY BOUNDARY OF PARKSIDE ESTATES, FILING I, TO A 2" ALUMINUM CAP STAMPED LS 2333;

THENCE SOUTH 46°59'25" EAST, 346.46 FEET ALONG THE LINE COMMON TO THE WESTERLY RIGHT-OF-WAY OF BUTLER SPETH ROAD AND THE EASTERLY BOUNDARY OF PARKSIDE ESTATES, FILING I, TO A NON-TANGENTIAL CURVE COMMON TO THE WESTERLY RIGHT-OF-WAY OF BUTLER SPETH ROAD AND THE EASTERLY BOUNDARY OF PARK SIDE ESTATES, FILING I;

THENCE ALONG SAID CURVE 137.06 FEET, CONCAVE SOUTHWESTERLY, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 0°58'11", HAVING A RADIUS OF 787.70 FEET, AND WHOSE LONG CHORD BEARS SOUTH 41°45'30" EAST, WITH A CHORD DISTANCE OF 136.89 FEET TO THE INTERSECTION OF A NON-TANGENTIAL LINE;

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 09°50'50" EAST, 81.06 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°54'08" WEST, 228.00 FEET ALONG THE LINE COMMON TO THE NORTHERLY RIGHT-OF-WAY OF PINTAIL DRIVE AND THE SOUTHERLY BOUNDARY OF PARKSIDE ESTATES, FILING I, TO A 2" ALUMINUM CAP ON A 24" REBAR STAMPED PLS 12689 TO THE BEGINNING OF A CURVE;

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 NON-TANGENTIAL LINE;

THENCE NORTH 89°16'00" WEST, 60.02 FEET ALONG THE LINE COMMON TO THE NORTHERLY RIGHT-OF-WAY OF PINTAIL DRIVE AND THE

SOUTHERLY BOUNDARY OF PARKSIDE ESTATES, FILING I, TO A 2" ALUMINUM CAP ON A 24" REBAR STAMPED PLS 12689 TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

THENCE ALONG SAID CURVE 31.41 FEET, CONCAVE NORTHWESTERLY, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 89°58'58", HAVING A RADIUS OF 20.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 44°55'00" WEST, WITH A CHORD DISTANCE OF 28.28 FEET;

THENCE SOUTH 89°55'00" WEST, 546.26 FEET ALONG THE LINE COMMON TO THE NORTHERLY RIGHT-OF-WAY OF PINTAIL DRIVE AND THE SOUTHERLY BOUNDARY OF PARKSIDE ESTATES, FILING I, TO A 2" ALUMINUM CAP ON A 24" REBAR STAMPED PLS 12689 TO THE BEGINNING OF A CURVE;

THENCE ALONG SAID CURVE 31.41 FEET, CONCAVE NORTHEASTERLY, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 89°58'58", HAVING A RADIUS OF 20.00 FEET, AND WHOSE LONG CHORD BEARS NORTH 45°05'00" WEST, WITH A CHORD DISTANCE OF 28.28 FEET TO THE INTERSECTION OF A NON-TANGENTIAL LINE;

THENCE SOUTH 89°55'00" WEST, 60.00 FEET ALONG THE LINE COMMON TO THE NORTHERLY RIGHT-OF-WAY OF PINTAIL DRIVE AND THE SOUTHERLY BOUNDARY OF PARKSIDE ESTATES, FILING I, TO A 2" ALUMINUM CAP ON A 24" REBAR STAMPED PLS 12689 TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

THENCE ALONG SAID CURVE 31.41 FEET, CONCAVE NORTHWESTERLY, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 89°58'58", HAVING A RADIUS OF 20.00 FEET, AND WHOSE LONG CHORD BEARS SOUTH 44°55'00" WEST, WITH A CHORD DISTANCE OF 28.28 FEET TO THE INTERSECTION OF A NON-TANGENTIAL LINE;

THENCE SOUTH 89°55'00" WEST, A DISTANCE OF 131.33 FEET ALONG THE LINE COMMON TO THE NORTHERLY RIGHT-OF-WAY OF PINTAIL DRIVE AND THE SOUTHERLY BOUNDARY OF PARKSIDE ESTATES, FILING I, TO A 2" ALUMINUM CAP ON A 24" REBAR STAMPED PLS 12689;

THENCE NORTH 02°30'08" EAST, 50.71 FEET ALONG THE LINE COMMON TO THE EASTERLY BOUNDARY OF DALBEY FISHING LAKE AND THE WESTERLY BOUNDARY OF PARKSIDE ESTATES, FILING I, TO A 2" ALUMINUM CAP ON A 24" REBAR STAMPED PLS 12689;

THENCE NORTH 89°50'25" EAST, 46.94 FEET ALONG THE LINE COMMON TO THE EASTERLY BOUNDARY OF DALBEY FISHING LAKE AND THE WESTERLY BOUNDARY OF PARKSIDE ESTATES, FILING I, TO A 2" ALUMINUM CAP STAMPED LS 2333 TO THE TRUE POINT OF BEGINNING;

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.

EXECUTED THIS ____ DAY OF _____ A.D., 20____ BY
FRISTER BANK, BRANCH PRESIDENT

MARTY KNAUB, BRANCH PRESIDENT
FRISTER BANK, WY 82009
307-632-3500

STATE OF WYOMING)
CAMPBELL COUNTY) ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ A.D., 20____ BY MARTY KNAUB AS BRANCH PRESIDENT OF FRISTER BANK AS A FREE AND VOLUNTARY ACT AND DEED.
WITNESS MY OFFICIAL HAND AND SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

EXECUTED THIS ____ DAY OF _____ A.D., 20____ BY
HARLAN DEVELOPMENTS, LLC, MEMBER

TONY WILLE, MEMBER
HARLAN DEVELOPMENTS, LLC
PO BOX 2796
GILLETTE, WY 82717
307.680.5280

STATE OF WYOMING)
CAMPBELL COUNTY) ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ A.D., 20____ BY TONY WILLE AS A MEMBER OF HARLAN DEVELOPMENTS, LLC AS A FREE AND VOLUNTARY ACT AND DEED.
WITNESS MY OFFICIAL HAND AND SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

PLAT NOTES

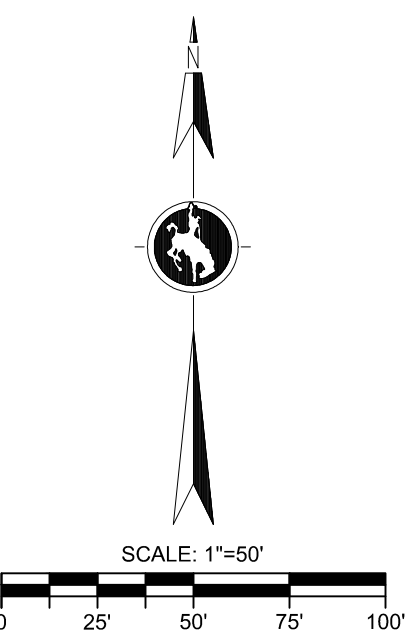
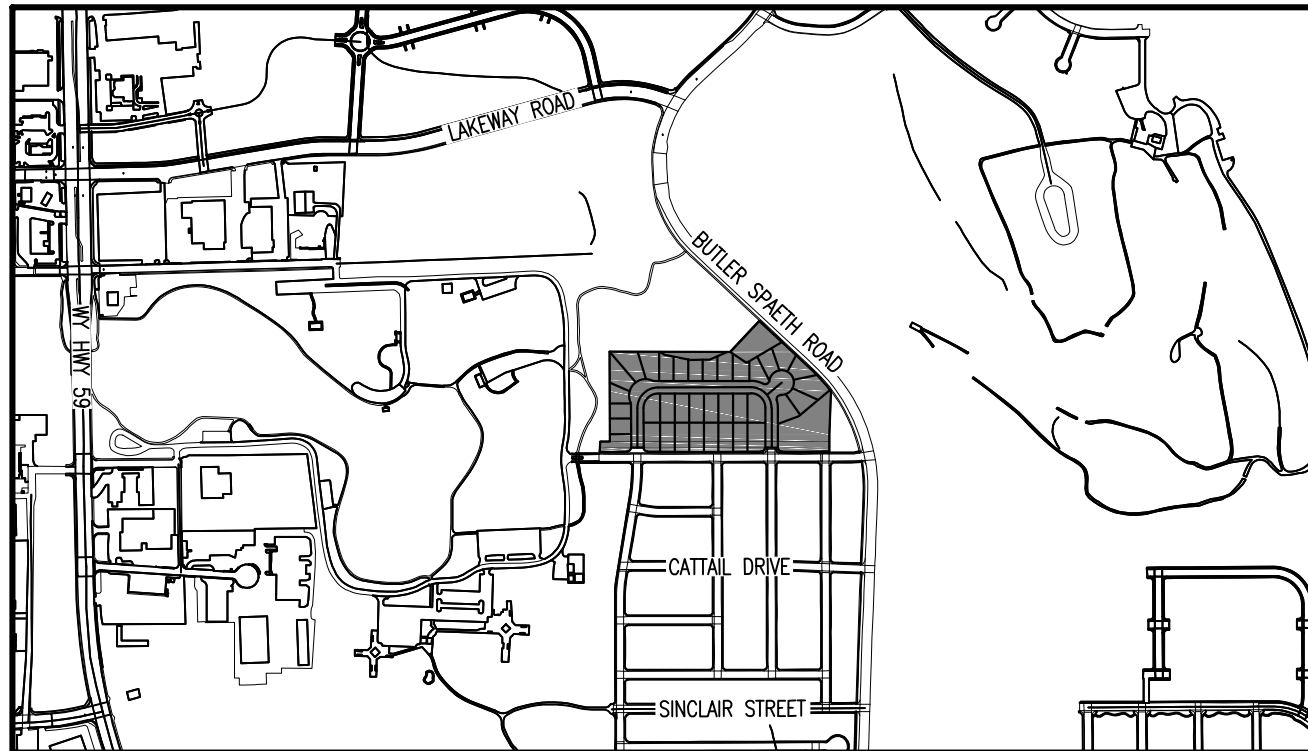
- TRACT F, AS MODIFIED BY THIS PLAT, TO REMAIN C-1 FOR FUTURE DEVELOPMENT.
- TRACT G, AS DESIGNATED BY THIS PLAT, IS HEREBY DEDICATED TO THE CITY OF GILLETTE AND ITS LICENSEES FOR PERPETUAL PUBLIC USE, FOR THE PURPOSES OF MAINTAINING THE FLOOD PLAN AS PART OF FEMA FLOODPLAIN MANAGEMENT AND THE CITY OF GILLETTE STORMWATER MASTER PLAN.
- 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.
- ACCESS IS PROHIBITED FROM BUTLER SPETH ROAD FOR LOTS 16, 17, AND 18 OF BLOCK 1.
- 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.
- UPON DEVELOPMENT OF THE LOTS ADJACENT TO DRAINAGE EASEMENTS, ALL DRAINAGE EASEMENTS SHALL BE FENCED OUT OF THE ADJOINING LOT AREA AND NO FENCING OR OTHER OBSTRUCTIONS SHALL BE ALLOWED THROUGH OR WITHIN ANY DRAINAGE EASEMENT.
- ABANDONED COAL BED METHANE WELL MAY AFFECT FINAL GRADING IN CIANNA COURT.
- 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 PUBLISHED TOP ELEVATION: 4509.6

SURVEYOR'S CERTIFICATE

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 I, 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.

FINAL PLAT OF PARKSIDE ESTATES FILING I

A RESUBDIVISION OF TRACTS D AND E, SAWGRASS ESTATES SECOND FILING,
LOCATED IN THE SW1/4, SECTION 35, TOWNSHIP 50 NORTH, RANGE 72 WEST
OF THE 6th PRINCIPAL MERIDIAN, CAMPBELL COUNTY, WYOMING



CERTIFICATE OF APPROVAL OF 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, WYOMING THIS ____ DAY OF _____ A.D., 20____

CHAIRMAN

SECRETARY

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

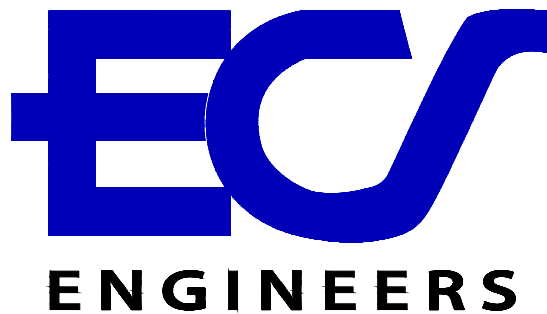
DECLARATION VACATING PREVIOUS PLATING

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



Owner:
HARLAN DEVELOPMENTS, LLC
Tony Wille • PO Box 2796
Gillette, WY 82717 • 307.680.5280

Prepared For:
HIGH PLAINS BUILDERS, LLC.
Tony Wille • PO Box 2796
Gillette, WY 82717 • 307.680.5280

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

Date Drawn: 08.06.2014	Scale: SEE DRAWING	Field Surveyor: GEORGE J. DALE, P.L.S.	PAGE 1/1
Project No. 140057	File Name: ParksideEstates_FilingI_FinalPlat.dwg	Drawn By: CODY O'BRYAN	Checked By: GEORGE J. DALE, P.L.S.

