

FINAL PLAT

RESUBDIVISION OF LOT 1C OF BLOCK 1 OF THE RESUBDIVISION OF LOT 1A OF BLOCK 1
OF THE RESUBDIVISION OF LOTS 1, 2, 3, AND 4 OF BLOCK 1 OF THE

HOMESTEAD ADDITION

SITUATED IN THE N.E. 1/4 OF SECTION 34, T. 50 N., R. 72 W., 6TH P.M.
CAMPBELL COUNTY, WYOMING

PREPARED FOR : POWDER BASIN PROPERTIES, A WYOMING GENERAL PARTNERSHIP

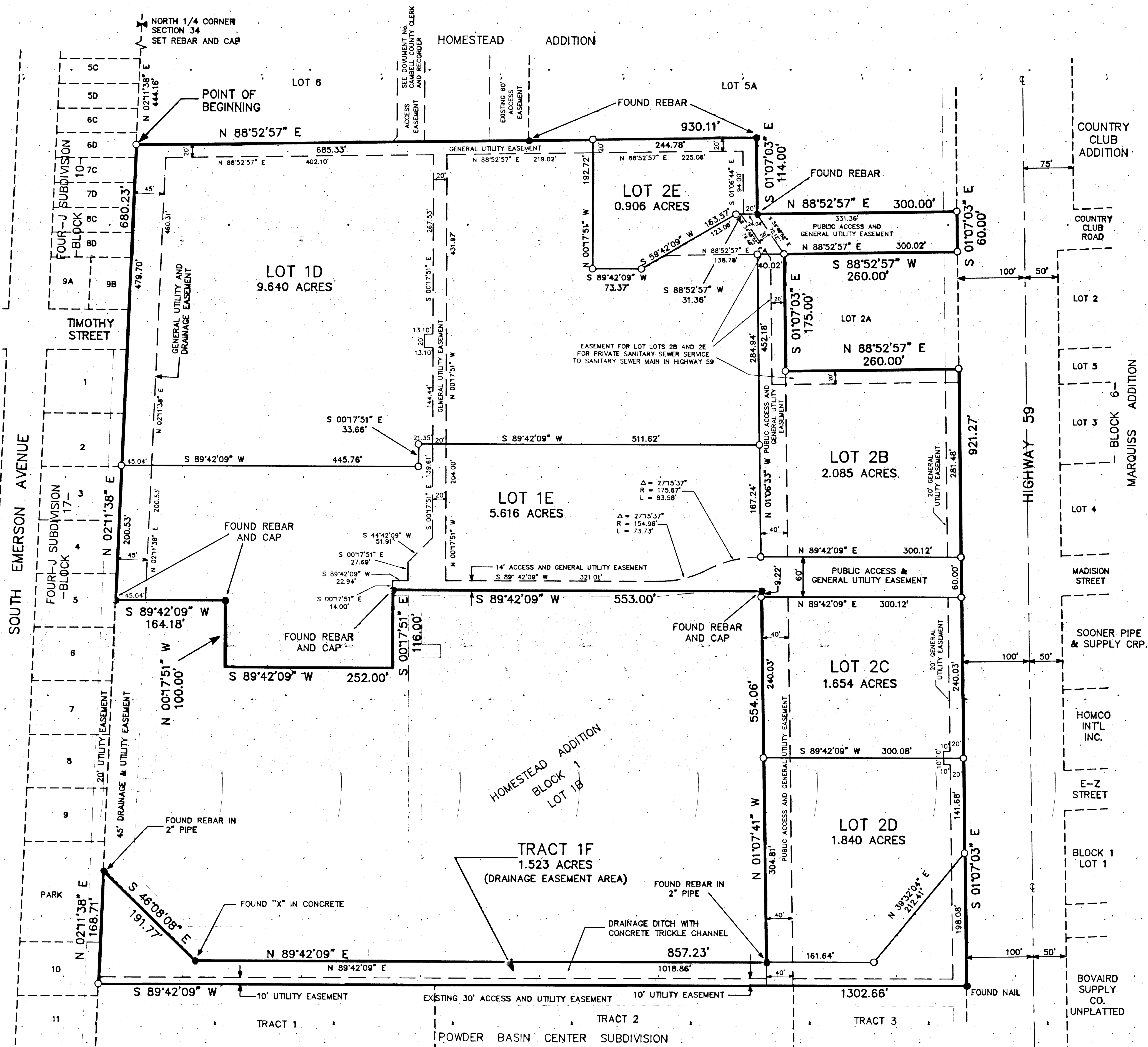
W.M. GRACE DEVELOPMENT Co., GENERAL PARTNER
7575 N. 16TH ST., SUITE 1
PHOENIX, ARIZONA 85020
PH. 602-956-8254

DECEMBER, 1991

80 40 0 80 160

SCALE : 1" = 80'

PREPARED BY : ENGINEERING, INC.
200 CREEKSIDE
1001 S. 24TH ST. W.
BILLINGS, MONTANA 59102-3091
PH. 406-656-5255



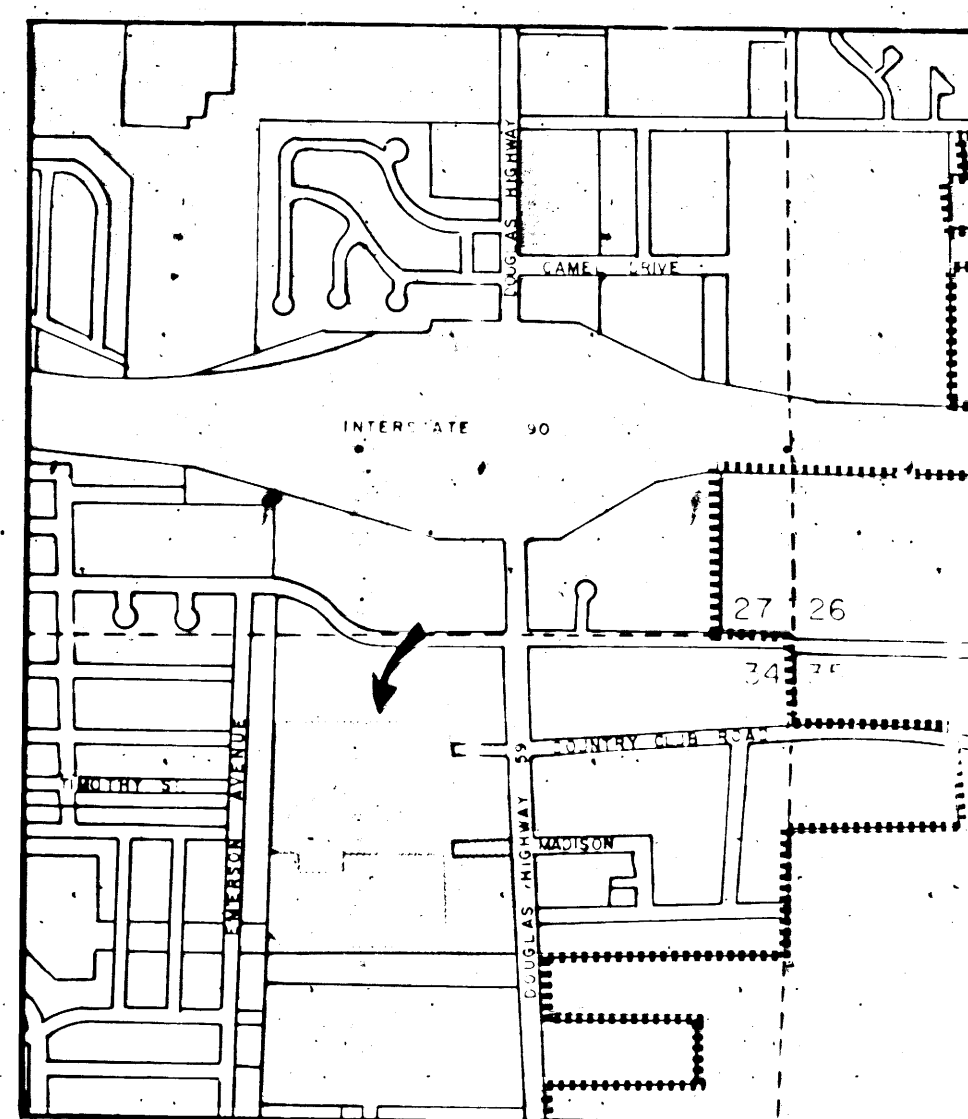
NOTES:

BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SUBJECT PROPERTY AS FOUND IN THE RECORDS OF THE CAMPBELL COUNTY CLERK, BOOK 3, PAGE 22 OF PLATS.

● = FOUND CORNER MONUMENT AS SHOWN

○ = SET 5/8" x 18" REBAR WITH YELLOW PLASTIC CAP MARKED "ENG. INC."

SUBDIVISION AREA	
TOTAL	23.264 ACRES
LOT 1E	5.616 ACRES
LOT 1D	9.640 ACRES
LOT 2E	0.906 ACRES
LOT 2B	2.085 ACRES
LOT 2C	1.654 ACRES
LOT 2D	1.840 ACRES
TRACT 1F	1.523 ACRES



VICINITY MAP

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CAMPBELL COUNTY, WYOMING

PREPARED FOR : POWDER BASIN PROPERTIES, A WYOMING GENERAL PARTNERSHIP

DECEMBER, 1991

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CERTIFICATE OF DEDICATION

Know all men by these presents that the undersigned Powder Basin Properties, A Wyoming General Partnership, W.M. Grace Development Co., General Partner, being the owner, proprietor or parties of interest in the land shown on this plat, do hereby certify:

That the foregoing plat designated as the resubdivision of Lot 1C of Block 1, of the resubdivision of Lot 1A, of Block 1, of the resubdivision of Lots 1, 2, 3 and 4 of Block 1 of the Homestead Addition, is located in NE1/4 of Section 34, T.50N., R.72W., 6th P.M., City of Gillette, Campbell County, Wyoming, and is more particularly described as follows:

Beginning at the southwest corner of Lot 6, Block 1, of the Homestead Addition, said point of beginning lying S02°11'38"W a distance of 444.16 feet from the north 1/4 corner of said Section 34; thence from said point of beginning along the southerly lines of Lots 6 and 5A, Block 1, of the Homestead Addition, N88°52'57"E a distance of 930.11 feet; S01°07'03"E a distance of 114.00 feet; and N88°52'57"E a distance of 300.00 feet to a point on the west right-of-way line of Highway 59; thence along said right-of-way line S01°07'03"E a distance of 60.00 feet to the northeast corner of Lot 2A of the resubdivision of Lot 1A of Block 1 of the resubdivision of Lots 1, 2, 3 and 4 of Block 1 of the Homestead Addition; thence, along the north, west and south lines of said Lot 2A, S88°52'57"W a distance of 260.00 feet; S01°07'03"E a distance of 175.00 feet; and N88°52'57"E a distance of 260.00 feet to a point of the west right-of-way line of Highway 59; thence along said right-of-way line S01°07'03"E a distance of 921.27 feet to the north line of Powder Basin Center Subdivision; thence along said north line S89°42'09"W a distance of 1302.66 feet to a point on the east line of Block 10 of Four-J Subdivision; thence along said east line N02°11'38"E a distance of 168.71 feet; thence along the south, east and north lines of Lot 1B, Block 1 of the resubdivision of Lot 1A of Block 1 of the resubdivision of Lots 1, 2, 3 and 4 of Block 1 of the Homestead Addition;

S46°08'08"E a distance of 191.77 feet;
N89°42'09"E a distance of 857.23 feet;
N01°07'41"W a distance of 554.06 feet;
S89°42'09"W a distance of 553.00 feet;
S00°17'51"E a distance of 116.00 feet;
S89°42'09"W a distance of 252.00 feet;
N00°17'51"W a distance of 100.00 feet; and
S89°42'09"W a distance of 164.18 feet

to a point on the east line of Four-J Subdivision; thence along said east line N02°11'38"E a distance of 690.23 feet to the point of beginning.

Said tract contains 23.264 acres.

That this subdivision, as it is described and as it 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 into lots, blocks, streets and easements.

That the undersigned owners of the land shown and described on this plat do hereby dedicate to the City of Gillette and its licensees for perpetual public use, all streets, alleys, easements and other public lands within the boundary lines of the plat, as indicated, and not already dedicated for public use.

Utility easements, as designated on this plat, are hereby dedicated to the City of Gillette and its licensees for perpetual public use, for the purpose of installing, repairing, reinstalling, replacing and maintaining sewers, water lines, gas lines, electrical lines, telephone lines, cable tv lines and other 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 or other impediments.

Executed this 12th day of March, 1992, by:

Powder Basin Properties
Owner

By: W.M. Grace V.P. W.M. Grace Development Co.
A GENERAL PARTNER

State of Wyo.
County of Campbell

The foregoing instrument was acknowledged before me this 12th day of March, 1992, by W.M. Grace V.P. W.M. Grace Development Co. A GENERAL PARTNER, as a free and voluntary act and deed.

Witness my hand and official seal.

Notary Public
My Commission Expires: 12-31-92

State of Wyo.
County of Campbell

The foregoing instrument was acknowledged before me this 12th day of March, 1992, by W.M. Grace V.P. W.M. Grace Development Co. A GENERAL PARTNER, as a free and voluntary act and deed.

Witness my hand and official seal.

Notary Public
My Commission Expires: 12-31-92

CERTIFICATE OF SURVEY

I, Robert L. Sanderson, 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 the resubdivision of Lot 1C, Block 1 of the resubdivision of Lot 1A of Block 1 of the resubdivision of Lots 1, 2, 3 and 4 of Block 1 of the Homestead Addition, 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 land.

Robert L. Sanderson, Registered Land Surveyor No. 2307

CERTIFICATE OF REVIEW OF THE CITY ENGINEER

Data on this plat reviewed this 6th day of February, A.D., 1992, by the City Engineer of Gillette, Wyoming.

Bill A. Carson
City Engineer

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

This plat is the resubdivision of Lot 1C of Block 1 of the resubdivision of Lot 1A of Block 1 of the resubdivision of Lots 1, 2, 3, and 4 of Block 1 of the Homestead Addition, as recorded in Book 5 of Plats, Pages 122 and 123, of the records of the Campbell County Clerk. All earlier plats or portions thereof encompassed by the boundaries of this plat are hereby vacated.

Approved by the City Council of the City of Gillette, Wyoming, this 16th day of March, A.D., 1992.

Mayor
City Clerk

CERTIFICATE OF APPROVAL BY THE CITY OF GILLETTE PLANNING COMMISSION

This plat is approved by the City of Gillette Planning Commission on the 16th day of March, A.D., 1992.

Chairman
Secretary

CLERK AND RECORDER

This plat was filed for record in the office of the Clerk and Recorder at 3:16 o'clock P.M. March 26, 1992, and is duly recorded in Book 504 Page 164

County Clerk