

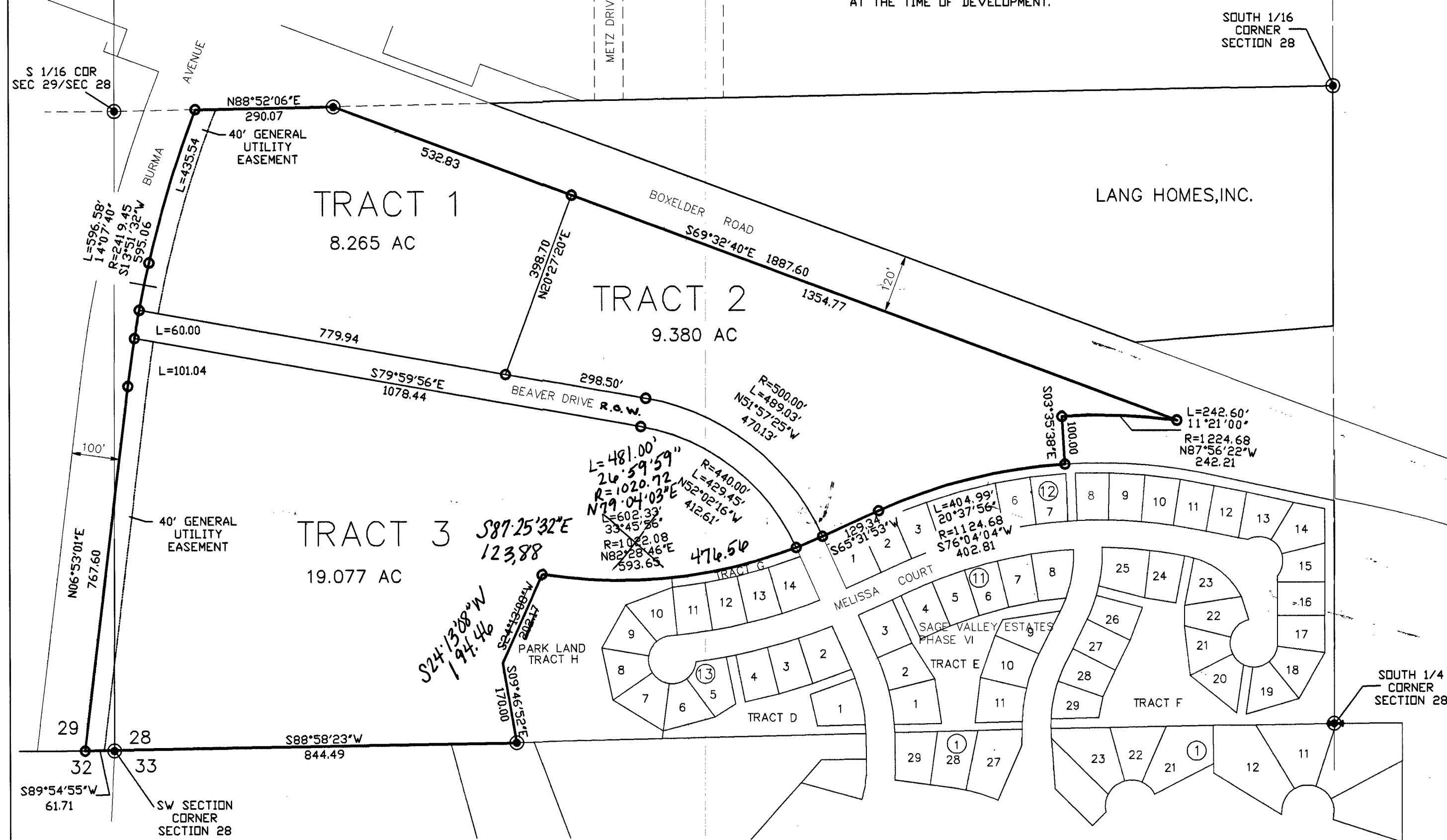
DECLARATION VACATING PREVIOUS PLATTING
THIS PLAT IS THE RESUBDIVISION OF SAGE VALLEY ESTATES, PHASE VI AS RECORDED IN BOOK 8 OF PLATS, PAGE 130, OF THE RECORDS OF CAMPBELL COUNTY. ALL EARLIER PLAT OR PORTIONS THEREOF, ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

LEGEND

- FOUND CORNER
- SET 24" LONG 5/8" REBAR WITH ALUMINUM SURVEY CAP MARKED "RLS 2333"

SUMMARY
TOTAL TRACTS: 3
R.O.W. AREA: 2.144 AC
TOTAL AREA: 38.867 AC
ZONING: C-1, R-3, R-1, I-1

SCALE 1"= 200'



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.

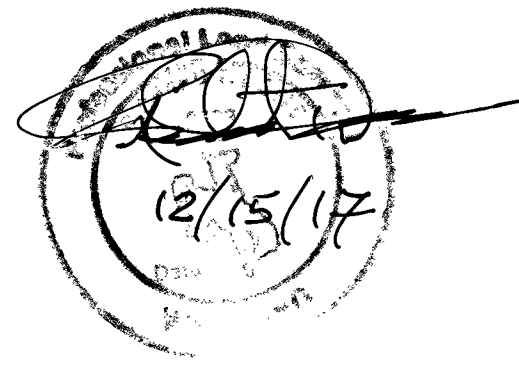
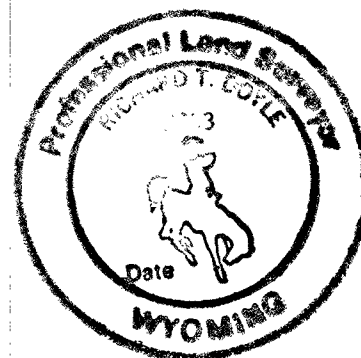
Chairman _____ Secretary _____

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

Mayor _____ City Clerk _____

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 CEDAR RIM ESTATES, 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.



NOTE
THIS SUBDIVISION IS FOR OWNERSHIP PURPOSES ONLY AND ALL IMPROVEMENTS WILL BE THE RESPONSIBILITY OF THE DEVELOPER AT THE TIME OF DEVELOPMENT.

SOUTH 1/16 CORNER SECTION 28

FINAL PLAT CEDAR RIM ESTATES

A RESUBDIVISION OF THE
S1/2 SW1/4 OF SECTION 28 &
SE1/4 SE1/4 OF SECTION 29,
T50N, R72W OF THE SIXTH P.M.,
CITY OF GILLETTE, WYOMING

DEDICATION

Know all men by these presents that the undersigned LANG HOMES, INC. and the CITY OF GILLETTE, being the owners, proprietors, or parties of interest in the land shown on this plat, do hereby certify,

The above and foregoing CEDAR RIM ESTATES being more particularly described as follows:

SEE LAND DESCRIPTION

Said tract of land contains 38.867 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:

LANG HOMES, INC.

CITY OF GILLETTE, WYOMING

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

Owner: CITY OF GILLETTE, WYOMING

Mayor: _____

City Clerk

STATE OF _____)

COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, A.D., 20____, by _____

as _____ for LANG HOMES, INC., as a free and

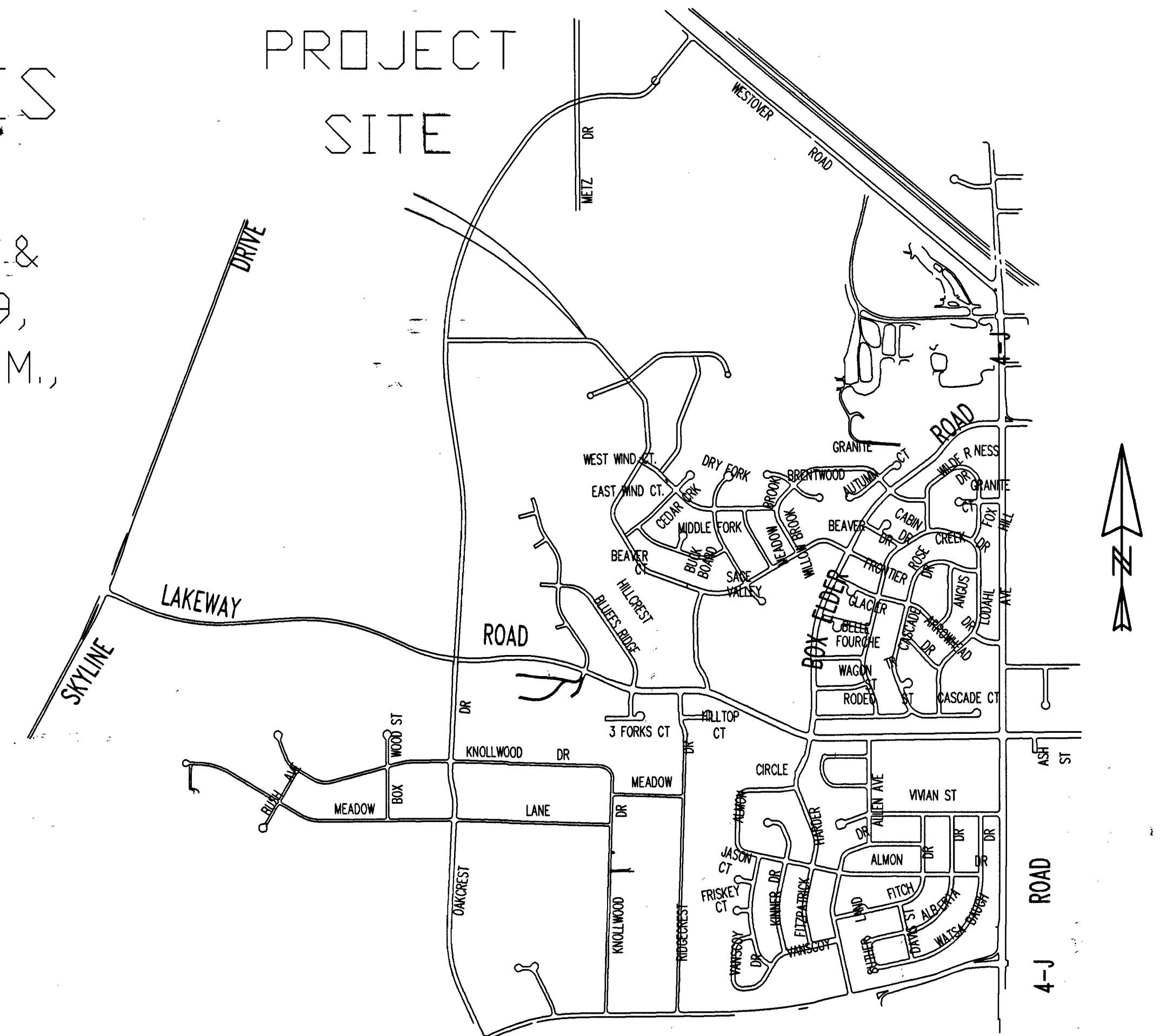
voluntary act and deed.

Witness my hand and official seal.

Notary Public

My Commission Expires _____

PROJECT SITE



VICINITY MAP

N.T.S.

LAND DESCRIPTION

A tract of land being part of the S1/2 SW1/4 of Section 28 and the SE1/4 SE1/4 of Section 29, Township 50 North, Range 72 West of the Sixth P.M., Campbell County, Wyoming and a portion of Sage Valley Estates VI and VII, Gillette, Wyoming. Said tract of land being described more particularly as follows:

Beginning at the Southwest corner of said Section 28;
thence S89°54'55"W along the South line of said Section 29 a distance of 61.71 feet to a point on the east right-of-way of Burma Road;
thence N06°53'01"E a distance of 767.60 feet;
thence Northeasterly along a curve to the right through a central angle of 14°07'40" with a radius of 2419.45 feet an arc distance of 596.58 feet with a chord that bears N13°51'32"E a chord distance of 595.06 feet to the North line of the said S1/2 SW1/4 of Section 28;
thence N88°52'06"E along the said North line of the S1/2 SW1/4 of Section 28 a distance of 290.07 feet to the south right-of-way of Boxelder Road;
thence S69°32'40"E along the said south right-of-way of Boxelder Road a distance of 1887.60 feet;
thence Southwesterly along a curve to the left through a central angle of 11°21'00" with a radius of 1224.68 feet an arc distance of 242.60 feet with a chord that bears N87°56'22"W a chord distance of 242.21 feet;
thence S03°35'38"E a distance of 100.00 feet to the North line of Sage Valley Estates, Phase VI;
thence Southwesterly along the said North line of Sage Valley Estates, Phase VI along a curve to the left through a central angle of 20°37'56" with a radius of 1124.68 feet an arc distance of 404.99 feet and with a chord that bears S76°04'04"W a chord distance of 402.81 feet;
thence S65°31'53"W along the said North line of Sage Valley Estates, Phase VI a distance of 129.34 feet;
thence Southwesterly along the said North line of Sage Valley Estates, Phase VI along a curve to the right through a central angle of 33°45'56" with a radius of 1022.08 feet an arc distance of 602.33 feet and with a chord that bears S82°28'46"W a chord distance of 593.65 feet to the Northwest corner of said Sage Valley Estates, Phase VI;
thence S24°13'08"W along the West line of said Sage Valley Estates, Phase VI a distance of 202.17 feet;
thence S09°46'52"E along the said West line of Sage Valley Estates, Phase VI a distance of 170.00 feet to a point on the south line of said Section 28;
thence S88°58'23"W along the said south line of Section 28 a distance of 844.49 feet to the POINT OF BEGINNING.

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

County Clerk

FINAL PLAT CEDAR RIM ESTATES GILLETTE, WYOMING

PREPARED FOR:

CITY OF GILLETTE
PO BOX 3003
GILLETTE, WY 82717

PREPARED BY:

DOYLE LAND SURVEYING
801 E. Fourth St.
Suite C-8
Gillette, WY 82718
PH: (307) 686-2410

DATE OF PREPARATION: MAY, 2012

SHT 1 OF 1

REV: 6/11/12