

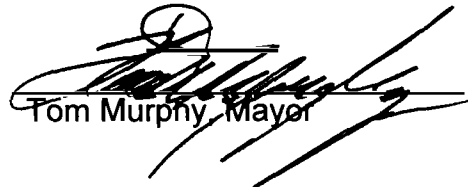
ORDINANCE NO. 3799

AN ORDINANCE TO AMEND
THE DISTRICT ZONING MAP
OF THE CITY OF GILLETTE, WYOMING,
FOR PROPERTY GENERALLY LOCATED
AT 1881 SOUTH BURMA AVENUE
AND LEGALLY DESCRIBED AS
TRACTS 1-3, OF THE PROPOSED CEDAR RIM ESTATES SUBDIVISION
WITH TRACT 1 TO BE ZONED C-1, GENERAL COMMERCIAL DISTRICT,
TRACT 2 TO BE ZONED R-3, SINGLE AND MULTIPLE FAMILY
RESIDENTIAL DISTRICT,
TRACT 3 TO BE ZONED A, AGRICULTURAL ZONING DISTRICT, AND THE
BEAVER DRIVE RIGHT-OF-WAY TO BE ZONED TO THE CENTERLINE AND
CORRESPOND WITH THE ADJACENT ZONING DISTRICTS,
AS SHOWN ON THE ATTACHED
EXHIBIT A AND EXHIBIT B MAPS,
SUBJECT TO ALL PLANNING REQUIREMENTS

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF GILLETTE,
WYOMING, THAT:

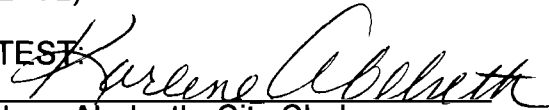
The Zoning of property legally described as a tract of land generally located at 1881 South Burma Avenue being legally described as Tracts 1-3 of the proposed Cedar Rim Estates Subdivision with Tract 1 to be zoned C-1, General Commercial District, Tract 2 to be zoned R-3, Single and Multiple Family Residential District, Tract 3 and to be zoned A, Agricultural Zoning District, and the Beaver Drive Right-of-Way to be zoned to the centerline and correspond with the adjacent zoning districts as shown on the attached Exhibit A and B Maps, Subject to all Planning Requirements.

PASSED, APPROVED AND ADOPTED this 1st day of July, 2013.


Tom Murphy, Mayor

(S E A L)

ATTEST

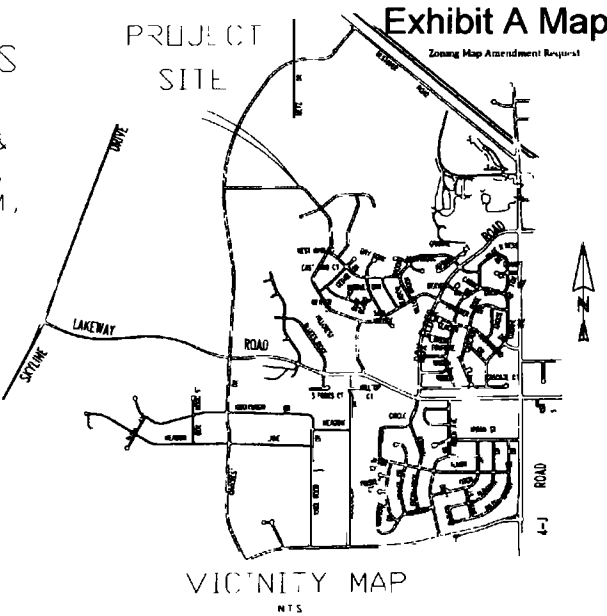

Karlene Abelseth, City Clerk

Publication Date: July 10, 2013

Exhibit A Map

Zoning Map Amendment Request

PROJECT SITE



LAND DESCRIPTION

A tract of land being part of the 1/2 SW 1/4 of Section 28 and the 1/4 SE 1/4 of Section 29, Township 36 North Range 12 West of the Sixth PM, Crook County Wyoming and a portion of Sage Valley Estates Phase 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°45'30"W along the South line of said Section 28 a distance of 4.11 feet to a point on the east right-of-way of Burns Road;

thence S88°52'30"E a distance of 767.60 feet;

thence Northeasterly along a curve to the right through a central angle of 147°40' with a radius of 249.45 feet an arc distance of 396.38 feet with a chord that bears N12°31'32"E a chord distance of 595.06 feet to the North line of the said 1/2 SW 1/4 of Section 28;

thence S88°52'30"E along the said North line of the 1/2 SW 1/4 of Section 28 a distance of 290.07 feet to the South right-of-way of Boulder Road;

thence S69°32'42"E along the said South right-of-way of Boulder Road a distance of 1087.66 feet;

thence Southeasterly along a curve to the left through a central angle of 170°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 746.5 feet;

thence S42°32'38"E a distance of 182.08 feet to the North line of Sage Valley Estates, Phase VI;

thence Southeasterly along the said North line of Sage Valley Estates, Phase VI along a curve to the right through a central angle of 31°45'54" with a radius of 1322.08 feet an arc distance of 422.33 feet with a chord that bears S42°28'44"W a chord distance of 553.65 feet to the Northeast corner of said Sage Valley Estates, Phase VI;

thence S24°12'00"W along the West line of said Sage Valley Estates, Phase VI a distance of 282.17 feet;

thence S70°46'50"E along the said West line of Sage Valley Estates, Phase VI a distance of 170.36 feet to a point on the South line of said Section 28;

thence S88°52'30"E 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 _____ on _____ day of _____, 2012, and is duly recorded in Book _____ Page No. _____

County Clerk _____

FINAL PLAT
CEDAR RIM ESTATES

A RESUBDIVISION OF THE
S1/2 SW1/4 OF SECTION 28 &
S1/4 SE1/4 OF SECTION 29,
T36N, R72W OF THE SIXTH PM,
CITY OF GILLETTE, WYOMING

DEDICATION

That all herein by these presents that the undersigned LAND 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 acre and foregoing CEDAR RIM ESTATES along 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 right and record and as appears on this plat is made also the first consent and in accordance with the desires of the undersigned owners and proprietors and that this is a correct plat of the same as it is divided into 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. If any easements is 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 _____ AD 2012 by
Dorner LAND HOMES, INC.

For: J. Long
Manager LAND HOMES, INC. CITY OF GILLETTE, WYOMING

Executed this _____ day of _____ AD 2012 by
Clerk CITY OF GILLETTE, WYOMING

Mayor _____ City Clerk _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this day of _____ AD 2012 by J. Long as manager for LAND HOMES, INC. as a free and

voluntary act and deed.

Witness my hand and official seal.

Notary Public _____

My Commission Expires _____

SURVEYOR'S CERTIFICATE

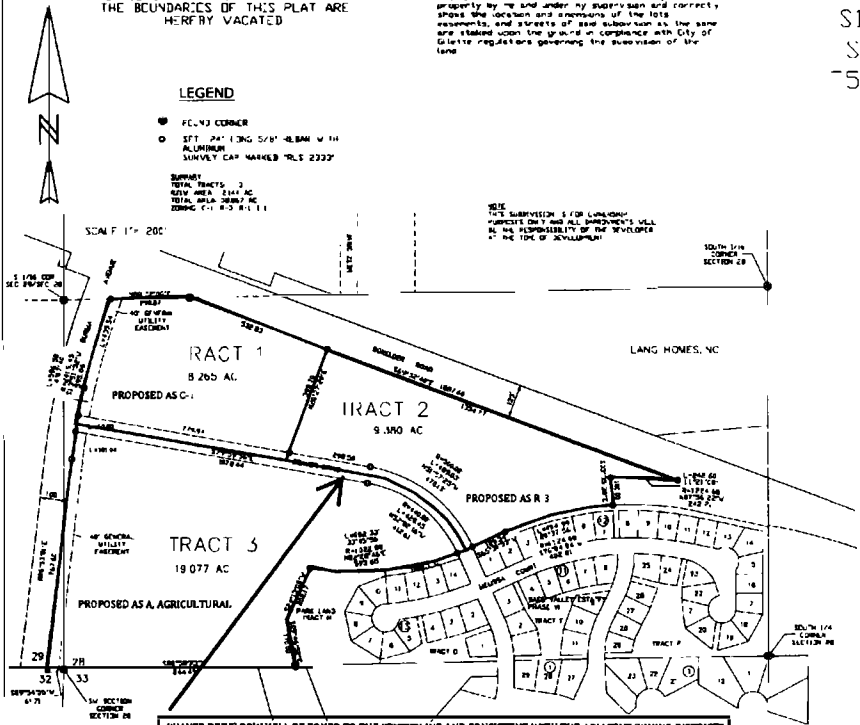
I, Richard T. Doyle, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Wyoming that this plat is a true, correct and complete plat of CEDAR RIM ESTATES as laid out, platted, divided and shown herein. This plat was made from an accurate survey of said property by me and under my supervision and correct, 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 SUBMISSION IS FOR LANDOWNER'S
REVIEW ONLY AND ALL SURVEYOR'S WILL
BE THE TOP OF DEVELOPMENT

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

- PLYWOOD CORNER
- SETTING PLANTING 5/8" ALUMINUM SURVEY CAP MARKER "RLS 2322"
- SURVEY TOTAL TRACTS: 3
- ACRES: 38.867
- TOTAL AREA: 38.867 AC
- TOTAL AREA: 38.867 AC



APPROVALS

Date on this plat reviewed this _____ day of _____ AD 2012, by the City Engineer of Gillette, Wyoming

City Engineer _____

This plat approved by the City of Gillette Planning Commission this _____ day of _____ AD 2012

Chairman _____ Secretary _____

Approved by the City Council of the City of Gillette, Wyoming this _____ day of _____ AD 2012

Mayor _____ City Clerk _____