

**FINAL ANNEXATION PLAT
COCKLEBUR DRIVE DRAINAGE
CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING**
LOCATED IN A PORTION OF THE SE1/4 OF THE NW1/4 OF SECTION 35, T.50 N.-R.72 W., 6TH. P.M.

LEGAL DESCRIPTION

A Tract of land located in a portion of the Southeast-Quarter of the Northwest-Quarter of Section 35, Township 50 North, Range 72 West of the 6th P.M., City of Gillette, Campbell County, Wyoming and being more particularly described as follows:

Commencing at the West quarter-corner of said Section 35, monumented with a BLM Brass Cap; thence N. 89° 53' 29" E. a distance of 1562.18 feet to an Aluminum Cap PLS 2333 monumenting the Butler Spaeth Road Easterly Right-of-Way as shown on the Cocklebur Subdivision Plat recorded in Book 10 of Plats, Page 315-316 in the Campbell County Clerk's Office, said point being the south point of Curve 19 as referenced on said Plat and also being the Southwesterly corner of this Tract and the True Point of Beginning; thence N. 89° 49' 58" E. a distance of 620.13 feet to a 5/8" rebar monumenting the Southwest corner of Lot 6 as designated on the said Cocklebur Subdivision Plat also being the Southeast corner of this Tract; thence along the common West line of said Lot 6, N. 01° 52' 38" E. a distance of 592.41 feet to an Aluminum Cap PE & LS 2395 monumenting the Northwest corner of said Lot 6 and the Southerly Right-of-Way of Cocklebur Drive also being the Northeast corner of this Tract; thence along the Southerly Right-of-Way of said Cocklebur Drive N. 85° 21' 52" W. a distance of 19.87 feet to the beginning of a curve as referenced on the said Cocklebur Subdivision Plat as Curve 21, thence along said curve to the right having a radius of 344.50 feet, a central angle of 27° 51' 11", an arc length of 167.47 feet, with a chord bearing of N. 71° 35' 09" W. and a chord length of 165.82 feet to a point on the Southeastly intersection of Cocklebur Drive and the Easterly Butler Spaeth Road Right-of-Ways; thence along a non-tangent curve to the right along the said Easterly Right-of-Way of Butler Spaeth Road, having a radius of 1047.00 feet, a central angle of 10° 03' 53", an arc length of 183.92 feet, with a chord bearing S. 42° 41' 25" W. and a chord length of 183.68 to a point also referenced as Curve 20 on the said Cocklebur Subdivision Plat; thence continuing along said Easterly Butler Spaeth Road Right-of-Way S. 47° 53' 39" W., 35.35 feet to a point; thence S. 42° 06' 21" E., 44.50 feet to a point; thence S. 47° 53' 39" W., 50.00 feet to a point; thence N. 42° 06' 21" W., 44.50 feet to a point; thence S. 47° 53' 39" W., 148.26 feet to a point; thence along a curve to the left referenced as Curve 19 on the said Cocklebur Subdivision Plat, having a radius of 500.00 feet, a central angle of 46° 12' 08", an arc length of 403.19 feet, with a chord bearing S. 24° 47' 35" W. and a chord length of 392.35 feet to an Aluminum Cap PLS 2333, thus returning to the Point of Beginning.

Area contains 6.59 acres more or less.

CERTIFICATE OF ANNEXATION

This Annexation Plat, as it is described and as it appears on this plat, is a true and correct map of the area to be annexed and is made with the desire of the governing body of the City of Gillette pursuant to W.S. 15-1-404.

CERTIFICATE OF REVIEW BY THE CITY ENGINEER OF THE CITY OF GILLETTE:

Data on this plat reviewed this _____ day of _____, 20 ____ A.D., by the City Engineer of Gillette, Wyoming.

City Engineer

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION OF THE CITY OF GILLETTE:

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

Chairman of the Planning Commission

Secretary of the Planning Commission

CERTIFICATE OF ACCEPTANCE AND APPROVAL BY THE CITY COUNCIL OF THE CITY OF GILLETTE:

Approved by the City Council of the City of Gillette, Wyoming this _____ day of _____, 20 ____ A.D.

Mayor

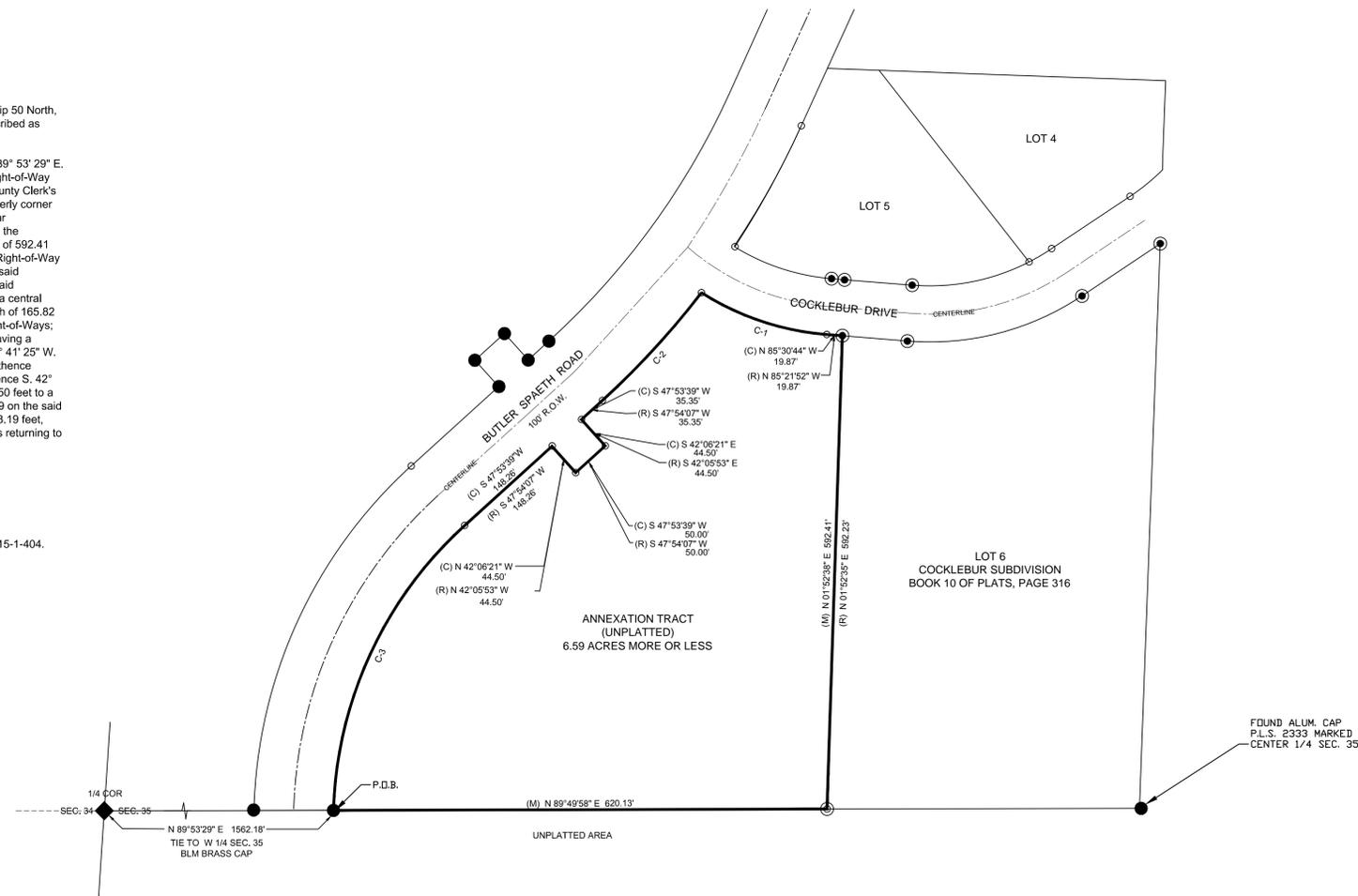
City Clerk

CERTIFICATE FOR RECORDING BY THE CAMPBELL COUNTY CLERK AND RECORDER :

This plat filed for record in the Office of the Clerk and Recorder at _____ o'clock ____m., 20 ____ A.D., and is duly Recorded in Book _____, Page No. _____.

County Clerk

Deputy



Calculated from Record Curve Table

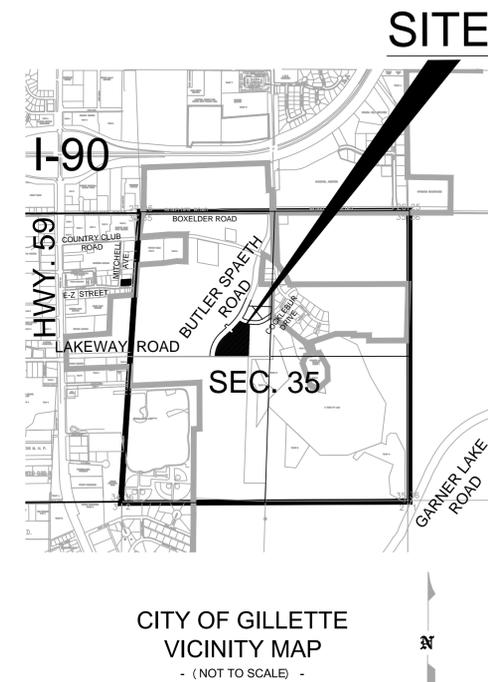
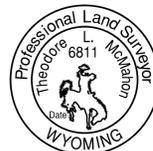
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	344.50'	167.47'	165.82'	N 71°35'09" W	27°51'11"
C2	1047.00'	183.92'	183.68'	S 42°41'25" W	10°03'53"
C3	500.00'	403.19'	392.35'	S 24°47'35" W	46°12'08"

Record Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	344.50'	167.47'	165.82'	N 71°26'17" W	27°51'09"
C2	1047.00'	183.92'	183.68'	S 42°41'53" W	10°03'53"
C3	500.00'	403.19'	392.35'	S 24°47'48" W	46°12'06"

LAND SURVEYORS CERTIFICATE

I, Theodore L. McMahon, P.L.S. do hereby certify that I am a registered land surveyor, licensed under the laws of the State of Wyoming, that this Annexation Plat is a true, correct and complete Plat of that property being located in a portion of the SE1/4 of the NW1/4 of Section 35, T.50 N.-R.72 W., 6TH. P.M., City of Gillette, Campbell County, Wyoming, as it is laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by Myself and by Scott P. Bruce of Bruce Engineering Incorporated, under my direct supervision and that it correctly shows the location and dimensions of the property as it is laid-out upon the ground to the best of my knowledge.



*BASIS OF BEARINGS: CITY OF GILLETTE HORIZONTAL CONTROL NETWORK

***GENERAL NOTES:**

- LOT ZONED : A
- TOTAL NUMBER OF LOTS : 1
- TOTAL ANNEXATION ACREAGE : 6.59

LEGEND

- = FOUND REBAR WITH ALUMINUM CAP, "PLS-2333"
- ⊙ = FOUND REBAR WITH ALUMINUM CAP, "PE & LS-2395"
- ⊙ = FOUND 5/8" REBAR (NO CAP)
- = CALCULATED POINT FROM RECORD
- (R) = RECORD
- (C) = CALCULATED FROM RECORD
- (M) = MEASURED

FINAL ANNEXATION PLAT
Unplatted Annexation Tract
Located in a portion of the SE1/4 of the NW1/4
Section 35, T.50 N.-R.72 W., 6TH. P.M.
City of Gillette,
Campbell County, Wyoming

Bruce Engineering, Inc.
1300 East Hwy. 14-16
P.O. Box 2284
Gillette, Wyoming 82717
email-bei@vcn.com
Phone- (307) 686-2252
Fax- (307) 687-7163

DESIGN:	T.L.M.
DRAWN:	T.L.M.
CHECKED:	T.L.M.
JOB NO.	16-035
DATE:	12-22-16
SCALE:	1"=100'
CONTOUR INTERVAL:	NA
HORIZ:	1"=100'
VERT:	NA

BRUCE ENGINEERING, INC.
1300 EAST HWY 14-16, P.O. Box 2284
GILLETTE, WY 82716
(307) 686-2252 FAX (307) 687-7163
CIVIL ENGINEERING • LAND SURVEYING • MANAGEMENT

City of Gillette
P.O. Box 3003
Gillette, Wyoming 82717

Prepared for:

SHEET: