

DEDICATION

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

That the foregoing plat designated as Copper Ridge Estates, Ph. II, is located in part of the north $\frac{1}{2}$ of the northwest $\frac{1}{4}$ of Section 30, Township 50 North, Range 72 West, of the 6th Principal Meridian, City of Gillette, Campbell County, Wyoming, and is more particularly described as follows:

Beginning at the West lot corner of Lot 1, Block 4, Copper Ridge Estates Phase I from which the Northwest section corner of said Section 30 lies S89°49'32"W a distance of 1529.12 feet; thence S42°54'02"E along the south line of said Lot 1, Block 4 a distance of 100.00 to the South lot corner of said Lot 1, Block 4; thence S30°09'37"E a distance of 61.51 feet to the West lot corner of Lot 15, Block 3, Copper Ridge Estates Phase I; thence S42°54'02"E along the south line of said Lot 15, Block 3 a distance of 143.67 feet to the boundary of Bell Knob Golf Course; thence S51°11'56"W along the said boundary of Bell Knob Golf Course a distance of 108.21 feet; thence S32°13'04"W along the said boundary of Bell Knob Golf Course a distance of 709.79 feet; thence S54°47'16"W along the said boundary of Bell Knob Golf Course a distance of 522.54 feet; thence N88°26'45"W a distance of 236.27 feet; thence N89°36'14"W a distance of 250.07 feet; thence N00°23'46"E a distance of 360.00 feet; thence S89°36'14"E a distance of 209.34 feet; thence N71°01'38"E a distance of 203.65 feet; thence N23°37'15"E a distance of 140.50 feet; thence N54°24'49"E a distance of 76.97 feet; thence N47°17'47"E a distance of 76.97 feet; thence N40°10'46"E a distance of 76.97 feet; thence N33°23'55"E a distance of 88.80 feet; thence N32°13'04"E a distance of 108.00 feet; thence N59°53'30"E a distance of 219.09 feet; thence N32°30'25"E a distance of 33.79 feet; thence N37°34'11"E a distance of 72.86 feet; thence N42°35'04"E a distance of 116.13 feet; thence N46°55'09"E a distance of 107.40 feet; thence S42°54'02"E a distance of 50.00 feet to the POINT OF BEGINNING.

Said tract of land contains 15.62 acres, more or less, subject to all rights, restrictions, reservations, and/or easements of sight and record.

That this subdivision, as it is described and as it appears on this plat, is made with the free consent and in accordance with the desires of the undersigned owner(s) and proprietor(s); and this that is a correct plat of the area as it is divided into lots, blocks, streets, and easements.

That the undersigned owner(s) 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.

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 waters and shall be kept free of all fences, structures, and other impediments.

All rights under and by virtue of the homestead exemption laws of the State of Wyoming and hereby waived and released.

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

by _____
Kirti Patel - Managing Member ISKK, LLC

STATE OF WYOMING)
CAMPBELL COUNTY) ss.

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

by _____, Managing Member, ISKK, LLC, as a free and voluntary act and deed.

Witness my hand and official seal.

Notary Public

My commission Expires: _____

PLANNING COMMISSION APPROVALS

This plat for Copper Ridge Estates, Phase II, is hereby approved on
this _____ day of _____, 20____ by the Gillette Planning Commission.

Chairman _____

Secretary _____

CITY APPROVALS

Data on this plat reviewed on
this _____ day of _____, 20____ by the City Engineer of Gillette,
Wyoming.

City Engineer _____

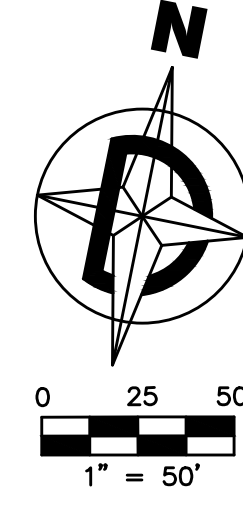
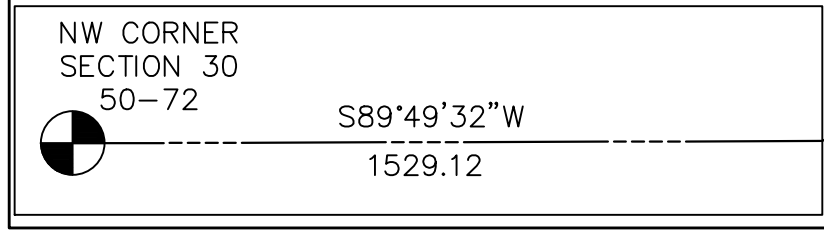
This plat for Copper Ridge Estates, Phase II, is hereby approved for recording as a Final Plat on
this _____ day of _____, 20____ by the City Council of the
City of Gillette, Wyoming.

Mayor _____

City Clerk _____

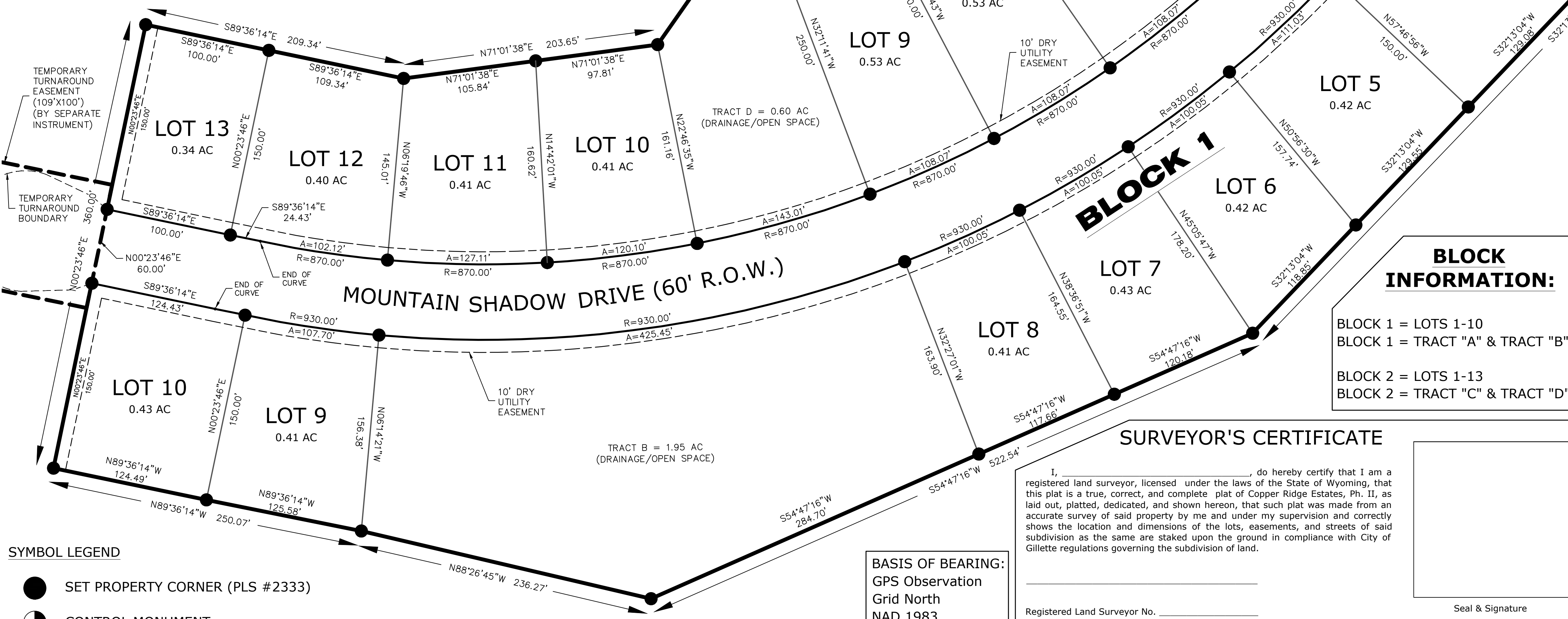
FINAL PLAT
COPPER RIDGE ESTATES, PH. II

PART OF THE N $\frac{1}{2}$ OF THE NW $\frac{1}{4}$ S30,
T50N, R72W OF THE 6TH P.M.
CAMPBELL COUNTY, WYOMING



PROPERTY INFORMATION:

TOTAL AREA: 15.62 AC
DEDICATED PUBLIC R.O.W.: 2.28 AC
DRAINAGE TRACTS/OPEN SPACE: 2.91 AC
ZONING DISTRICT: R-1
NUMBER OF LOTS: 23



SYMBOL LEGEND

- SET PROPERTY CORNER (PLS #2333)
- ⊙ CONTROL MONUMENT

BASIS OF BEARING:
GPS Observation
Grid North
NAD 1983

I, _____, 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 Copper Ridge Estates, Ph. II, 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 land.

Registered Land Surveyor No. _____

Seal & Signature

SURVEYOR'S CERTIFICATE

BLOCK INFORMATION:

BLOCK 1 = LOTS 1-10
BLOCK 1 = TRACT "A" & TRACT "B"
BLOCK 2 = LOTS 1-13
BLOCK 2 = TRACT "C" & TRACT "D"

NOTE:

NO PERMANENT STRUCTURE IS ALLOWED WITHIN ANY EASEMENT.

COUNTY RECORDING INFORMATION

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

County Clerk _____

VICINITY MAP



PROJECT LOCATION

COPPER RIDGE ESTATES, PH. II
SUBDIVISION
FINAL PLAT

REV. #	REVISION DESCRIPTION	DATE	BY

DATE: 06/15/2020
JOB NO: 20-01
DRAWN BY: CJS
APPROVED BY: CJS

FINAL PLAT
1 OF 1

