CROELL SUBDIVISION PHASE 3

A TRACT OF LAND LOCATED IN E1/2LOT 1, W1/2NE1/4NW1/4 OF SECTION 19, T.51N., R.62W.,
OF THE 6TH PRINCIPAL MERIDIAN, CITY OF SUNDANCE, CROOK COUNTY, WYOMING

CERTIFICATE OF DEDICATION

OF A TRACT OF LAND LOCATED THE E1/2 LOT 1 AND THE W1/4NE1/4NW1/4 OF SECTION 19, T.51N., R.62W., OF THE 6TH PRINCIPAL MERIDIAN, CITY OF SUNDANCE, CROOK COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 19 MARKED WITH A 1-1/2" BRASS CAP WHICH BEARS S 89°26'12" W, 2356.65 FEET FROM THE NW CORNER OF SAID SECTION 19 MARKED WITH A REBAR, THE BASIS OF BEARING FOR THIS DESCRIPTION;

THENCE S 68°13'57" E, 611.46 FEET TO THE TRUE POINT OF BEGINNING MARKED WITH A "CAP";

THENCE N 89°26'12" E, 70.00 FEET ALONG THE SOUTH LINE OF A DEDICATED PUBLIC STREET RECORDED AT FILE 487, MAP 1467 IN THE OFFICE OF THE CROOK COUNTY CLERK TO A POINT MARKED WITH A "CAP";

THENCE S 00°33'48" E, 28.44 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT MARKED WITH A "CAP";

THENCE ALONG SAID CURVE WITH AN ARC LENGTH OF 153.48 FEET, RADIUS OF 184.00 FEET, CHORD BEARING OF S 24°27'27" E, AND A CHORD LENGTH OF 149.08 FEET TO A POINT OF TANGENCY MARKED WITH A "CAP";

THENCE S 48°21'27" E, 94.75 FEET TO THE SOUTHWEST CORNER OF LOT 4 MARKED WITH A "CAP";

THENCE N 42°56'27" E, 83.30 FEET TO A POINT MARKED WITH A "CAP";

THENCE N 23°19'55" E, 183.75 FEET TO A POINT ON THE SOUTH LINE OF A DEDICATED PUBLIC STREET RECORDED AT FILE 487, MAP 1467 IN THE OFFICE OF THE CROOK COUNTY CLERK TO A POINT MARKED WITH A "CAP";

THENCE N 89°26'12" E, 62.94 FEET ALONG SAID SOUTH LINE TO A 1-1/2" ALUMINUM SURV-CAP STAMPED PEALS 2385;

THENCE S 48°21'27" E, 85.36 FEET ALONG THE BOUNDARY OF CROELL SUBDIVISION PHASE 1 TO A 1-1/2" ALUMINUM SURV-CAP STAMPED LS 14172;

THENCE S 48°21'27" E, 124.06 FEET ALONG SAID BOUNDARY TO A 1-1/2" ALUMINUM SURV-CAP STAMPED LS 14175;

THENCE S 41°39'15" W, 308.09 FEET ALONG SAID BOUNDARY TO A 1-1/2" ALUMINUM SURV-CAP STAMPED LS 14175;

THENCE S 48°21'27" E, 701.36 FEET ALONG SAID BOUNDARY TO A 1-1/2" ALUMINUM SURV-CAP STAMPED PEALS 2385;

THENCE S 41°39'33" W, 70.00 FEET ALONG THE WEST RIGHT OF WAY LINE OF CROELL DRIVE TO A POINT MARKED WITH A 1-1/2" ALUMINUM SURV-CAP STAMPED PEALS 2385;

THENCE S 48°21'27" E, 26.42 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT MARKED WITH A 1-1/2" ALUMINUM SURV-CAP STAMPED PEALS 2385;

THENCE S 13°34'57" W, 27.75 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT MARKED WITH A 1-1/2" ALUMINUM SURV-CAP STAMPED PEALS 2385;

THENCE S 41°39'33" W, 275.51 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT LYING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF WYOMING STATE HIGHWAY 585 MARKED WITH A 1-1/2" ALUMINUM SURV-CAP STAMPED PEALS 2385;

THENCE N 48°21'27" W, 748.70 FEET ALONG SAID HIGHWAY 585 RIGHT OF WAY TO THE START OF A NON-TANGENT CURVE TO THE LEFT MARKED WITH A WYOMING D.O.T STANDARD MONUMENT;

THENCE ALONG SAID CURVE WITH AN ARC LENGTH OF 269.36 FEET, RADIUS OF 2963.46 FEET, CHORD BEARING OF N 58°97'58" W, AND A CHORD LENGTH OF 269.26 FEET TO A POINT MARKED WITH A REBAR;

THENCE N 00°48'03" W, 115.64 FEET TO A POINT MARKED WITH A "CAP";

THENCE N 53°57'46" E, 165.80 FEET TO A POINT MARKED WITH A "CAP";

THENCE N 82°03'26" E, 135.43 FEET TO A POINT MARKED WITH A "CAP";

THENCE N 48°21'27" W, 41.97 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT MARKED WITH A "CAP";

THENCE ALONG SAID CURVE WITH AN ARC LENGTH OF 211.88 FEET, RADIUS OF 254.00 FEET, CHORD BEARING OF N 24°27'27" W, AND A CHORD LENGTH OF 205.79 FEET TO A POINT OF TANGENCY MARKED WITH A "CAP";

THENCE N 00°33'48" W, 28.44 FEET TO THE TRUE POINT OF BEGINNING;

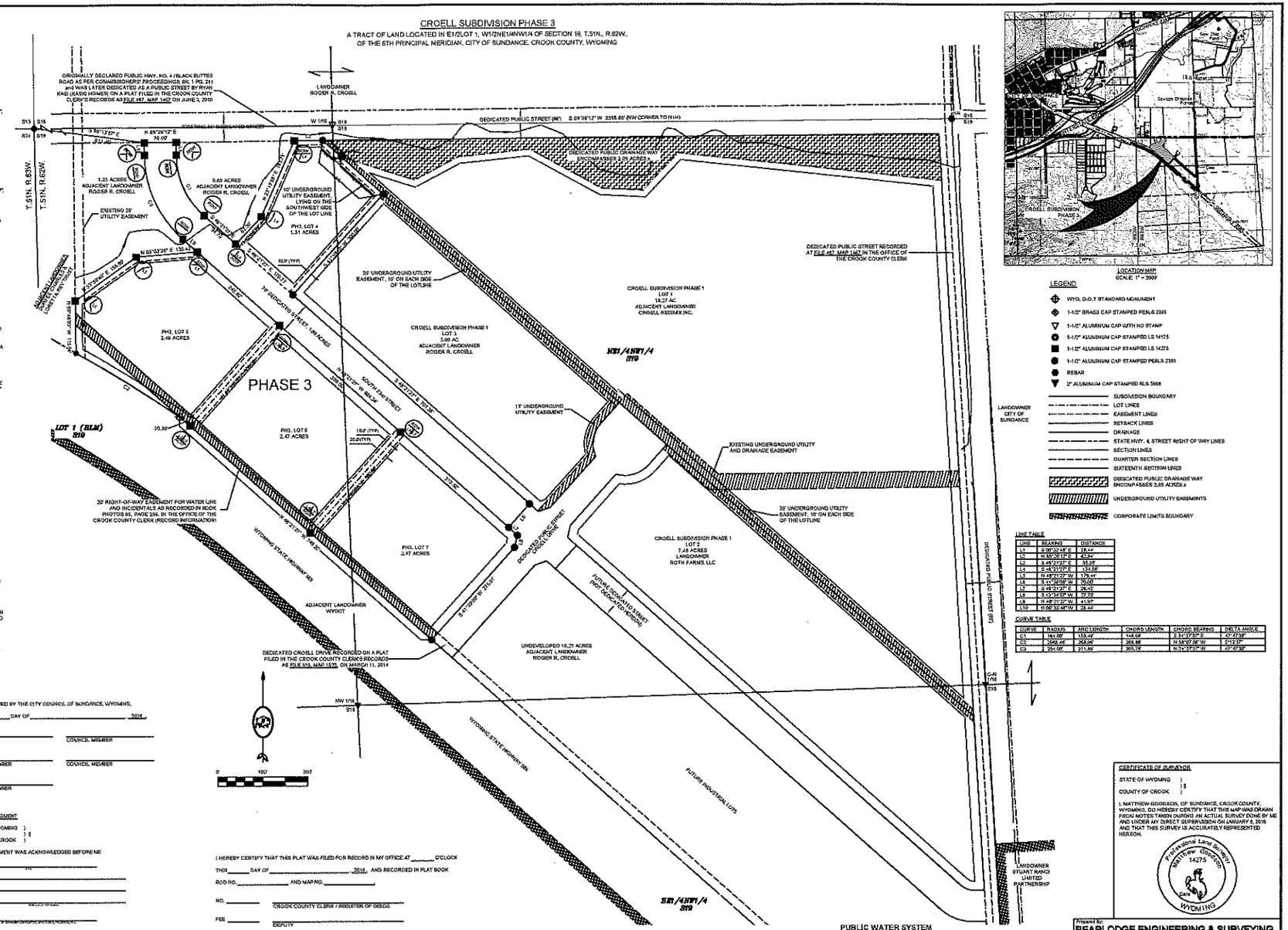
EACH "CAP" IS A 1 1/2" ALUMINUM CAP ATOP A NO. 5 x 24" REBAR STAMPED LS 14273.

SAID TRACT ENCOMPASSES 19.68 ACRES MORE OR LESS,

THE ABOVE AND FOREGOING CROELL SUBDIVISION, PHASE 3, 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(S) AND PROPRIETOR(S); 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 AND CONVEY TO THE CITY OF SUNDANCE 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 SUNDANCE 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.



LEGEND

- WYO. D.O.T STANDARD MONUMENT
- 1-1/2" BRASS CAP STAMPED PEALS 2385
- 1-1/2" ALUMINUM CAP WITH NO STAMP
- 1-1/2" ALUMINUM CAP STAMPED LS 14273
- 1-1/2" ALUMINUM CAP STAMPED LS 14275
- 1-1/2" ALUMINUM CAP STAMPED PEALS 2385
- REBAR
- 2" ALUMINUM CAP STAMPED RLS 5008
- SUBDIVISION BOUNDARY
- LOT LINES
- EASEMENT LINES
- SETBACK LINES
- DRAINAGE
- STATE HWY. & STREET RIGHT OF WAY LINES
- SECTION LINES
- QUARTER SECTION LINES
- SIXTEENTH SECTION LINES
- DEDICATED PUBLIC DRAINAGE WAY ENCOMPASSES 2.66 ACRES ±
- UNDERGROUND UTILITY EASEMENTS
- CORPORATE LIMITS BOUNDARY

LANDOWNER CITY OF SUNDANCE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°33'48" E	28.44'
L2	N 82°03'26" E	43.34'
L3	S 48°21'27" E	55.36'
L4	S 48°21'27" E	124.06'
L5	S 48°21'27" W	179.44'
L6	S 41°39'09" W	20.00'
L7	S 48°21'27" E	26.42'
L8	S 13°34'57" W	27.75'
L9	N 48°21'27" W	41.97'
L10	N 00°33'48" W	28.44'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	184.00'	153.48'	149.08'	S 24°27'27" E	47°47'36"
C2	2963.46'	269.36'	269.26'	N 58°57'58" W	5°12'27"
C3	254.00'	211.88'	205.79'	N 24°27'27" W	47°47'36"

CERTIFICATE OF OWNER

EXECUTED THIS _____ DAY OF _____, 2016.

BY: _____
ROGER R. CROELL, OWNER

ACKNOWLEDGMENT

STATE OF WYOMING)
) ss
COUNTY OF CROOK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

THIS _____ DAY OF _____, 2016,

BY _____
(NAME OF PERSON)

AS _____
(TYPE OF AUTHORITY, SUCH AS OFFICER OR TRUSTEE)

_____
(NAME OF PARTY OR ENTITY)

_____
(TITLE OF OFFICE)

(NOTARIAL SEAL)

MY COMMISSION EXPIRES _____

PLAT APPROVED BY THE CITY COUNCIL OF SUNDANCE, WYOMING,

THIS _____ DAY OF _____, 2016,

_____ MAYOR

_____ COUNCIL MEMBER

_____ COUNCIL MEMBER

_____ COUNCIL MEMBER

_____ COUNCIL MEMBER

ACKNOWLEDGMENT

STATE OF WYOMING)
) ss
COUNTY OF CROOK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

ON _____
(DATE)

BY _____
(NAME OF PERSON)

_____
(TITLE OF OFFICE)

_____
(NAME OF PARTY OR ENTITY)

AS _____
(TYPE OF AUTHORITY, SUCH AS OFFICER OR TRUSTEE)

_____
(NAME OF PARTY OR ENTITY)

_____
(TITLE OF OFFICE)

MY COMMISSION EXPIRES _____

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK

THIS _____ DAY OF _____, 2016, AND RECORDED IN PLAT BOOK

ROD NO. _____ AND MAP NO. _____

NO. _____ CROOK COUNTY CLERK / REGISTER OF DEEDS

FEE _____ DEPUTY

ADJACENT LAND OWNER	ADDRESS
ROGER R. CROELL	44 ROCKY FORD ROAD, SUNDANCE, WY 82729
CROELL REDIMIX INC	2717 STATE HWY. NO. 585, SUNDANCE, WY 82729
CHARLES & LORETTA DURFEE	P.O. BOX 548, SUNDANCE, WY 82729

SURVEYOR:
MATTHEW GOODSON, LS 14275
420 CLEVELAND ST.
SUNDANCE, WY 82729
(307) 283-3633

PROPERTY OWNER:
ROGER R. CROELL
44 ROCKY FORD ROAD
SUNDANCE, WY. 82729
(307) 283-2221

USE OF PROPERTY

LOTS 4, 5, 6 & 7 ARE ZONED INDUSTRIAL

ZONE	DISTANCE	BUILDING LINE / SETBACK RULES
IND.	20 FEET	FROM STREET RIGHT-OF-WAY LINES
	15 FEET	FROM SIDE AND REAR LOT LINES

ANY PURCHASER DOES NOT HAVE THE RIGHT TO THE NATURAL FLOW OF ANY STREAM WITHIN OR ADJACENT TO THE SUBDIVISION, SINCE WYOMING WATER ADMINISTRATION LAWS DO NOT RECOGNIZE ANY RIPARIAN RIGHTS WITH REGARD TO NATURAL FLOW FOR PERSONS LIVING ON THE BANK OF ANY STREAM OR RIVER.

PUBLIC WATER SYSTEM
PUBLIC SANITARY SEWAGE DISPOSAL SYSTEM
PUBLIC GARBAGE PICK-UP SERVICES
PUBLIC MAINTENANCE OF STREETS AND ROADS

TOTAL AREA OF PROPOSED SUBDIVISION=19.68 ACRES±
AREA OF LOTS: 9.71 ACRES
AREA OF STREETS: 7.28 ACRES
ALL AREAS SHOWN ARE MORE OR LESS

COORDINATES ARE BASED ON THE WYOMING STATE PLANE COORDINATE SYSTEM NAD 83, WYOMING EAST ZONE, AND HAVE BEEN MULTIPLIED BY A DATUM ADJUSTMENT FACTOR OF 1.000245733

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
) ss
COUNTY OF CROOK)

I, MATTHEW GOODSON, OF SUNDANCE, CROOK COUNTY, WYOMING, DO HEREBY CERTIFY THAT THIS MAP WAS DRAWN FROM NOTES TAKEN DURING AN ACTUAL SURVEY DONE BY ME AND UNDER MY DIRECT SUPERVISION ON JANUARY 8, 2016 AND THAT THIS SURVEY IS ACCURATELY REPRESENTED HEREON.

Professional Land Surveyor — Matthew Goodson — 14275 — Date — WYOMING

Prepared by:
BEARLODGE ENGINEERING & SURVEYING
P.O. Box 130, 420 Cleveland St., Sundance, WY 82729 (307) 283-3633
P.O. Box 1359, 400 S. Kendrick Ave., Gillette, WY 82717 (307) 686-5061

CROELL SUBDIVISION PHASE 3

A TRACT OF LAND LOCATED IN E1/2LOT 1, W1/2NE1/4NW1/4 OF SECTION 19, T.51N., R.62W., OF THE 6TH PRINCIPAL MERIDIAN, CITY OF SUNDANCE, CROOK COUNTY, WYOMING

Drawn By: AR	Date: 01/13/2016	Scale: 1" = 100'		Drawing No.	15108_PLAT.dwg
Revised By:	Date:	Sheet: 1 of 1		Map No.	