

# LAKELAND HILLS SUBDIVISION PHASE NO. 3

A RESUBDIVISION OF THE REMAINING PORTION OF TRACT A LAKELAND COMMERCIAL SUBDIVISION AND THE REMAINING PORTION OF TRACT 3 LAKELAND HILLS SUBDIVISION PHASE NO. 1  
 LOCATED IN THE NW1/4 SECTION 23, T50N, R72W OF THE 6TH P.M., GILLETTE, CAMPBELL COUNTY, WYOMING

## CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED CAPITAL LAND DEVELOPMENT, 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 LAKELAND HILLS SUBDIVISION PHASE NO. 3, A RESUBDIVISION OF THE REMAINING PORTION OF TRACT A LAKELAND COMMERCIAL SUBDIVISION AND THE REMAINING PORTION OF TRACT 3 LAKELAND HILLS SUBDIVISION PHASE NO. 1, LOCATED IN THE NW1/4 SECTION 23, T50N, R72W OF THE 6TH P.M., GILLETTE, CAMPBELL COUNTY, WYOMING, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE REMAINING PORTION OF TRACT A LAKELAND COMMERCIAL SUBDIVISION AND THE REMAINING PORTION OF TRACT 3 LAKELAND HILLS SUBDIVISION PHASE NO. 1 AND CONTAINS AN AREA OF 36.64 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:

CAPITAL LAND DEVELOPMENT, LLC KESHAV PATEL, MEMBER

STATE OF WYOMING)  
 )SS.  
 CAMPBELL COUNTY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_, BY CAPITAL LAND DEVELOPMENT, LLC, KESHAV PATEL, MEMBER, 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

THIS PLAT APPROVED BY THE CITY OF GILLETTE PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_

CHAIRMAN \_\_\_\_\_

SECRETARY \_\_\_\_\_

## DECLARATION VACATING PREVIOUS PLATING

THIS PLAT IS THE RESUBDIVISION OF THE REMAINDER TRACT A OF LAKELAND HILLS COMMERCIAL SUBDIVISION, AS RECORDED IN BOOK 6 OF PLATS, PAGE 2 AND THE REMAINDER TRACT 3 OF LAKELAND HILLS SUBDIVISION PHASE NO. 1, AS RECORDED IN BOOK 7 OF PLATS, PAGE 145 & 146 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. OF \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_, AND IS DULY RECORDED IN BOOK NUMBER \_\_\_\_\_ PAGE NUMBER \_\_\_\_\_

COUNTY CLERK \_\_\_\_\_

## SUBDIVISION SUMMARY

TOTAL AREA: 36.64 ACRES  
 TOTAL LOTS: 53  
 TOTAL TRACTS: 3  
 ZONING: C-1 AND R-1  
 FLOOD PLAIN DESIGNATION ZONE X  
 RIGHT OF WAY: 7.08 ACRES

## 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 LAKELAND HILLS SUBDIVISION PHASE NO. 3 A RESUBDIVISION OF THE REMAINING PORTION OF TRACT A LAKELAND COMMERCIAL SUBDIVISION AND THE REMAINING PORTION OF TRACT 3 LAKELAND HILLS SUBDIVISION PHASE NO. 1, LOCATED IN THE NW1/4 SECTION 23, T50N, R72W OF THE 6TH P.M., GILLETTE, CAMPBELL COUNTY, WYOMING, 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.

## NOTES

- APPROVAL FROM THE CITY OF GILLETTE ENGINEERING DEPARTMENT MUST BE OBTAINED PRIOR TO GRADING OR PLACING DRAINAGE STRUCTURES IN THE EXISTING WATER LINE EASEMENTS RECORDED IN BOOK 600 PHOTOS, PAGE 378 AND BOOK 1455 PHOTOS, PAGE 254.
- EXISTING 20' GENERAL UTILITY EASEMENT VACATED THIS PLAT, AS SHOWN ON THE LAKELAND HILLS COMMERCIAL SUBDIVISION PLAT AND LAKELAND HILLS SUBDIVISION PHASE NO. 1 PLAT.
- THE STREET DIMENSIONS ARE 40' BACK OF CURB TO BACK OF CURB.
- NO RESIDENTIAL OR COMMERCIAL ACCESS IS PERMITTED FROM GURLEY AVENUE, WARLOW DRIVE OR GABRIEL DRIVE.
- NO FENCING OR STRUCTURES ALLOWED IN DRAINAGE EASEMENTS.

## NOTES CONTINUED

- DUE TO DEPTH OF SEWER MAINS THE FOLLOWING LOTS MAY NOT ACCOMMODATE A FULL DEPTH BASEMENT:  
 LOT 4, BLOCK 2  
 LOT 5, BLOCK 2  
 LOT 1, BLOCK 3  
 LOT 3, BLOCK 6

## BENCHMARK

BASED ON CITY OF GILLETTE VERTICAL CONTROL MONUMENT#28 ELEVATION= 4538.34

## BASIS OF BEARING

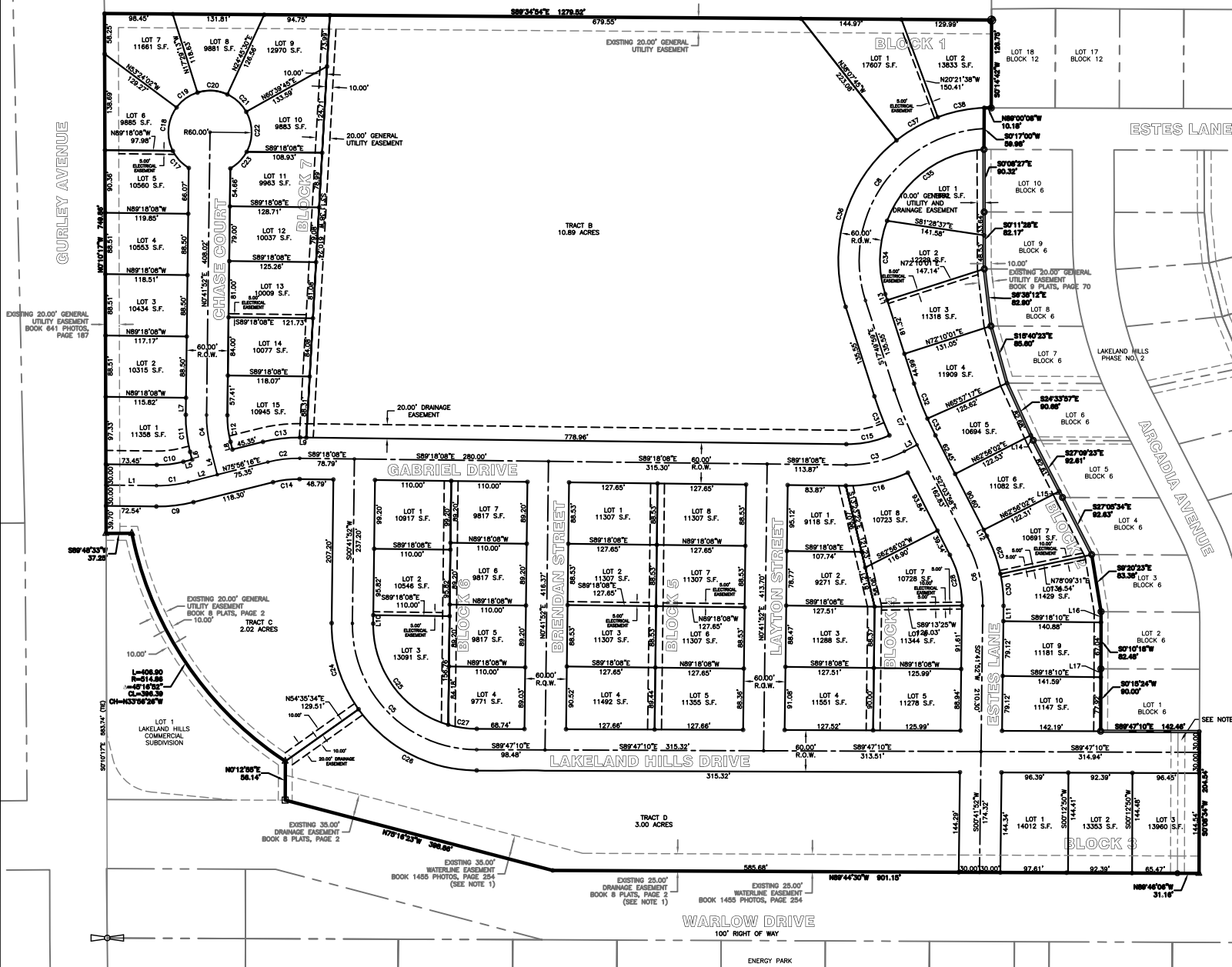
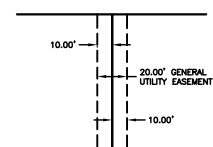
THE CITY OF GILLETTE HORIZONTAL CONTROL NETWORK.  
 \*\*\*ALL MEASURED DISTANCES ARE GRID. FOR CONVERSION TO SURFACE, MULTIPLY BY 1.00026964.  
 \*\*\*ALL AREAS ARE CALCULATED AT SURFACE.

## LEGEND

- FOUND REBAR AND CAP PLS 584
- FOUND 1/2" IRON PIPE
- ▲ FOUND REBAR AND CAP PLS 2247
- ◻ FOUND QUARTER CORNER 1989 BLM BRASS CAP
- FOUND REBAR AND CAP PLS 8404
- FOUND BARE REBAR
- SET 2" # ALUMINUM CAP (LS #6872)
- BOUNDARY
- - - EASEMENT
- - - EXISTING EASEMENT

## TYPICAL EASEMENT DIMENSIONS

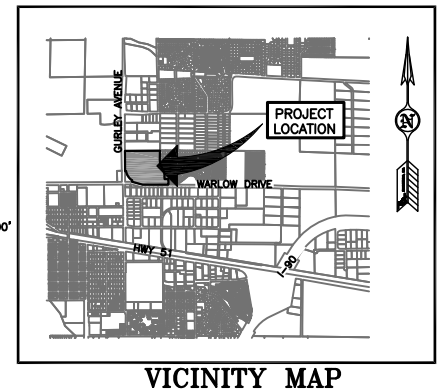
\*\*\*UNLESS OTHERWISE NOTED.



Curve #	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	01°45'38"	180.00'	46.37'	46.24'	N83°19'04"E
C2	05°31'18"	60.00'	60.24'	36.89'	S47°17'23"E
C3	02°29'59"	180.00'	46.37'	46.24'	N83°19'04"E
C4	01°45'38"	180.00'	46.37'	46.24'	N83°19'04"E
C5	08°29'02"	180.00'	284.26'	255.63'	S44°32'39"E
C6	02°14'34"	183.85'	89.61'	89.61'	S13°25'34"E
C7	00°17'09"	530.03'	85.89'	85.89'	S22°28'33"E
C8	02°17'14"	153.85'	75.86'	75.86'	S19°28'59"E
C9	01°45'38"	180.00'	46.37'	46.24'	N83°19'04"E
C10	01°45'38"	180.00'	46.37'	46.24'	N83°19'04"E
C11	01°45'38"	180.00'	46.37'	46.24'	N83°19'04"E
C12	01°45'38"	180.00'	46.37'	46.24'	N83°19'04"E
C13	01°45'38"	180.00'	46.37'	46.24'	N83°19'04"E
C14	01°45'38"	180.00'	46.37'	46.24'	N83°19'04"E
C15	02°42'02"	150.00'	63.88'	63.40'	N78°29'21"E
C16	02°09'40"	210.00'	92.18'	91.43'	N78°07'59"E
C17	03°21'44"	80.00'	34.06'	33.61'	N43°03'09"W
C18	03°23'14"	80.00'	34.06'	33.61'	N43°03'09"W
C19	03°24'48"	80.00'	37.41'	37.00'	N45°33'22"E
C20	04°21'43"	80.00'	44.24'	43.24'	S88°21'32"E

Curve #	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C21	03°05'41"	60.00'	37.80'	36.89'	S47°17'23"E
C22	05°31'18"	60.00'	60.24'	36.89'	S47°17'23"E
C23	03°29'59"	60.00'	34.03'	33.58'	S44°28'00"W
C24	03°08'18"	210.00'	132.33'	130.15'	N17°21'17"W
C25	07°43'02"	150.00'	284.26'	185.13'	N81°86'34°09"W
C26	05°42'44"	210.00'	189.31'	191.91'	S62°35'48"E
C27	02°17'14"	153.85'	75.86'	75.86'	S19°28'59"E
C28	01°38'18"	213.85'	96.31'	96.13'	N19°39'38"W
C29	01°28'08"	213.85'	46.40'	46.40'	N09°36'29"W
C30	00°17'09"	530.03'	85.89'	85.89'	N22°28'33"E
C31	00°17'09"	530.03'	85.89'	85.89'	N22°28'33"E
C32	00°17'09"	530.03'	85.89'	85.89'	N22°28'33"E
C33	00°17'09"	530.03'	85.89'	85.89'	N22°28'33"E
C34	03°38'11"	180.00'	107.85'	105.82'	N01°28'28"E
C35	08°38'49"	180.00'	183.37'	173.50'	N53°37'08"E
C36	08°38'49"	220.00'	287.30'	281.18'	N18°58'28"E
C37	01°15'28"	220.00'	68.57'	68.57'	S87°42'38"W
C38	01°15'28"	220.00'	68.57'	68.57'	S87°42'38"W

Line #	Direction	Length
L1	S89°18'08"E	73.00'
L2	N79°56'16"E	42.96'
L3	N62°36'02"E	20.41'
L4	N14°03'44"W	41.47'
L5	N79°56'16"E	12.98'
L6	N14°03'44"W	11.47'
L7	N00°41'52"E	24.48'
L8	S14°03'44"E	11.47'
L9	S89°18'08"E	9.00'
L10	N00°41'52"E	12.18'
L11	N00°41'52"E	22.00'
L12	N27°03'08"W	8.80'
L13	N17°49'59"W	8.24'
L14	S24°33'57"E	8.00'
L15	S27°09'23"E	10.00'
L16	S00°10'18"W	15.44'
L17	S00°19'24"W	12.08'



VICINITY MAP

Prepared for:  
**CAPITAL LAND DEVELOPMENT, LLC**  
 7030 CASCADE AVENUE SE  
 SNOQUALMIE, WA 98065  
 425-831-0586

**PCA ENGINEERING, INC.**  
 4506 Wigwam Blvd.  
 P.O. Box 2185  
 Gillette, Wyoming 82718  
 307-687-0600

Drawn by:	SM	Design by:	CS	Reviewed by:	DV
Revision Date		Revision Description			

PCA Project Number: 123527.00  
 Plot Date: May 23, 2012 - 10:20am  
 G:\PROJECTS\12352700\DesDwg\Main\Main.dwg  
 Layout: Final Plat  
 X-Ref: ...

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 A RESUBDIVISION OF THE REMAINING PORTION OF TRACT A LAKELAND COMMERCIAL SUBDIVISION AND THE REMAINING PORTION OF TRACT 3 LAKELAND HILLS SUBDIVISION PHASE NO. 1, LOCATED IN THE NW1/4 SECTION 23, T50N, R72W OF THE 6TH P.M., GILLETTE, CAMPBELL COUNTY, WYOMING

**FINAL PLAT**

**SHEET 1 OF 1**