DECLARATION VACATING PREVIOUS PLATTING
THIS PLAT IS THE RESUBDIVISION OF TRACT A AND B2, LEGACY POINTE AS RECORDED IN BOOK 9 OF PLATS, PAGE 289 AND BOOK 9 OF PLATS, PAGE 317 OF THE RECORDS OF CAMPBELL COUNTY. ALL EARLIER PLAT OR PORTIONS THEREOF, ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

FINAL PLAT

TRACTS A1, B3, B4 AND B5 LEGACY POINTE

A RESUBDIVISION OF TRACTS A, B1 AND B2 LEGACY POINTE CITY OF GILLETTE, WYOMING CAMPBELL COUNTY, 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 TRACTS A1, B3, B4 AND B5, LEGACY POINTE, 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.

Professional Land Surveyor
RICHARD T. DOYLE
2333
DATE
WYOMING

DEDICATION

Know all men by these presents that the undersigned JJB ENTERPRISES, LLC; CITY OF GILLETTE AND THE CAMPBELL COUNTY SCHOOL DISTRICT NO. 1 being the owner, proprietor, or parties of interest in the land shown on this plat, do hereby certify,

The above and foregoing TRACTS A1, B3, B4 AND B5, LEGACY POINTE, CITY OF GILLETTE, WYOMING being more particularly described as follows:

TRACTS A, B1 AND B2, LEGACY POINTE, CITY OF GILLETTE, WYOMING, CAMPBELL COUNTY, WYOMING

Said tract of land contains 67.10 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.

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 and 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:
Owners:

JJB ENTERPRISES LLC

_____
BRUCE L HITT
AS _____
FOR JJB ENTERPRISES LLC

CAMPBELL COUNTY SCHOOL DISTRICT NO. 1

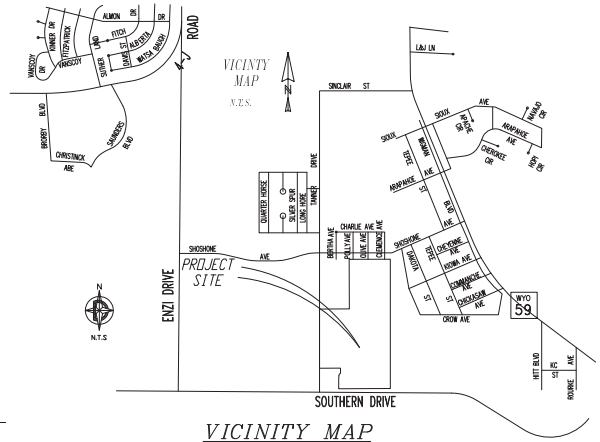
_____
NAME: _____
AS _____
FOR CAMPBELL COUNTY SCHOOL DISTRICT NO. 1

CITY OF GILLETTE

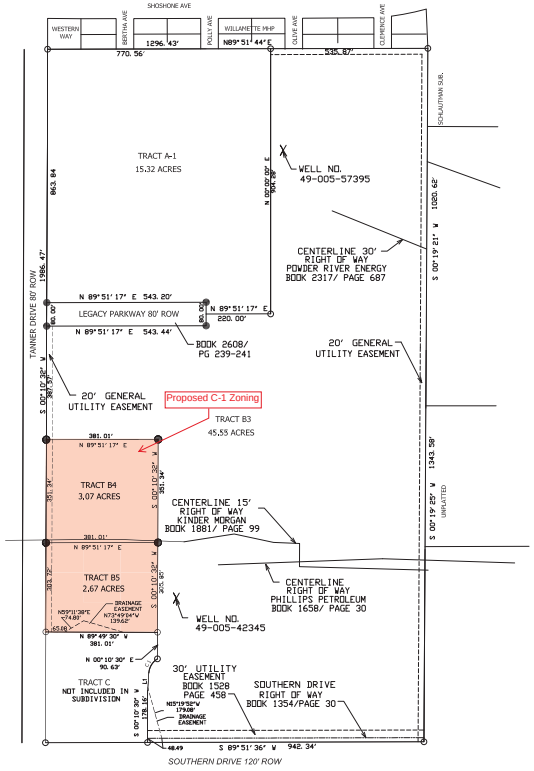
_____
LOUISE CARTER-KING
MAYOR

ATTEST:

_____
CITY CLERK



VICINITY MAP



STATE OF WYOMING)
_____)ss.
CAMPBELL COUNTY)

The foregoing Instrument was acknowledged before me this ____day of _____, A.D., 20____, by BRUCE L HITT, as _____ for JJB Enterprises LLC as a voluntary act and deed.

Witness my hand and official seal.

_____
Notary Public
My Commission Expires:_____

STATE OF WYOMING)
_____)ss.
CAMPBELL COUNTY)

The foregoing instrument was acknowledged before me this ____day of _____, A.D., 20____, by LOUISE CARTER-KING as Mayor for the City of Gillette as a voluntary act and deed.

Witness my hand and official seal.

_____
Notary Public
My Commission Expires:_____

STATE OF WYOMING)
_____)ss.
CAMPBELL COUNTY)

The foregoing Instrument was acknowledged before me this ___day of _____, A.D., 20__, by _____, as _____ for Campbell County School Distrct No. 1 as a free and voluntary act and deed.

Witness my hand and official seal.

_____
Notary Public
My Commission Expires:_____

APPROVALS

Approved by the City of Gillette City Engineer this _____ day of _____, A.D., 20_____.

_____
City Engineer

Approved by the City of Gillette Planning Commission this _____ day of _____, A.D., 20_____.

_____
Chairman of the Planning Commission

Attest:

_____
Clerk of the Planning Commission

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

_____
Mayor

_____
City Clerk

LEGEND

○ *FOUND CORNER MONUMENT*

● *SET 24" STEEL REBAR WITH ALCAP "PLS 2333"*

SUMMARY
TOTAL LOTS: 4
R.O.W. AREA: N/A
TOTAL AREA: 67.10 AC
ZONING: R-4

DEVELOPER SHALL BE RESPONSIBLE FOR INSTALLINE WATER, SANITARY SEWER, DRAINAGE AND STREET IMPROVEMENTS AT THE TIME OF DEVELOPMENTS FOR EACH RESPECTIVE TRACT.

FOR OWNERSHIP PURPOSES, ONLY. ANY FUTURE DEVELOPMENT SHALL UNDERGO CITY REVIEW PRIOR TO ANY DEVELOPMENT.

LINE TABLE

LINE	BEARING	LENGTH
L1 (REC.)	N04°00'34"E	60.29'
L1 (MEAS.)	N03°51'24"E	59.82'

CURVE TABLE

CURVE	CENTRAL ANGLE	LENGTH	RADIUS	CHORD	CHORD BEARING
C1 (REC.)	57°00'19"	59.70	60.00	57.26	S31°40'21"W
C1 (MEAS.)	55°47'41"	58.43	60.00	56.15	S31°31'11"W

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

Revised: 3-12-17

TRACTS A1, B3, B4 AND B5
LEGACY POINTE
GILLETTE, WY

Prepared for:
Tom Simons
609 W. 2ND ST.
Gillette, WY 82716

Prepared by:
DOYLE SURVEYING INC.
801 E. Fourth St., Ste. 15
Gillette, WY 82716
PH: (307)686-2410

Date of Preparation: FEBRUARY, 2017

SHT 1 OF 1