DECLARATION VACATING PREVIOUS PLATTING THIS PLAT IS THE RESUBDIVISION OF LOT 1, TOWN CENTER SUBDIVISION AS RECORDED IN BOOK ___ OF PLATS, PAGE ___ OF THE RECORDS OF CAMPBELL COUNTY, ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

SUMMARY TOTAL LOTS: 2 R.D.W. AREA: N/A TOTAL AREA: 12.223 AC Z□NING: C-1

THIS PLAT IS FOR OWNERSHIP PURPOSES ONLY AND ALL IMPROVEMENTS WILL BE THE DEVELOPER'S RESPONSIBILITY AT THE TIME OF

OWNERSHIP AND MAINTENANCE OF ALL PUBLIC ACCESS AND PRIVATED DRAINAGE EASEMENTS WILL REMAIN THE RESPONSIBILITY OF THE LANDOWNERS

PERMANENT STRUCTURES SHALL NOT BE ALLOWED WITHIN ANY EASEMENTS.

FENCING, STRUCTURES, DR ANY IMPEDIMENTS SHALL NOT BE ALLOWED IN DRAINAGE EASEMENTS.

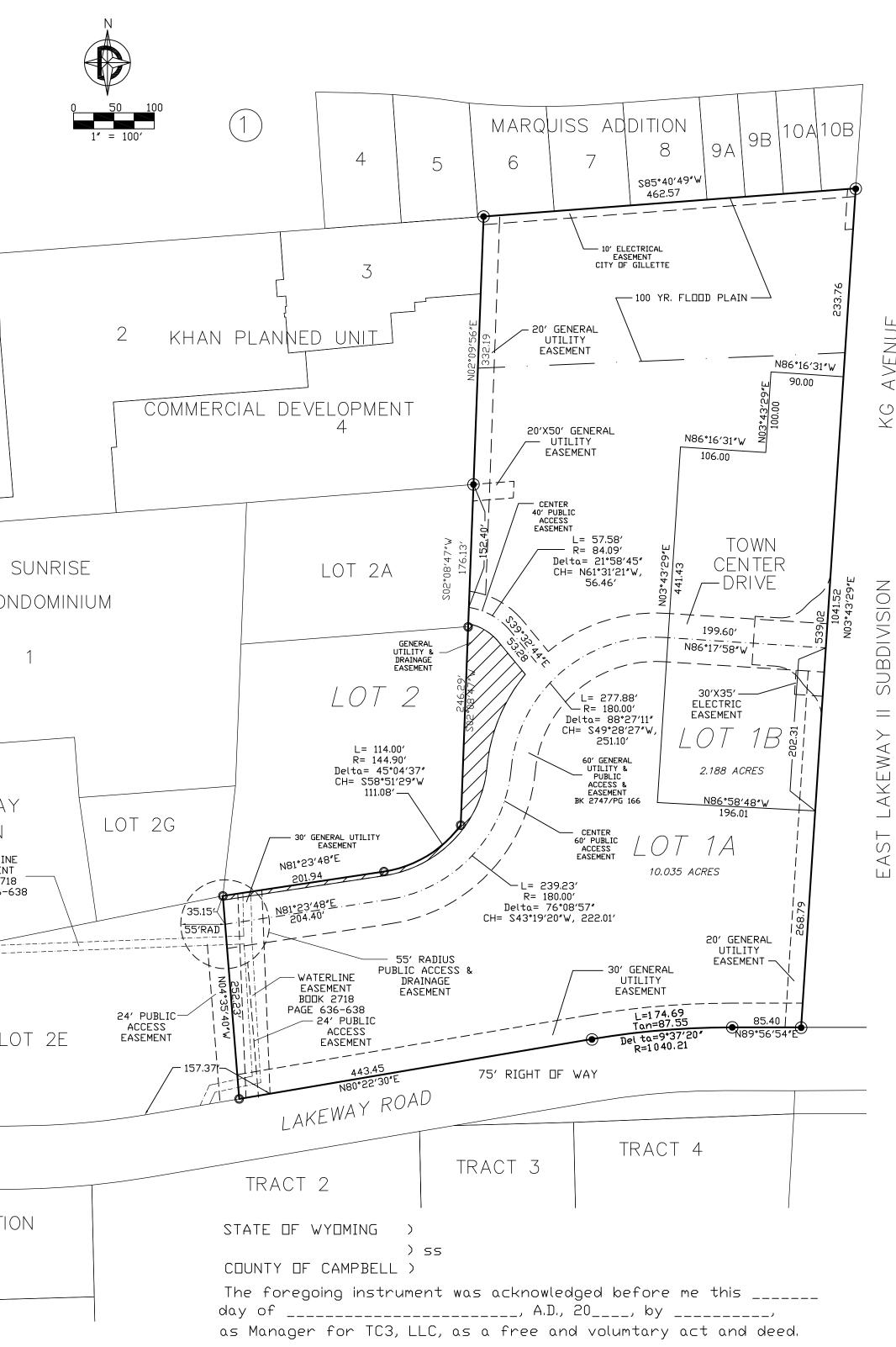
MARQUISS ADDITION S85°40′49″W ─ 100 YR, FLOOD PLAIN — - 20' GENERAL 2 KHAN PLANNED UNII UTILITY EASEMENT COMMERCIAL DEVELOPMENT 20'X50' GENERAL N86°16′31″W - UTILITY EASEMENT 106.00 TOWN Delta= 21°58′45″ CH= N61°31′21″W, CENTER SUNRISE LOT 2A CONDOMINIUM 30'X35' — ELECTRIC EASEMENT Delta= 88°27′11″ CH= S49°28′27″W, R= 144,90' Delta= 45°04′37" 2.188 ACRES LOT 2B CH= S58°51'29"W N86°58′48″W 196.01 EAST LAKEWAY LOT 2G SUBDIVISION —— 30' GENERAL UTILITY EASEMENT 1 A N81°23′48″E WATERLINE EASEMENT BOOK 2718 10.035 ACRES PAGE 636-638 Delta= 76°08′57″ CH= \$43°19'20"W, 222.01' 20' GENERAL UTILITY EASEMENT -30' GENERAL PUBLIC ACCESS & - WATERLINE **EASEMENT** BOOK 2718 PAGE 636-638 24' PUBLIC— LOT 2E EASEMEN1 75' RIGHT OF WAY LAKEWAY ROAD TRACT 4 TRACT 3 TRACT 2 SCHILLING ADDITION STATE OF WYOMING) 55 COUNTY OF CAMPBELL) The foregoing instrument was acknowledged before me this _____ day of _____, A.D., 20___, by ____, as Manager for TC3, LLC, as a free and volumtary act and deed.

LEGEND

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

FINAL PLAT LOT 1A & 1BTOWN CENTER SUBDIVISION

A RESUBIVISION OF LOT 1, TOWN CENTER SUBDIVISION CITY OF GILLETTE, WYOMING



Witness my hand and official seal.

My Commission Expires

Notary Public

PROJECT SITE

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 LOT 1A & 1B, TOWN CENTER SUBDIVISION, 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 staked 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 Cloud Peak Management Group, LLC and TC3, LLC, being the owners, proprietors, or parties of interest in the land shown on this plat, do hereby certify,

The above and foregoing LOT 1A & 1B, TOWN CENTER SUBDIVISION being more particularly described as follows:

LOT 1, TOWN CENTER SUBDIVISION, CITY OF GILLETTE, WYDMING

Said tract of land contains 12.223 acres, more or less, subject to all rights, restrictions and/or easements of sight 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.

Owner: Cloud Peak Management Group, LLC

_____ Manager for Cloud Peak Management Group, LLC Executed this _____ day of _____, A.D., 20__

Owner: TC3, LLC

Manager for TC3, LLC Executed this _____ day of _____, A.D., 20_ by:

STATE OF WYOMING)) 55

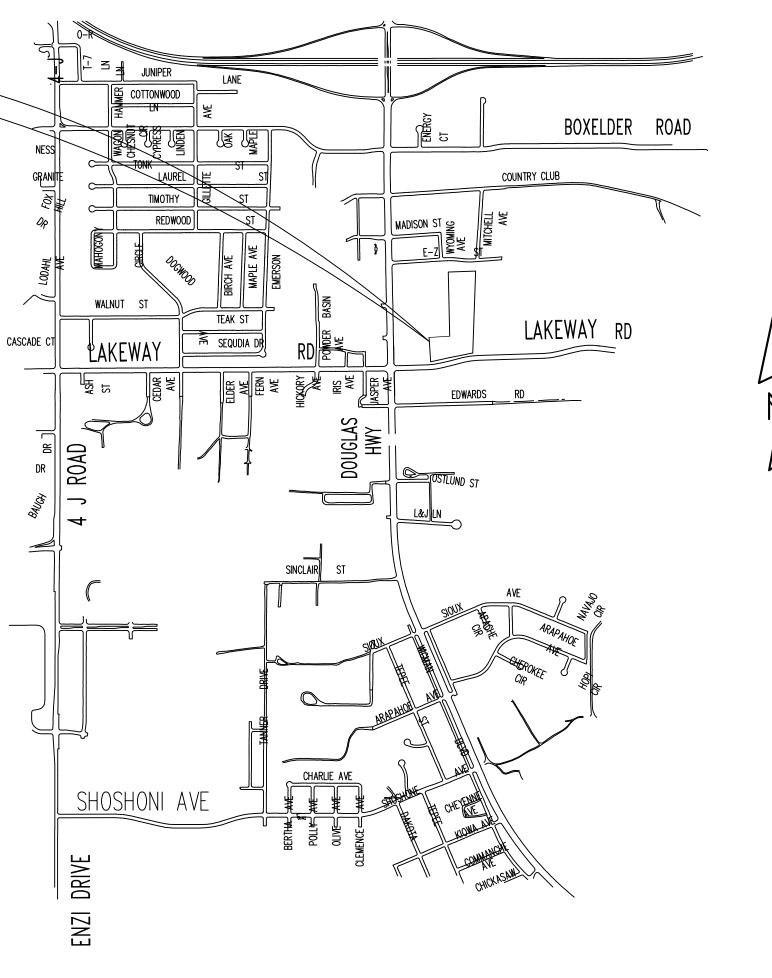
COUNTY OF CAMPBELL)

The foregoing instrument was acknowledged before me this _____ day of _____, A.D., 20___, by ____, as Manager for Cloud Peak Management Group, LLC, as a free and voluntary act and deed.

Witness my hand and official seal.

______ Notary Public

My Commission Expires



VICINITY MAP N.T.S.

APPROVALS

$D_0 + 0$	on this plat reviewed this	day of
DO CO	on and brack existing ""	
20	,A.D., by the City Engineer of	of Gillette Wyomino
2 U	A.J., by the lity Engineer c	IT GILLETTE, WYOMING,

______ City Engineer

This plat approved by the City of Gillette Planning Commission this _____,20____,A.D.

Chairman Secretary

Approved by the City Council of the City of Gillette, Wyoming this ______day of ______,A.D.

______ Mayor _____ City Clerk

This plat filed for record in the office of the County Clerk and Recorder at _____o'clock __.m., ______ 20 _____ A.D, and is duly recorded in Book _____ of Plats, Page No.____

_____ County Clerk

REV: FEB 5, 2016

REV: MAY, 2015

FINAL PLAT LOT 1A & 1B

TOWN CENTER SUBDIVISION

PO BOX 1052 GILLETTE, WY 82717 REV: AUG 26, 2016 REV: FEB 10, 2016

PREPARED FOR:

DOYLE SURVEYING INC. 801 E. Fourth St. Suite C-8 Gillette, WY 82716 PH: (307) 686-2410

PREPARED BY:

DATE OF PREPARATION: APR., 2015

SHT 1 DF 1