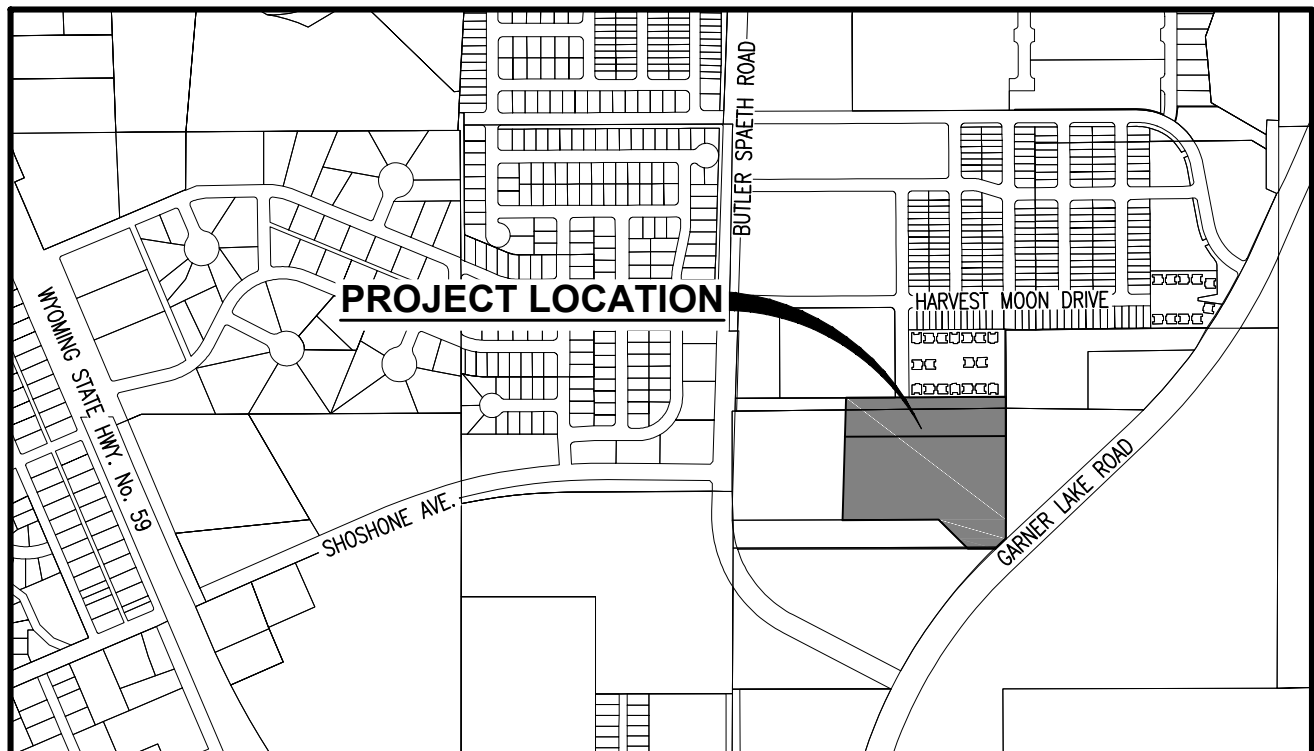


FINAL PLAT OF  
A RESUBDIVISION OF LOT 2 OF THE DEVON ADDITION

LOCATED IN LOTS 6 AND 11 (THE WEST HALF OF THE NORTHEAST QUARTER (W½NE¼)),  
SECTION 2, TOWNSHIP 49 NORTH, RANGE 72 WEST OF THE  
6th PRINCIPAL MERIDIAN, CAMPBELL COUNTY, WYOMING



VICINITY MAP  
NOT TO SCALE

CERTIFICATE OF DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED CURTIS J. BETCHER, BEING THE OWNER, PROPRIETOR, OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY THAT A RESUBDIVISION OF LOT 2 OF THE DEVON ADDITION, LOCATED IN LOTS 6 AND 11 (THE WEST HALF OF THE NORTHEAST QUARTER (W½NE¼)), SECTION 2, TOWNSHIP 49 NORTH, RANGE 72 WEST OF THE 6TH PRINCIPAL MERIDIAN, CAMPBELL COUNTY, WYOMING, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING A POINT IN THE EAST RIGHT-OF-WAY LINE OF GARNER LAKE ROAD, THENCE S.89°55'51"W., 133.88 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL AND THE NORTHERLY LINE OF LOT 3 OF THE DEVON ADDITION; THENCE N.45°18'25"W., 200.82 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL AND THE NORTHERLY LINE OF LOT 3 OF THE DEVON ADDITION; THENCE S.89°41'35"W., 469.08 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL AND THE NORTHERLY LINE OF LOT 3 OF THE DEVON ADDITION; THENCE N.01°42'14"E., 597.21 FEET ALONG THE WESTERLY LINE OF SAID PARCEL AND THE EASTERLY LINE OF LOT 1 OF THE DEVON ADDITION; THENCE N.89°41'35"E., 777.37 FEET ALONG THE NORTHERLY LINE OF SAID PARCEL AND THE SOUTHERLY LINE OF LOT 2 OF MOON MEADOW ESTATES No. 5 AND THE SOUTHERLY LINE OF LOT 19 OF MOON MEADOW ESTATES No. 3; THENCE S.00°02'48"E., 691.70 FEET ALONG THE EASTERLY LINE OF SAID PARCEL; THENCE S.46°09'52"W., 69.27 FEET ALONG THE EASTERLY LINE OF SAID PARCEL AND THE EAST RIGHT-OF-WAY LINE OF GARNER LAKE ROAD; TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 11.582 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 CURTIS J. BETCHER.

CURTIS J. BETCHER  
1333 MOONSHINER LANE  
GILLETTE, WY 82716

STATE OF WYOMING )  
CAMPBELL COUNTY ) ss.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_ BY  
CURTIS J. BETCHER AS A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY OFFICIAL HAND AND SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES

LEGEND

- SET 2" ALUMINUM CAP (LS 584)
- ⊙ FOUND ALUMINUM CAP (AS NOTED)
- LOT BOUNDARY
- EXISTING LOT LINES
- - - EXISTING EASEMENT LINES
- - - PROPOSED GENERAL UTILITY EASMENT
- EXISTING LOT LINES VACATED

SUBDIVISION SUMMARY

TOTAL AREA: 11.582 ACRES  
TOTAL TRACTS: 0 TRACTS  
TOTAL LOTS: 2 LOTS  
AVERAGE LOT SIZE: 252257 S.F. ±  
ZONING: C-3, I-1  
FLOOD PLAIN DESIGNATION: ZONE X  
RIGHT OF WAY: 0 ACRES

BENCHMARK

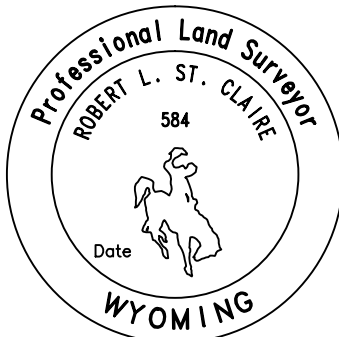
BASED ON CITY OF GILLETTE VERTICAL CONTROL  
MONUMENT #77, ELEVATION 4523.71

BASIS OF BEARING

CITY OF GILLETTE HORIZONTAL CONTROL  
ALL MEASURED DISTANCES ARE GROUND.

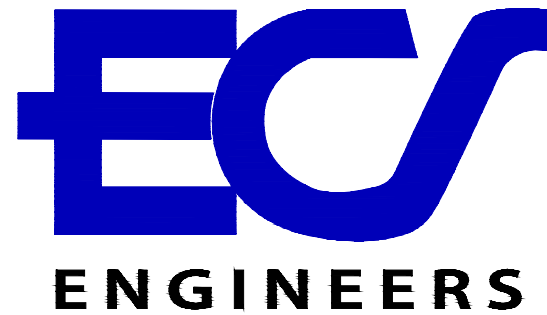
SURVEYOR'S CERTIFICATE

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 A RESUBDIVISION OF LOT 2 OF THE DEVON ADDITION, LOCATED IN LOTS 6 AND 11 (THE WEST HALF OF THE NORTHEAST QUARTER (W½NE¼)), SECTION 2, TOWNSHIP 49 NORTH, RANGE 72 WEST OF THE 6th PRINCIPAL MERIDIAN, CAMPBELL COUNTY, WYOMING, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY UNDER MY DIRECT REVIEW.



DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS A RESUBDIVISION OF LOT 2 OF THE DEVON ADDITION, LOCATED IN LOTS 6 AND 11 (THE WEST HALF OF THE NORTHEAST QUARTER (W½NE¼)), SECTION 2, TOWNSHIP 49 NORTH, RANGE 72 WEST OF THE 6th PRINCIPAL MERIDIAN, CAMPBELL COUNTY, WYOMING, AS RECORDED IN BOOK 10 OF PLATS, PAGE 332 OF THE RECORDS OF THE CAMPBELL COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF, ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.



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

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

Date Drawn:	12.02.2015	Scale:	SEE DRAWING	Page	PAGE 1/1
Project No.	150067	File Name:	150067_DevonIndustrialPark_FinalPlat.dwg	Drawn By:	CODY O'BRYAN
				Checked By:	ROBERT L. ST. CLAIRE, PLS