

DEDICATION

Know all men by these presents that the undersigned MC HITT DEVELOPMENT, LLC, being the owner, proprietor, or parties of interest in the land shown on this plat, do hereby certify,

The above and foregoing THE VILLAS AT LEGACY RIDGE, PHASE 1 PARTIAL RESUBDIVISION PLANNED UNIT DEVELOPMENT IN THE CITY OF GILLETTE being more particularly described as follows:

Lots 1F, 1G, 2D, 2E, BLOCK 1 & LOTS 5D, 6C, 6D, 7C, 7D, 9D, 9E, 9F AND 9G, BLOCK 2, THE VILLAS AT LEAGACY RIDGE, CITY OF GILLETTE

Said tract of land contains 1.49 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. 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: MC Hitt Development, LLC

Signed by Mark A. Christensen
as member of Mc Aegis, LLC
as owner of MC Hitt Development, LLC

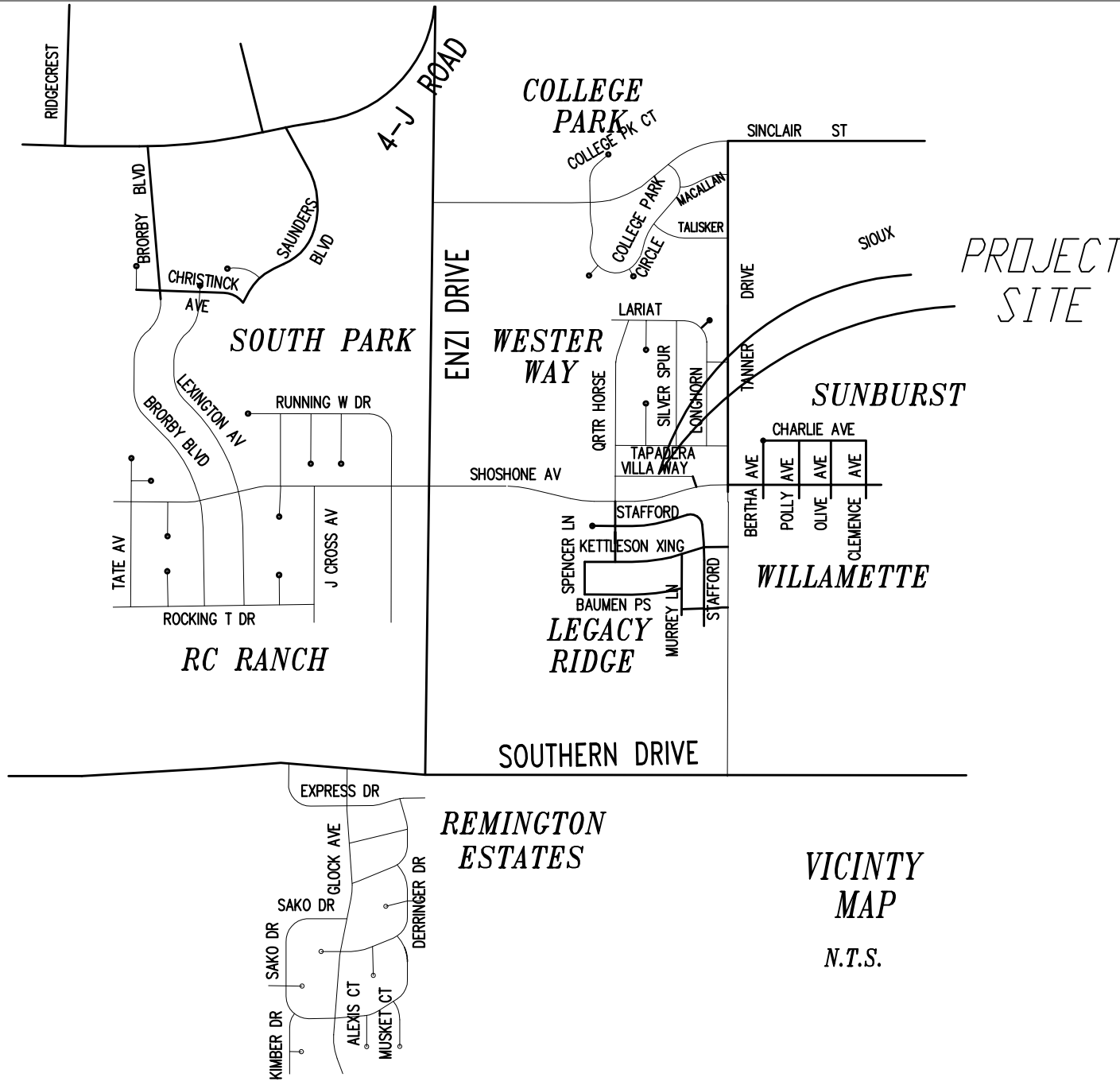
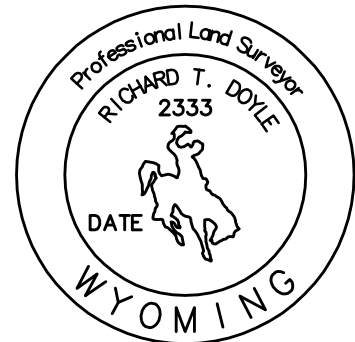
STATE OF WYOMING)
) ss
COUNTY OF CAMPBELL)
The foregoing instrument was acknowledged before me this _____
day of _____, A.D., 20____, by Mark A. Christensen
as member Mc Aegis LLL, owner MC Hitt Development, LLC,
voluntary act and deed.
Witness my hand and official seal.

Notary Public
My Commission Expires _____

THE VILLAS AT LEGACY RIDGE,
PHASE I
PARTIAL RESUBDIVISION,
PLANNED UNIT DEVELOPMENT
IN THE
CITY OF GILLETTE, WYOMING

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RESUBDIVISION OF
Lots 1F, 1G, 2D, 2E, BLOCK 1, & LOTS
5D, 6C, 6D, 7C, 7D, 9D, 9E, 9F AND 9G,
BLOCK 2, THE VILLAS AT LEAGACY RIDGE,
BOOK 9 OF PLATS, PAGES 258-259 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 THE VILLAS AT LEGACY RIDGE, LEGACY RIDGE-PHASE I PARTIAL RESUBDIVISION, PLANNED UNIT DEVELOPMENT IN THE CITY OF GILLETTE, 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 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.

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 __m., _____ A.D., and is duly recorded in Book _____ of Plats, Page No. _____

County Clerk _____

PUD FINAL PLAT

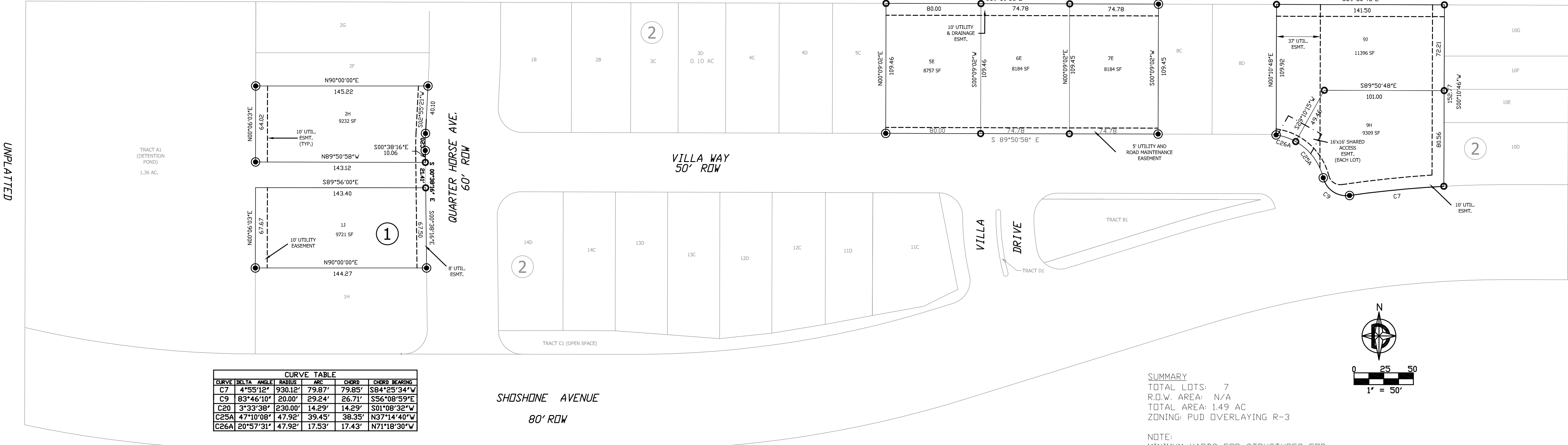
THE VILLAS AT LEGACY REIDGE,
LEGACY RIDGE-PHASE I
PARTIAL RESUBDIVISION, PLANNED
UNIT DEVELOPMENT

PREPARED FOR: MC HITT DEVELOPMENT LLC PO BOX 1269 GILLETTE, WY 82717	PREPARED BY: DOYLE SURVEYING INC. 801 E. Fourth St. Suite C-8 Gillette, WY 82716 PH: (307) 686-2410
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DATE OF PREPARATION: DECEMBER, 2018 SHT 1 OF 1

REVISED: 1-16-19
REVISED: 1-7-19

UNPLATTED



CURVE TABLE						
CURVE	DELTA	ANGLE	RADIUS	ARC	CHORD	CHORD BEARING
C7	4°55'12"	930.12'	79.87'	79.85'	S84°25'34"W	
C9	83°46'10"	20.00'	29.24'	26.71'	S56°08'59"E	
C20	3°33'38"	2300.00'	14.29'	14.29'	S01°08'32"W	
C25A	47°10'08"	47.92'	39.45'	38.35'	N37°14'40"W	
C26A	20°57'31"	47.92'	17.53'	17.43'	N71°18'30"W	

SUMMARY
TOTAL LOTS: 7
R.O.W. AREA: N/A
TOTAL AREA: 1.49 AC
ZONING: PUD OVERLAYING R-3

NOTE:
MINIMUM YARDS FOR STRUCTURES FOR LOT 9J, BLOCK 2 SHALL BE TEN FEET (10') ON ALL SIDES WITH THE MAXIMUM PERCENT OF SITE COVERAGE OCCUPIED BY BUILDING FOR THE LOT NOT TO EXCEED 50%

LEGEND

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