

REVIEW - CITY ENGINEER

Date on this plat returned this 23rd day of February, 1995, by the City of Rock Springs, Wyoming.

Glenn S. Douglas
Glenn S. Douglas, City Engineer



APPROVAL - PLANNING & ZONING COMMISSION

This plat approved by the City of Rock Springs Planning and Zoning Commission this 25th day of February, A.D. 1995.

Wm. R. Tolson
William R. Tolson, Chairman

Stephen A. Martin, Secretary

ACCEPTANCE - CITY COUNCIL

Approved by the City Council of the City of Rock Springs, Wyoming, this 23rd day of February, A.D. 1995.

Mark E. Storch, Mayor

Karlene E. Kuder, City Clerk

RECORDING - COUNTY CLERK

This plat was filed for record in the Office of the Clerk and Recorder of Lincoln County, Wyoming, this 17th day of February, A.D. 1995, and is duly recorded in Book 107, Page No. 347.

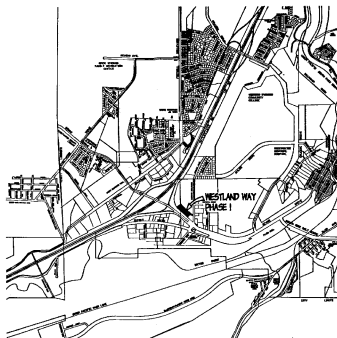
By Authority, Deputy

LEGEND

- Indicates 1/2" aluminum monuments set this survey.
- Indicates 5/8" rebar with aluminum cap stamped "API 2003" found this survey.

NOTES

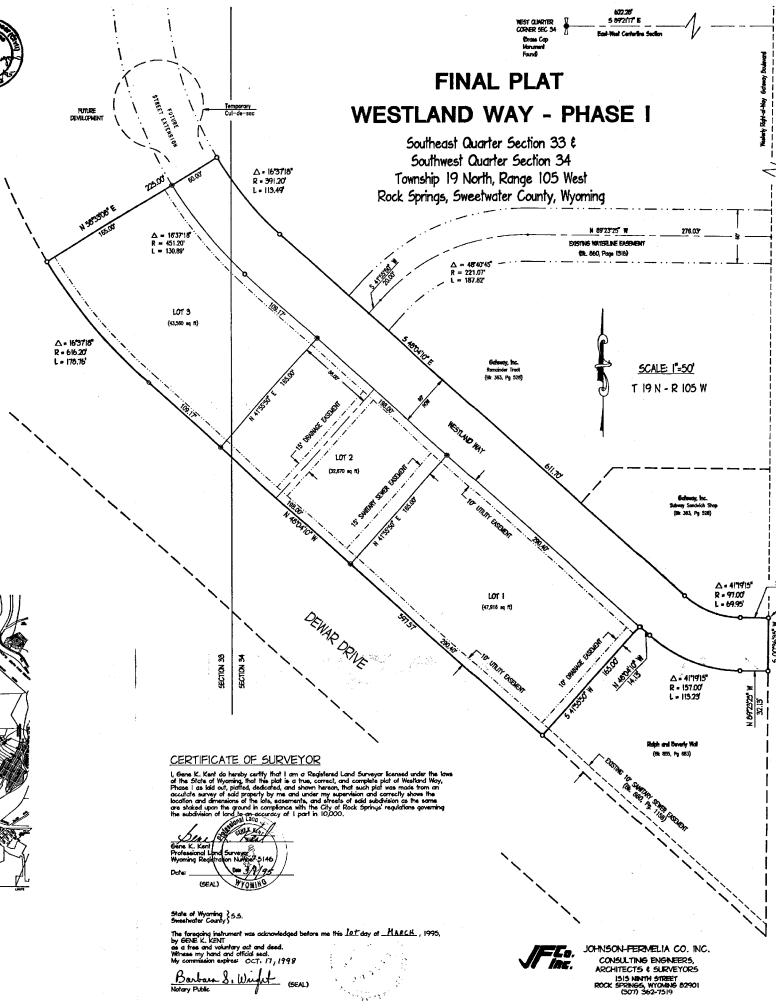
- 1. This Subdivision contains 4.021 acres and includes 3 Commercial Business Lots.
- 2. This Subdivision does not fit within a designated frontblock.
- 3. This Subdivision is Zoned R-2 Commercial Business Zone.



VICINITY MAP
K&B COOP

FINAL PLAT
WESTLAND WAY - PHASE I

Southeast Quarter Section 33 &
Southeast Quarter Section 34
Township 19 North, Range 105 West
Rock Springs, Sweetwater County, Wyoming



SCALE 1"=50'
1" = 19 N - R 105 W

CERTIFICATE OF SURVEYOR

I, Glenn K. Keef, do hereby certify that I am a Registered Land Surveyor licensed under the laws of the State of Wyoming, and that the above plat is a true and correct copy of the original as shown on my records, and that the same is in accordance with the laws of the State of Wyoming, and that the location and dimensions of the lots, streets, and areas of said subdivision in the same are defined upon the ground in accordance with the City of Rock Springs' regulations governing the subdivision of land.

Glenn K. Keef
Glenn K. Keef, Surveyor
Wyoming Registration No. 12146
Date: 2/23/95
(SEAL) WYOMING

State of Wyoming 3/5, Sweetwater County
The foregoing instrument was acknowledged before me this 16th day of MARCH, 1995, by GLENN K. KEEF, on a free and voluntary act and deed.

Barbara S. Wanjat
Barbara S. Wanjat, Notary Public

WEST QUARTER CORNER SEC. 34
5 89'27" E
Dist West Quarter Section

DEDICATION

Know all men by these presents, that the undersigned GATEWAY INC., LYAMA LIMITED LIABILITY COMPANY, and WESTLANDWAY PLANNING, INC., do hereby dedicate, in fee simple, the various portions of interest in the land shown in this plat, do hereby certify.

That the described LOT and plat are to be dedicated to the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 34, Township 19 North, Range 105 West of the Sweetwater County, Wyoming, and is more particularly described as follows:

- Commencing at the West Quarter Corner of said Section 34;
- Thence South 09°25'00" East along the East line of said Section 34 for a distance of 122.28 feet to the westerly 1/8th-of-way line of Gateway Boulevard;
- Thence South 09°25'00" West along said Gateway 1/8th-of-way line for a distance of 1006.90 feet to the TRUE CORNER OF SECTION 34;
- Thence continuing South 07°30'00" West along said easterly right-of-way line for a distance of 840.00 feet to the westerly 1/8th-of-way line as described in Book 835, Page 883 recorded in the Office of Sweetwater County Clerk;
- Thence North 89°22'00" East along the northerly boundary of said West tract for a distance of 753.23 feet to a point which is the beginning of a tangent curve to the right having a radius of 141.3 feet to the most northerly corner hereof;
- Thence northeasterly along said curve and northerly boundary of said West tract through a central angle of 41°19'00" for an arc distance of 115.22 feet;
- Thence South 40°19'00" West along the northerly boundary of said West tract for a distance of 141.3 feet to the most northerly corner hereof;
- Thence South 40°19'00" West along the westerly boundary of said West tract for a distance of 125.00 feet to the most westerly corner hereof, said point which is the beginning of a 140' radius curve;
- Thence South 40°19'00" West along said 140' Radius curve right-of-way line for a distance of 207.33 feet to a point which is the beginning of a tangent curve to the right having a radius of 618.20 feet;
- Thence northeasterly along said curve and said right-of-way line through a central angle of 10°57'00" for an arc distance of 117.00 feet to the westerly 1/8th-of-way line as described in Book 835, Page 883 recorded in the Office of Sweetwater County Clerk;
- Thence North 50°20'00" East for a distance of 225.00 feet to a point which is the beginning of a tangent curve having a radius of 341.20 feet, the center of which bears North 50°20'00" East;
- Thence South 40°19'00" East for a distance of 611.70 feet to the beginning of a tangent curve to the left having a radius of 97.00 feet;
- Thence northeasterly along said curve through a central angle of 41°19'00" for an arc distance of 64.95 feet;
- Thence South 09°25'00" East for a distance of 32.15 feet to the TRUE CORNER OF SECTION 34;

All rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released.

Witness My Hand, Day of FEBRUARY, A.D. 1995, by:
GATEWAY, INC.
W.D. Thomas, Treasurer
Arlene Wanjat, Secretary

State of Wyoming 3/5, Sweetwater County
The foregoing instrument was acknowledged before me this 22nd day of MARCH, 1995, by W.D. THOMAS, Treasurer, and ARLENE WANJAT, Secretary, of GATEWAY, INC., on a free and voluntary act and deed.
My commission expires OCT. 17, 1999
Barbara S. Wanjat
Notary Public

LYAMA LIMITED LIABILITY COMPANY
State of Wyoming 3/5, Sweetwater County
The foregoing instrument was acknowledged before me this 17th day of MARCH, 1995, by ANNEA L. SMITH, on a free and voluntary act and deed.
My commission expires OCT. 17, 1999
Barbara S. Wanjat
Notary Public

State of Wyoming 3/5, Sweetwater County
The foregoing instrument was acknowledged before me this 22nd day of MARCH, 1995, by ANNEA L. SMITH, on a free and voluntary act and deed.
My commission expires OCT. 17, 1999
Barbara S. Wanjat
Notary Public

FIRST BANK, F.S.B. (MORTGAGEE)
State of Wyoming 3/5, Sweetwater County
The foregoing instrument was acknowledged before me this 22nd day of MARCH, 1995, by STEVEN C. LYAMA, on a free and voluntary act and deed.
My commission expires OCT. 17, 1999
Barbara S. Wanjat
Notary Public

State of Wyoming 3/5, Sweetwater County
The foregoing instrument was acknowledged before me this 22nd day of FEBRUARY, 1995, by STEVEN C. LYAMA, on a free and voluntary act and deed.
My commission expires OCT. 17, 1999
Barbara S. Wanjat
Notary Public

JFC INC. JOHNSON-FERRELLO CO., INC.
CONSULTING ENGINEERS,
ARCHITECTS & SURVEYORS,
210 WEST STREET
ROCK SPRINGS, WYOMING 82901
(307) 362-7579

