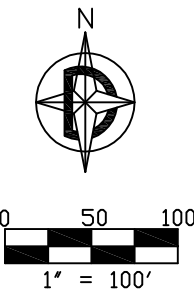


DECLARATION VACATING PREVIOUS PLATTING
THIS PLAT IS THE RESUBDIVISION OF TRACT C, MOON SHADOW NO. 2 SUBDIVISION, FIRST FILING AS RECORDED IN BOOK 8 OF PLATS, PAGE 221-222, OF THE RECORDS OF THE CAMPBELL COUNTY CLERK. ALL EARLIER PLAT OR PORTIONS THEREOF, ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

SURVEYOR'S CERTIFICATE

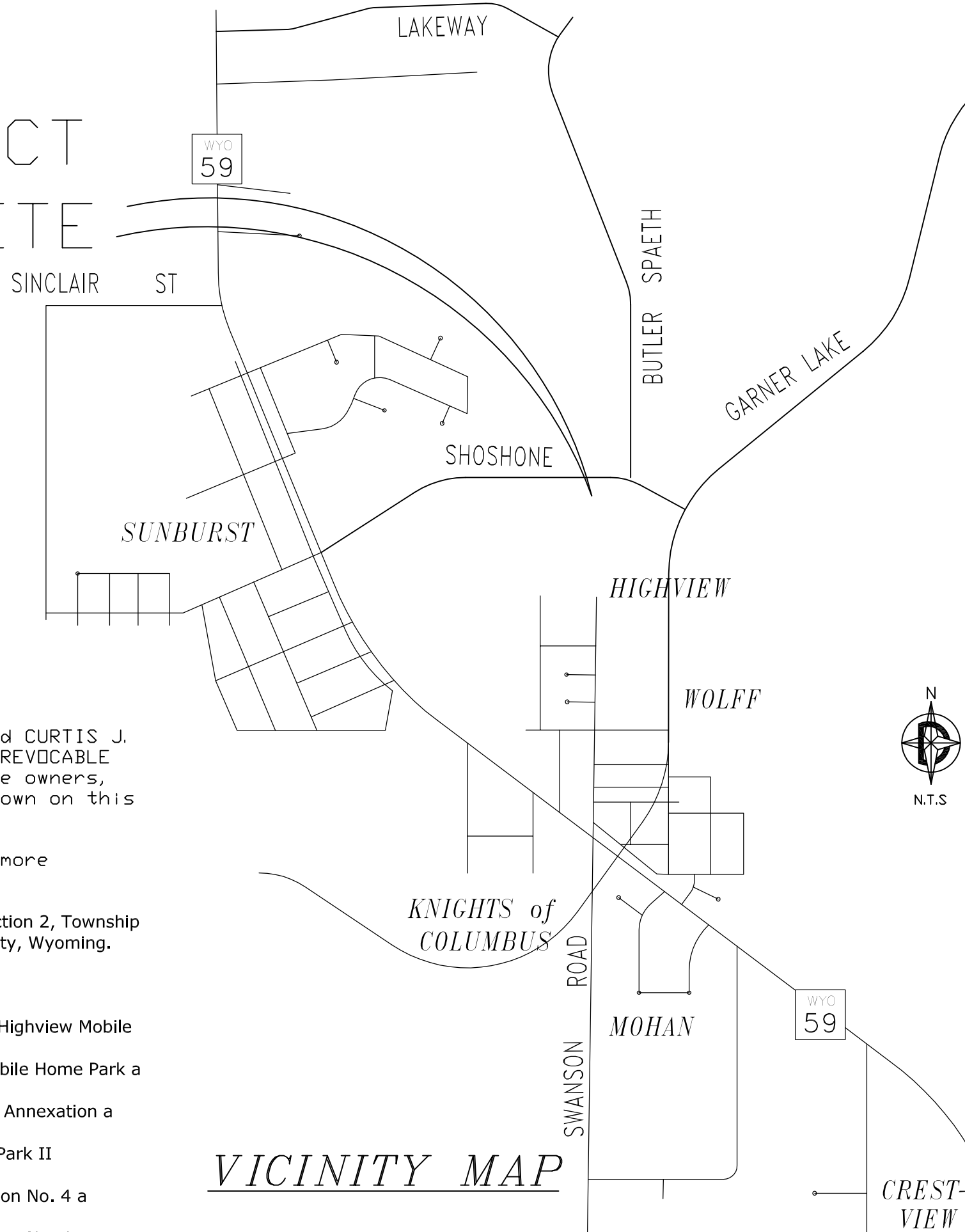
I, Richard T. Doyle, do hereby certify that I am a registered land surveyor, licensed under the laws of the State of Wyoming, that this plat is a true, correct, and complete plat of BETCHER SUBDIVISION as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of 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.



FINAL PLAT BETCHER SUBDIVISION CITY OF GILLETTE, WYOMING

A RESUBDIVISION OF TRACT C, MOON SHADOW NO 2 SUBDIVISION, FIRST FILING AND A PORTION OF NE 1/4 SW 1/4 AND NW 1/4 OF SECTION 2, T49N, R72W OF THE SIXTH P.M., CAMPBELL COUNTY, WYOMING
CITY OF GILLETTE, WYOMING

PROJECT SITE



DEDICATION

Know all men by these presents that the undersigned CURTIS J. BETCHER, JAMES L. WILLIAMSON, SARA L. HARTSAW, MD REVOCABLE TRUST AND DONALD L. BARTON REVOCABLE TRUST being the owners, proprietors, or parties of interest in the land shown on this plat, do hereby certify,

The above and foregoing BETCHER SUBDIVISION being more particularly described as follows:

A tract of land being situated in the NE1/4 SW1/4 and the NW1/4 of Section 2, Township 49 North, Range 72 West of the Sixth Principal Meridian, Campbell County, Wyoming. Said tract of land being described more particularly as follows:

Beginning Center one quarter section corner of said Section 2;
Thence S00°00'02"W a distance of 20.31 feet to the North boundary of Highview Mobile Home Park;
Thence S89°39'47"W along the said North boundary of the Highview Mobile Home Park a distance of 668.90 feet;
Thence N00°19'12"E along the East boundary of the Promontory Park II Annexation a distance of 469.42 feet;
Thence S89°42'47"W along the said North boundary of the Promontory Park II Annexation a distance of 661.67 feet;
Thence N00°54'56"E along the said East boundary of Sunburst Subdivision No. 4 a distance of 459.19 feet;
Thence N00°49'17"E along the said East boundary of Sunburst Subdivision No. 4 a distance of 26.99 feet to the South right of way of Shoshone Avenue;
Thence Northeasterly along the said South right of way of Shoshone Avenue along a curve to the right through a central angle of 15°06'03" with a radius of 2760.00 feet an arc distance of 727.42 feet and with a chord that bears N82°54'59"E a chord distance of 725.31 feet;
Thence N89°30'32"E along the said South right of way of Shoshone Avenue a distance of 511.72 feet;
Thence S01°42'49W along the West right of way of Butler Spaeth Road a distance of 146.48 feet;
Thence Southeasterly along the said West right of way of Butler Spaeth Road along a curve to the left through a central angle of 32°51'46" with a radius of 650.00 feet an arc distance of 372.82 feet with a chord that bears S14°40'06"E a chord distance of 367.73 feet;
Thence S00°00'02"W along the North-South centerline of said Section 2 a distance of 510.88 feet to the POINT OF BEGINNING.

Said tract of land contains 23.231 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.

Executed this _____ day of _____, A. D., 20____ by:

Owners: CURTIS J. BETCHER	JAMES L. WILLIAMSON
CURTIS J. BETCHER	JAMES L. WILLIAMSON
SARA L HARTSAW, MD REVOCABLE TRUST	DONALD L. BARTON REVOCABLE TRUST
ANGUS D MCDUGALL, TRUSTEE	DONALD L. BARTON, TRUSTEE
SARA L HARTSAW, MD, TRUSTEE	MYLA JO BARTON, TRUSTEE

REVISED: 5-19-17

VICINITY MAP

APPROVALS

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

City Engineer _____

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

Chairman _____ Secretary _____

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

Mayor _____ City Clerk _____

This plat filed for record in the office of the Clerk and Recorder at _____ o'clock _____ m., _____, 20____, and is duly recorded in Book _____, Page No. _____.

County Clerk _____

FINAL PLAT

BETCHER SUBDIVISION GILLETTE, WYOMING

Prepared for:
Curtis J. Betcher, ETAL
1333 Moonshiner Lane
GILLETTE, WY 82718

Prepared by:
DOYLE SURVEYING INC.
801 E 4TH ST
Suite 15
Gillette, WY 82716
Ph: (307)686-2410

Date of Preparation: MAY, 2017

SHT 1 OF 1

STATE OF WYOMING)
) ss.
COUNTY OF CAMPBELL)

The foregoing instrument was acknowledged before me this ____ day of _____, A.D., 20____, by James L. Williamson as a free and voluntary act and deed.

Witness my hand and official seal.

Notary Public _____
My Commission Expires _____

STATE OF WYOMING)
-----)ss.
COUNTY OF CAMPBELL)

The foregoing instrument was acknowledged before me this ____ day of _____, A.D., 20____, by Sara L Hartsaw, MD as Trustee for the Sara L Hartsaw, MD Revocable Trust as a free and 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 Donald L. Barton and Myla Jo Barton as Trustees for the Donald L. Barton Revocable Trust as a free and voluntary act and deed.

Witness my hand and official seal.

Notary Public _____
My Commission Expires: _____

NOTES

PERMANENT STRUCTURES SHALL NOT BE ALLOWED WITHIN AN EASEMENT.

FENCING, STRUCTURES OR OTHER IMPEDIMENTS SHALL NOT BE ALLOWED IN DRAINAGE EASEMENTS.

ACCESS TO LOT 2 SHALL ONLY BE ALLOWED FROM BUTLER SPAETH ROAD THROUGH A SHARED ACCESS EASEMENT WITH LOT 2 OF THE EDWARDS SUBDIVISION, OR A CITY ENGINEER APPROVED ACCESS THAT DOES NOT COMPROMISE THE FUNCTIONALITY OF THE EXISTING DETENTION POND.

THIS SUBDIVISION IS FOR OWNERSHIP PURPOSES ONLY. ALL IMPROVEMENTS SHALL BE THE DEVELOPER'S RESPONSIBILITY AT THE TIME OF DEVELOPMENT.

TRACT A IS FOR DRAINAGE PURPOSES AND IS DEDICATED TO THE CITY OF GILLETTE FOR OWNERSHIP AND MAINTENANCE.

STATE OF WYOMING)
-----)ss.
COUNTY OF CAMPBELL)

The foregoing instrument was acknowledged before me this ____ day of _____, A.D., 20____, by Curtis J. Betcher as a free and voluntary act and deed.

Witness my hand and official seal.

Notary Public _____
My Commission Expires _____

STATE OF WYOMING)
-----)ss.
COUNTY OF CAMPBELL)

The foregoing instrument was acknowledged before me this ____ day of _____, A.D., 20____, by Angus D. McDougall as Trustee for the Sara L Hartsaw, MD Revocable Trust as a free and voluntary act and deed.

Witness my hand and official seal.

Notary Public _____
My Commission Expires: _____

DEVON
ADDITION

EDWARDS
SUBDIVISION

KATIE
INDUSTRIAL
PARK

MOON SHADOW NO 2
SUBDIVISION, FIRST FILING

SHOSHONE AVENUE

Tract A
4.050 AC

Lot 1
11.936 AC

PROMONTORY PARK II
ANNEXATION

Lot 2
7.245 AC

HIGHVIEW
MOBILE HOME
PARK

SUMMARY
TOTAL LOTS: 3
R.O.W. AREA: N/A
TOTAL AREA: 23.231 AC
ZONING: C-3, I-1

LEGEND

● FOUND CORNER MONUMENT

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