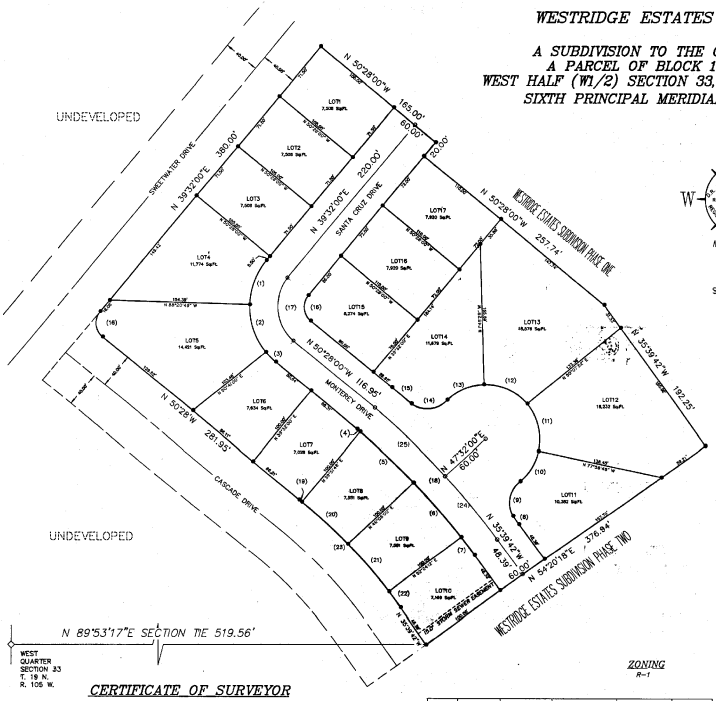
WESTRIDGE ESTATES SUBDIVISION PHASE THREE

A SUBDIVISION TO THE CITY OF ROCK SPRINGS, WYOMING
A PARCEL OF BLOCK 10, MOUNTAIN VIEW SUBDIVISION
WEST HALF (W1/2) SECTION 33, TOWNSHIP 19 NORTH, RANGE 105 WEST
SIXTH PRINCIPAL MERIDIAN, SWEETWATER COUNTY, WYOMING



PREPARED FOR: SAS AND ASSOCIATES
P.O. BOX 314
ROCK SPRINGS, WYOMING 82901
(307) 382-8739

CERTIFICATE OF JOINDER

The undersigned, being an Owner of an interest in the Land Presently Being Platted as the Westridge Estates Subdivision Phase Three, do hereby ratify and join in all provisions of the Certificate of Dedication attached to said Plat as fully and completely as if we had executed the original Certificate of Dedication.
We do specifically dedicate the use of the Street, Utility, Easement, and Public Areas to the General Public.

Vice President Lonestar
(Print Name and Title)

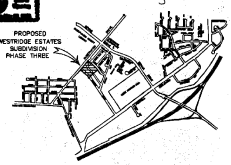
(Signature)

STATE OF WYOMING)
COUNTY OF Sweetwater) ss

The foregoing Certificate was acknowledged before me by Paul F. Delaurentis this 16th day of June, '92.
Witness my hand and official seal.

Notary Public

My Commission expires: May 31, '96



VICINITY MAP
NOT TO SCALE

ZONING
R-1

CURVE	RADIUS	DELTA	LENGTH	CHORD	TANGENT
1	80.00'	37°52'49"	52.89'	51.93'	27.45'
2	80.00'	40°58'11"	57.20'	55.99'	29.89'
3	80.00'	11°09'00"	15.57'	15.54'	7.81'
4	740.00'	0°19'48"	4.26'	4.26'	2.13'
5	740.00'	6°16'12"	80.98'	80.94'	40.53'
6	740.00'	6°16'12"	80.98'	80.94'	40.53'
7	740.00'	1°56'08"	24.99'	24.99'	12.50'
8	800.00'	0°58'20"	8.22'	8.22'	4.11'
9	30.00'	86°53'32"	45.50'	41.28'	28.42'
10	60.00'	36°37'19"	40.44'	39.68'	21.00'
11	60.00'	51°53'20"	54.34'	52.50'	29.19'
12	60.00'	51°53.20"	54.34'	52.50'	29.19'
13	60.00'	95°42'20"	100.22'	88.99'	66.29'
14	30.00'	86°53'32"	45.50'	41.28'	28.42
15	800.00'	1°47'04"	24.91'	24.91'	12.46'
16	20.00'	90°00'00"	31.42'	28.28'	20.00'
17	50.00'	80°00'00"	78.54'	70.71'	50.00'
18	770.00'	14°48'18"	198.98'	198.41'	100.04'
19	840.00'	0°13'48"	3.69'	3.69'	1.84'
20	640.00'	6°16'12"	70.04'	70.00'	35.05'
21	640.00'	6°16'12"	70.04'	70.00'	35.05'
22	640.00'	1°36'06"	21.61'	21.61'	10.81'
23	640.00'	14°48'18"	165.37'	164.91'	83.15'
24	770.00'	6°48'17"	91.48'	91.42'	45.78'
25	770.00'	8°00'00"	107.51'	107.42'	53.84'

CERTIFICATE OF SURVEYOR

I, Dick R. Griffin, 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 WESTRIDGE ESTATES PHASE THREE 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 lots, easements and streets of said subdivision as the same is staked upon the ground in compliance with the City of Rock Springs' regulations governing the subdivision of land to an accuracy of 1 part in 10,000.

Dick R. Griffin R.L.S. 2785 — Date Signed 5-4-92

State of Wyoming)
County of Sweetwater) ss

The foregoing instrument was acknowledged before me this 4th day of May, A.D., 1992, by Dick R. Griffin as a free and voluntary act and deed.

Witness my hand and official seal.

My Commission Expires 5-22-92 Notary Public

AREA

TOTAL: 5.01 ACRES
STREET R.O.W.: 1.13 ACRES
NUMBER LOTS: 17

LEGEND

BOUNDARY CORNER: 3 1/4" brasscap riveted to a 2" galvanized pipe
LOT CORNER: 1/2" aluminum cap on a 5/8" x 24" rebar

CERTIFICATE OF REVIEW-CITY ENGINEER

Data on this plat reviewed this 16th day of June, 1991, by the City Engineer of Rock Springs, Wyoming.

City Engineer

CERTIFICATE OF APPROVAL-ROCK SPRINGS PLANNING AND ZONING COMMISSION

This plat approved by the City of Rock Springs Planning and Zoning Commission this 13th day of May, A.D., 1991

Chairman

Attest: Secretary

CERTIFICATE OF OWNER

Know all men by these presents that the undersigned SAS and Associates, being the owners of land shown in this plat, do hereby certify:

That the foregoing plat designated as WESTRIDGE ESTATES SUBDIVISION PHASE THREE, a parcel of land being a portion of Block 10, Mountain View Subdivision, located in the West Half (W1/2) of Section 33, Township 19 North, Range 105 West, Sixth Principal Meridian, Rock Springs, Sweetwater County, Wyoming, and being more particularly described as follows:

BEGINNING AT THE NORTHWESTLY CORNER OF LOT 27, WESTRIDGE ESTATES SUBDIVISION, PHASE ONE, AS RECORDED IN THE SWEETWATER COUNTY CLERK OFFICE; SAID LOT 27 BEING A PART OF SAID BLOCK 10, MOUNTAIN VIEW SUBDIVISION, AS RECORDED IN SAID COUNTY CLERK OFFICE; THENCE SOUTH 39°32' WEST, 380.00 FEET; THENCE ALONG A CURVE TO THE LEFT A ARC LENGTH OF 31.42 FEET, THROUGH A CENTRAL ANGLE OF 90°00' AND WHOSE RADIUS BEING 20.00 FEET; THENCE SOUTH 50°28' EAST, 281.95 FEET; THENCE ALONG A CURVE TO THE RIGHT A ARC LENGTH OF 165.37 FEET, THROUGH A CENTRAL ANGLE OF 14°48'18" AND WHOSE RADIUS BEING 640.00 FEET; THENCE SOUTH 35°39'42" EAST, 48.39 FEET TO A POINT ON THE NORTHWEST CORNER OF LOT 1, WESTRIDGE ESTATES SUBDIVISION PHASE TWO, AS RECORDED IN SAID COUNTY CLERK OFFICE; THENCE ALONG THE NORTHERLY LINE OF SAID WESTRIDGE ESTATES SUBDIVISION PPHASE TWO NORTH 54°20'18" EAST, 376.94 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID WESTRIDGE ESTATES SUBDIVISION PHASE ONE, THENCE ALONG THE SOUTHERLY LINE OF SAID WESTRIDGE ESTATES SUBDIVISION PHASE ONE NORTH 35°39'42" WEST, 192.25 FEET; THENCE NORTH 50°28' WEST, 257.74 FEET; THENCE NORTH 39°32' EAST, 20.00 FEET; THENCE NORTH 50°28' WEST, 165.00 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 218,236 SQUARE FEET OR 5.01 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 with the desires of the undersigned owner, and that this is a correct plat of the area as it is divided into lots, streets, and easements, and that the undersigned owners of the land shown and described on this plat do hereby dedicate to the City of Rock Springs and its licensees for perpetual public use all streets and easements for the purposes designed and other lands within the boundary lines of the plat as indicated and not otherwise dedicated for public use.

SAS and Associates

RICHARD W. STALDER PARTNER — ATTEST

BECKY STALDER PARTNER — ATTEST

State of Wyoming)
County of Sweetwater) ss

The foregoing instrument was acknowledged before me this 4th day of May, A.D., 1991, by Richard W. Stalder & Becky Stalder as a free and voluntary act and deed.

Witness my hand and official seal.

My Commission Expires 5-22-92 Notary Public

CERTIFICATE OF ACCEPTANCE AND APPROVAL BY THE CITY COUNCIL OF ROCK SPRINGS

Approved by the City Council of the City of Rock Springs, Wyoming, this 16th day of June, A.D., 1991.

Mayor

City Clerk

CERTIFICATE OF RECORDATION COUNTY CLERK AND RECORDER

This plat was filed for record in the Office of the Clerk and Recorder at 8:30 o'clock a.m., Sept 15, 1992 and is duly recorded in Book Plat F, Page No. 338

County Clerk
By: Mary Kay Deputy