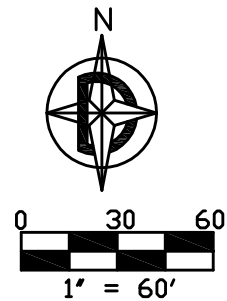


SURVEYOR'S CERTIFICATE

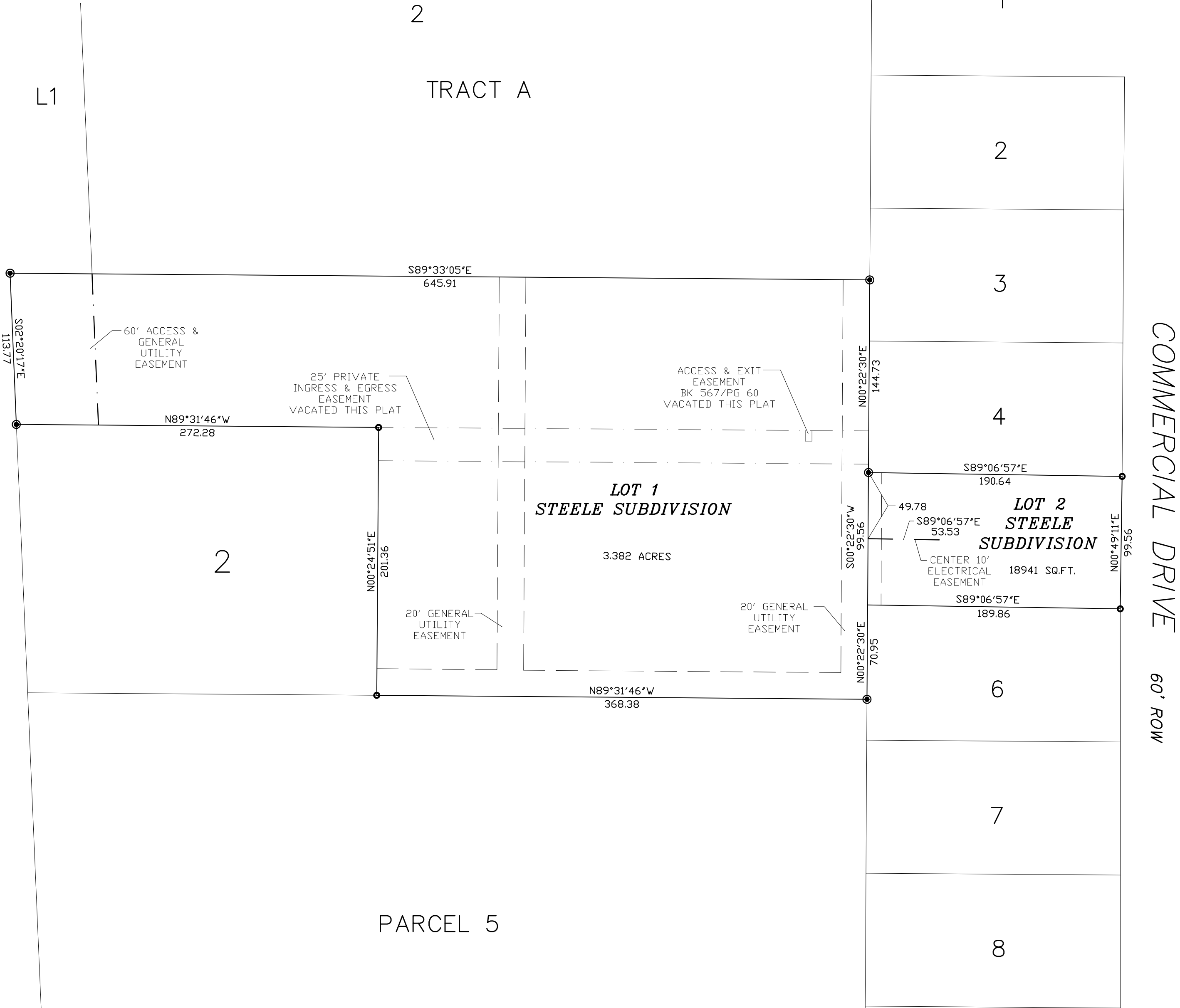
I, Richard T. Doyle, do hereby certify that I am a registered land surveyor, licensed under the laws of the State of Wyoming, that this plat is a true, correct, and complete plat of the STEELE SUBDIVISION, A RESUBDIVISION OF LOT 1, FOOTHILLS THEATRE ADDITION AND LOT 2, RENEW SUBDIVISION, as laid out, 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.



DECLARATION VACATING PREVIOUS PLATTING  
THIS PLAT IS THE RESUBDIVISION OF LOT 1, FOOTHILLS THEATRE ADDITION AS RECORDED IN BOOK 7 OF PLATS, PAGE 240 AND LOT 2, RENEW SUBDIVISION AS RECORDED IN BOOK 5 OF PLATS, PAGE 182 OF THE RECORDS OF CAMPBELL COUNTY. ALL EARLIER PLATS OR PORTIONS THEREOF, ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.



STATE HIGHWAY 14-16  
170' ROW



SUMMARY  
TOTAL LOTS: 2  
R.O.W. AREA: N/A  
TOTAL AREA: 3.817 AC  
ZONING: C-1

LEGEND

- FOUND 5/8" REBAR WITH SURVEY CAP
- SET CONC NAIL IN CONCRETE

FINAL PLAT  
STEELE SUBDIVISION  
TO THE  
CITY OF GILLETTE,  
WYOMING

A RESUBDIVISION OF  
LOT 1, FOOTHILLS THEATRE ADDITION  
AND  
LOT 2, RENEW SUBDIVISION  
CITY OF GILLETTE, WYOMING

DEDICATION

Know all men by these presents that the undersigned Chrans, Steele & Steele LLC and Steele & Steele Properties LLC, being the owners, proprietors, or parties of interest in the land shown on this plat, do hereby certify,

The above and foregoing plat designated as the STEELE SUBDIVISION being more particularly described as follows: SEE ATTACHED DESCRIPTION

Contains an area of 3.817 acres, more or less, subject to all rights, restrictions and/or easements of sight and record. That this subdivision, as it is described 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.

That the undersigned owners of the land shown and described on this plat do hereby dedicate to the City of Gillette and its licensees for perpetual public use all streets, alleys, easements and other public 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 and its licensees for perpetual public use for installing, reinstalling, 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. Drainage Easements, as designated on this plat, are hereby dedicated to the City of Gillette and its licensees for public use, to accommodate the flow or storage of storm water and shall be kept free of all fences, structures or other impediments.

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\_\_

Owner: Chrans, Steele & Steele LLC

Title \_\_\_\_\_ for Chrans, Steele & Steele LLC

Executed this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_

Owner: Steele & Steele Properties LLC

Title \_\_\_\_\_ for Steele & Steele Properties LLC

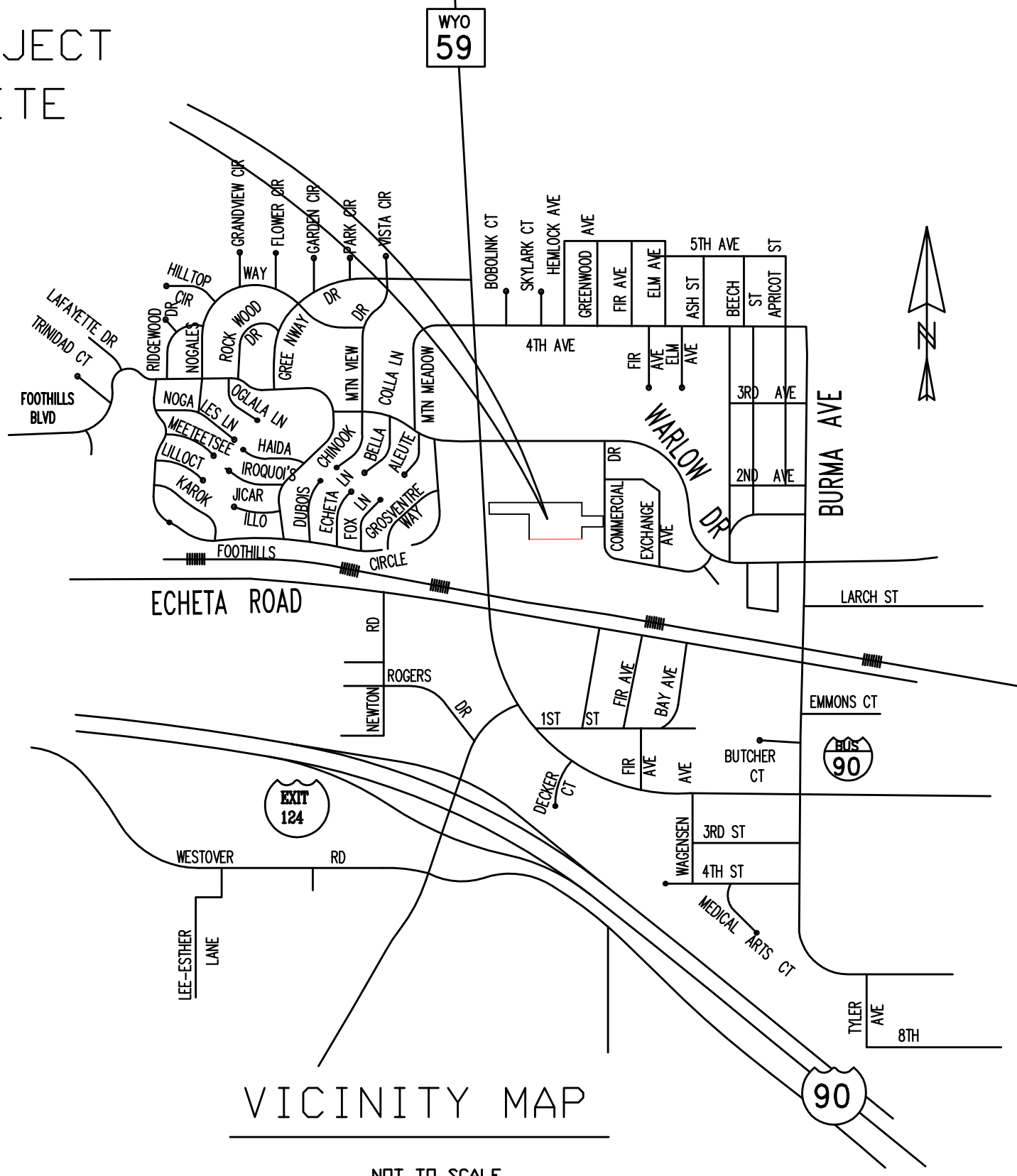
DESCRIPTION

A tract of land being ALL of Lot 1, Foothills Theatre Addition and Lot 2, Renew Subdivision, City Gillette, Wyoming. Said tract of land being described more particularly as follows:

Beginning at the Northwest corner of said Lot 1, Foothills Theatre Addition; Thence S89°33'05"E along the North line of said Lot 1, Foothills Theatre Addition and Lot 2, Renew Subdivision a distance of 645.91 feet; Thence S00°22'30"W along the East line of said Lot 2, Renew Subdivision a distance of 144.73 feet; Thence S89°06'47"E along the North line of said Lot 2, Renew Subdivision a distance of 190.64 feet; Thence S00°49'11"W along the East line of said Lot 2, Renew Subdivision a distance of 99.56 feet; Thence N89°06'47"W along the South line of said Lot 2, Renew Subdivision a distance of 189.86 feet; Thence S00°22'30"W along the East line of said Lot 2, Renew Subdivision a distance of 70.95 feet; Thence N89°31'46"W along the South line of said Lot 2, Renew Subdivision and Lot 1, Foothills Theatre Addition a distance of 368.38 feet; Thence N00°24'51"E along the West line of said Lot 1, Foothills Theatre Addition a distance of 201.36 feet; Thence N89°31'46"W along the South line of said Lot 1, Foothills Theatre Addition a distance of 272.28 feet to the East right of way of Highway 14-16; Thence N89°30'17"W along the said East right of way of Highway 14-16 a distance of 113.77 feet to said Northwest corner of Lot 1, Foothills Theatre Addition and the POINT OF BEGINNING.

Said tract of land contains 3.817 Acres, more or less, subject to all rights, restrictions, reservations and/or easements of sight and record.

PROJECT  
SITE



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 County Clerk and Recorder at \_\_\_\_\_ o'clock \_\_\_\_\_, \_\_\_\_\_, 20\_\_\_\_ A.D., and is duly recorded in Book \_\_\_\_\_ of Plats, Page No. \_\_\_\_\_

County Clerk

FINAL PLAT

STEELE SUBDIVISION  
CITY OF GILLETTE, WYOMING

PREPARED FOR:

Steele & Steele  
Properties, LLC  
P.O. BOX 280  
Spearfish, SD 57783

PREPARED BY:

DOYLE SURVEYING INC.  
801 E. Fourth St.  
Suite C-8  
Gillette, WY 82716  
PH: (307) 686-2410

DATE OF PREPARATION: SEPTEMBER, 2018

SHT 1 OF 1

REVISED 10-31-18