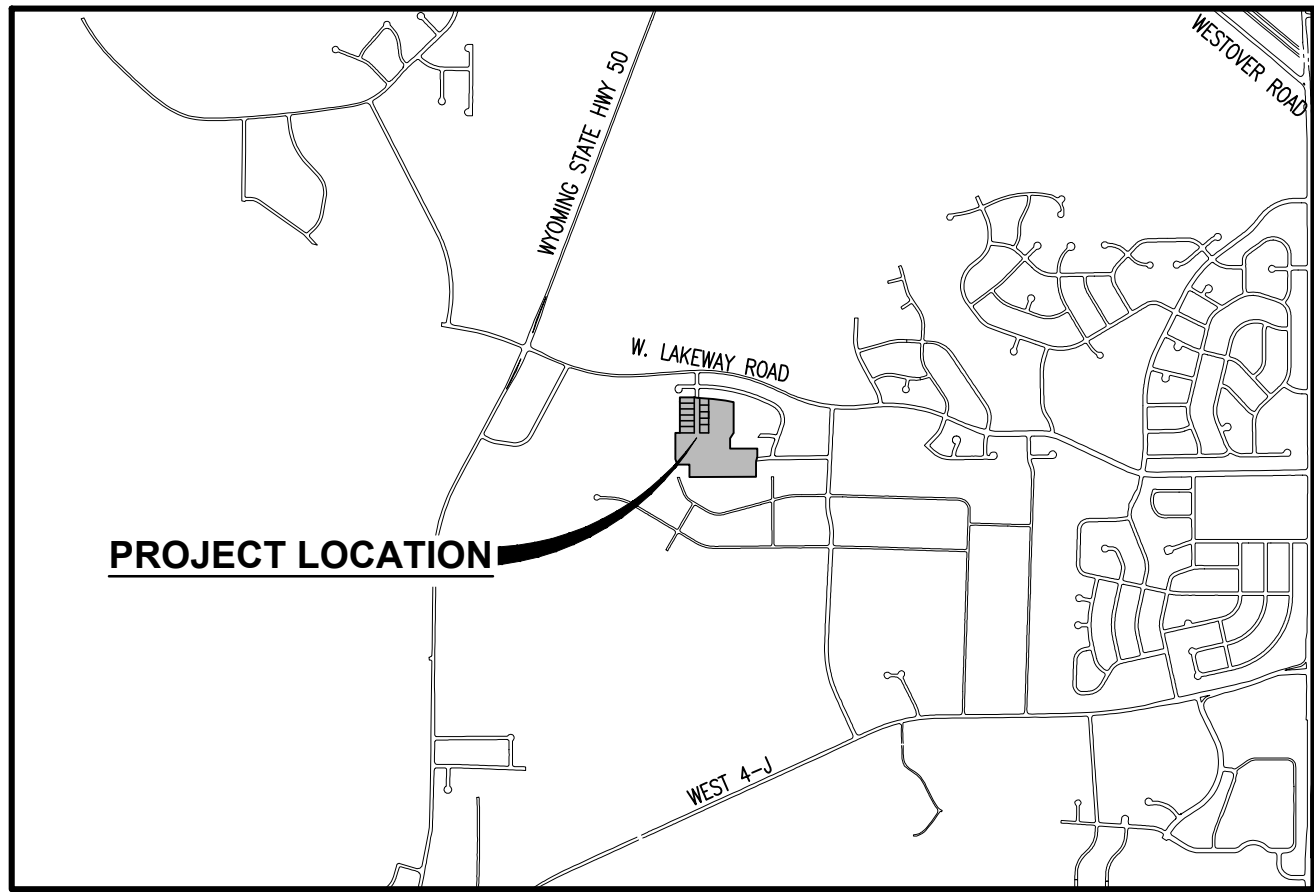
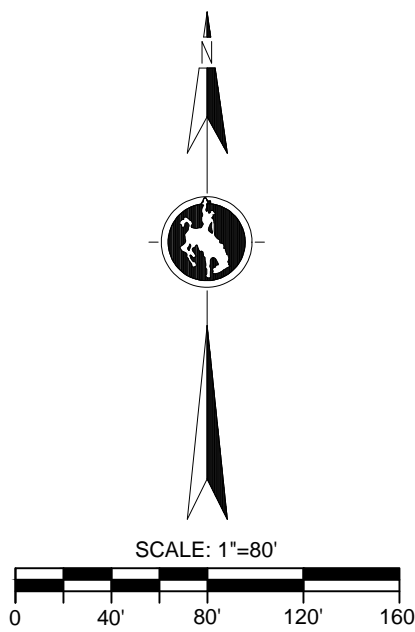


FINAL PLAT OF
PRONGHORN RANCH PHASE III
FILING NUMBER 1A

A RESUBDIVISION OF TRACT O, PRONGHORN RANCH PHASE 2, LOCATED IN
SECTION 32, T.50N., R.72W. OF THE 6th P.M. CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING



VICINITY MAP
N.T.S.



LEGEND

- SET 2" ALUMINUM CAP (LS 584)
- ⊙ FOUND ALUMINUM CAP (AS NOTED)
- FOUND REBAR
- LOT BOUNDARY
- SUBDIVISION BOUNDARY
- - - EXISTING EASEMENT LINES
- - - PROPOSED GENERAL UTILITY EASEMENT
- - - EXISTING LOT LINES
- XX' DUE DRY UTILITY EASEMENT
- XX' GUE GENERAL UTILITY EASEMENT

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____

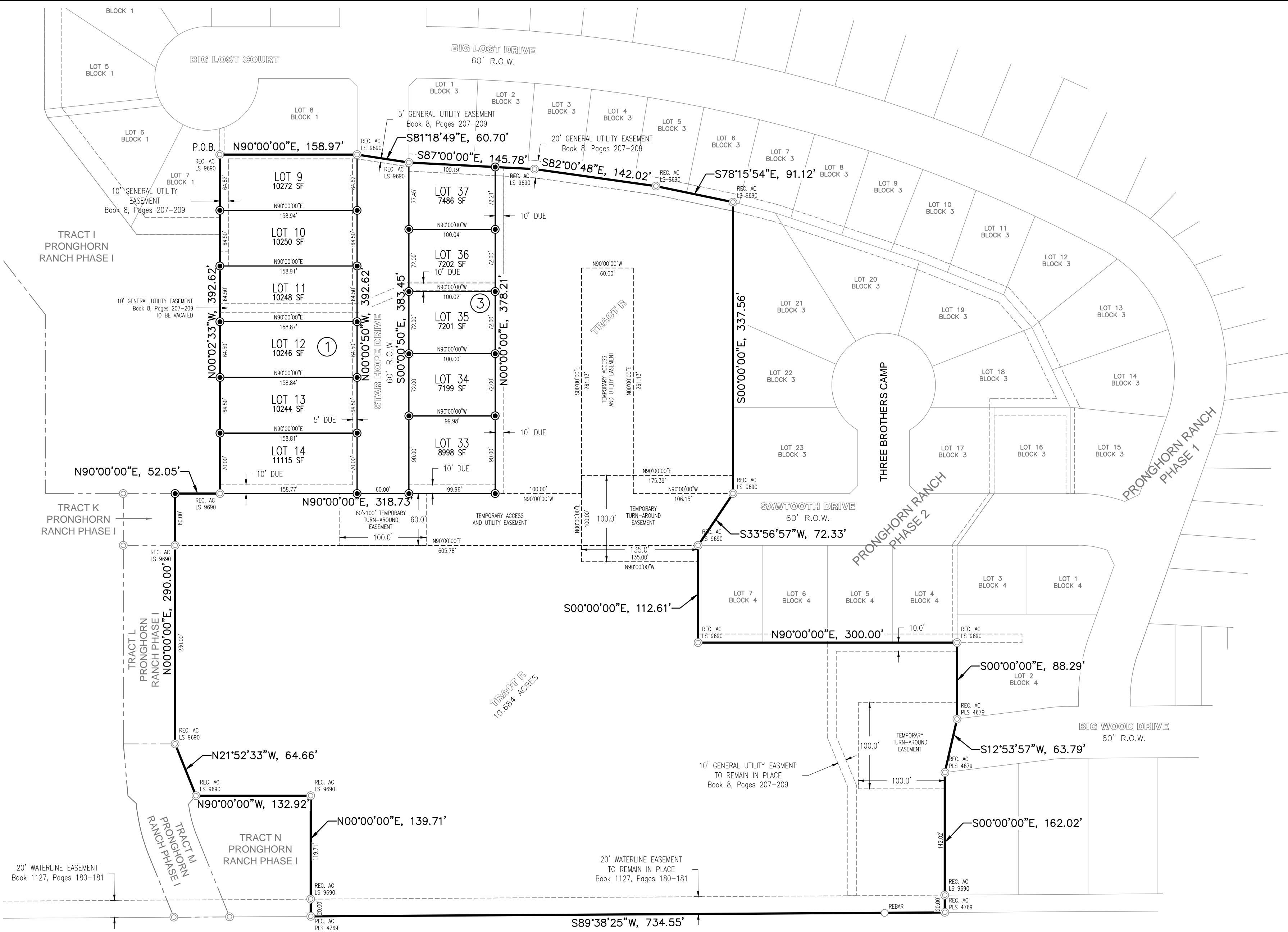
BY THE CITY ENGINEER OF GILLETTE, WYOMING.

CITY ENGINEER

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



CERTIFICATE OF DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED PRONGHORN PHASE II DEVELOPMENT, LLC, BEING THE OWNER, PROPRIETOR OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY THAT THE PRONGHORN RANCH PHASE III, FILING NUMBER 1A, A RESUBDIVISION OF TRACT O, PRONGHORN RANCH PHASE II, LOCATED IN SECTION 32, T.50N., R.72W. OF THE 6th P.M., CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK 1, PRONGHORN RANCH PHASE I, MONUMENTED BY A 2" ALUMINUM CAP STAMPED LS 9690, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N.90°00'00"E., 158.97 FEET; THENCE S.81°18'49"E., 60.70 FEET; THENCE S.87°00'00"E., 145.78 FEET; THENCE S.82°00'48"E., 142.02 FEET; THENCE S.78°15'54"E., 91.12 FEET; THENCE S.00°00'00"W., 337.56 FEET; THENCE S.33°56'57"W., 72.33 FEET; THENCE S.00°00'00"W., 112.61 FEET; THENCE N.90°00'00"W., 300.00 FEET; THENCE S.00°00'00"E., 88.29 FEET; THENCE S.12°53'57"W., 63.79 FEET; THENCE S.00°00'00"W., 162.02 FEET; THENCE S.89°38'25"W., 734.55 FEET; THENCE N.00°00'00"E., 139.71 FEET; THENCE N.90°00'00"W., 132.92 FEET; THENCE N.21°52'33"W., 64.66 FEET; THENCE N.00°00'00"W., 290.00 FEET; THENCE N.90°00'00"E., 52.05 FEET; THENCE N.00°02'33"W., A DISTANCE OF 392.62 FEET TO POINT OF BEGINNING

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.

THOMAS CIVIN, PRESIDENT
PRONGHORN PHASE II DEVELOPMENT, LLC
1461 THOMAS DRIVE
SHERIDAN, WY 82801
307-674-6447

STATE OF WYOMING)
)ss.
CAMPBELL COUNTY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
____ DAY OF _____ A.D., 20____ BY THOMAS CIVIN, PRESIDENT,
PRONGHORN PHASE II DEVELOPMENT, LLC AS A FREE AND VOLUNTARY ACT
AND DEED.

WITNESS MY OFFICIAL HAND AND SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

PLAT NOTES

1. ALL INTERIOR LOT CORNERS SHALL BE SET BY THE OWNER'S DESIGNATED WYOMING PROFESSIONAL LAND SURVEYOR UPON SUBSTANTIAL COMPLETION OF THE ROADWAY AND UTILITY CONSTRUCTION.

SUBDIVISION SUMMARY

TOTAL AREA: 13.53 ACRES
TOTAL TRACTS: 1 TRACTS
TOTAL LOTS: 11 LOTS
AVERAGE LOT SIZE: 9133 S.F. ±
ZONING: R-1
FLOOD PLAIN DESIGNATION: ZONE X
RIGHT OF WAY: 0.53 ACRES

BENCHMARK

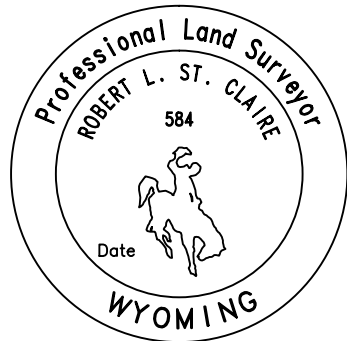
BASED ON CITY OF GILLETTE VERTICAL CONTROL
MONUMENT #57, ELEVATION 4694.18.

BASIS OF BEARING

THE CITY OF GILLETTE HORIZONTAL CONTROL
NETWORK. ALL MEASURED DISTANCES ARE GRID.
FOR CONVERSION TO GROUND, MULTIPLY BY
1.00026964.

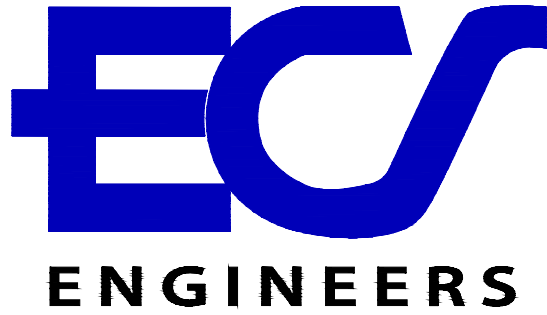
SURVEYOR'S CERTIFICATE

I, ROBERT L. ST. CLAIRE, 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 PRONGHORN RANCH PHASE III, FILING 1A, A RESUBDIVISION OF TRACT O, PRONGHORN RANCH PHASE II, LOCATED IN SECTION 32, 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.



DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RESUBDIVISION OF TRACT O, PRONGHORN RANCH PHASE 2, A RESUBDIVISION OF TRACT J OF PRONGHORN RANCH PHASE I, A RESUBDIVISION OF LOT 1, TRACT 2 OF BISON ESTATES, LOCATED IN SECTION 32, T.50N., R.72W. OF THE 6th P.M. CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING. ALL EARLIER PLATS OR PORTIONS THEREOF, ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.



Prepared For: THOMAS CIVIN 1461 Thomas Drive Sheridan, WY 82801 • 307.680.5280		Prepared By: ECS ENGINEERS 511 E. 4th Street • Suite 3 Gillette, WY 82716 • 307.670.8977	
Date Drawn: 09.14.2015	Scale: SEE DRAWING	PAGE 1/1	
Project No. 120099	File Name: 120099_PronghornRanch_PhaseIII_Filing1A_FinalPlat.dwg	Drawn By: CODY O'BRYAN	Checked By: ROBERT L. ST. CLAIRE, P.L.S.