

# **BASIS OF BEARING:**

MODIFIED STATE PLANE (GROUND) NAD 83, FIPS ZONE 4901

## SUMMARY:

TOTAL LOTS: 2 TOTAL AREA: 125.18 ACRES PROPOSED ZONING TRACT-1: AGRICULTURAL DISTRICT PROPOSED ZONING TRACT-2: SUBURBAN RESIDENTIAL DISTRICT

**DECLARATION VACATING PREVIOUS PLATTING:** 

THIS PLAT IS A RESUBDIVISION OF TRACT 3A & TRACT A-1, GILLETTE GOLF CLUB SUBDIVISION AND TRACT N-A, MOON MEADOW ESTATES, NO. 3, AS RECORDED IN BOOK 10 OF PLATS, PAGE 32 OF THE RECORDS OF THE CAMPBELL COUNTRY CLERK'S OFFICE. ALL EARLIER PLATS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED

#### DEDICATION

Wyoming, and being more particularly described as follows:

County Clerk's Office, said corner being monumented with a 2021 Aluminum cap, PLS 9328, and being the POINT OF BEGINNING: Thence continuing along said East line of Section 35 S 0°01'15" W a distance of 294.18 feet, to the East quarter corner of Section 35, said corner being monumented with a 1989 B.L.M Brass cap; Thence continuing along said East line of Section 35 S 0°02'27" W a distance of 2,648.54 feet, to a point that falls in Donkey Creek, said point also being on the Northern boundary of Moon Meadow Estates, as recorded in Book 8 of Plats, Page 24, of the official records of the Campbell County Clerk's Office, from which the Southeast corner of said Section 35 bears S 0°02'27" W a distance of 27.62 feet, said corner being monumented with a 1968 Brass cap, LS366; Thence continuing along said Moon Meadow Estates N 87°12'38" W a distance of 60.43 feet, to a point that falls in Donkey Creek; Thence continuing along said Moon Meadow Estates S 0°02'16" W a distance of 71.46 feet, to a point monumented with a 5/8" Rebar, said point also being on the Northern boundary of Tenth Hole Estates Phase I, as recorded in Book 10 of Plats, Pages 35 & 36, of the official records of the Campbell County Clerk's Office; Thence continuing along said Tenth Hole Estates Phase I; N 59°41'25" W, a distance of 310.22 feet, to a point monumented with a 5/8" Rebar; Thence continuing along said Tenth Hole Estates Phase I, N 4°57'48" W a distance of 322.80 feet, to a point monumented with an Aluminum cap, LS 5009; Thence N 19°29'19" E a distance of 241.92 feet, to a point monumented with an Aluminum cap, LS 5009; Thence N 66°33'56" W a distance of 422.45 feet, to a point monumented with an Aluminum cap; Thence S 89°50'06" W a distance of 213.36 feet, to a point monumented with an Aluminum cap, LS 5009; Thence S 43°47'28" W a distance of 7.64 feet, to a point monumented with an Aluminum cap, LS 5009; Thence S 89°49'43" W a distance of 738.28 feet, to a point monumented with a 5/8" Rebar; Thence N 46°51'06" W a distance of 293.59 feet, to a point monumented with an Aluminum cap; Thence S 31°22'06" W a distance of 461.83 feet, to a point monumented with a 2021 Aluminum cap, PLS 9328; Thence leaving said Tenth Hole Estates Phase I boundary, N 2°15'36" E a distance of 215.31 feet, to the Northeast corner of Parcel A, as recorded in Book 2216 of Photos, Pages 361-362, of the official records of the Campbell County Clerk's Office; Said point monumented with a 2021 Aluminum cap, PLS 9328; Thence N 87°45'03" W continuing along said Parcel A, a distance of 220.54 feet, to a point on the eastern boundary of Tract M2 of Moon Meadow Estates No. 3 as recorded in Book 8 of Plats, pages 231-232, of the official records of the Campbell County Clerk's Office, said point monumented with a 2021 Aluminum cap, PLS 9328; Thence ontinuing along said Tract M2 the following courses and distances, N 2°02'33" E a distance of 575.85 feet, to a point monumented with a 2021 Aluminum cap, PLS 9328; Thence N 46°50'32" W a distance of 452.74 feet, to a point monumented with a 5/8" Rebar; Thence S 31°07'58" W a distance of 198.38 feet, to a point on the Northern Right-of-Way line to Butler Spaeth Road, said point being monumented with a 2021 Aluminum cap, PLS 9328; Thence leaving said boundary of said Tract M2, along a non-tangent curve concave to the Southwest and the Northern Right-of-Way line of Butler Spaeth Road; having a central angle of 14°31'53", an arc length of 225.20 feet, having a radius of 887.95 feet, and whose long chord bears N 39°28'22" W for a distance of 224.60 feet, to a point monumented with a 2021 Aluminum cap, PLS 9328; Thence continuing along said Northern Right-of-Way, N 46°53'38" W a distance of 210.24 feet, to a point of intersection with the unplatted parcel as recorded in the official records of the Campbell County Clerk's Office in book 2208 of Photos, page 644, said point being monumented with a 2021 Aluminum cap, PLS 9328; Thence leaving said Right-of-Way of Butler Spaeth Road, N 1°58'01" E along said unplatted parcel for a distance of 277.47 feet, to a point monumented with an Aluminum cap, LS 2333; Thence N 1°56'30" E continuing along said unplatted parcel a distance of 510.05 feet, to the Southwest corner of Lot 6, Cocklebur Subdivision, as recorded in Book 10 of Plats, Pages 315-316, of the official records of the Campbell County Clerk's Office said corner being monumented with a 5/8" Rebar; Thence N 89°50'55" E a distance of 153.64 feet, to a point that falls in the Donkey Creek being monumented by a Witness Corner 50.00' East, said point also being a corner of Lot 1, Gillette Golf Club Subdivision, as recorded in Book 9 of Plats, Page 25, of the official records of the Campbell County Clerk's Office, from which the Center quarter corner of Section 35 bears N 89°57'16" E a distance of 241.31 feet, said corner being monumented with an Aluminum cap, LS 2333; Thence continuing along said Lot 1 the following courses and distances, S 22°12'06" E a distance of 65.97 feet, to a point which falls in Donkey Creek; Thence S 31°45'28" E a distance of 215.52 feet, to a point which falls in Donkey Creek; Thence S 38°11'47" E a distance of 133.48 feet, to a point which falls in Donkey Creek; Thence S 16°55'15" E a distance of 193.36 feet, to a point which falls in Donkey Creek; Thence S 56°53'17" E a distance of 152.03 feet, to a point which falls in Donkey Creek; Thence N 45°33'49" E a distance of 282.96 feet, to a point monumented with a 5/8" Rebar; Thence N 19°02'21" W a distance of 563.20 feet, to a point monumented with a 5/8" Rebar, from which the Center quarter corner of Section 35 bears S 58°05'09" W a distance of 213.84 feet; Thence N 75°39'06" E a distance of 79.56 feet, to a point monumented with an Aluminum cap, LS 538; Thence N 75°28'38" E a distance of 199.98 feet, to a point monumented with a 2021 Aluminum cap, PLS 9328; Thence N 75°44'08" E a distance of 224.97 feet, to a point on the boundary of Lot 1, Tract D, Country Club Villas, as recorded in book 6 of Plats, page 137, of the official records of the Campbell County Clerk's Office, said point being monumented with an Aluminum cap, LS 2333; Thence leaving said boundary of Lot 1 of the Gillette Golf Club Subdivision and continuing along Lot 1 Tract D and a non-tangent curve concave to the West with a central angle of 30°32'10", an arc length of 128.74 feet, having a radius of 241.55 feet, and whose long chord bears S 27°54'51" E, for a distance of 127.22 feet, to a point monumented with a 2021 Aluminum cap, PLS 9328; Thence continuing along said Lot 1 Tract D the following courses and distances, S 12°37'30" E a distance of 92.58 feet, to a point monumented with an Aluminum cap, LS 2333; Thence S 76°57'44" W a distance of 114.26 feet, to a point monumented with an Aluminum cap, LS 2333; Thence S 17°04'44" W a distance of 142.44 feet, to a point monumented with a Yellow Plastic cap; Thence S 19°38'58" E a distance of 426.56 feet, to a point monumented with a Yellow Plastic cap; Thence S 63°55'42" E a distance of 161.67 feet, to a point monumented with a Yellow Plastic cap; Thence N 53°28'59" E a distance of 140.89 feet, to a point monumented with an Aluminum cap, LS 2333; Thence N 28°40'18" E a distance of 141.39 feet, to a point monumented with a Yellow Plastic cap; Thence N 8°10'44" W a distance of 198.00 feet, to a point monumented with a 2021 Aluminum cap, PLS 9328; Thence N 8°10'04" W a distance of 162.01 feet, to a point monumented with a Yellow Plastic cap; Thence N 41°00'40" W a distance of 144.19 feet, to a point monumented with a Yellow Plastic cap; Thence S 77°20'52" W a distance of 115.03 feet, to a point monumented with a 1/2" Rebar; Thence N 12°38'21" W a distance of 92.64 feet, to a point monumented with a Yellow Plastic cap; Thence along a non-tangent curve turning to the left through an angle of 24°22'13", an arc length of 128.31 feet, having a radius of 301.65 feet, and whose long chord bears N 24°51'24" W for a distance of 127.34 feet to a point monumented with a Yellow Plastic cap; Thence N 75°38'59" E a distance of 37.34 feet, to the Southwest corner of Lot 13, of said Country Club Estates Phase I as recorded in Book 6 of Plats, Page 66, of the official records of the Campbell County Clerk's Office, said corner being monumented with 2021 Aluminum cap, PLS 9328; Thence leaving said boundary of Lot 1, Tract D and continuing along said Country Club Estate Phase I boundary the following courses and distances, N 75°39'02" E a distance of 147.96 feet, to a point being monumented with a Yellow Plastic cap; Thence N 75°46'40" E a distance of 195.38 feet, to the Southwest corner of Lot 16, Block 2, Country Club Estates Phase II, as recorded in Book 8 of Plats, Page 81, of the official records of the Campbell County Clerk's Office, said corner being monumented with an Aluminum cap; Thence leaving the boundary of said Country Club Estates Phase I and continuing along said Lot 16, N 75°42<sup>7</sup>27" E a distance of 129.44 feet, to the Southeast corner of said Lot 16, said corner being monumented with a 2021 Aluminum cap, PLS 9328; Thence N 0°14'22" E continuing along said Lot 16 a distance of 38.60 feet, to a point monumented with a 2021 Aluminum cap, PLS 9328, also being on the southern boundary of the Country Club Addition, Annexation Plat as recorded in Book 6, of Plats, Page 40, of the official records of the Campbell County Clerk's Office; Thence continuing along said Country Club Addition, Annexation Plat the following courses and distances, N 89°44'17" E a distance of 336.18 feet, to a point monumented with an Aluminum cap, LS 2333; Thence S 0°24'53" W, a distance of 30.12 feet, to a point monumented with an Aluminum cap, LS 2333; Thence N 89°44'51" E, a distance of 286.38 feet, to a point monumented with an Aluminum cap, LS 2333; Thence S 0°12'54" W, a distance of 100.03 feet, to a point monumented with a 2021 Aluminum cap, PLS 9328; Thence, N 89°44'29" E for, a distance of 724.08 feet, to the POINT OF BEGINNING: Said tract containing a total of 125.18 acres, more or less.

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 PUBLIC LANDS WITHIN THE BOUNDARY LINES OF THE PLAT AS INDICATED AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC

# WAIVED AND RELEASED.

ACKNOWLEDGEMENTS

EXECUTED THIS \_\_\_\_\_DAY OF

#### KEITH CHRANS, PRESIDENT GILLETTE GOLF AND COUNTRY CLUB INC.

STATE OF WYOMING

COUNTY OF CAMPBELL THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY KEITH CHRANS, PRESIDENT, GILLETTE GOLF AND COUNTRY CLUB INC A.K.A. GILLETTE GOLF AND COUNTRY CLUB INC., A WYOMING CORPORATION THIS \_\_\_\_\_DAY OF \_\_ , 20 , A.D.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

#### VICINITY MAP NOT TO SCALE

EXISTING ZONING: AGRICULTURAL DISTRICT & SUBURBAN RESIDENTIAL DISTRICT

#### KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED KEITH CHRANS, PRESIDENT, GILLETTE GOLF & COUNTRY CLUB INC. A.K.A. GILLETTE GOLF AND COUNTRY CLUB INC., A WYOMING CORPORATION, BEING THE OWNER, PROPRIETOR OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT. DO HEREBY CERTIFY

THAT THE FOREGOING PLAT DESIGNATED AS THE GILLETTE GOLF AND COUNTRY CLUB SUBDIVISION TO THE CITY OF GILLETTE, WYOMING, BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

A parcel of land being situated in a portion of the SE 1/4, NE 1/4 SW 1/4 & S 1/2 NE 1/4, of Section 35, Township 50 North, Range 72 West and a portion of the NE 1/4 NE 1/4, of Section 2, Township 49 North, Range 72 West, of the Sixth Principal Meridian, City of Gillette, Campbell County,

Commencing at the Northeast corner of said Section 35 said corner being monumented with a Witness Corner 75.00 feet South of the true corner position; Thence S 0°01'15" W a distance of 2,382.24 feet, along the East line of said Section 35 to the Northeast corner of Tract 3A, Gillette Golf Club Subdivision, as recorded in Book 10 of Plats, Page 32, of the records of the Campbell County Clerk's Office, said point also being on the Westerly Boundary of Energy Capital Sports Complex Subdivision, as recorded in Book 10 of Plats, Page 433, of the official records of the Campbell

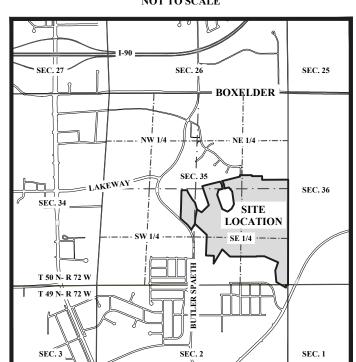
THAT THIS SUBDIVISION, AS IT IS DESCRIBED AND AS APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED IN LOTS, TRACTS, STREETS AND EASEMENTS, AND

UTILITY EASEMENTS AS DESIGNATED ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF GILLETTE AND ITS LICENSEES FOR PERPETUAL PUBLIC USE FOR INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING WATER LINES, SEWERS, GAS LINES, ELECTRICAL LINES, TELEPHONE LINES, CABLE TV LINES AND OTHER 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

, A.D., 20\_\_\_, BY

A.K.A. GILLETTE GOLF AND COUNTRY CLUB INC., A WYOMING CORPORATION



**APPROVALS** DATA ON THIS PLAT REVIEWED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ CITY ENGINEER OF GILLETTE, WYOMING.

\_, 20\_\_\_, A.D., BY THE

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.

CITY CLERK

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT \_\_\_\_O'CLOCK\_\_\_.M.,

COUNTY CLERK

## **RECORDING INFORMATION**

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT O'CLOCK .M. THIS DAY OF ,20 RECORDED IN BOOK NUMBER OF PLATS, PAGE NUMBER 20 , AND IS DULY

COUNTY CLERK

#### **CONSENT TO SUBDIVIDE CERTIFICATE** (TRACT C, GILLETTE GOLF CLUB SUBDIVISION)

THE UNDERSIGNED, FIRST INTERSTATE BANK, HEREINAFTER MORTGAGEE, HOLDS A MORTGAGE IN AND ON THE PROPERTY EMBRACED BY THIS SUBDIVISION PLAT. WHICH MORTGAGE WAS FILED WITH THE CLERK OF CAMPBELL COUNTY AND EX-OFFICIO RECORDER OF DEEDS AT BOOK 2331 OF PHOTOS, PAGE 600 AND AMENDMENT INSTRUMENT AT BOOK 3083 OF PHOTOS, PAGE 601. MORTGAGEE, BY HIS OR HER SIGNATURE RELEASES ALL STREETS, ALLEYS, PARKS, EASEMENTS, OPEN SPACES AND OTHER AREAS DEDICATED TO THE CITY OF GILLETTE FOR PUBLIC USE, AS LISTED AND DESCRIBED ON THIS PLAT FROM THE AFOREMENTIONED MORTGAGE.

STEVE CROW, VICE PRESIDENT, FIRST INTERSTATE BANK

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY STEVE CROW, VICE PRESIDENT, FIRST INTERSTATE BANK, THIS \_\_\_\_\_DAY OF \_\_\_\_\_ \_\_\_\_, 20\_\_\_\_, A.D.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

## SURVEYOR'S CERTIFICATE

I, CEVIN C. IMUS, 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 GILLETTE GOLF AND COUNTRY CLUB SUBDIVISION, TO THE CITY OF GILLETTE, WYOMING, AS LAID OUT, PLATTED, AND SHOWN HEREON. THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY AND IMPROVEMENTS BY MYSELF, KRIS ANDERSON AND LARISSA BULAU, UNDER MY DIRECT SUPERVISION.

DATE OF PLAT OR MAP: FEBRUARY 2021 (CEVIN C. IMUS)



