

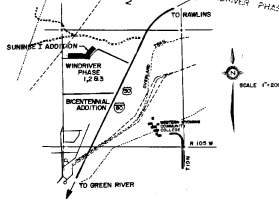
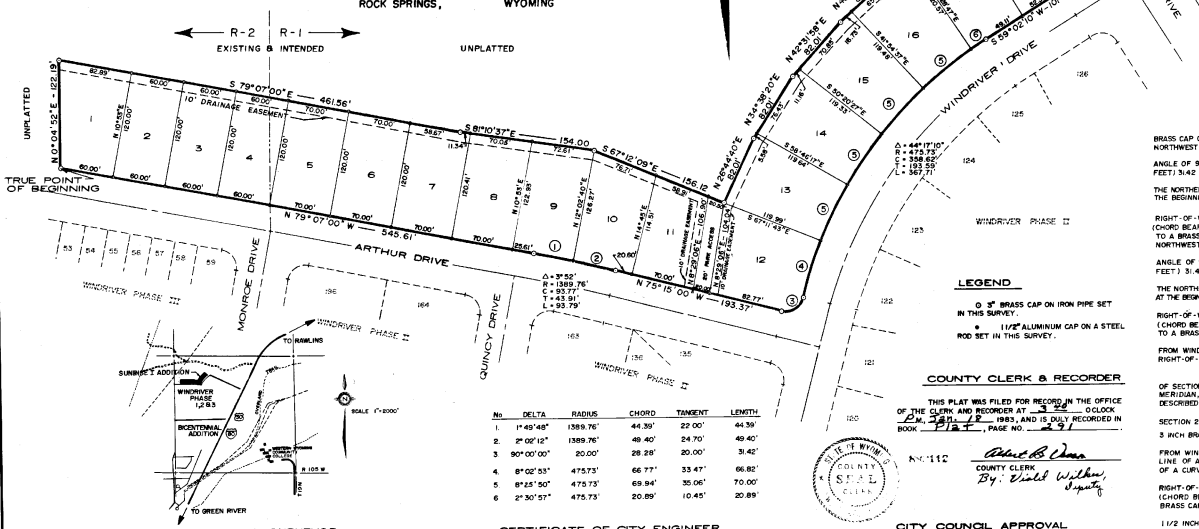
FINAL PLAT SUNRISE I ADDITION

A SUBDIVISION IN THE CITY OF ROCK SPRINGS,
COUNTY OF SWEETWATER, STATE OF WYOMING

PREPARED BY: BENNETT-CARDER & ASSOC., INC.
P.O. BOX 1324 507 FIFTH STREET
ROCK SPRINGS, WYOMING

R-2 R-1
EXISTING & INTENDED

UNPLATTED



CERTIFICATE OF SURVEYOR

I, HARRY J. KESSNER, 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 SUNRISE I ADDITION 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 STATED UPON THE GROUND IN COMPLIANCE WITH THE CITY OF ROCK SPRINGS REGULATIONS GOVERNING THE SUBDIVISION OF LAND TO AN ACCURACY OF 1 PART IN 5,000.

Harry J. Kessner
HARRY J. KESSNER
No. 2533
P.E. & L.S.

CERTIFICATE OF CITY ENGINEER

DATA ON THIS PLAT REVIEWED THIS 5th DAY OF January, 1983, BY THE CITY ENGINEER OF ROCK SPRINGS, WYOMING.

William Johnson
CITY ENGINEER

PLANNING & ZONING COMMISSION APPROVAL

THIS PLAT APPROVED BY THE CITY OF ROCK SPRINGS PLANNING AND ZONING COMMISSION THIS 22nd DAY OF October, A.D., 1982

Frank Rosenthal
CHAIRMAN

Bill Jones
SECRETARY

CITY COUNCIL APPROVAL

APPROVAL BY THE CITY COUNCIL OF THE CITY OF ROCK SPRINGS, WYOMING, THIS 7th DAY OF January, A.D., 1983

Steve Neal
MAYOR

John Mangan
CITY CLERK

STATE OF WYOMING)
COUNTY OF SWEETWATER) 55

BEFORE ME THIS 7th DAY OF January, A.D., 1983, ANTHONY AND HANNA TRUFFELLI AS A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES July 22, 1986

Joseph J. Kessner
NOTARY PUBLIC

OWNERS CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED BUILDERS, INC., BEING THE OWNER OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS SUNRISE I ADDITION IS LOCATED IN SECTION 27, TOWNSHIP 19 NORTH, RANGE 105 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF ROCK SPRINGS, STATE OF WYOMING, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 27;

THENCE SOUTH 13°18'11" EAST 1299.78 FEET TO A 3 INCH BRASS CAP ON AN IRON PIPE, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 02°54'52" EAST 122.19 FEET TO A BRASS CAP ON AN IRON PIPE;

THENCE SOUTH 79°07'00" EAST 461.58 FEET TO A BRASS CAP ON AN IRON PIPE;

THENCE SOUTH 81°10'37" EAST 154.00 FEET TO A BRASS CAP ON AN IRON PIPE;

THENCE SOUTH 67°12'00" EAST 156.12 FEET TO A BRASS CAP ON AN IRON PIPE;

THENCE NORTH 26°44'40" EAST 82.01 FEET TO A BRASS CAP ON AN IRON PIPE;

THENCE NORTH 42°31'58" EAST 82.01 FEET TO A BRASS CAP ON AN IRON PIPE;

THENCE NORTH 49°03'00" EAST 82.17 FEET TO A BRASS CAP ON AN IRON PIPE;

THENCE SOUTH 59°02'10" EAST 170.00 FEET TO A BRASS CAP ON AN IRON PIPE, ON THE SOUTHERLY RIGHT-OF-WAY OF COLLEGE DRIVE;

THENCE SOUTH 30°17'00" EAST 100.00 FEET TO A NORTHWEST (RADIUS 20.00 FEET);

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING SOUTH 44°02'10" WEST, CHORD LENGTH 78.28 FEET) 3/4" ALUMINUM CAP ON A STEEL ROD SET IN THIS SURVEY;

THENCE NORTH 02°54'52" EAST 122.19 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST (RADIUS 20.00 FEET);

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING SOUTH 44°02'10" WEST, CHORD LENGTH 78.28 FEET) 3/4" ALUMINUM CAP ON A STEEL ROD SET IN THIS SURVEY;

THENCE NORTH 79°07'00" WEST 193.37 FEET ALONG THE NORTHERN RIGHT-OF-WAY LINE OF WINDRIVER DRIVE TO A BRASS CAP ON AN IRON PIPE;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING SOUTH 44°02'10" WEST, CHORD LENGTH 78.28 FEET) 3/4" ALUMINUM CAP ON A STEEL ROD SET IN THIS SURVEY;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" (CHORD BEARING SOUTH 44°02'10" WEST, CHORD LENGTH 78.28 FEET) 3/4" ALUMINUM CAP ON A STEEL ROD SET IN THIS SURVEY;

THENCE NORTH 79°07'00" WEST (BASIS OF BEARING FROM WINDRIVER ADDITION PHASE II) 823.86 FEET ALONG THE NORTHERN RIGHT-OF-WAY LINE OF WINDRIVER DRIVE TO A BRASS CAP ON AN IRON PIPE;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°52'00" (CHORD BEARING SOUTH 77°11'00" WEST, CHORD LENGTH 93.79 FEET) TO A BRASS CAP ON AN IRON PIPE;

THENCE NORTH 79°07'00" WEST (BASIS OF BEARING FROM WINDRIVER ADDITION PHASE II) 823.86 FEET ALONG THE NORTHERN RIGHT-OF-WAY LINE OF WINDRIVER DRIVE TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 13°18'11" EAST 1299.78 FEET TO A 3 INCH BRASS CAP ON AN IRON PIPE;

THENCE SOUTH 79°07'00" EAST (BASIS OF BEARING FROM WINDRIVER PHASE II & III) 545.61 FEET ALONG THE NORTHERN RIGHT-OF-WAY LINE OF ARTHUR DRIVE TO A 3 INCH BRASS CAP ON AN IRON PIPE AT THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH (RADIUS 1389.76 FEET);

THENCE ALONG SAID CURVE AND THE NORTHERN RIGHT-OF-WAY LINE OF ARTHUR DRIVE THROUGH A CENTRAL ANGLE OF 3°52'00" (CHORD BEARING SOUTH 77°11'00" EAST, CHORD LENGTH 93.79 FEET) TO A 3 INCH BRASS CAP ON AN IRON PIPE;

THENCE SOUTH 75°10'00" EAST 106.60 FEET TO A 1 1/2 INCH ALUMINUM CAP ON A STEEL ROD;

THENCE SOUTH 75°10'00" EAST 80.50 FEET TO A BRASS CAP ON AN IRON PIPE;

THENCE SOUTH 81°23'06" EAST 106.80 FEET TO A 1 1/2 INCH ALUMINUM CAP ON A STEEL ROD;

THENCE NORTH 75°10'00" WEST 80.00 FEET ALONG THE NORTHERN RIGHT-OF-WAY LINE OF WINDRIVER DRIVE TO THE TRUE POINT OF BEGINNING;

SAID EXCEPTED PARCEL OF LAND CONTAINS 2099.30 SQUARE FEET OF 0.048 ACRES. SAID PARCEL OF LAND TO BE SUBDIVIDED CONTAINS 15,839.50 SQUARE FEET OR 3.590 ACRES.

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 OWNERS AND PROPRIETORS, AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS, AND THAT THE UNDERSIGNED OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES HEREBY DEEDATE TO THE CITY OF ROCK SPRINGS AND ITS LICENSEES FOR PERMANENT PUBLIC USE OF ALL STREETS, ALLEYS, EASEMENTS FOR THE PURPOSES DESIGNATED, AND OTHER LANDS WITHIN THE BOUNDARY LINES OF THE PLAT AS INDICATED AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

Anthony Truffelli PRESIDENT
Hanna Truffelli SECRETARY
DEVELOPED BY: BUILD RITE BUILDERS
4101 MONROVIA DRIVE
ROCK SPRINGS, WYOMING

DATE: _____
SIGNATURE: _____
REGISTERED 20064