

Red Lodge Town Homes, Phase 1

RED LODGE TOWN HOMES MINOR SUBDIVISION

A RESUBDIVISION OF HIGH PLAINS BUSINESS PARK LOT 5A, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE¼NW¼) AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SE¼NW¼), SECTION 2, TOWNSHIP 49 NORTH, RANGE 72 WEST OF THE 6TH PRINCIPAL MERIDIAN, CAMPBELL COUNTY, WYOMING

NENW Only?
Are you including Moon Meadows?
- County Assessors

Lot 5A is not included in the southeast quarter of the northwest quarter. not needed on this plat

Change title to add Phase I

Reminder to send a paper copy to the County Clerk's Office for review

To Be Known as Lots 1, 2, 3, and Tract 1 of Red Lodge Town Homes, Phase 1

CERTIFICATE OF DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED TONY WILLE, MEMBER OF HIGH PLAINS BUILDERS, LLC, BEING THE OWNERS, PROPRIETORS, OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY THAT Red Lodge Town Homes Minor Subdivision, A RESUBDIVISION OF HIGH PLAINS BUSINESS PARK LOT 5A, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE¼NW¼) AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SE¼NW¼), SECTION 2, TOWNSHIP 49 NORTH, RANGE 72 WEST OF THE 6TH PRINCIPAL MERIDIAN, CAMPBELL COUNTY, WYOMING, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID HIGH PLAINS BUSINESS PARK; SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S01°42'23"W ALONG THE EASTERLY LINE OF SAID HIGH PLAINS BUSINESS PARK A DISTANCE OF 366.12 FEET; THENCE N89°55'00"W ALONG THE SOUTHERLY LINE OF SAID HIGH PLAINS BUSINESS PARK A DISTANCE OF 146.31 FEET; THENCE CONTINUING ALONG THE NORTHWESTERLY LINE OF SAID HIGH PLAINS BUSINESS PARK, AND ALONG A TANGENT CIRCULAR CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 91°43'23" A DISTANCE OF 32.02 FEET; THENCE N88°21'37"E ALONG THE NORTHERLY LINE OF SAID HIGH PLAINS BUSINESS PARK, A DISTANCE OF 136.99 FEET, TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINING 1.28 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAY, AND RESTRICTIONS OF RECORD.

THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES 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 THIS 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 THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING, AND MAINTAINING SEWERS, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINES, AND OTHER 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 WATERS AND SHALL BE KEPT FREE OF ALL STRUCTURES OR OTHER IMPEDIMENTS.

ALL RIGHTS UNDER AND BY VIRTUES OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

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

NAME, OWNER _____
STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ A.D., 20____, BY _____ AS _____ FOR _____ AS A FREE AND VOLUNTARY ACT AND DEED.

NOTARY PUBLIC
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES _____

CERTIFICATE OF APPROVAL BY THE CAMPBELL COUNTY PLANNING COMMISSION, CAMPBELL COUNTY, WYOMING
APPROVED BY THE CAMPBELL COUNTY PLANNING COMMISSION THIS ____ DAY OF _____ A.D., 20____

CHAIRMAN _____
ATTEST _____
CLERK OF THE PLANNING COMMISSION _____

COUNTY CLERK _____ DEPUTY _____

CERTIFICATE OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS, CAMPBELL COUNTY
APPROVED FOR FILING BY THE UNDERSIGNED BOARD OF COUNTY COMMISSIONERS IN AND FOR THE COUNTY OF CAMPBELL, STATE OF WYOMING THIS ____ DAY OF _____ A.D., 20____

CHAIRMAN OF BOARD _____ ATTEST: CLERK OF BOARD _____

CERTIFICATE OF APPROVAL OF THE CITY ADMINISTRATOR AND DIRECTOR OF ENGINEERING AND DEVELOPMENT SERVICES
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT _____ O'CLOCK _____ THIS ____ DAY OF _____ 2024, AND IS DULY RECORDED IN BOOK _____ OF PLATS PAGE NUMBER _____

THE RESUBDIVISION OF HIGH PLAINS BUSINESS PARK LOT 5A, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE¼NW¼) AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SE¼NW¼), SECTION 2, TOWNSHIP 49 NORTH, RANGE 72 WEST OF THE 6TH PRINCIPAL MERIDIAN, CAMPBELL COUNTY, WYOMING, TO BE KNOWN AS Red Lodge Town Homes Minor Subdivision, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE¼NW¼) AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SE¼NW¼), SECTION 2, TOWNSHIP 49 NORTH, RANGE 72 WEST OF THE 6TH PRINCIPAL MERIDIAN, CAMPBELL COUNTY, WYOMING, IS HEREBY APPROVED FOR RECORDING AS P.U.D. PLAT ON THIS ____ DAY OF _____ 2024 THROUGH THE AUTHORITY GRANTED BY THE CITY OF GILLETTE SUBDIVISION REGULATIONS.

CITY ADMINISTRATOR _____
DIRECTOR OF ENGINEERING AND DEVELOPMENT SERVICES _____

CERTIFICATE OF SURVEYOR
STATE OF WYOMING)
COUNTY OF JOHNSON)

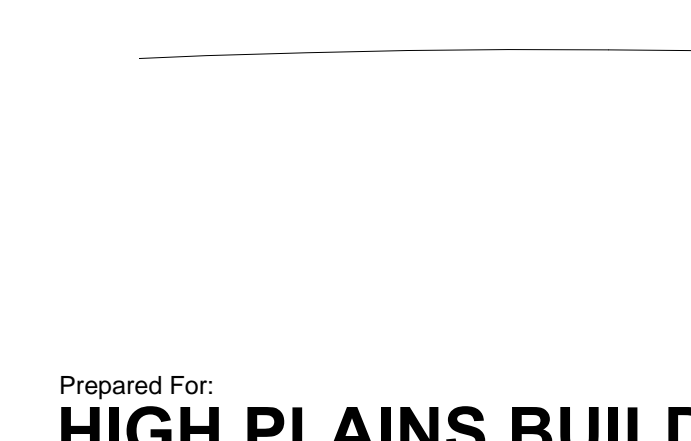
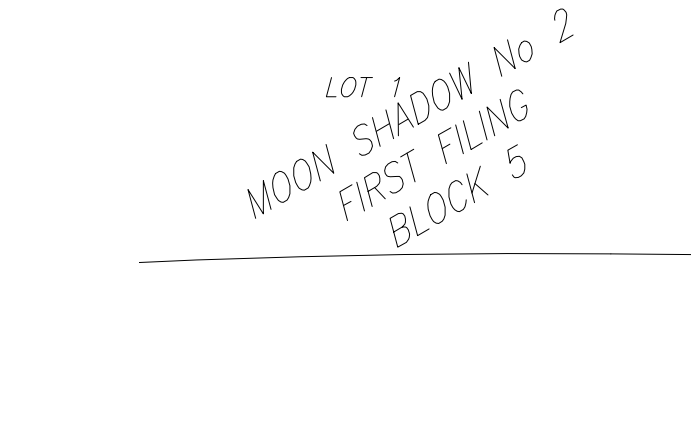
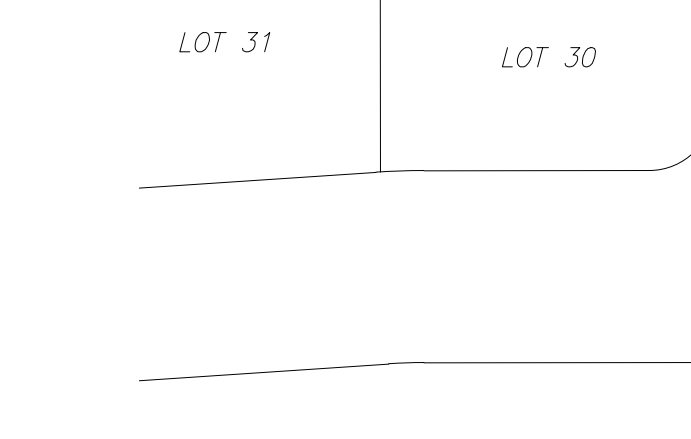
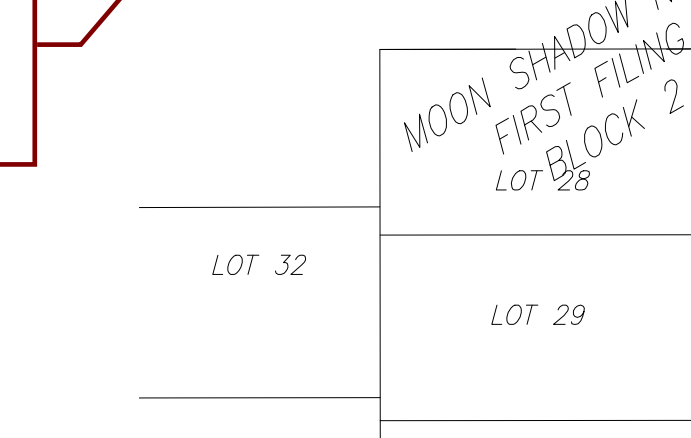
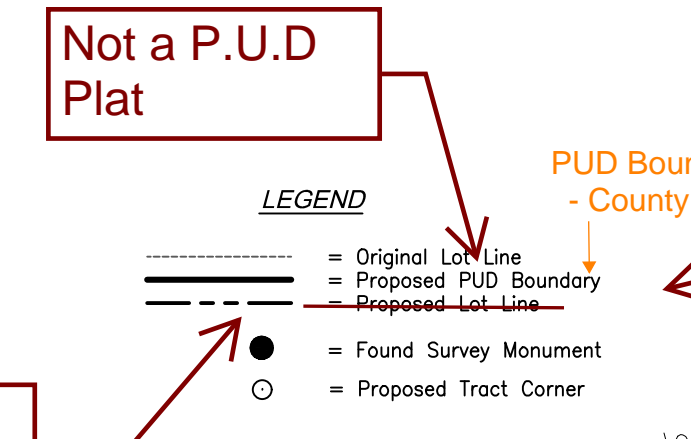
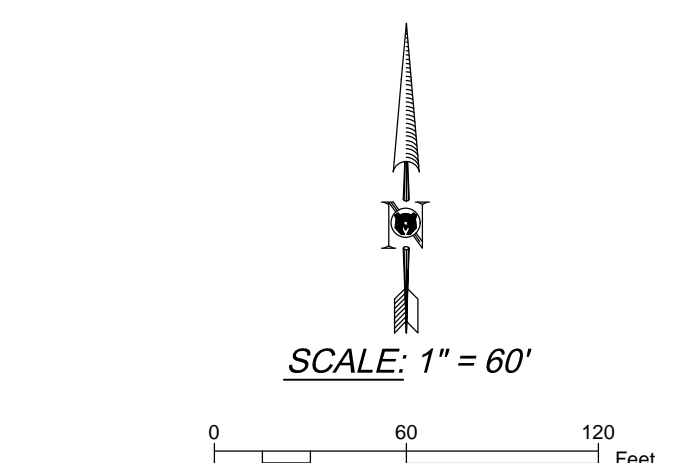
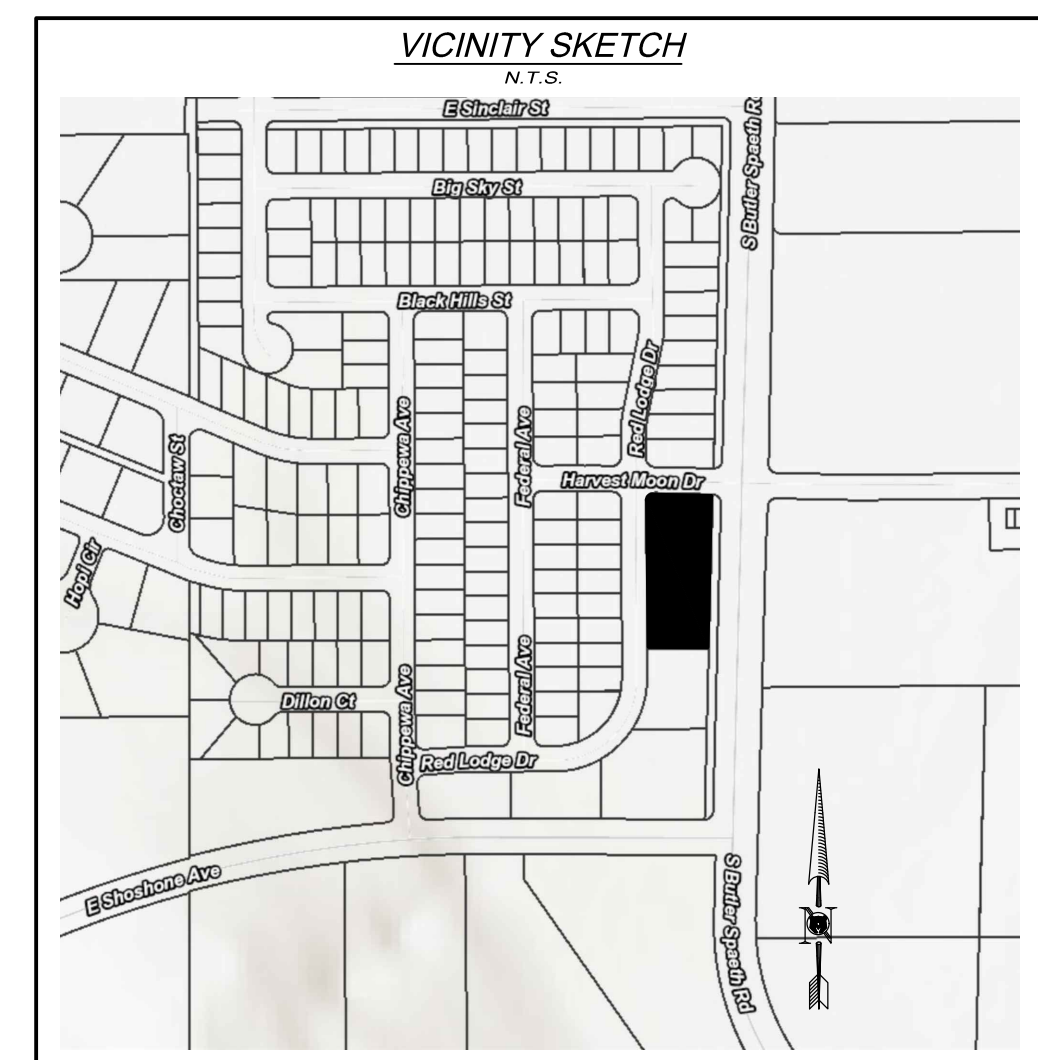
I, TRAVIS D. PEARSON, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF THE WYOMING, DO HEREBY ATTEST THAT THIS PLAT OF THE RED LODGE TOWN HOMES MINOR SUBDIVISION IS BASED ON THE RESULTS OF AN ACTUAL FIELD SURVEY DONE UNDER MY DIRECT SUPERVISION, BY FRED JANSSEN, CONDUCTED IN SEPTEMBER OF 2017, AND THAT SAID INFORMATION IS ACCURATELY REPRESENTED HEREON.

BENCHMARK
BASED ON CITY OF GILLETTE VERTICAL CONTROL MONUMENT #21
ELEVATION: 4684.90

BASIS OF BEARING
CITY OF GILLETTE HORIZONTAL CONTROL
ALL MEASURED DISTANCES ARE GROUND.

DECLARATION VACATING PREVIOUS PLATTING
THIS PLAT IS THE RED LODGE TOWN MINOR SUBDIVISION, A RESUBDIVISION OF HIGH PLAINS BUSINESS PARK LOT 5A, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE¼NW¼) AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (SE¼NW¼), SECTION 2, TOWNSHIP 49 NORTH, RANGE 72 WEST OF THE 6TH PRINCIPAL MERIDIAN, CAMPBELL COUNTY, WYOMING, AS RECORDED IN BOOK 8 OF PLATS, PAGES 221-222, AND BOOK 10 A.S., PAGE NUMBER 385, ALL EARLIER PLATS OR PORTIONS THEREOF, ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

DATE: 4/1/24
WYOMING



Prepared For:
HIGH PLAINS BUILDERS, LLC
Tony Wille
PO Box 2796
Gillette, WY 82717
(307) 307-5280

- NOTES
- 1) ACCESS IS PROHIBITED FROM BUTLER SPAETH ROAD.
 - 2) ALL LOT IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE MOST RECENT REVISION OF THE CITY OF GILLETTE CITY CODE AND ALL ADOPTED ORDINANCES, DESIGN AND CONSTRUCTION CODES, SPECIFICATIONS, AND STANDARDS.
 - 3) TWO (2) OFFSTREET PARKING PLACES, PER UNIT, WILL BE PROVIDED

Note on plat regarding the Zone Lot for this subdivision. The Zone Lot is considered the outer boundary of proposed Lots 1, 2, and 3.

Building outlines not needed on map?

Confusing. Remove Lot 5A

Line for easement not shown in legend? Add?

Setbacks line not shown in legend. Not needed on map?

Lots 2, 3, & 4, block 5 are not needed on this plat because they are not part of this subdivision at this time

Moon Meadows Included in Boundary? - County Assessors

BETTER CLOSURE THAN DEDICATION CLOSURE: 0. -0.431 - County Assessors

Acreage/square footage of each lot

MAP READS S88°21'37"E - County Assessors

Only Lots 1, 2, 3 and Lot 5B are in this subdivision. Please remove the bold outline around existing Lots 2, 3, and 4 as they are in a separate subdivision.

10' General Utility easement across all proposed lots required

Certificate of Dedication does not match the image

Please bold the outline of only Lot 5A because this is the only lot being subdivided at this time. Only need the boundary for the lot being subdivided.

Change title to add Phase I

Certificate of Dedication does not match the image

Central Angles do not match in the Certificate of Dedication and the image

Change title to add Phase I

Please rename tracts 1, 2, & 3 to lots 1, 2, & 3. This way when you go to re-subdivide for the rest of the homes, the next lots can be sequential in lot name

Closure: 0. -8.271 - County Assessors

Radius 20.00

Missing Radius measurement in Certificate of Dedication

Change title to add Phase I

Not a P.U.D Plat

Book 8 of plats, page 221-222 is not part of High Plains Business Park Lot 5A

Change title to add Phase I

Plats

REV.	2/27/2024	FPJ	FPJ	JJW	TDP
DATE					
SUR					
ENG					
DRW					
CHE					
APPE					
DRAWING TITLE	PRELIMINARY PLAT				
JOB TITLE	RED LODGE TOWN HOMES MINOR SUBD. REPLAT OF HIGH PLAINS BUSINESS PARK 5A				
DRAWING NO	B17-033				
JOB NO	B17-033				