

500 South Gillette Avenue
Suite 1400
Gillette, Wyoming 82716



Public Works Department
(307) 685-8061
(307) 687-6349 Fax

**Tonn
Simple Subdivision**

April 14, 2017

Planning Commissioners Meeting
April 20, 2017

Board of Commissioners Meeting

Applicant: Kelly Tonn Childers Living Trust

Case Number: 17.02 CRSD

Agent: Doyle Surveying

Summary: The applicant proposes to divide 40.59 acres into two parcels; 10 acres and 30.26 acres in size, respectively.

Legal Description: NE $\frac{1}{4}$ NW $\frac{1}{4}$, Section 6, T49N, R72W

Location: The proposed subdivision is located on the south side of Spring Hill Rd., approximately .75 miles from Highway 50.

Zoning: R-S (Residential Suburban) *No change requested or required

Existing Land Use: Existing single family home

Adjacent Land Use: North: Spring Hill Ranch Survey (R-S)
South: Unplatted vacant lands (City)
East: Unplatted vacant lands (City)
West: Spring Hill Ranch Survey (R-S)

Water Source: Shared Well

Wastewater: Private Septics

Planning Considerations:

1. Provide the original Record of Survey, sealed by a Wyoming Licensed Surveyor.
2. Submit the original, revised Simple Subdivision Application for recordation.
 - a. Correct the owner name
3. Provide the book and page, and a copy of the 60' access easement.
 - a. Verify that the easement goes all the way east to Highway 50
4. Correctly label the acreage of each parcel on the Record of Survey. On the Record of Survey, it says the parcel is 30.26 and the legal description says 30.59
5. Provide the following statements on the Record of Survey:
 - a. "FEMA has identified Special Flood Hazard Areas within the southern portion of this property. Potential property owners should be aware that placement of fill material or structures of any kind will be highly regulated within the Flood Zone AE and will not be permitted in the Floodway. Please contact Campbell County Public Works – Engineering for more information regarding these flood zones."
 - b. The adopted Gillette Area Urban Systems Functional Classification Map and Comprehensive Plan identify a future arterial roadway in/adjacent to this property. Potential property owners should be aware that a future public roadway may be constructed through this property. For more information regarding the Gillette Area Urban Systems Functional Classification Map and Comprehensive Plans, please contact the City of Gillette or Campbell County Public Works.
6. Surveying Verifications:
 - a. Provide information on the sixteenth and quarter corners.
 - b. No corner recordations are on file, provide filed recordations to verify the positions of the corners.
 - c. Describe the N1/4 corner
 - d. There is grammatical error in the Surveyor's Certificate "during an actual survey"
7. Standard Planning Considerations:
 - a. Owners & Encumbrance Report (not less than three months old)
 - b. Consent to Subdivide
 - c. Publisher's Affidavit.

Staff Recommendation: Staff recommends APPROVAL of the proposed simple subdivision, pending completion of all planning considerations.

Planning Commission Recommendation:

Board of Commissioners' Decision:

SIMPLE SUBDIVISION APPLICATION
ISOLATED PARCEL (35+ ACRES) RECORD OF SURVEY DIVISION
SUBDIVISION PERMIT

Applicant Information

Name of Applicant: <u>Kelly Tonn Childrens Family Trust</u>	
Applicant Phone Number: <u>307-660-2268</u>	Applicant Fax Number:
Applicant Mailing Address: <u>PO Box 393 Sidney, MT 59270</u>	
Applicant Email Address: <u>Kellyctonn@gmail.com</u>	
Relationship of Applicant to Property:	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Lessee <input type="checkbox"/> Other

Agent Information

Name of Authorized Agent (if applicable): <u>Doyle Surveying Inc.</u>	
Agent Phone Number: <u>307-686-2410</u>	Agent Fax Number: <u>685-2054</u>
Agent Mailing Address: <u>800 E 4TH ST, STE 15 Gillette, WY 82716</u>	
Agent Email: <u>dls@vcn.com</u>	

The applicant requests to receive correspondence from the Planning Department regarding any submittals received or changes made regarding this application.

Kelly C. Tonn
 Applicant

3/9/17
 Date

INFORMATION REQUIRED FOR REVIEW:

- Legal Description of Area: NE 1/4 NW 1/4 Sec. 6, T49N, R72W
- Parcel to be divided is a quarter of a quarter section, or, if larger than a quarter of a quarter section, is less than seventy acres.
 Total Proposed Area for this Subdivision: 40.59 Acres
- Parcel is surrounded by land owned by others than the applicant.
- Parcel is being divided into two (2) tracts
- Parcel sizes both exceed ten (10) acres in size:

Parcel 1: 18.00 Acres

Parcel 2: 30.59 Acres

Landowner's Certification:

The above or foregoing subdivision of NE 1/4 NW 1/4 Sec 6, T49N, R22W as appears on the attached Record of Survey, is made with the free consent, and in accordance with the desires of the undersigned owners and proprietors, and that this is a correct survey of the area as it is divided into two parcels;

That ingress and egress and utility easements have been provided to each parcel by binding and recordable easements of not less than forty (40).

There will be no proposed domestic water source, public sewage disposal system or public maintenance of streets or roads. Maintenance of streets or roads will be the responsibility of the lot owners.

Landowner acknowledges that parcels created under this section shall not be eligible for further subdivision under the reduced minimum requirements provided by this section.

Executed this _____ day of _____ A.D., _____ by

Owner

Owner

STATE OF WYOMING)
) ss.
COUNTY OF CAMPBELL)

The foregoing Subdivision Application was acknowledged before me by _____
this _____ day of _____, 20 ____.

Notary Public

My Commission Expires:

SEAL

CERTIFICATE OF APPROVAL – CAMPBELL COUNTY PLANNING COMMISSION:

The foregoing Subdivision Application dated _____, 20 ____, by _____
and the attached Record of Survey dated _____, 20 ____, is approved by the Campbell County
Planning Commission this _____ day of _____, 20 ____, A.D.

Chairman of the Planning Commission

test:

Clerk of the Planning Commission

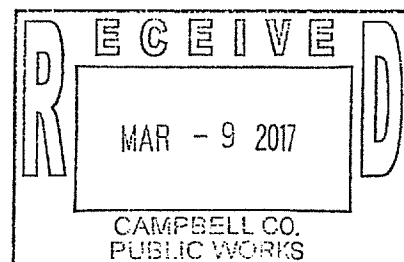
SUBDIVISION PERMIT APPROVAL – CAMPBELL COUNTY BOARD OF COMMISSIONERS

The foregoing Subdivision Application dated _____, 20__ by _____ and the attached Record of Survey dated _____, 20__ is approved by the Board of Commissioners in and for the County of Campbell, State of Wyoming, this ____ day of _____, 20__, A.D.

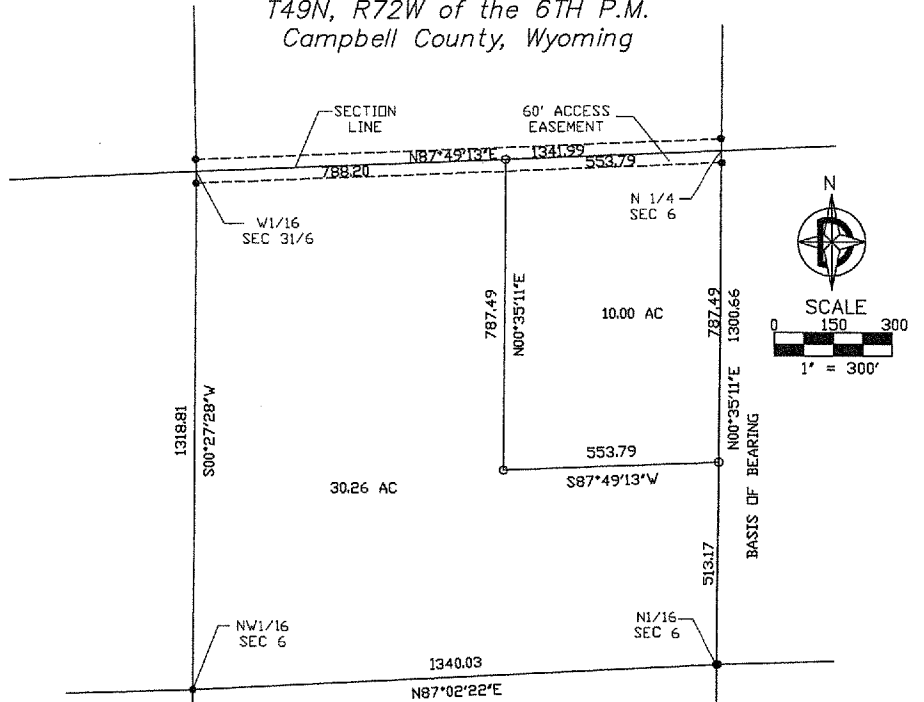
Chairman of the Board

Attest:

Clerk of the Board



Record of Survey
NE1/4 NW1/4, SECTION 6
T49N, R72W of the 6TH P.M.
Campbell County, Wyoming



SURVEYOR'S CERTIFICATE

I, Richard T. Doyle, of Gillette, Wyoming, hereby certify that this plat was made from notes taken during and actual survey performed under my direct supervision during the months of March and April, 2017, and that said survey is accurately represented on this plat and is set out on the ground as shown hereon.

LEGEND

- FOUND CORNER MONUMENT
- SET 5/8" REBAR
W/ALCAP 2333'

PREPARED FOR:
Kelly Childers Tonn
Living Trust
PO Box 393
Sidney, MT 59270

DATE OF PREPARATION:
3/9/2017



PREPARED BY:
DOYLE SURVEYING, INC.
801 E. Fourth St.
Suite 15
Gillette, WY 82716
PH: (307) 686-2410

LAND DESCRIPTION

A tract of land situated in the NE1/4 NW1/4 of Section 6, T 49 N, R 72 W of the Sixth Principal Meridian, Crook County, Wyoming being more particularly described as follows:

Beginning at the North one quarter section corner of said Section 6;
thence $S00^{\circ}22'38''W$ along the East line of the said NE1/4 NW1/4 of said Section 6 a distance of 1094.09 feet;
thence $N89^{\circ}37'22''W$ a distance of 346.36 feet;
thence $N00^{\circ}22'38''E$ a distance of 473.18 feet;
thence $N17^{\circ}53'17''W$ a distance of 627.23 feet to the North line of said Section 6;
thence $N87^{\circ}42'43''E$ along the said North line of Section 6 a distance of 543.53 feet to the POINT OF BEGINNING.

Said tract of land contains 10.00 acres, more or less, subject to all right, restrictions, reservations and/or easements of sight and record.

LAND DESCRIPTION

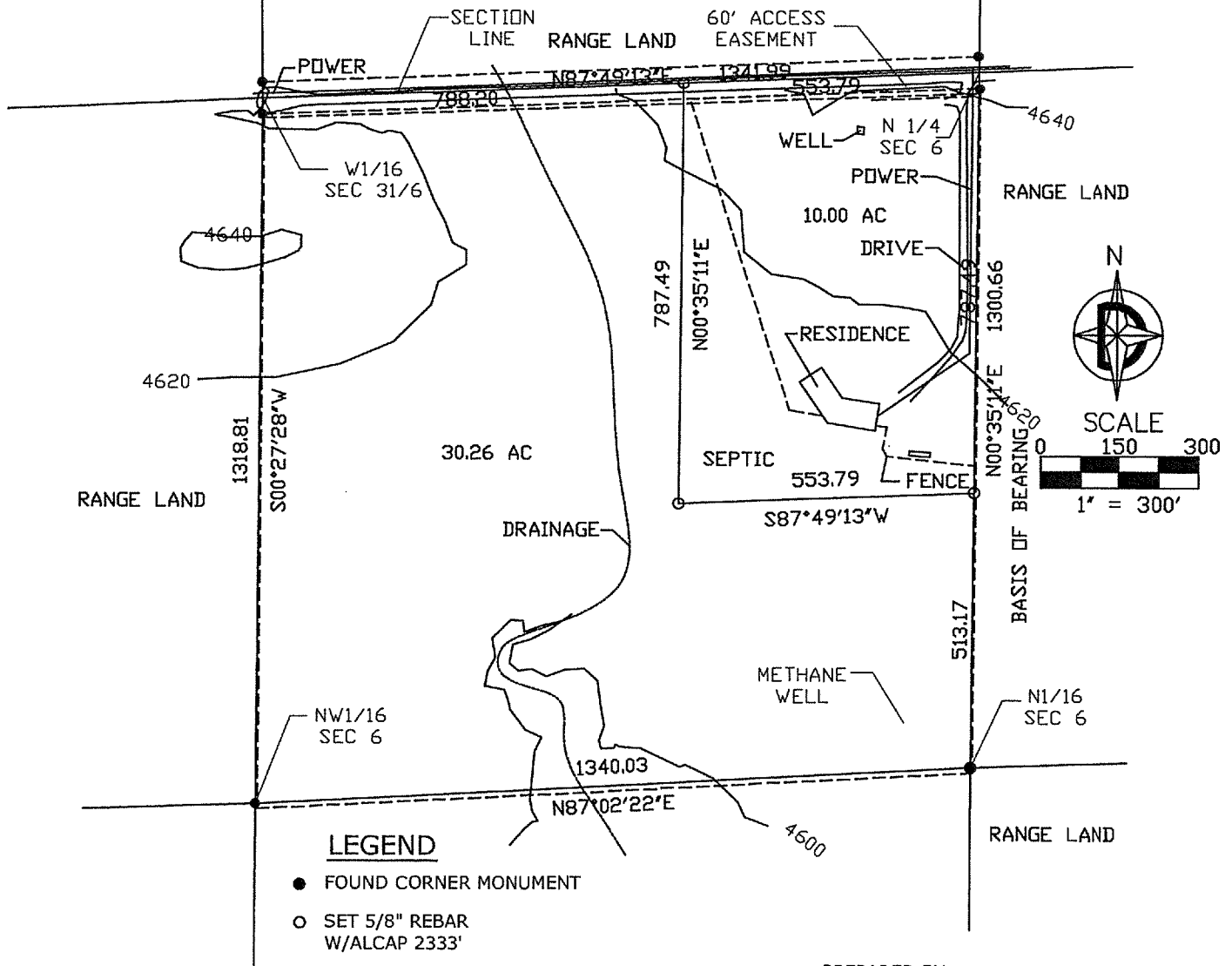
ALL of the NE1/4 NW1/4 of Section 6, T 49 N, R 72 W of the Sixth Principal Meridian, Crook County, Wyoming EXCEPTING THEREFROM a tract of land being more particularly described as follows:

Beginning at the North one quarter section corner of said Section 6;
thence S00°22'38"W along the East line of the said NE1/4 NW1/4 of said Section 6 a distance of 1094.09 feet;
thence N89°37'22"W a distance of 346.36 feet;
thence N00°22'38"E a distance of 473.18 feet;
thence N17°53'17"W a distance of 627.23 feet to the North line of said Section 6;
thence N87°42'43"E along the said North line of Section 6 a distance of 543.53 feet to the POINT OF BEGINNING.

Said tract of land contains 30.59 acres, more or less, subject to all right, restrictions, reservations and/or easements of sight and record.

SITE PLAN Record of Survey

NE1/4 NW1/4, SECTION 6
T49N, R72W of the 6TH P.M.
Campbell County, Wyoming



VICINITY MAP

SPRING HILL ROAD

NE1/4 NW1/4
SECTION 6
T49N, R72W

EXECUTIVE
EXECUTIVE ESTATES
ESTATES

CRESTFIELD

CRESTFIELD SUBDIVISION

HIDDEN VALLEY

HIDDEN VALLEY ESTATES

FORCE ROAD

WIND DANCER II SUBDIVISION

DOOD RANCH ADDITION PHASE I

DOOD RANCH ADDITION PHASE II

DOOD RANCH ADDITION PHASE III

DOOD RANCH ADDITION PHASE IV

DOOD RANCH ADDITION PHASE V

DOOD RANCH ADDITION PHASE VI

DOOD RANCH ADDITION PHASE VII

DOOD RANCH ADDITION PHASE VIII

DOOD RANCH ADDITION PHASE IX

DOOD RANCH ADDITION PHASE X

DOOD RANCH ADDITION PHASE XI

DOOD RANCH ADDITION PHASE XII

DOOD RANCH ADDITION PHASE XIII

DOOD RANCH ADDITION PHASE XIV

DOOD RANCH ADDITION PHASE XV

DOOD RANCH ADDITION PHASE XVI

DOOD RANCH ADDITION PHASE XVII

DOOD RANCH ADDITION PHASE XVIII

DOOD RANCH ADDITION PHASE XIX

DOOD RANCH ADDITION PHASE XX

SKYLINE SUBDIVISION

WIND DANCER SUBDIVISION

WIND DANCER SUBDIVISION

WIND DANCER SUBDIVISION

WIND DANCER SUBDIVISION

WIND DANCER SUBDIVISION

WIND DANCER SUBDIVISION

WIND DANCER SUBDIVISION

WIND DANCER SUBDIVISION

WIND DANCER SUBDIVISION

WIND DANCER SUBDIVISION

WIND DANCER SUBDIVISION

WIND DANCER SUBDIVISION

WIND DANCER SUBDIVISION

WIND DANCER SUBDIVISION

WIND DANCER SUBDIVISION

WIND DANCER SUBDIVISION

WIND DANCER SUBDIVISION

ROCKY

HIDDEN