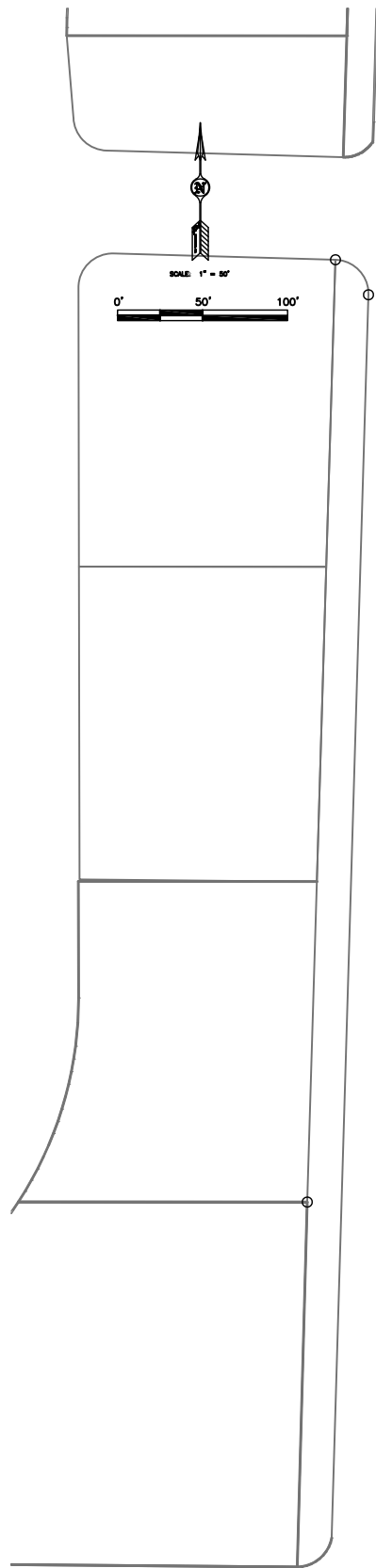
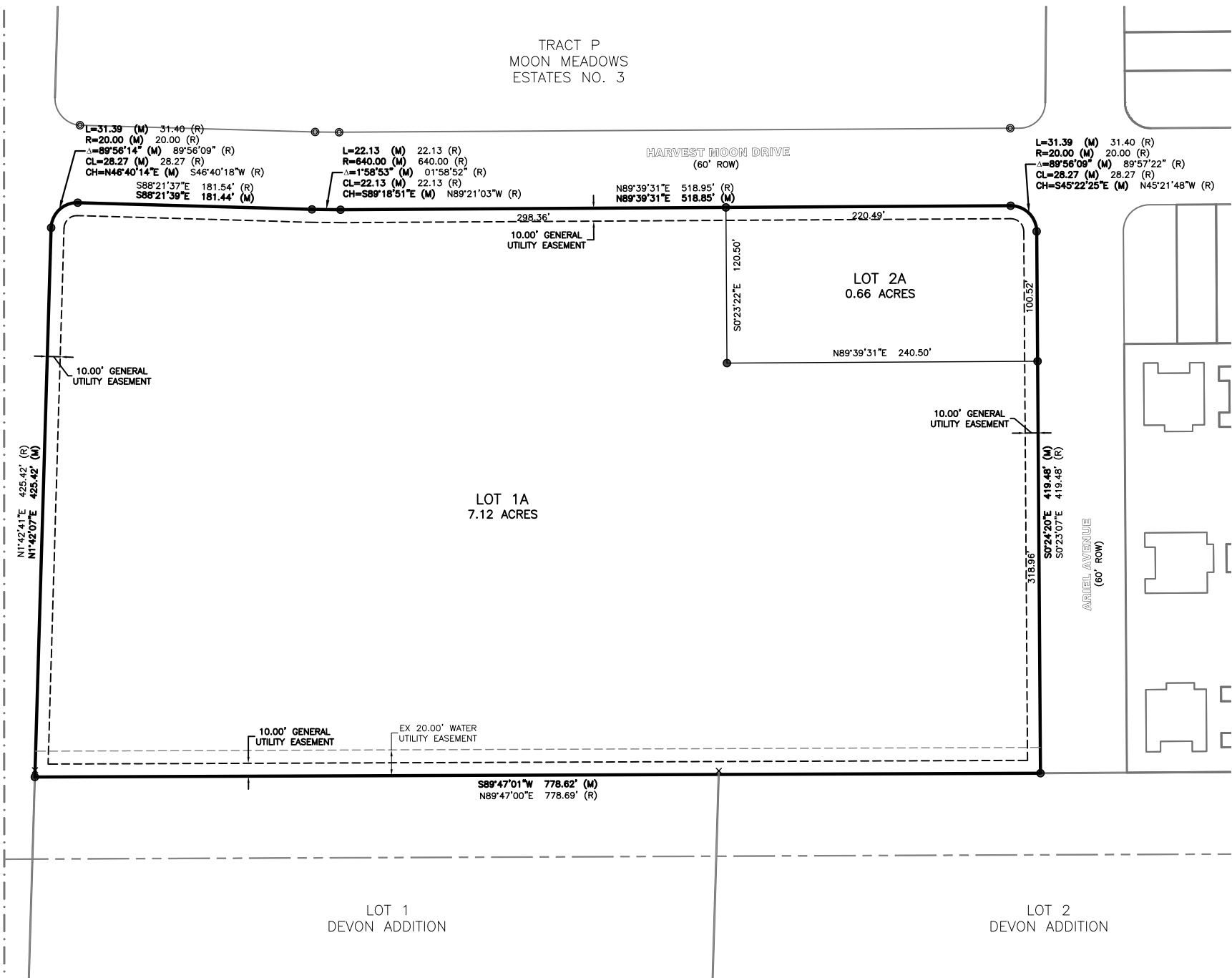


RESUBDIVISION OF LOTS 1 & 2 OF MOON MEADOWS ESTATES NO. 5

A RESUBDIVISION OF TRACT R OF MOON MEADOWS ESTATES NO. 3, LOCATED IN A PORTION OF THE NE1/4 OF SECTION 2, T49N, R72W OF THE 6TH P.M., CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING



BUTLER SPAETH ROAD
(100' ROW)

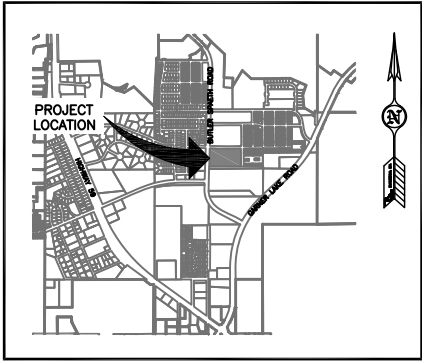


LOT 1
DEVON ADDITION

LOT 2
DEVON ADDITION

SURVEYOR'S REPORT

NO ORIGINAL CORNERS WERE RECOVERED ON THE BOUNDARIES OF LOTS 1 AND 2 OF MOON MEADOWS ESTATES NO. 5 (A RE-SUBDIVISION OF TRACT R OF MOON MEADOWS ESTATES NO. 3) OR THE SUBSEQUENT CONDOMINIUM PLAT. IT IS MY OPINION THAT THEY WERE NEVER SET. I RE-ESTABLISHED THE NORTH LINE FROM RECOVERED MONUMENTS ON THE NORTH SIDE OF HARVEST MOON DRIVE AND OFFSETTING 60 FEET. I DID HOLD THE CALLED RADIUS OF CURVES BASED ON THE PREVIOUS PLATTING ALTHOUGH THEY APPEARED TO BE INCONSISTANT WITH RIGHT OF WAY WIDTHS. I RE-ESTABLISHED THE WESTERLY BOUNDARY BY HOLDING THE RECOVERED NORTHWEST CORNER OF DEVON ADDITION AS CONTROLLING FOR THE EAST RIGHT OF WAY OF BUTLER SPAETH ROAD AND USING RECOVERED MONUMENTS ALONG THE WEST SIDE OF BUTLER SPAETH ROAD AND OFFSETTING 100 FEET TO CONFIRM THIS AS WELL AS TO RE-ESTABLISH THE LINE. THE EASTERLY BOUNDARY WAS RE-ESTABLISHED FROM CURB SPLITS ON ARIEL AVENUE WITH VERIFICATION FROM A RECOVERED SPIKE WITH FLAGGING (WE RECOVERED SEVERAL OF THESE IN THE COURSE OF OUR SURVEY). THE SOUTH BOUNDARY HAD PURPORTEDLY BEEN RE-ESTABLISHED BY THE PLATTING OF DEVON ADDITION (RECORDED IN BOOK 10 OF PLATS, PAGE 332), HOWEVER I FOUND THIS LINE TO BE WELL NORTH OF MY BOUNDARY DETERMINATION AND I THEREFORE DID NOT ACCEPT THOSE MONUMENTED POSITIONS AS IT WAS MY CONCLUSION THAT THIS SURVEY ENCROACHED ON LOTS 1 AND 2 OF MOON MEADOWS NO. 5 AND WAS NOT A VALID RETRACEMENT OF TRACT T OF MOON MEADOWS ESTATES NO. 3. I RE-ESTABLISHED THE SOUTHERLY LINE FROM RECORD MEASUREMENTS WHICH WERE FURTHER VALIDATED BY COMPARISON WITH THE RECOVERED SOUTHWEST CORNER OF LOT 8B, BLOCK 7 OF MOON MEADOWS ESTATES NO. 2 (WHICH IS A COMMON CORNER WITH MOON MEADOWS ESTATES NO. 3) AS WELL AS A COMPARISON WITH THE NORTH SIXTEENTH LINE OF SECTION 2 WHICH WAS COMMON WITH THE SOUTHERLY LINE OF AFOREMENTIONED TRACT T. I ALSO HAD ARCHIVAL DATA WHICH VALIDATED MY SOLUTION FOR THIS BOUNDARY. THE COMBINATION OF ALL THIS DATA COMPELLED ME TO THE COURSE OF ACTION TAKEN REGARDING MY NOT ACCEPTING THE DEVON ADDITION SURVEY AS CONTROLLING. (THE NORTHWEST CORNER OF LOT 1 OF DEVON ADDITION FELL 1.8 FEET NORTH OF MY COMMON SOUTHWEST CORNER OF LOT 1A, THE NORTHEAST CORNER OF LOT 1 OF DEVON ADDITION FELL 2.8 FEET NORTH OF MY SOUTHERLY BOUNDARY LINE OF LOT 1A AND THE NORTHEAST CORNER OF LOT 2 OF DEVON ADDITION FELL 4.0 FEET NORTH OF MY RE-ESTABLISHMENT OF THE NORTHEAST CORNER OF TRACT T. AS A MATTER OF PROFESSIONAL COURTESY, I CONTACTED THE SURVEYOR OF RECORD FOR THE DEVON ADDITION REGARDING MY CONCLUSIONS AND ACTIONS.



VICINITY MAP

| LEGEND | |
|--------|---|
| ● | FOUND REBAR AND ALUMINUM CAP PLS 5910 |
| ○ | FOUND REBAR AND ALUMINUM CAP LS 5009 |
| × | FOUND REBAR AND ALUMINUM CAP RLS 2333 - NOT ACCEPTED SEE SURVEYORS REPORT BELOW |
| ● | SET 2" Ø ALUMINUM CAP (LS #6872) |
| --- | BOUNDARY |
| --- | EASEMENT |
| --- | EXISTING EASEMENT |
| --- | QUARTER SECTION LINE |
| --- | SIXTEENTH SECTION LINE |
| (M) | MEASURED SURVEY DATA |
| (R) | RECORD PLAT DATA |

| BENCHMARK | |
|---|--|
| BASED ON CITY OF GILLETTE VERTICAL CONTROL MONUMENT #10 ELEVATION= 4501.38 | |
| BASIS OF BEARING | |
| THE CITY OF GILLETTE HORIZONTAL CONTROL NETWORK. ***ALL MEASURED DISTANCES ARE GRID. FOR CONVERSION TO SURFACE, MULTIPLY BY 1.00026964. ***ALL AREAS ARE CALCULATED AT SURFACE. | |

Prepared for:
SUNSET CONSTRUCTION
2210 ANNA DRIVE
BILLINGS, MT 59106
(406) 861-0485

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SURVEYING
MATERIAL TESTING
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4508 Wagon Blvd.
P.O. Box 2188
Gillette, Wyoming 82718
507-687-9400

| | | | | | |
|---|------|---------------|------|-----------------|------|
| DRAWN BY: SS | | DESIGN BY: DV | | REVIEWED BY: DV | |
| Revision | Date | Revision | Date | Revision | Date |
| | | | | | |
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| | | | | | |
| PCA Project Number: 153741.00 | | | | | |
| Plot Date: Jan 04, 2016 - 10:58am | | | | | |
| G:\PROJECTS\15374100 Commercial Lots 1 and 2 Moon Meadows.dwg | | | | | |
| Layout: Plat 1 | | | | | |
| X-Ref: --- | | | | | |

**RESUBDIVISION OF LOTS
1 & 2 OF MOON
MEADOWS ESTATES
NO. 5**
A RESUBDIVISION OF TRACT R OF
MOON MEADOWS ESTATES NO. 3,
LOCATED IN A PORTION OF THE
NE1/4 OF SECTION 2, T49N,
R72W OF THE 6TH P.M., CITY OF
GILLETTE, CAMPBELL COUNTY,
WYOMING

FINAL PLAT

SHEET 1 OF 2