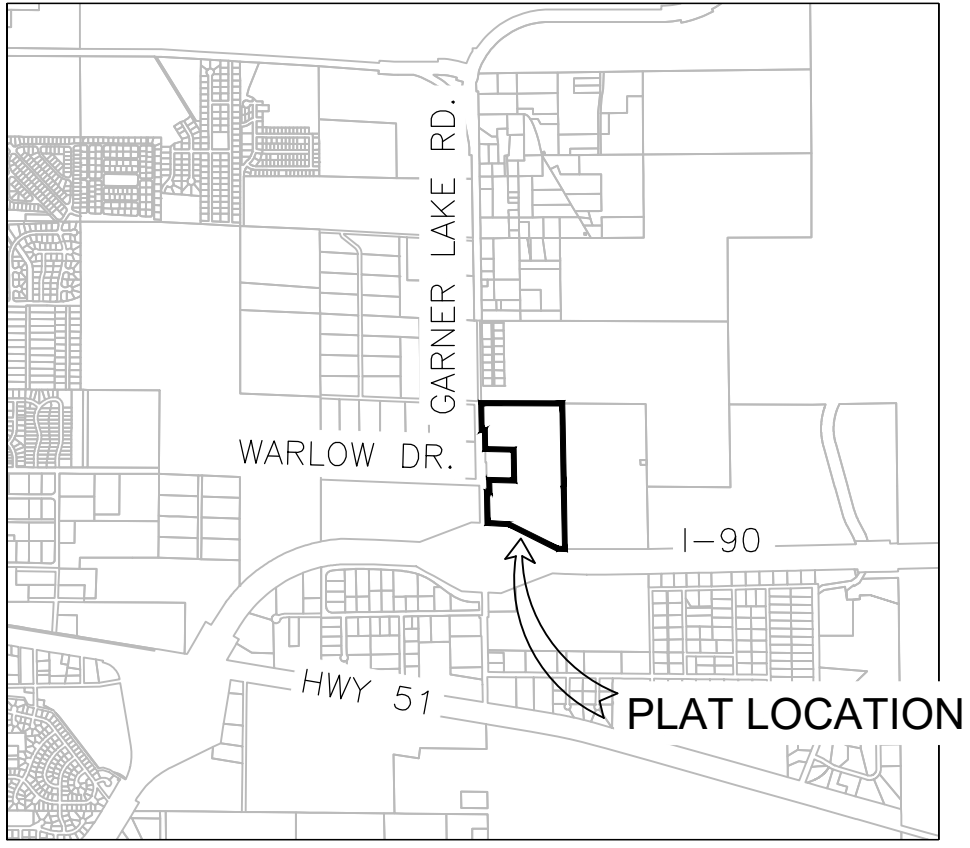


CAPPS ANNEXATION SECOND ADDITION PLAT

PORTION OF THE SW1/4NW1/4 AND NW1/4SW1/4 OF SECTION 19, T50N, R71W, OF THE 6TH P.M.



VICINITY MAP

LEGEND

- SECTION CORNER
- QUARTER SECTION CORNER
- FOUND ROW MONUMENT
- FOUND CORNER, DESCRIBED
- SET CORNER, 2" AC PELS 15057
- BENCHMARK
- EXISTING WELL
- TO BE ANNEXED
- EASEMENT
- SECTION LINE
- INTERIOR SECTION LINE

ANNEXATION CERTIFICATE

THIS ANNEXATION PLAT AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT IS A TRUE AND CORRECT MAP OF THE AREA TO BE ANNEXED AND IS MADE BY PETITION OF THE MAJORITY OF THE LANDOWNERS OWNING A MAJORITY OF THE LAND.

EXECUTED THIS _____ DAY OF _____, A. D., 20____, BY:

CITY OF GILLETTE _____ MAYOR

STATE OF WYOMING)

) SS.

CAMPBELL COUNTY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS:

_____ DAY OF _____, A. D. 20____, DAY _____, BY THE CITY OF GILLETTE, MAYOR, AND BY A FREE A VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL BY CITY OF GILLETTE PLANNING COMMISSION

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

CHAIRMAN _____

SECRETARY _____

CERTIFICATE OF APPROVAL BY CITY COUNCIL CITY OF GILLETTE, WYOMING

APPROVED BY THE COUNCIL OF THE CITY OF GILLETTE, WYOMING, THIS _____ DAY OF _____, A. D., 20____.

MAYOR _____

SECRETARY _____

CERTIFICATE OF REVIEW OF THE CITY ENGINEER

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

CITY ENGINEER _____

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT _____ O'CLOCK _____ M., AND IS DULY

RECORDED IN BOOK NUMBER _____, PAGE NUMBER _____.

COUNTY CLERK _____

OWNER
LINDA R. CAPPS REVOCABLE TRUST
PO BOX 664
GILLETTE, WY 82717

DEVELOPER
D A PETERSON COMPANY, LLC
406 10TH ST. WEST
LEMMON, SD, 57637
(605)374-7091

AGENT
TARVER CONSULTING
PO BOX 2080
GILLETTE, WY 82717
(307)680-9715

LEGAL DESCRIPTION FOR TRACT A AND TRACT B

TRACT A
PORTION OF THE SW1/4NW1/4 AND NW1/4SW1/4 OF SECTION 19, T50N, R71W, OF THE 6TH P.M. CAMPBELL COUNTY, WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19, FROM WHICH THE WEST ONE-QUARTER OF SAID SECTION 19 BEARS S00°53'22"E, A DISTANCE OF 2634.65', BASIS OF BEARING FOR THIS DESCRIPTION;
THENCE S44°56'46"E, A DISTANCE OF 1870.23' TO THE NE CORNER OF TRACT B;
THENCE S0°59'16"E, A DISTANCE OF 1301.92' TO THE TRUE POINT OF BEGINNING AND THE NE CORNER OF SUBJECT TRACT;
THENCE S0°59'16"E, A DISTANCE OF 1019.83' TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF INTERSTATE 90;
THENCE ALONG SAID RIGHT-OF-WAY THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 16986.25', A CENTRAL ANGLE OF 0°25'00", AN ARC LENGTH OF 123.51', A CHORD BEARING OF N 88°02'36" W, AND A CHORD LENGTH OF 123.51';
THENCE N83°25'45"W, A DISTANCE OF 871.36';
THENCE N87°06'06"W, A DISTANCE OF 328.34';
THENCE DEPARTING FROM SAID I-90 RIGHT-OF-WAY, ALONG THE EAST RIGHT-OF-WAY LINE OF NORTH GARNER LAKE ROAD, N0°46'56"W, 491.25';
THENCE N89°13'07"E, A DISTANCE OF 40.01';
THENCE N0°51'38"W, A DISTANCE OF 155.08';
THENCE DEPARTING FROM SAID RIGHT-OF-WAY AND CLOSING S88°10'21"E, A DISTANCE OF 1182.74'; TO THE POINT OF BEGINNING. CONTAINING 22.47 ACRES, MORE OR LESS.

TRACT B
PORTION OF THE SW1/4NW1/4 AND NW1/4SW1/4 OF SECTION 19, T50N, R71W, OF THE 6TH P.M. CAMPBELL COUNTY, WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19, FROM WHICH THE WEST ONE-QUARTER OF SAID SECTION 19 BEARS S00°53'22"E, A DISTANCE OF 2634.65', BASIS OF BEARING FOR THIS DESCRIPTION;
THENCE S44°56'46"E, A DISTANCE OF 1870.23' TO THE NE CORNER OF SUBJECT TRACT AND THE TRUE POINT OF BEGINNING;
THENCE N89°42'20"W, A DISTANCE OF 1266.05', TO THE EAST RIGHT-OF-WAY LINE OF NORTH GARNER LAKE ROAD;
THENCE ALONG SAID RIGHT-OF-WAY S0°57'30"E, A DISTANCE OF 426.88';
THENCE DEPARTING FROM SAID RIGHT-OF-WAY, S88°39'39"E, A DISTANCE OF 455.03';
THENCE S0°56'17"E, A DISTANCE OF 495.27';
THENCE N88°34'24"W, A DISTANCE OF 390.00', TO THE EAST RIGHT-OF-WAY LINE OF NORTH GARNER LAKE ROAD;
THENCE ALONG SAID RIGHT-OF-WAY S0°51'38"E, A DISTANCE OF 40.67';
THENCE S88°10'21"E, A DISTANCE OF 1182.74 TO THE POINT OF BEGINNING. CONTAINING 31.73 ACRES, MORE OR LESS.

BENCHMARK: CITY OF GILLETTE BM #109, SE OF INTERSECTION OF E. WARLOW DR. AND N. GARNER LAKE RD., 3 1/4" ALUMINUM CAP, N: 1384251.24', E: 581892.70', ELEV.= 4514.84'

BASIS OF BEARING: STATE PLANE COORDINATE SYSTEM, WYOMING EAST ZONE AND THE WEST LINE OF SECTION 19, N00°53'22"W, 2634.65' AS MEASURED BETWEEN THE FOUND NW CORNER AND THE W1/4 MONUMENTS.

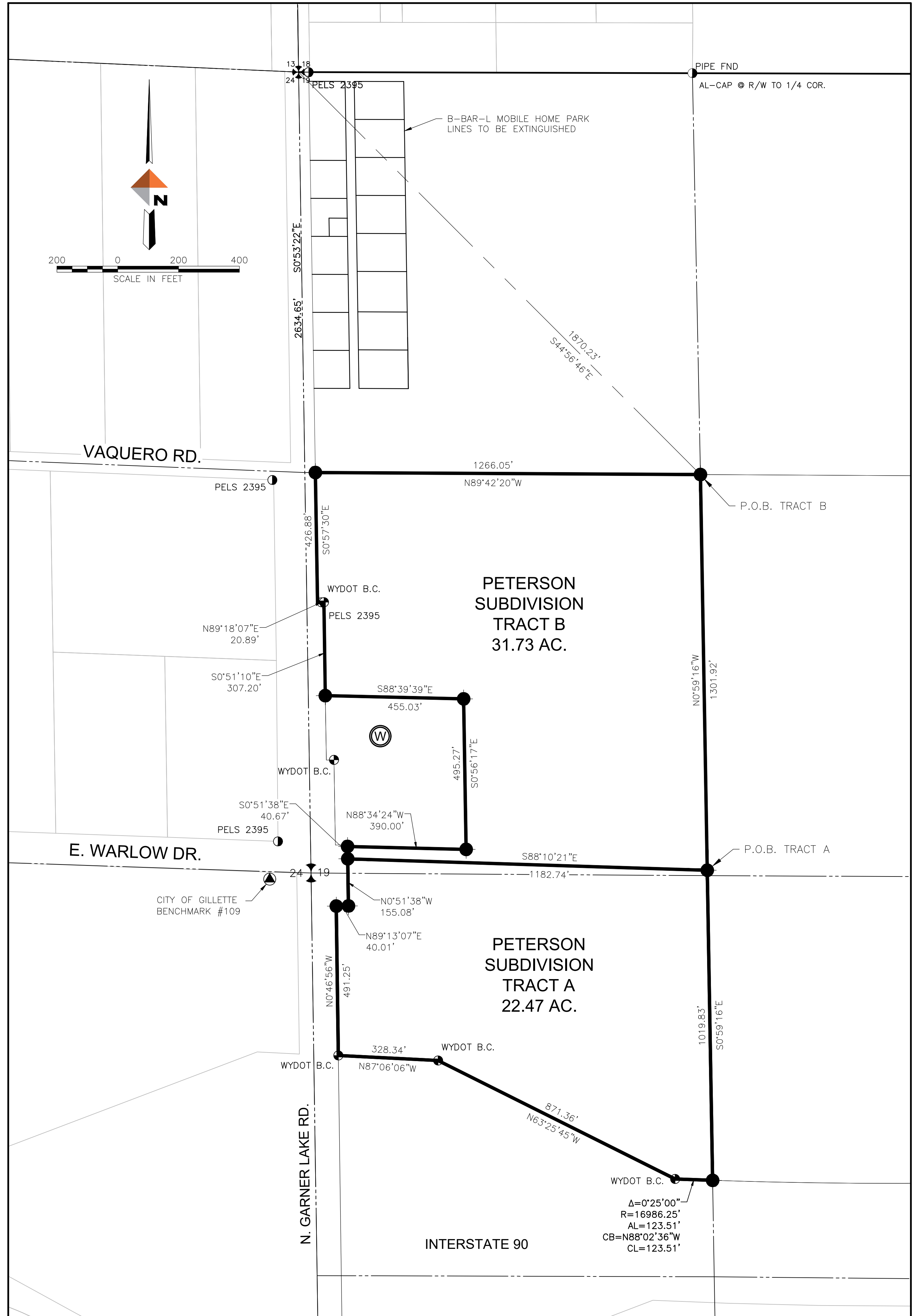
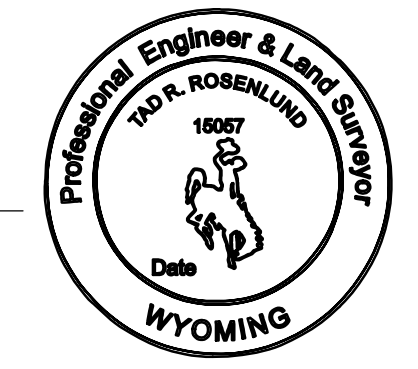
VERTICAL DATUM: NAVD '88

HORIZONTAL DISTANCES: ALL DISTANCES SHOWN HERON ARE IN US SURVEY FEET AT GROUND. PAF=1.0002756590

SURVEY CERTIFICATE: I, TAD R. ROSENLUND, OF SHERIDAN, WY, HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY PERFORMED DURING THE MONTH OF SEPTEMBER, 2023, BY ME, FOR WHOSE WORK I STAND PERSONALLY RESPONSIBLE AND THAT THE SURVEY IS ACCURATELY REPRESENTED ON THIS PLAT AND IS SET OUT ON THE GROUND AS SHOWN HERON.

TAD R. ROSENLUND
Wyoming L.S. No. 15057

DATE _____



C:\dowl\pw\0410099\VC-PA-ANNEX-28034.dwg PLOT DATE: 2024-1-31 13:38 SAVED DATE: 2024-01-31 10:55 USER: jbridgewater

REV	DATE	DESCRIPTION	BY

DOWL WWW.DOWL.COM
1833 S. Sheridan Ave
Sheridan, Wyoming 82801
307-672-9006

**CAPPS ANNEXATION
SECOND ADDITION PLAT**

PROJECT 63.28034.01
DATE 01/30/2024

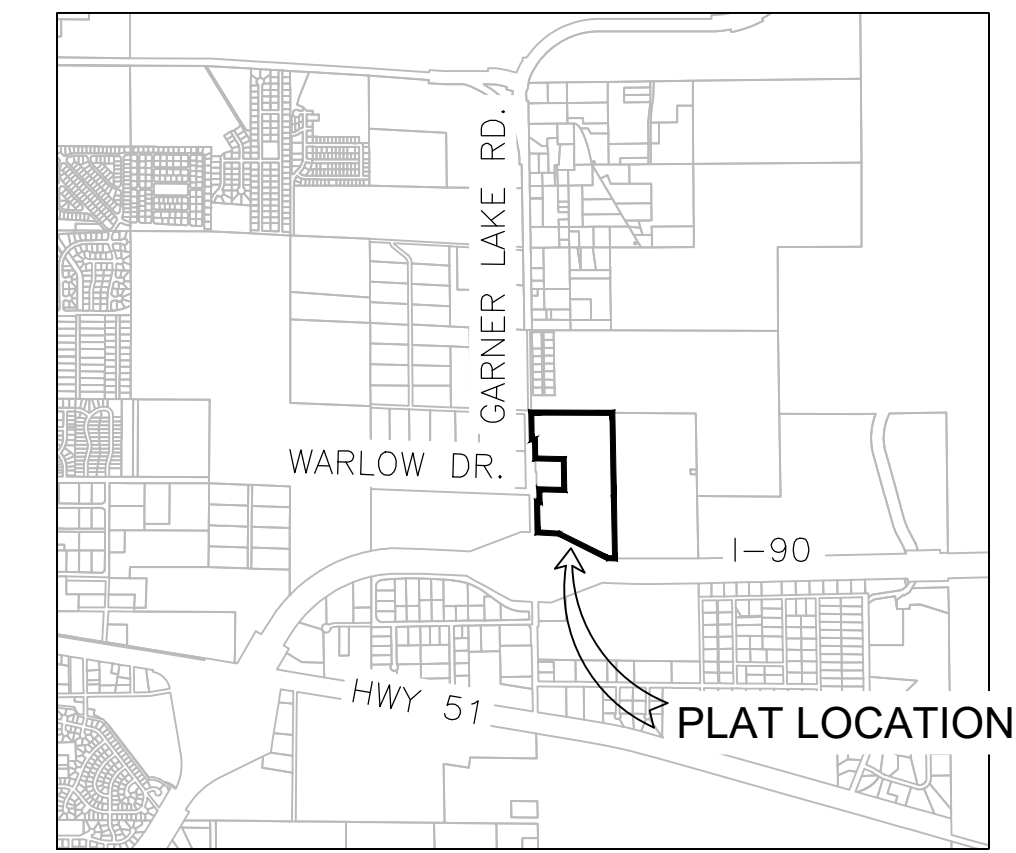
© DOWL 2023
SHEET
1
OF 1

CAPPS SECOND ADDITION EXISTING CONDITIONS

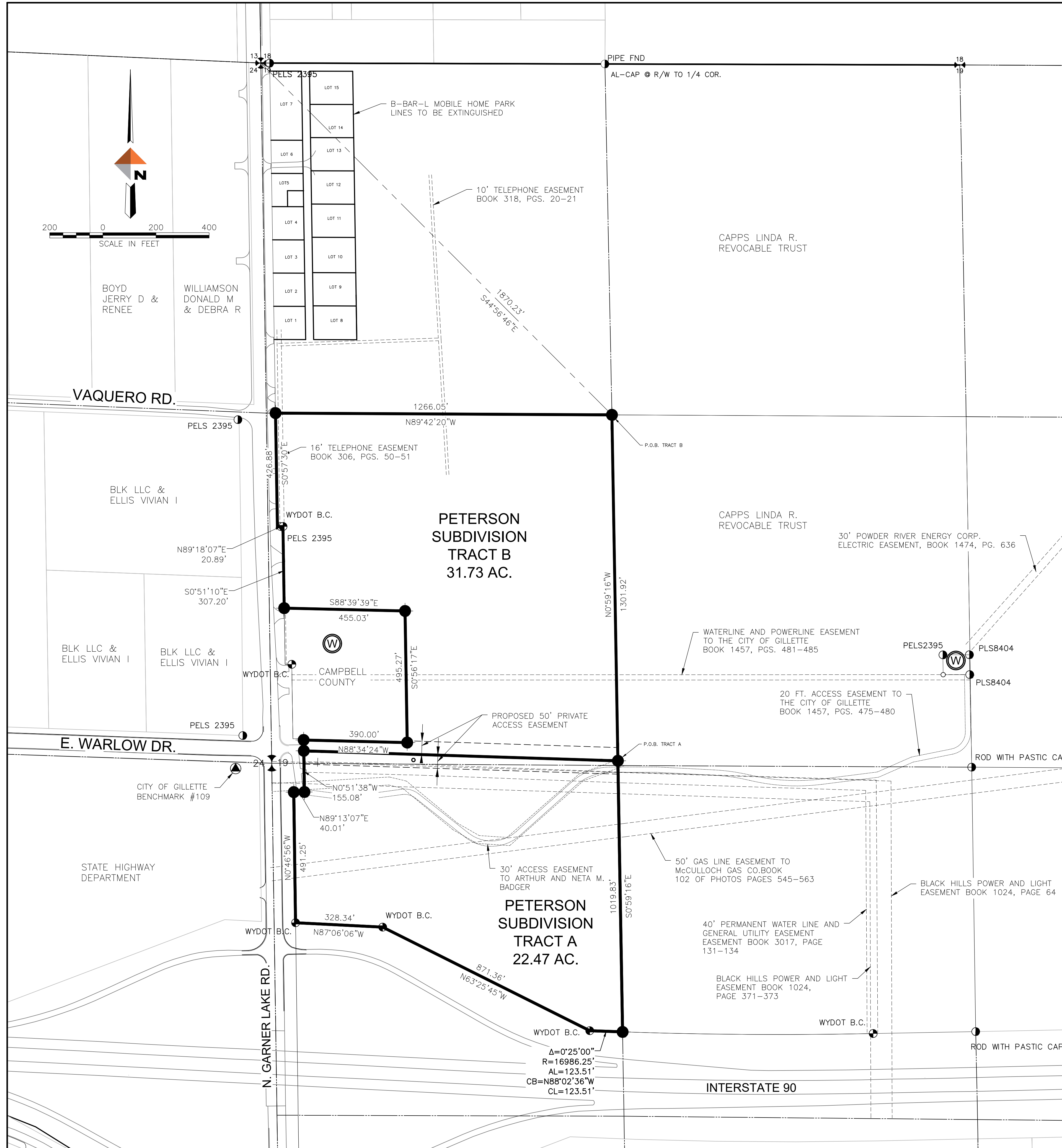
PORTION OF THE SW1/4NW1/4 AND NW1/4SW1/4 OF SECTION 19, T50N, R71W, OF THE 6TH P.M.

LEGEND

- ⊕ SECTION CORNER
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- FOUND ROW MONUMENT
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- ▲ BENCHMARK
- ⊙ EXISTING WELL
- TO BE ANNEXED
- - - EASEMENT
- SECTION LINE
- INTERIOR SECTION LINE



VICINITY MAP



REV	DATE	DESCRIPTION

BY	DESCRIPTION

DOWL WWW.DOWL.COM
 1833 S. Sheridan Ave
 Sheridan, Wyoming 82801
 307-672-9006

CAPPS SECOND ADDITION EXISTING CONDITIONS

PROJECT 63.28034.01
 DATE 01/30/2024

C:\dowl_pw\0410099_VIC-PA-ANNEX2-28034.dwg PLOT DATE: 2024-01-31 14:09 SAVED DATE: 2024-01-31 11:00 USER: jbridgewater