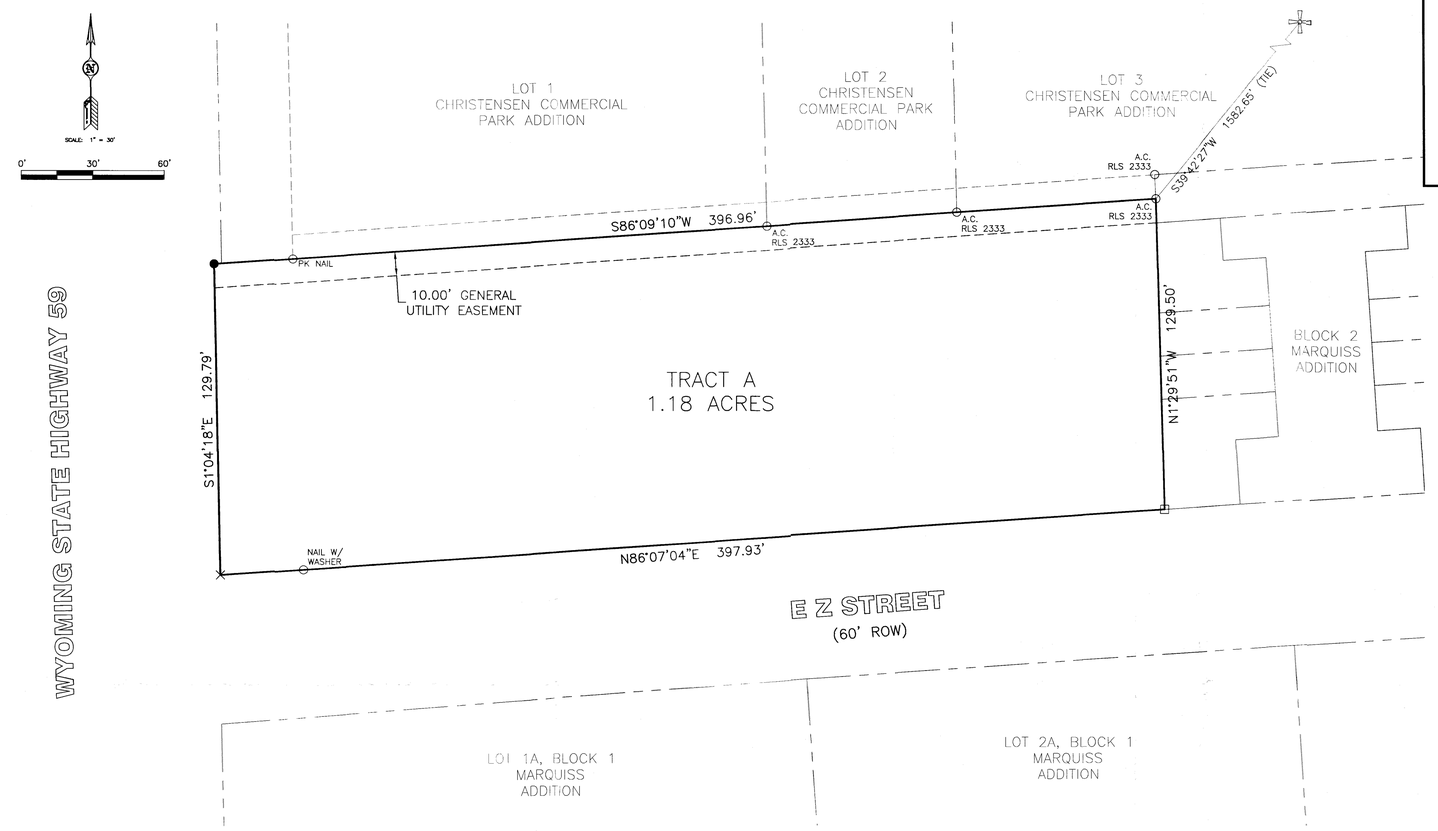
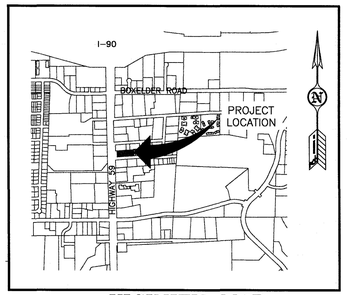
RESUBDIVISION OF LOT 1, BLOCK 1 OF HOMCO SUBDIVISION AND VACATED 35' RIGHT OF WAY

TO BE KNOWN AS TRACT A HOMCO SUBDIVISION

LOCATED IN THE NE1/4 OF SECTION 34, T50N, R72W, OF THE 6TH P.M., CAMPBELL COUNTY, WYOMING





VICINITY MAP

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED L & J INVESTMENTS, LLC, 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 RESUBDIVISION OF LOT 1, BLOCK 1 OF HOMCO SUBDIVISION AND VACATED 35' RIGHT OF WAY, TO BE KNOWN AS TRACT A HOMCO SUBDIVISION, LOCATED IN THE NE1/4 OF SECTION 34, T50N, R72W, OF THE 6TH P.M., CAMPBELL COUNTY, WYOMING, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL, TO BE KNOWN AS TRACT A, HOMCO SUBDIVISION, LOCATED IN THE NE1/4 OF SECTION 34, T50N, R72W OF THE 6TH P.M., CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING, BEING MORE PARTICULARY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 34, MONUMENTED BY A BRASS CAP STAMPED PLS 12839; THENCE S39°42'27"W, 1582.65 FEET TO THE NORTHEAST CORNER OF AFOREMENTIONED TRACT A, MONUMENTED BY AN ALUMINUM CAP STAMPED RLS 2333 AND BEING THE POINT OF BEGINNING; THENCE ALONG THE NORTH BOUNDARY OF SAID TRACT A, S86°09'10"W, 396.96 FEET THE NORTHWEST CORNER OF SAID TRACT A, BEING MONUMENTED BY AN ALUMINUM CAP STAMPED PLS 6872; THENCE ALONG THE WEST BOUNDARY OF SAID TRACT A, ALSO BEING THE EAST RIGHT OF WAY OF WYOMING STATE HIGHWAY 59, S01°04'18"E, 129.79 FEET THE SOUTHWEST CORNER OF SAID TRACT A, BEING MONUMENTED BY AN ALUMINUM CAP STAMPED PLS 6872; THENCE ALONG THE SOUTH BOUNDARY OF SAID TRACT A, ALSO BEING THE NORTH RIGHT OF WAY OF E Z STREET, N86°07'04"E, 397.93 FEET THE SOUTHEAST CORNER OF SAID TRACT A, BEING MONUMENTED BY A BARE REBAR; THENCE ALONG THE EAST BOUNDARY OF SAID TRACT A, N01°29'51"W, 129.50 FEET THE POINT OF BEGINNING. AND CONTAINS AN AREA OF 1.18 ACRES, MORE OR LESS, AND 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 AND PROPRIETOR; AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS.

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 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 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 VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

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

_____
L & J INVESTMENTS, LLC, OWNER

STATE OF WYOMING)
)SS.
CAMPBELL COUNTY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

___ DAY OF _____, A.D., 20___, BY L & J INVESTMENTS, LLC, OWNER, AS A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

CERTIFICATE OF REVIEW OF THE CITY ENGINEER

DATA ON THIS PLAT REVIEWED THIS _____ DAY OF _____ A.D., 20____ BY THE CITY ENGINEER OF GILLETTE WYOMING.

_____
CITY ENGINEER

CERTIFICATE OF APPROVAL BY THE CITY COUNCIL OF THE CITY OF GILLETTE, WYOMING

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

_____
MAYOR

_____
CITY CLERK

CERTIFICATE OF APPROVAL BY THE CITY OF GILLETTE PLANNING COMMISSION

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

_____
CHAIRMAN

_____
SECRETARY

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS THE RESUBDIVISION OF LOT 1, BLOCK 1 HOMCO SUBDIVISION, AS RECORDED IN BOOK 5 OF PLATS, PAGE 158, OF THE RECORDS OF THE CAMPBELL COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF, ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

CERTIFICATE FOR RECORDING BY THE COUNTY CLERK AND RECORDER

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT _____ O'CLOCK ___M., THIS _____DAY OF _____ 20___, AND IS DULY RECORDED IN BOOK NUMBER _____, PAGE NUMBER _____.

_____
COUNTY CLERK

SUBDIVISION SUMMARY

TOTAL AREA: 1.18 ACRES

TOTAL LOTS: 1 LOT

ZONING: C-1

FLOOD PLAIN DESIGNATION ZONE AE/X AS PER MAP NUMBER 56005C1463D

NOTES

- A TELECOMMUNICATION RIGHT OF WAY EASEMENT, AS RECORDED IN BOOK 289 OF PHOTOS, PAGE 197, MAY ENCUMBER THIS PARCEL IN THE WESTERN PORTION BUT IS UNPLOTTABLE BECAUSE OF AMBIGUITIES IN THE RECORDS.
- ORDINANCE #XXXXX, VACATES THE 35' RIGHT OF WAY LYING WESTERLY INTO THIS SUBDIVISION.

SURVEYOR'S CERTIFICATE

I, DAVID L. VLIEM, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS SUBDIVISION PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF THE RESUBDIVISION OF LOT 1, BLOCK 1 OF HOMCO SUBDIVISION AND VACATED 35' RIGHT OF WAY, TO BE KNOWN AS TRACT A HOMCO SUBDIVISION, LOCATED IN THE NE1/4 OF SECTION 34, T50N, R72W, OF THE 6TH P.M., CAMPBELL COUNTY, WYOMING, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACTUAL SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION.

BENCHMARK

BASED ON CITY OF GILLETTE VERTICAL CONTROL MONUMENT #23 ELEVATION= 4522.61

BASIS OF BEARING

THE CITY OF GILLETTE HORIZONTAL CONTROL NETWORK.
***ALL MEASURED DISTANCES ARE GRID. FOR CONVERSION TO SURFACE, MULTIPLY BY 1.00026964.
***ALL AREAS ARE CALCULATED AT SURFACE.

LEGEND

- FOUND CORNER SEE CORNER FOR DETAILS
- FOUND BARE REBAR
- FOUND SECTION CORNER (LS #12839)
- SET 2" ø ALUMINUM CAP (LS #6872)
- SET CHISELED "X" IN CONCRETE
- BOUNDARY
- EASEMENT
- PROPERTY LINES

LEGAL DESCRIPTION

A PARCEL, TO BE KNOWN AS TRACT A, HOMCO SUBDIVISION, LOCATED IN THE NE1/4 OF SECTION 34, T50N, R72W OF THE 6TH P.M., CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING, BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 34, MONUMENTED BY A BRASS CAP STAMPED PLS 12839;

THENCE S39°42'27"W, 1582.65 FEET TO THE NORTHEAST CORNER OF AFOREMENTIONED TRACT A, MONUMENTED BY AN ALUMINUM CAP STAMPED RLS 2333 AND BEING THE POINT OF BEGINNING;

THENCE ALONG THE NORTH BOUNDARY OF SAID TRACT A, S86°09'10"W, 396.96 FEET THE NORTHWEST CORNER OF SAID TRACT A, BEING MONUMENTED BY AN ALUMINUM CAP STAMPED PLS 6872;

THENCE ALONG THE WEST BOUNDARY OF SAID TRACT A, ALSO BEING THE EAST RIGHT OF WAY OF WYOMING STATE HIGHWAY 59, S01°04'18"E, 129.79 FEET THE SOUTHWEST CORNER OF SAID TRACT A, BEING MONUMENTED BY AN ALUMINUM CAP STAMPED PLS 6872;

THENCE ALONG THE SOUTH BOUNDARY OF SAID TRACT A, ALSO BEING THE NORTH RIGHT OF WAY OF E Z STREET, N86°07'04"E, 397.93 FEET THE SOUTHEAST CORNER OF SAID TRACT A, BEING MONUMENTED BY A BARE REBAR;

THENCE ALONG THE EAST BOUNDARY OF SAID TRACT A, N01°29'51"W, 129.50 FEET THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1.18 ACRES MORE OR LESS.

Prepared for:
SILVER NAIL CONSTRUCTION, LLC
P.O. BOX 1031
GILLETTE, WYOMING 82717
307-299-8999

PCA ENGINEERING INC.
CIVIL ENGINEERING
SURVEYING
MATERIAL TESTING
4506 Wyoming Blvd.
P.O. Box 3185
Gillette, Wyoming 82718
307-687-0600

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Drawn by: SS	Design by: SS	Reviewed by: DV
Revision Date	Revision Description	

PCA Project Number: 163780.00

Plot Date: Oct 18, 2016 – 9:38am

G:\PROJECTS\16378000 Sonic Restaurant Site Plan\DesD MainP.dwg
Layout: Plat 1

X-Ref: ...

RESUBDIVISION OF LOT 1, BLOCK 1 OF HOMCO SUBDIVISION AND VACATED 35' RIGHT OF WAY
TO BE KNOWN AS TRACT A HOMCO SUBDIVISION
LOCATED IN THE NE1/4 OF SECTION 34, T50N, R72W, OF THE 6TH P.M., CAMPBELL COUNTY, WYOMING

FINAL PLAT

SHEET 1 OF 1