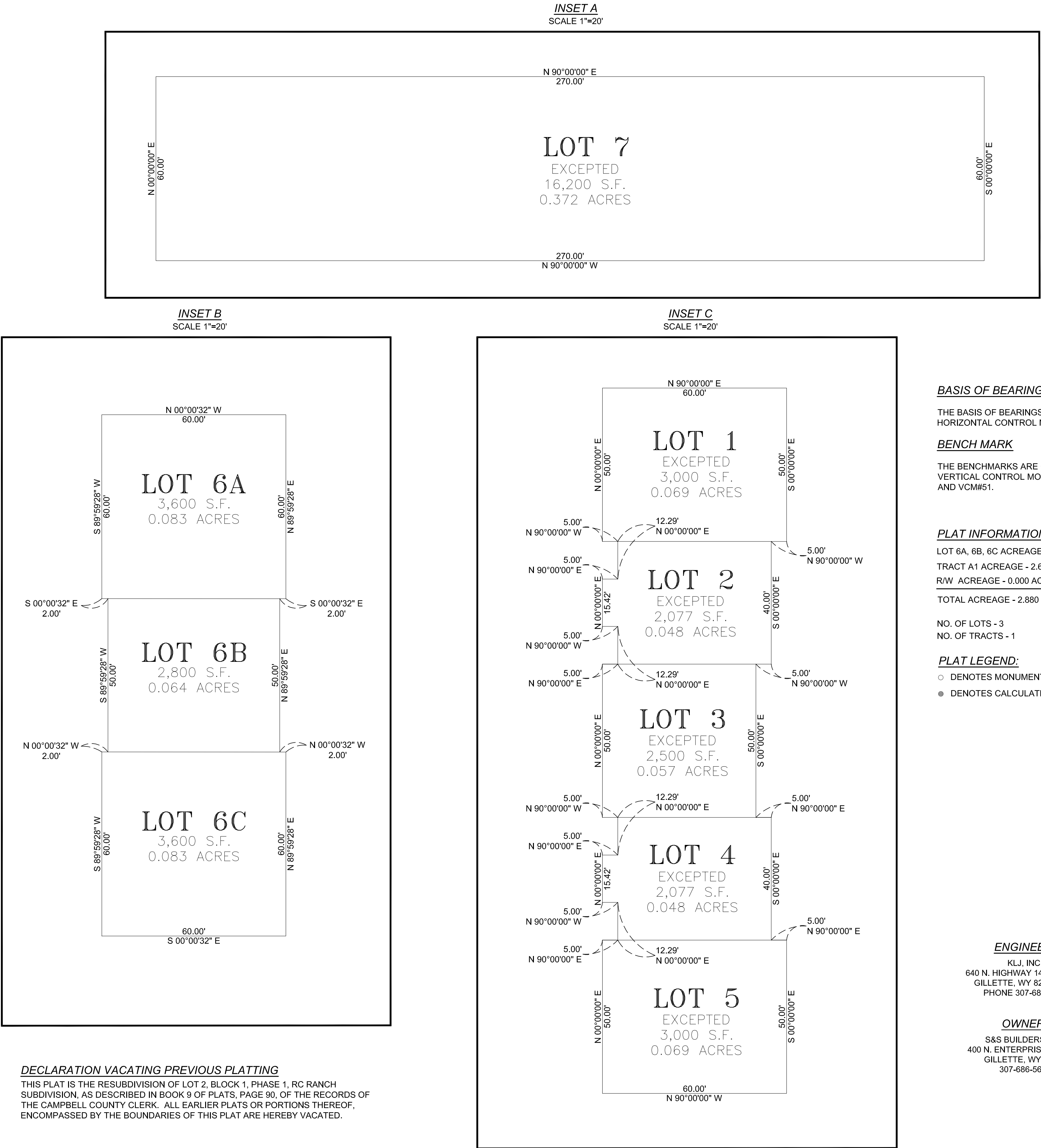


# AMENDED PUD PLAT

## RC RANCH BUSINESS PARK I TO THE CITY OF GILLETTE

A RE-SUBDIVISION TO LOT 6 AND TRACT A, RC RANCH BUSINESS PARK I, BEING PART OF THE RE-SUBDIVISION OF LOT 2, BLOCK 1, PHASE 1, RC RANCH SUBDIVISION, TO THE CITY OF GILLETTE, NORTHEAST 1/4, SECTION 4, TOWNSHIP 49 NORTH, RANGE 72 WEST, OF THE 6TH P.M., CAMPBELL COUNTY, WYOMING



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LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED S&S BUILDERS, LLC, BEING THE OWNER, PROPRIETOR OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PUD PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING AMENDED PUD PLAT DESIGNATED AS RC RANCH BUSINESS PARK I, IS LOCATED IN NORTHEAST 1/4, SECTION 4, T.49N., R.72W., 6TH P.M., CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A RE-SUBDIVISION OF LOT 6 AND TRACT A, RC RANCH BUSINESS PARK I, BEING PART OF THE RE-SUBDIVISION OF LOT 2, BLOCK 1, PHASE 1, RC RANCH SUBDIVISION, TO THE CITY OF GILLETTE, NORTHEAST 1/4, SECTION 4, TOWNSHIP 49 NORTH, RANGE 72 WEST OF THE 6TH P.M., CAMPBELL COUNTY, WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE RE-SUBDIVISION OF LOT 2, BLOCK 1, PHASE 1, RC RANCH SUBDIVISION, TO THE CITY OF GILLETTE, AS RECORDED IN BOOK 9 OF PLATS AT PAGE 90, IN THE CAMPBELL COUNTY CLERK'S OFFICE, WHICH IS THE SOUTHEAST CORNER OF LOT 2, BLOCK 1, PHASE 1, RC RANCH SUBDIVISION, TO THE CITY OF GILLETTE, AS RECORDED IN BOOK 8 OF PLATS AT PAGE 312 IN THE CAMPBELL COUNTY CLERK'S OFFICE, THENCE N 76°45'24" W A DISTANCE OF 55.90 FEET TO THE SOUTHEAST CORNER OF THE OUTSIDE OF AN EXISTING CONCRETE FOUNDATION BEING THE SOUTHEAST CORNER OF LOT 6 OF RC RANCH BUSINESS PARK I AND ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID CONCRETE FOUNDATION S 89°59'28" W A DISTANCE OF 60.00 FEET; THENCE CONTINUING ALONG SAID CONCRETE FOUNDATION N 00°00'32" W A DISTANCE OF 2.00 FEET; THENCE CONTINUING ALONG SAID CONCRETE FOUNDATION S 89°59'28" W A DISTANCE OF 50.00 FEET; THENCE CONTINUING ALONG SAID CONCRETE FOUNDATION S 00°00'32" E A DISTANCE OF 2.00 FEET; THENCE CONTINUING ALONG SAID CONCRETE FOUNDATION N 89°59'28" E A DISTANCE OF 60.00 FEET; THENCE CONTINUING ALONG SAID CONCRETE FOUNDATION N 00°00'32" W A DISTANCE OF 60.00 FEET; THENCE CONTINUING ALONG SAID CONCRETE FOUNDATION N 89°59'28" E A DISTANCE OF 60.00 FEET; THENCE CONTINUING ALONG SAID CONCRETE FOUNDATION S 00°00'32" E A DISTANCE OF 2.00 FEET; THENCE CONTINUING ALONG SAID CONCRETE FOUNDATION N 89°59'28" E A DISTANCE OF 50.00 FEET; THENCE CONTINUING ALONG SAID CONCRETE FOUNDATION N 00°00'32" E A DISTANCE OF 2.00 FEET; THENCE CONTINUING ALONG SAID CONCRETE FOUNDATION N 89°59'28" E A DISTANCE OF 60.00 FEET; THENCE CONTINUING ALONG SAID CONCRETE FOUNDATION S 00°00'32" E A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LOT 6 CONTAINS 0.230 ACRES OR 10,000 SQUARE FEET, MORE OR LESS, AND

THIS RE-SUBDIVISION PLACES 200 SF OF FORMER LOT 6 INTO TRACT A1, FORMERLY KNOWN AS TRACT A OF RC RANCH BUSINESS PARK I, AND

THAT THIS PUD, 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 OWNER(S) AND PROPRIETOR(S); AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS.

THAT THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES (DO) HEREBY DEDICATE TO THE CITY OF GILLETTE AND ITS LICENSEES FOR PERPETUAL PUBLIC USE, STREETS, ALLEYS, EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY LINES OF THE PLAT, AS INDICATED, AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE, PRIVATE STREETS, ALLEYS, EASEMENTS, COMMON AREAS AS INDICATED ON THIS PLAT ARE NOT DEDICATED TO THE CITY AND REMAIN THE RESPONSIBILITY OF PRIVATE LANDOWNER.

PUBLIC 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.

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 HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015, A.D., BY: \_\_\_\_\_

BY: \_\_\_\_\_ LORI MANNING, MANAGER OF S&S BUILDERS, LLC

STATE OF WYOMING )  
 )SS.  
CAMPBELL COUNTY )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015, A.D., BY: \_\_\_\_\_ LORI MANNING, MANAGER OF S&S BUILDERS, LLC AS A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

I, JOSEPH K. MESSNER, 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 PUD PLAT OF THE RE-SUBDIVISION OF LOT 6 AND TRACT A, RC RANCH BUSINESS PARK I, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY 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 LAND.

REGISTERED LAND SURVEYOR  
NO. LS 14751

NOTES

1. AN ORDINANCE CREATING THE RC RANCH BUSINESS PARK I PUD IS ON FILE AT THE CAMPBELL COUNTY CLERK'S OFFICE

2. A CROSS PARKING EASEMENT, ALLOWING SHARED USE OF ALL PARKING WITHIN TRACT A1, EXISTS ACROSS ALL PARKING AREAS.

3. TRACT A1 IS CONSIDERED ONE OF THE EIGHT (8) LOTS WITHIN RC RANCH BUSINESS PARK I AND CONSISTS OF LAND THAT IS OWNED IN COMMON BY AN ESTABLISHED BUSINESS PARK ASSOCIATION.

4. THE CITY IS GRANTED A PERMANENT TEN (10) FOOT WIDE CONSTRUCTION EASEMENT AROUND THE TWENTY (20) FOOT WIDE GENERAL UTILITY EASEMENT TO PERFORM REPAIRS AS NEEDED ON UTILITIES.

ADJACENT OWNER / ASSOCIATION SIGNATURES

LOT 1, 550 RUNNING W DRIVE  
ART & ALICE CUNDY  
1331 ADON ROAD  
ROZET, WY 82717

ART CUNDY

ALICE CUNDY

LOT 2, 548 RUNNING W DRIVE  
S&S CONCRETE  
P.O. BOX 1867  
GILLETTE, WY 82717

LORI MANNING (PRESIDENT)

AL TOBIN (VICE PRESIDENT)

JASON TYSTAD (SECRETARY / TREASURER)

LOT 3, 546 RUNNING W DRIVE  
STOUGHTON INVESTMENTS, LLC  
3052 N. SNOW CANYON PKWY #215  
ST. GEORGE, UT 84770-7420

RON STOUGHTON

LOT 4, 544 RUNNING W DRIVE  
S&S CONCRETE  
P.O. BOX 1867  
GILLETTE, WY 82717

LORI MANNING (PRESIDENT)

AL TOBIN (VICE PRESIDENT)

JASON TYSTAD (SECRETARY / TREASURER)

LOT 5, 542 RUNNING W DRIVE  
WYOMING REAL ESTATE INVESTMENTS, LLC  
400 E. 1ST ST. SUITE 209  
CASPER, WY 82601-2560

BOB MOBERLY

LOT 6, 530 RUNNING W DRIVE  
S&S CONCRETE  
P.O. BOX 1867  
GILLETTE, WY 82717

LORI MANNING (PRESIDENT)

AL TOBIN (VICE PRESIDENT)

JASON TYSTAD (SECRETARY / TREASURER)

LOT 7, NO ADDRESS YET  
S&S CONCRETE  
P.O. BOX 1867  
GILLETTE, WY 82717

LORI MANNING (PRESIDENT)

AL TOBIN (VICE PRESIDENT)

JASON TYSTAD (SECRETARY / TREASURER)

CERTIFICATE OF REVIEW OF THE CITY ENGINEER

DATA ON THIS PLAT REVIEWED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015, A.D., BY THE CITY ENGINEER OF GILLETTE, WYOMING.

CITY ENGINEER

CERTIFICATE OF APPROVAL BY THE CITY OF GILLETTE PLANNING COMMISSION

THIS PUD PLAT APPROVED BY THE CITY OF GILLETTE PLANNING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015, A.D.

CHAIRMAN

SECRETARY

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

APPROVED BY THE CITY COUNCIL OF THE CITY OF GILLETTE, WYOMING THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015, A.D.

MAYOR

CITY CLERK

CERTIFICATE FOR RECORDING BY THE COUNTY CLERK AND RECORDER

THIS PUD PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT \_\_\_\_ O'CLOCK \_\_\_\_ M., ON THIS DAY OF \_\_\_\_\_, 2015, A.D., AND IS DULY RECORDED IN BOOK NUMBER \_\_\_\_\_, PAGE NUMBER \_\_\_\_\_.

COUNTY CLERK

ENGINEER:

KLJ, INC.  
640 N. HIGHWAY 14-16 UNIT K  
GILLETTE, WY 82716-2531  
PHONE 307-682-9500

OWNER:

S&S BUILDERS, LLC  
400 N. ENTERPRISE AVENUE  
GILLETTE, WY 82716  
307-686-5659