FINAL PLAT
LOT 1 AND 2
BETCHER SUBDIVISION
CITY OF GILLETTE, WYOMING

A RESUBDIVISION OF TRACT C, MOON SHADOW NO 2
SUBDIVISION AND A PORTION OF
NE 1/4 SW 1/4 AND NW 1/4 OF SECTION 2, T49N, R72W
OF THE SIXTH P. M., CAMPBELL COUNTY, WYOMING
CITY OF GILLETTE, WYOMING

DECLARATION VACATING PREVIOUS PLATTING
THIS PLAT IS THE RESUBDIVISION OF TRACT C, MOON SHADOWN NO. 2 AS RECORDED IN BOOK 8 OF PLATS, PAGE 221-222, OF THE RECORDS OF CAMPBELL COUNTY ALL EARLIER PLAT OR PORTIONS THEREOF, ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

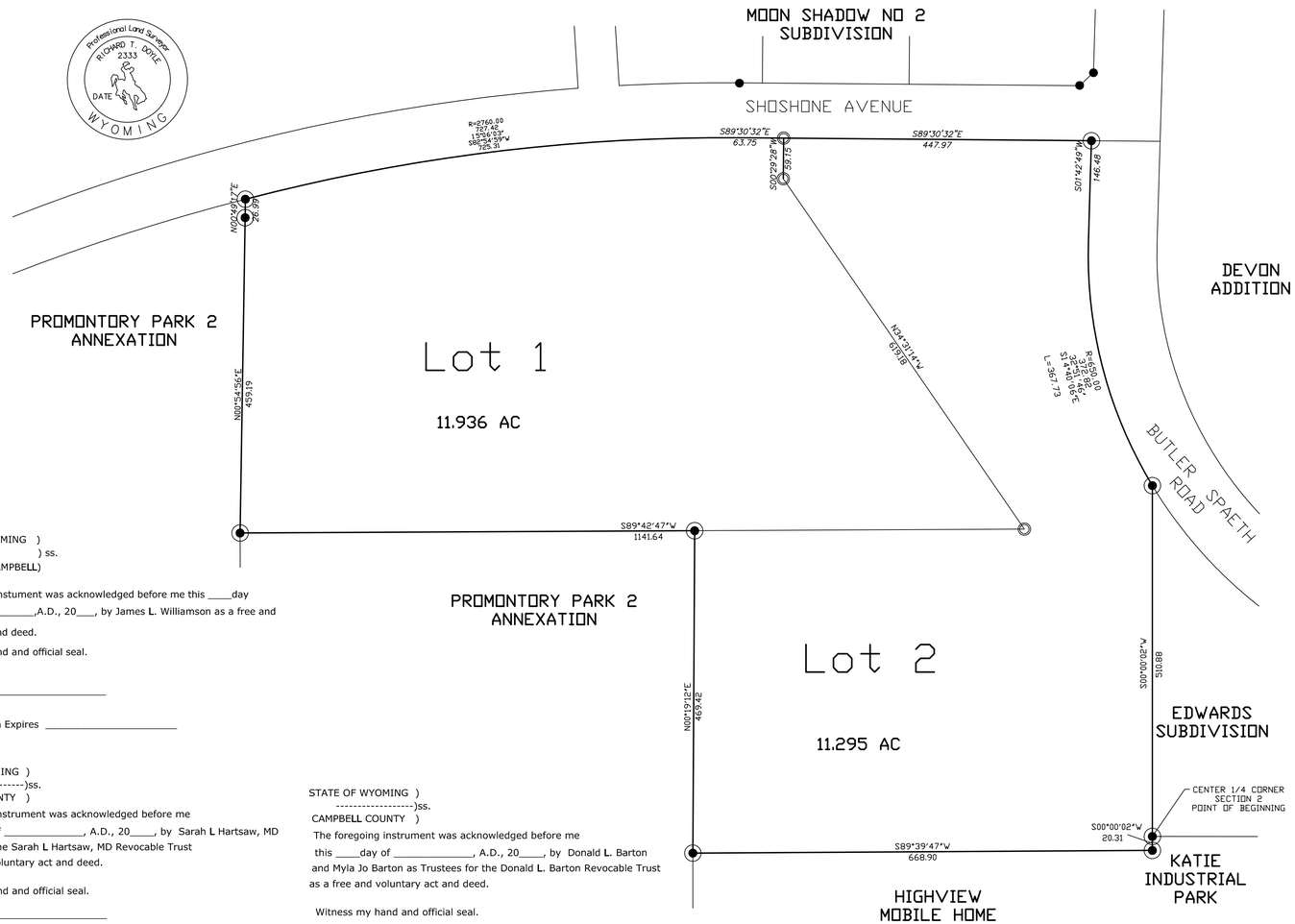
SURVEYOR'S CERTIFICATE

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 LOT 1 AND 2, BETCHER SUBDIVISION 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.

Professional Land Surveyor
RICHARD T. DOYLE
2333
DATE
WYOMING

N

0 50 100
1' = 100'



DEDICATION

Know all men by these presents that the undersigned CURTIS J. BETCHER, JAMES L. WILLIAMSON, SARAH L. HARTSHAW, MD REVOCABLE TRUST AND DONALD L. BARTON REVOCABLE TRUST being the owners, proprietors, or parties of interest in the land shown on this plat, do hereby certify,

The above and foregoing LOT 1 AND 2, BETCHER SUBDIVISION being more particularly described as follows:
TRACT C, MOON SHADOWN NO. 2 SUBDIVIDSN, AND
A tract of land being situated in the NE1/4 SW1/4 and the NW1/4 of Section 2, Township 49 North, Range 72 West of the Sixth Principal Meridian, Campbell County, Wyoming.
Said tract of land being described more particularly as follows:

Beginning Center one quarter section corner of said Section 2;
Thence S00°00'02"W a distance of 20.31 feet to the North boundary of Highview Mobile Home Park;
Thence S89°39'47"W along the said North boundary of the Highview Mobile Home Park a distance of 668.90 feet;
Thence N00°19'12"E along the East boundary of the Promontory Park II Annexation a distance of 469.42 feet;
Thence S89°42'47"W along the said North boundary of the Promontory Park II Annexation a distance of 661.67 feet;
Thence N00°54'56"E along the said East boundary of Sunburst Subdivision No. 4 a distance of 459.19 feet;
Thence Northeasterly along the South boundary of Tract C, Moon Shadow 2 Subdivision, First Filing along a curve to the right through a central angle of 11°10'13" with a radius of 2824.79 feet an arc distance of 550.72 feet and with a chord that bears N84°10'54"E a chord distance of 549.85 feet;
Thence N89°45'28"E along the said South boundary of Tract C, Moon Shadow 2 Subdivision, First Filing a distance of 683.25 feet;
Thence S01°42'49W along the West right of way of Butler Spaeth Road a distance of 93.04 feet;
Thence Southeasterly along the said West right of way of Butler Spaeth Road along a curve to the left through a central angle of 32°51'46" with a radius of 650.00 feet an arc distance of 372.82 feet with a chord that bears S14°40'06"E a chord distance of 367.73 feet;
Thence S00°00'02"W along the North-South centerline of said Section 2 a distance of 510.88 feet to the POINT OF BEGINNING.

Said tract of land contains 23.231 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.

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_____ by:

Owners: CURTIS J. BETCHER

_____
CURTIS J. BETCHER

SARAH L HARTSAW, MD REVOCABLE TRUST

_____
ANGUS D MCDOUGALL, TRUSTEE

_____
SARAH L HARTSAW, MD, TRUSTEE
BY: _____ (POWER OF ATTNY)

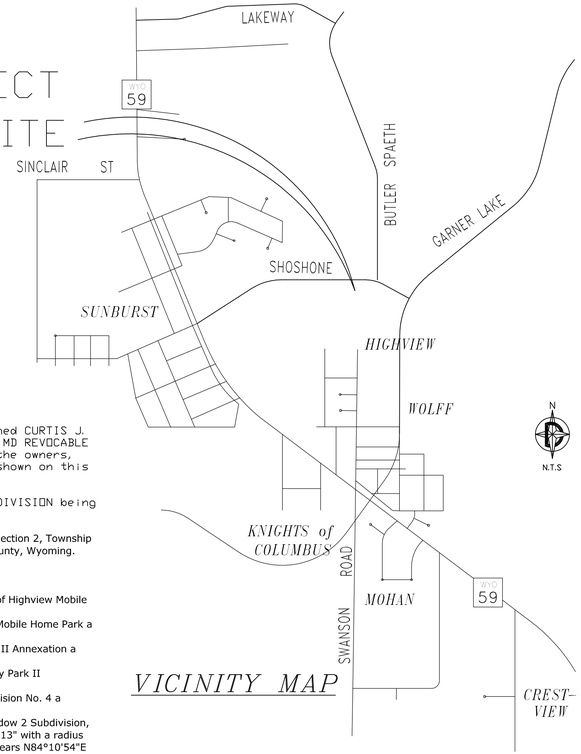
JAMES L. WILLIAMSON

_____
JAMES L. WILLIAMSON

DONALD L. BARTON REVOCABLE TRUST

_____
DONALD L. BARTON, TRUSTEE

_____
MYLA JO BARTON, TRUSTEE



VICINITY MAP

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 Clerk and Recorder at _____o'clock _____.m., _____, 20____, and is duly recorded in Book _____, Page No. _____.

_____
County Clerk

STATE OF WYOMING)
) ss.
COUNTY OF CAMPBELL)

The foregoing instument was acknowledged before me this ____day of _____,A.D., 20___, by James L. Williamson as a free and voluntary act and deed.

Witness my hand and official seal.

_____
Notary Public
My Commission Expires _____

STATE OF WYOMING)
----------)ss.
CAMPBELL COUNTY)
The foregoing instrument was acknowledged before me this ____day of _____, A.D., 20____, by Sarah L Hartsaw, MD as Trustee for the Sarah L Hartsaw, MD Revocable Trust as a free and voluntary act and deed.

Witness my hand and official seal.

_____
Notary Public
My Commission Expires:_____

STATE OF WYOMING)
----------)ss.
CAMPBELL COUNTY)
The foregoing instrument was acknowledged before me this ____day of _____, A.D., 20____, by Donald L. Barton and Myla Jo Barton as Trustees for the Donald L. Barton Revocable Trust as a free and voluntary act and deed.

Witness my hand and official seal.

_____
Notary Public
My Commission Expires:_____

STATE OF WYOMING)
) ss.
COUNTY OF CAMPBELL)

The foregoing instument was acknowledged before me this ____day of _____,A.D., 20___, by Curtis J. Betcher as a free and voluntary act and deed.

Witness my hand and official seal.

_____
Notary Public
My Commission Expires _____

STATE OF WYOMING)
----------)ss.
CAMPBELL COUNTY)
The foregoing instrument was acknowledged before me this ____day of _____, A.D., 20____, by Angus D. McDougall as Trustee for the Sarah L Hartsaw, MD Revocable Trust as a free and voluntary act and deed.

Witness my hand and official seal.

_____
Notary Public
My Commission Expires:_____

LEGEND

FOUND CORNER MONUMENT

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

SUMMARY
TOTAL LOTS: 2
R.O.W. AREA: N/A
TOTAL AREA: 23.231 AC
ZONING: C-3, I-1

FINAL PLAT

BETCHER SUBDIVISION
GILLETTE, WYOMING

Prepared for:
Curtis J. Betcher, ETAL
1333 Moonshiner Lane
GILLETTE, WY 82718

Prepared by:
DOYLE SURVEYING INC.
801 E 4TH ST
Suite 15
Gillette, WY 82716
PH: (307)686-2410

Date of Preparation: JULY, 2016

SHT 1 OF 1