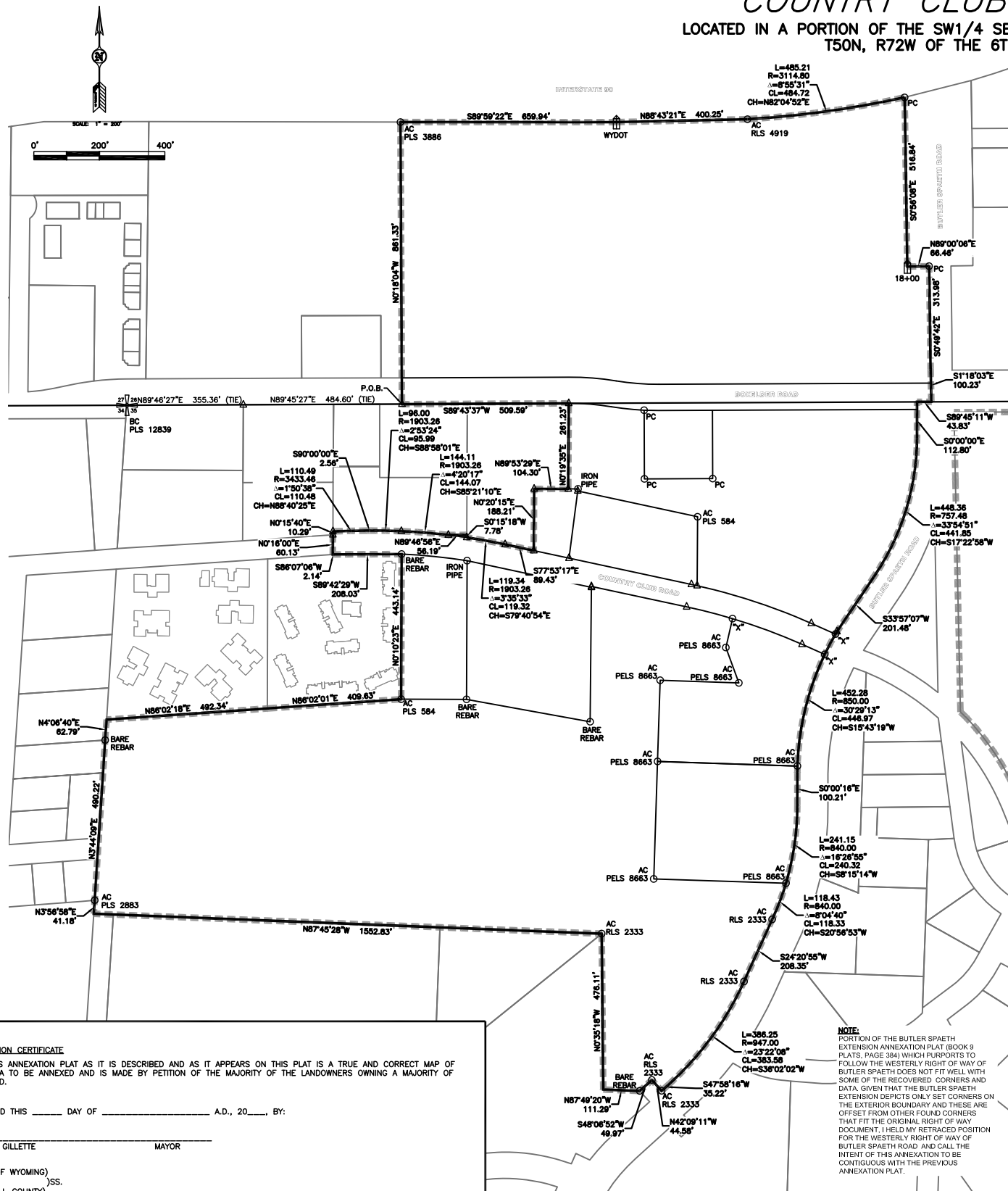


COUNTRY CLUB ISLAND ANNEXATION
LOCATED IN A PORTION OF THE SW1/4 SECTION 26 AND A PORTION OF THE NW1/4 SECTION 35,
T50N, R72W OF THE 6TH P.M., CAMPBELL COUNTY, WYOMIING



LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN PORTIONS OF THE SW1/4 SECTION 12, PORTIONS OF SECTION 13, LOT 8 OF SECTION 14 AND PORTIONS OF THE N1/2N1/2 SECTION 24, ALL SITUATED IN T49N, R72W OF THE 6TH P.M. CAMPBELL COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TRACT OF LAND SITUATED IN A PORTION OF THE SW1/4 SECTION 26 AND A PORTION OF THE NW1/4 SECTION 35, T50N, R72W OF THE 6TH P.M. CAMPBELL COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35, MONUMENTED BY A BRASS CAP STAMPED PLS 12839;

THENCE ALONG THE NORTH SECTION LINE OF SAID SECTION 35, N89°46'27"E, 355.36 FEET TO AN ALUMINUM CAP STAMPED PLS 6872;

THENCE CONTINUING ALONG SAID NORTH SECTION LINE, N89°45'27"E, 484.60 FEET TO AN ALUMINUM CAP STAMPED PLS 6872 AND BEING THE POINT OF BEGINNING;

THENCE LEAVING SAID NORTH SECTION LINE, ALONG THE EASTERLY BOUNDARY OF THE HOME DEPOT ADDITION, AS RECORDED IN BOOK 7 OF PLATS, PAGE 276 OF THE CAMPBELL COUNTY CLERK'S OFFICE, N00°18'04"W, 861.33 FEET TO THE NORTHEAST CORNER OF SAID HOME DEPOT ADDITION, ALSO BEING A POINT ON THE SOUTHERLY RIGHT OF WAY OF INTERSTATE 90, MONUMENTED BY AN ALUMINUM CAP STAMPED PLS 3886;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY, S89°59'22"E, 659.94 FEET TO THE BEGINNING OF A SPIRAL CURVE CONCAVE TO THE NORTH, MONUMENTED BY A WYDOT RIGHT OF WAY MONUMENT MARKED T.S. STA 273+77.6;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY, THROUGH SAID SPIRAL CURVE HAVING A CHORD BEARING OF N88°43'21"E AND A CHORD LENGTH OF 400.25 FEET TO THE BEGINNING OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE NORTH, MONUMENTED BY AN ALUMINUM CAP STAMPED RLS 4919;

THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY, THROUGH SAID CURVE HAVING A DELTA ANGLE OF 8°55'31", A RADIUS LENGTH OF 3114.80 FEET, AN ARC LENGTH OF 485.21 FEET, A CHORD BEARING OF N82°04'52"E, AND A CHORD LENGTH OF 484.72 FEET TO THE NORTHWEST CORNER OF COUNTRY CLUB ADDITION, AS RECORDED IN BOOK 8 OF PLATS, PAGE 40 OF THE CAMPBELL COUNTY CLERK'S OFFICE, ALSO BEING THE INTERSECTION POINT WITH THE WESTERLY RIGHT OF WAY OF BUTLER SPAETH ROAD, MONUMENTED BY A PLASTIC YELLOW CAP;

THENCE ALONG SAID WESTERLY RIGHT OF WAY AND WESTERLY BOUNDARY OF SAID COUNTRY CLUB ROAD ADDITION, S00°00'00"W, 516.84 FEET TO A RIGHT OF WAY MONUMENT STAMPED 18+00;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY AND SAID WESTERLY BOUNDARY, N89°00'06"E, 66.46 FEET TO A PLASTIC YELLOW CAP;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY AND SAID WESTERLY BOUNDARY, S00°49'42"E, 313.98 FEET TO AN ANGLE POINT;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY AND SAID WESTERLY BOUNDARY, S01°18'03"E, 100.23 FEET TO A POINT ON AFOREMENTIONED NORTH SECTION OF LINE OF SECTION 35;

THENCE ALONG SAID NORTH SECTION LINE, S89°45'11"W, 43.83 FEET TO THE EXTENDED WESTERLY RIGHT OF WAY OF BUTLER SPAETH ROAD;

THENCE ALONG SAID WESTERLY RIGHT OF WAY, S00°00'00"W, 112.80 FEET TO THE BEGINNING OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE WEST;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY, THROUGH SAID CURVE HAVING A DELTA ANGLE OF 33°54'51", A RADIUS LENGTH OF 757.48 FEET, AN ARC LENGTH OF 448.36 FEET, A CHORD BEARING OF S17°22'58"W, AND A CHORD LENGTH OF 441.85 FEET TO A POINT ON SAID WESTERLY RIGHT OF WAY;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY, S33°57'07"W, 201.48 FEET TO THE BEGINNING OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE EAST, MONUMENTED BY AN ALUMINUM CAP STAMPED PLS 6872;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY, THROUGH SAID CURVE HAVING A DELTA ANGLE OF 30°29'13", A RADIUS LENGTH OF 850.00 FEET, AN ARC LENGTH OF 452.28 FEET, A CHORD BEARING OF S15°43'19"W, AND A CHORD LENGTH OF 446.97 FEET TO A POINT ON SAID WESTERLY RIGHT OF WAY;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY, S00°00'16"E, 100.21 FEET TO THE BEGINNING OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE WEST;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY, THROUGH SAID CURVE HAVING A DELTA ANGLE OF 16°28'55", A RADIUS LENGTH OF 840.00 FEET, AN ARC LENGTH OF 241.15 FEET, A CHORD BEARING OF S08°15'14"W, AND A CHORD LENGTH OF 240.32 FEET TO THE BEGINNING OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE WEST, MONUMENTED BY AN ALUMINUM CAP STAMPED PLS 6863;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY, THROUGH SAID CURVE HAVING A DELTA ANGLE OF 8°04'40", A RADIUS LENGTH OF 840.00 FEET, AN ARC LENGTH OF 118.43 FEET, A CHORD BEARING OF S20°56'53"W, AND A CHORD LENGTH OF 118.33 FEET TO AN ALUMINUM CAP STAMPED RLS 2333;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY, S24°20'55"W, 208.35 FEET TO THE BEGINNING OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE WEST, MONUMENTED BY AN ALUMINUM CAP STAMPED RLS 2333;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY, THROUGH SAID CURVE HAVING A DELTA ANGLE OF 23°22'08", A RADIUS LENGTH OF 947.00 FEET, AN ARC LENGTH OF 386.25 FEET, A CHORD BEARING OF S36°02'02"W, AND A CHORD LENGTH OF 383.58 FEET TO A POINT ON SAID WESTERLY RIGHT OF WAY;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY, S47°58'16"W, 35.22 FEET TO AN ALUMINUM CAP STAMPED RLS 2333;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY, N42°09'11"W, 44.58 FEET TO AN ALUMINUM CAP STAMPED RLS 2333;

THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY, S48°06'52"W, 49.97 FEET TO A POINT ON THE EAST LAKEWAY ANNEXATION, AS RECORDED IN BOOK 9 OF PLATS, PAGE 113 OF THE CAMPBELL COUNTY CLERK'S OFFICE, MONUMENTED BY A BARE REBAR;

THENCE LEAVING SAID WESTERLY RIGHT OF WAY, ALONG THE SOUTHERLY BOUNDARY OF SAID EAST LAKEWAY ANNEXATION, N87°49'20"W, 111.29 FEET TO AN ANGLE POINT;

THENCE ALONG THE EASTERLY BOUNDARY OF SAID EAST LAKEWAY ANNEXATION, N00°35'18"W, 476.11 FEET TO AN ALUMINUM CAP STAMPED RLS 2333;

THENCE ALONG THE NORTH BOUNDARY OF SAID EAST LAKEWAY ANNEXATION, N87°45'28"W, 1552.83 FEET TO THE NORTHWEST CORNER OF SAID EAST LAKEWAY ANNEXATION, ALSO BEING A POINT ON THE WEST SECTION LINE OF AFOREMENTIONED SECTION 35;

THENCE ALONG SAID WEST SECTION LINE, N03°56'58"E, 41.18 FEET TO THE SOUTHWEST CORNER OF MARQUISS ADDITION, AS RECORDED IN BOOK 3 OF PLATS, PAGE 11 OF THE CAMPBELL COUNTY CLERK'S OFFICE, MONUMENTED BY AN ALUMINUM CAP STAMPED LS 2883;

THENCE CONTINUING ALONG SAID WEST SECTION LINE AND ALONG THE WEST BOUNDARY OF SAID MARQUISS ADDITION, N03°44'09"E, 490.22 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK 4 OF MARQUISS ADDITION, MONUMENTED BY A BARE REBAR;

THENCE CONTINUING ALONG SAID WEST SECTION LINE AND SAID WEST BOUNDARY, N04°06'40"E, 62.79 FEET TO THE SOUTHWEST CORNER OF FAIRWAY HILLS ADDITION, AS RECORDED IN BOOK 7 OF PLATS, PAGE 54 OF THE CAMPBELL COUNTY CLERK'S OFFICE;

THENCE ALONG THE SOUTH BOUNDARY OF SAID FAIRWAY HILLS ADDITION, N88°02'18"E, 492.34 FEET TO A POINT ON SAID SOUTH BOUNDARY;

THENCE CONTINUING ALONG SAID SOUTH BOUNDARY, N88°02'01"E, 409.63 FEET TO THE SOUTHEAST CORNER OF SAID FAIRWAY HILLS ADDITION, MONUMENTED BY AN ALUMINUM CAP STAMPED PLS 584;

THENCE ALONG THE EAST BOUNDARY OF SAID FAIRWAY HILLS ADDITION, N00°10'23"E, 443.14 FEET TO THE NORTHEAST CORNER OF SAID FAIRWAY HILLS ADDITION, ALSO BEING A POINT ON THE SOUTHERLY RIGHT OF WAY OF COUNTRY CLUB ROAD, MONUMENTED BY A BARE REBAR;

THENCE ALONG THE NORTH BOUNDARY OF SAID FAIRWAY HILLS ADDITION AND ALONG THE SOUTHERLY RIGHT OF WAY OF SAID COUNTRY CLUB ROAD, S89°42'29"W, 208.03 FEET TO AN ANGLE POINT;

THENCE CONTINUING ALONG SAID NORTH BOUNDARY AND SAID SOUTHERLY RIGHT OF WAY OF SAID COUNTRY CLUB ROAD, S89°07'06"W, 2.14 FEET TO THE SOUTHEAST CORNER OF THE RUSHMORE ADDITION, AS RECORDED IN BOOK 8 OF PLATS, PAGE 210 OF THE CAMPBELL COUNTY CLERK'S OFFICE;

THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY, ALONG THE WESTERLY BOUNDARY OF SAID RUSHMORE ADDITION, N00°16'00"E, 60.13 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF SAID COUNTRY CLUB ROAD, MONUMENTED BY AN ALUMINUM CAP STAMPED PLS 6872;

THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY AND ALONG THE NORTHERLY RIGHT OF WAY OF SAID COUNTRY CLUB ROAD, N00°15'40"E, 10.29 FEET TO THE SOUTHWEST CORNER OF THE HAGEN/SHELSTAD ANNEXATION, AS RECORDED IN BOOK 10 OF PLATS, PAGE 318 OF THE CAMPBELL COUNTY CLERK'S OFFICE, ALSO THE BEGINNING OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTH, MONUMENTED BY AN ALUMINUM CAP STAMPED PLS 6872;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY AND ALONG THE SOUTH BOUNDARY OF SAID HAGEN/SHELSTAD ANNEXATION, THROUGH SAID CURVE HAVING A DELTA ANGLE OF 1°50'38", A RADIUS LENGTH OF 3433.46 FEET, AN ARC LENGTH OF 110.49 FEET, A CHORD BEARING OF N88°40'25"E, AND A CHORD LENGTH OF 110.48 FEET TO A POINT;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY AND ALONG SAID SOUTH BOUNDARY, S90°00'00"E, 2.56 FEET TO THE BEGINNING OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTH;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY AND SAID SOUTH BOUNDARY, THROUGH SAID CURVE HAVING A DELTA ANGLE OF 2°53'24", A RADIUS LENGTH OF 1903.26 FEET, AN ARC LENGTH OF 96.00 FEET, A CHORD BEARING OF S88°58'01"E, AND A CHORD LENGTH OF 95.99 FEET TO THE BEGINNING OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTH, MONUMENTED BY AN ALUMINUM CAP STAMPED PLS 6872;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY AND SAID SOUTH BOUNDARY, THROUGH SAID CURVE HAVING A DELTA ANGLE OF 4°20'17", A RADIUS LENGTH OF 1903.26 FEET, AN ARC LENGTH OF 144.11 FEET, A CHORD BEARING OF S89°21'10"E, AND A CHORD LENGTH OF 144.07 FEET TO AN ALUMINUM CAP STAMPED PLS 6872;

THENCE LEAVING SAID NORTHERLY RIGHT OF WAY AND ALONG SAID SOUTH BOUNDARY, N89°46'56"E, 56.19 FEET TO THE SOUTHEAST CORNER OF SAID HAGEN/SHELSTAD ANNEXATION, ALSO BEING A POINT OF THE WEST BOUNDARY OF BILLY BOB ANNEXATION, AS RECORDED IN BOOK 10 OF PLATS, PAGE 371 OF THE CAMPBELL COUNTY CLERK'S OFFICE;

THENCE ALONG SAID WEST BOUNDARY, S00°15'18"W, 7.70 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF AFOREMENTIONED COUNTRY CLUB ROAD, ALSO BEING THE BEGINNING OF A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE SOUTH, MONUMENTED BY AN ALUMINUM CAP STAMPED PLS 6872;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY AND ALONG A SOUTH BOUNDARY OF SAID BILLY BOB ANNEXATION, THROUGH SAID CURVE HAVING A DELTA ANGLE OF 3°30'33", A RADIUS LENGTH OF 1903.26 FEET, AN ARC LENGTH OF 119.34 FEET, A CHORD BEARING OF S79°40'54"E, AND A CHORD LENGTH OF 119.32 FEET TO AN ALUMINUM CAP STAMPED PLS 6872;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY AND SAID SOUTH BOUNDARY, S77°53'17"E, 89.43 FEET TO THE SOUTHEAST CORNER OF SAID BILLY BOB ANNEXATION, MONUMENTED BY AN ALUMINUM CAP STAMPED PLS 6872;

THENCE LEAVING SAID NORTHERLY RIGHT OF WAY AND ALONG A EASTERLY BOUNDARY OF SAID BILLY BOB ANNEXATION, N00°20'15"E, 188.21 FEET TO AN ALUMINUM CAP STAMPED PLS 6872;

THENCE ALONG A SOUTHERLY BOUNDARY OF SAID BILLY BOB ANNEXATION, N89°53'29"E, 104.30 FEET TO AN ALUMINUM CAP STAMPED PLS 6872;

THENCE ALONG A EASTERLY BOUNDARY OF SAID BILLY BOB ANNEXATION, N00°19'35"E, 261.23 FEET TO THE NORTHEAST CORNER OF SAID BILLY BOB ANNEXATION, ALSO BEING A POINT ON THE SOUTHERLY RIGHT OF WAY OF BOXELDER ROAD, MONUMENTED BY AN ALUMINUM CAP STAMPED PLS 6872;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY, S89°43'37"W, 509.59 FEET TO THE POINT OF BEGINNING.

NOTE:

PORTION OF THE BUTLER SPAETH EXTENSION ANNEXATION PLAT (BOOK 9 PLATS, PAGE 384) WHICH PURPORTS TO FOLLOW THE WESTERLY RIGHT OF WAY OF BUTLER SPAETH DOES NOT FIT WELL WITH SOME OF THE RECOVERED CORNERS AND DATA GIVEN THAT THE BUTLER SPAETH EXTENSION DEPICTS ONLY SET CORNERS ON THE EXTERIOR BOUNDARY AND THESE ARE OFFSET FROM OTHER FOUND CORNERS THAT FIT THE ORIGINAL RIGHT OF WAY DOCUMENT. I HELD MY RETRACED POSITION FOR THE WESTERLY RIGHT OF WAY OF BUTLER SPAETH ROAD AND CALL THE INTENT OF THIS ANNEXATION TO BE CONTIGUOUS WITH THE PREVIOUS ANNEXATION PLAT.

BENCHMARK

BASED ON CITY OF GILLETTE VERTICAL CONTROL MONUMENT #107 ELEVATION= 4522.67

BASIS OF BEARING

THE CITY OF GILLETTE HORIZONTAL CONTROL NETWORK
***ALL MEASURED DISTANCES ARE GRID. FOR CONVERSION TO SURFACE, MULTIPLY BY 1.00028964.
***ALL AREAS ARE CALCULATED AT SURFACE.

ANNEXATION SUMMARY

TOTAL ANNEXATION AREA: 94.71 ACRES
RIGHT OF WAY: 5.49 ACRES

CERTIFICATE OF APPROVAL BY THE CITY OF GILLETTE PLANNING COMMISSION

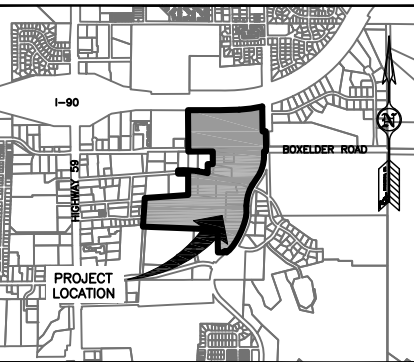
APPROVED BY THE CITY OF GILLETTE PLANNING COMMISSION THIS ____ DAY OF _____ A.D., 20____.

CHAIRMAN

SECRETARY

SURVEYOR'S CERTIFICATE

I, SHEILA M SLOCUM, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS ANNEXATION PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF THE COUNTRY CLUB ISLAND ANNEXATION, LOCATED IN A PORTION OF THE SW1/4 SECTION 26 AND A PORTION OF THE NW1/4 SECTION 35, T50N, R72W OF THE 6TH P.M., CAMPBELL COUNTY, WYOMING, 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.



VICINITY MAP

LEGEND

- FOUND SECTION CORNER
- FOUND PROPERTY CORNER
- FOUND PROPERTY CORNER AC - PLS 6872
- FOUND RIGHT OF WAY MONUMENT
- EXISTING CITY OF GILLETTE CORPORATE LIMITS
- SECTION LINES
- LOT LINES
- ANNEXATION BOUNDARY
- ALUMINUM CAP
- PLASTIC CAP
- BRASS CAP

Prepared for:

CITY OF GILLETTE

201 E 5TH STREET
GILLETTE, WY 82716
307-686-5265



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Drawn by: SS Design by: SS Reviewed by: SS

Revision Date Revision Description

PCA Project Number: 183827.00

Plot Date: Apr 05, 2018 - 9:02am

G:\PROJECTS\18382700 - 2018 COG Island Annexations
Main.dwg
Layout: Plat 1

X-Ref: ---

COUNTRY CLUB ISLAND ANNEXATION

LOCATED IN A PORTION OF THE SW1/4 SECTION 26 AND A PORTION OF THE NW1/4 SECTION 35, T50N, R72W OF THE 6TH P.M., CAMPBELL COUNTY, WYOMING

ANNEXATION PLAT

SHEET 1 OF 1