

APPROVALS

The Resubdivision of the Lots A2 & 1A, Tract M, Sunburst Subdivision No. 3 to be known as Lots A2-1 & 1A-1, Tract M, Sunburst Subdivision No. 3 to the City of Gillette, Wyoming is hereby approved for recording as an Administrative Plat on 8-26-15 through authority granted by the City of Gillette Subdivision Regulations.

City Clerk
Director of Development Services

This plat filed for record in the office of the Clerk and Recorder at _____ o'clock _____ P. M. _____ 2015 and is duly recorded in Book _____ Page No. _____

County Clerk

LAND DESCRIPTION

LOT 1A and A2, Tract M, Sunburst Subdivision No. 3, described as follows:

A tract of land, including part of Tract M and the vacated portion of Crow Avenue, Sunburst Subdivision No. 3, Gillette, WY. Said tract of land being described more particularly as follows:

Beginning at the Northeast corner of said Tract M; thence Southeast along the East boundary of Tract M along a curve to the left through a central angle of 347°41'04" with a radius of 159'39 feet and an arc distance of 130'97 feet and with a chord that bears S47°22'52"E a chord distance of 130'94 feet; thence S30°11'07"W a distance of 267'91 feet; thence S27°19'15"E a distance of 26'10 feet to the South boundary of said Sunburst Subdivision No. 3; thence S89°51'07"E along the said South boundary of Sunburst Subdivision No. 3 a distance of 114'69 feet; thence N23°11'59"W a distance of 291'68 feet to the North line of said Tract M; thence N66°48'01"E along the North boundary of the said Tract M a distance of 365'87 feet to the Northeast corner of said Tract M.

Said tract of land contains 2.23 acres, more or less, subject to all rights, reservations and/or easements of right and record.

DECLARATION VACATING PREVIOUS PLATTING
THIS PLAT IS THE RESUBDIVISION OF LOTS 1A AND A2, TRACT M & VACATES PORTION OF CROW AVENUE, SUNBURST SUBDIVISION NO. 3 RECORDED IN BOOK 10 OF PLATS, PAGE 312 OF THE RECORDS OF CAMPBELL COUNTY. ALL EARLIER PLAT OR PORTIONS THEREOF, ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.



CURVE	DELTA ANGLE	RADIUS	ARC	CHORD	CHORD BEARING
C 1	104°47'04"	1593.29'	130'97'	130'94'	S 47°22'52" E

SUMMARY
TOTAL LOTS: 2
ROW AREA: N/A
TOTAL AREA: 2.23 AC
ZONING: C-1, M

FINAL PLAT LOTS A2-1 & 1A-1, TRACT M SUNBURST SUBDIVISION, NO. 3 CITY OF GILLETTE, WYOMING

A RESUBDIVISION OF LOT A2 AND 1A, TRACT M & VACATED PORTION OF CROW AVENUE, SUNBURST SUBDIVISION, NO. 3, CITY OF GILLETTE, WYOMING

SURVEYOR'S CERTIFICATE

I, Richard T. Doyle, 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 plat of LOTS A2-1 & 1A-1, TRACT M, SUNBURST SUBDIVISION, NO. 3 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 supervision and correctly shows the location and dimensions of the lots, easements, and streets of said subdivision as the same are shown upon the ground in compliance with City of Gillette regulations governing the subdivision of the land.



DEDICATION

Know all men by these presents that the undersigned Rick J. Eddy, and Randy D. Eddy, being the owners, proprietors, or parties of interest in the land shown on this plat, do hereby certify:

The above and foregoing LOTS A2-1 & 1A-1, TRACT M, SUNBURST SUBDIVISION, NO. 3 being more particularly described as follows:

SEE LAND DESCRIPTION

Said tract of land contains 2.23 acres, more or less, subject to all rights, restrictions and/or easements of right and record, and as appears on this plat, is made with the free consent, and in accordance with the desires of the undersigned owners and proprietors, and that this is a correct plat of the area as it is divided in lots, blocks, streets and easements, and

That the undersigned owners and proprietors of the land shown and described on this plat do hereby dedicate to the City of Gillette for perpetual public use all streets, alleys, easements and other 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 for perpetual public use for installing, repairing, replacing and maintaining water lines, sewers, gas lines, electrical lines, telephone lines, cable TV lines and the forms and types of public utilities now or hereafter generally utilized by the public.

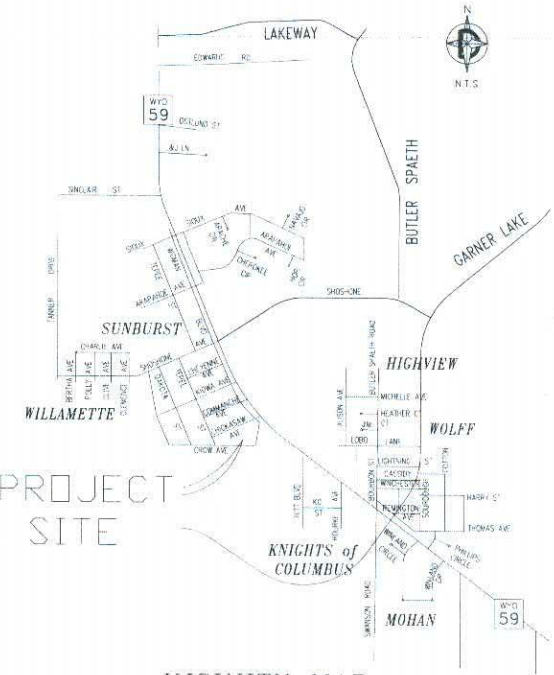
All rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released.

Executed this 26th day of August, A.D. 2015 by:

Owner: Randy D. Eddy
Randy D. Eddy
RANDY D. EDDY

Owner: Rick J. Eddy
Rick J. Eddy
RICK J. EDDY

PROJECT
SITE



VICINITY MAP

N.T.S.

STATE OF WYOMING)
COUNTY OF CAMPBELL) ss
The foregoing instrument was acknowledged before me this 28 day of August, A.D. 2015, by Rick J. Eddy, as a free and as a free and voluntary act and deed.
Witness my hand and official seal:
Notary Public
My Commission Expires 2-10-2019

STATE OF WYOMING)
COUNTY OF CAMPBELL) ss
The foregoing instrument was acknowledged before me this 28 day of August, A.D. 2015, by Randy D. Eddy, as a free and as a free and voluntary act and deed.
Witness my hand and official seal:
Notary Public
My Commission Expires 2-10-2019

LEGEND

- FOUND CORNER MONUMENT
- SET 24" LONG 5/8" REBAR WITH ALUMINUM SURVEY CAP MARKED "ALS 2333"

This plat filed for record in the office of the Clerk and Recorder at 12:00 o'clock P. M. August 2015 and is duly recorded in Book 10 Page No. 380

County Clerk

REVISED JULY 2015
REVISED JUNE 2015

FINAL PLAT LOTS A2-1 & 1A-1, TRACT M SUNBURST SUBDIVISION, NO. 3 GILLETTE, WYOMING

PREPARED FOR: RICK EDDY 1007 CHICKASAW AVE Gillette, WY	PREPARED BY: DOYLE SURVEYING, INC. 801 E. Fourth St. Suite 10 Gillette, WY 82716 PH: (307) 585-2410
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DATE OF PREPARATION: JULY 2014 SHEET 1 OF 1