FINAL PLAT
FOX RUN SUBDIVISION PHASE IV
NORTHWEST 1/4, SECTION 33
T.19 N., R.105 W., 6TH P.M.
SWEETWATER COUNTY, WYOMING

CERTIFICATE OF OWNER

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED STEVE GRIFFIN, BEING THE OWNER OF THE LANDS SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS THE FOX RUN PHASE 4 SUBDIVISION, IS LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 105 WEST, 6TH PRINCIPAL MERIDIAN, SWEETWATER COUNTY, WYOMING, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 28, 29, 32, AND 33, T.19 N., R.105 W., 6TH P.M., SWEETWATER COUNTY, WYOMING, BEING A FOUND BRASS CAP AND IRON PIPE MONUMENT, THENCE S. 87^34'33" E., 289.42 FEET ALONG THE BOUNDARY LINE COMMON TO SAID SECTIONS 28 AND 33, THENCE S. 39^32'00" W., 139.18 FEET ALONG A NORTHERLY BOUNDARY OF FOX RUN SUBDIVISION PHASE 3 TO THE POINT OF BEGINNING, BEING A BRASS CAP AND IRON BAR MONUMENT;
THENCE S. 50^28'00" E., 928.00 FEET ALONG A WESTERLY BOUNDARY OF FOX RUN SUBDIVISION PHASE 3 TO A POINT ON A NORTHERLY BOUNDARY OF FOX RUN SUBDIVISION PHASE 2, BEING A BRASS CAP AND IRON BAR MONUMENT;
THENCE S. 39^32'00" W., 95.00 FEET ALONG A NORTHERLY BOUNDARY OF FOX RUN SUBDIVISION PHASE 2 TO A BRASS CAP AND IRON BAR MONUMENT;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.41 FEET, A CHORD LENGTH OF 28.28 FEET, AND A DELTA OF 90^00'00", TO A BRASS CAP AND IRON BAR MONUMENT;
THENCE S. 39^32'00" W., 60.00 FEET ALONG A NORTHERLY BOUNDARY OF FOX RUN SUBDIVISION PHASE 2 TO A BRASS CAP AND IRON BAR MONUMENT;
THENCE ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.41 FEET, A CHORD LENGTH OF 28.28 FEET, AND A DELTA OF 90^00'00" TO A BRASS CAP AND IRON BAR MONUMENT;
THENCE S. 50^28'00" W., 60.00 FEET ALONG A WESTERLY BOUNDARY OF FOX RUN SUBDIVISION PHASE 2 TO A BRASS CAP AND IRON BAR MON UMENT
THENCE S. 39^32'00" W., 82.48 FEET ALONG A NORTHERLY BOUNDARY OF FOX RUN SUBDIVISION PHASE 2 TO A BRASS CAP AND IRON BAR MONUMENT;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.41 FEET, A CHORD LENGTH OF 28.28 FEET, AND A DELTA OF 90^00'00" TO A POINT ON A NORTHEASTERLY BOUNDARY OF DEWAR DRIVE, A BRASS CAP AND IRON BAR MONUMENT;
THENCE N. 50^28'00" W., 668.00 FEET ALONG A NORTHEASTERLY BOUNDARY OF DEWAR DRIVE, TO A BRASS CAP AND IRON BAR MONUMENT;
THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 650.00 FEET, AN ARC LENGTH OF 270.60 FEET, A CHORD LENGTH OF 268.65 FEET AND A DELTA OF 23^51'11" TO A POINT ON THE COMMON BOUNDARY LINE OF SAID SECTION 32 AND 33, A BRASS CAP AND IRON BAR MONUMENT;
THENCE N. 02^04'08" W., 77.04 FEET ALONG THE COMMON BOUNDARY LINE OF SAID SECTIONS 32 AND 33 TO A BRASS CAP AND IRON BAR MONUMENT;
THENCE N. 39^32'00" E., 295.39 TO THE POINT OF BEGINNING.

SAID SUBDIVISION CONTAINS 217,461 SQUARE FEET OR 4.99 ACRES, MORE OR LESS.

AND THAT THIS SUBDIVISION, AS IT IS DESCRIBED AND AS APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS AND UTILITY EASEMENTS, AND THAT THE UNDERSIGNED OWNERS OF LAND SHOWN AND DESCRIBED ON THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF ROCK SPRINGS AND IT'S LICENSEES FOR PERPETUAL PUBLIC USE ALL STREETS, ALLEYS, EASEMENTS, AND OTHER LANDS WITHIN THE BOUNDARY LINES OF THE PLAT AS INDICATED AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED

IN WITNESS WHEREOF,

STEPHEN GRIFFIN

ACKNOWLEDGEMENT

COUNTY OF SWEETWATER
SS
STATE OF WYOMING

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF Sept., 2004.
BY STEPHEN GRIFFIN AS A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

Sharon Hamilton
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 28, 2005

SHARON A. HAMILTON NOTARY PUBLIC
COUNTY OF SWEETWATER STATE OF WYOMING
MY COMMISSION EXPIRES JULY 28, 2005

STATEMENT OF REGISTERED LAND SURVEYOR

I, CLEMENT R. WILLIAMS, HEREBY STATE THAT I AM A REGISTERED LAND SURVEYOR LICENSED IN THE STATE OF WYOMING, AND THAT THIS PLAT IS A TRUE, CORRECT, AND COMPLETE PLAT OF FOX RUN PHASE 4 SUBDIVISION AS LAID OUT AND SHOWN ON THE PLAT, AND THAT SURVEYS MADE FROM AN ACTUAL FIELD SURVEY OF SAID PROPERTY BY ME AND UNDER MY DIRECTION, AND THAT ALL THE MONUMENTS, LOTS AND DIMENSIONS OF LOTS, STREETS AND EASEMENTS OF SAID SUBDIVISION AS ARE STAKED UPON THE GROUND CONFORM TO SWEETWATER COUNTY REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

CLEMENT R. WILLIAMS
WYOMING P.L.S.

ACKNOWLEDGEMENT

COUNTY OF
STATE OF WYOMING

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF Sept., 2004.
BY CLEMENT R. WILLIAMS AS A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

Sharon Hamilton
NOTARY PUBLIC

MY COMMISSION EXPIRES: July 28, 2005

SHARON A. HAMILTON NOTARY PUBLIC
COUNTY OF SWEETWATER STATE OF WYOMING

BASIS OF BEARING

ALL BEARINGS REPORTED HEREON REFERRED TO A STRAIGHT LINE FROM THE SECTION CORNER COMMON TO SECTIONS 28, 29, 32, AND 33, T.19 N., R.105 W., 6TH P.M., SWEETWATER COUNTY, WYOMING, BEING A FOUND BRASS CAP AND IRON PIPE MONUMENT, AND THE SECTION CORNER COMMON TO SAID SECTIONS 32 AND 33, ALSO BEING A FOUND BRASS CAP MONUMENT, BEARING S. 87^34'33" E., 2716.85 FEET.

GENERAL NOTES

THERE ARE NO CURRENT LIEN'S AGAINST THE PROPERTY TO BE SUBDIVIDED.

COMMERCIAL WATER SERVICES ARE BEING PROVIDED BY THE CITY OF ROCK SPRINGS

PUBLIC SEWER WILL BE PROVIDED BY THE CITY OF ROCK SPRINGS.

THE SUBDIVISION IS LOCATED OUTSIDE ANY SPECIAL FLOOD HAZARD AREAS AS INDICATED ON THE FLOOD HAZARD BOUNDARY MAP, COMMUNITY PANEL 560051-0004C EFFECTIVE DATE SEPTEMBER 15, 1989. LOCALISED FLOODING POSSIBLE ALONG DRAINAGE WAYS. NO EXISTING FLOOD PRONE HAZARDS ARE VISIBLE AT THE LOCATION OF THE SUBDIVISION. THERE ARE NO VISIBLE DRAINAGE WAYS EITHER NATURAL OR MAN MADE IDENTIFIED.

ALL CONSTRUCTION BY FUTURE LAND OWNERS SHALL COMPLY WITH AESTHETICS FOR THE SURROUNDING AREA.

CERTIFICATE OF ACCEPTANCE AND APPROVAL BY THE ROCK SPRINGS CITY COUNCIL

APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCK SPRINGS, SWEETWATER COUNTY, WYOMING, THIS 20TH DAY OF JULY, 2004.

DOROTHY A. KAUFMAN, MAYOR

ATTEST:
COLLEEN PETERSON, CITY CLERK

CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING COMMISSION

THIS PLAT APPROVED BY THE CITY OF ROCK SPRINGS PLANNING AND ZONING COMMISSION THIS 19TH DAY OF JULY, A.D., 2004.

ROSE M. MOSBY, CHAIRMAN

ATTEST:
LAURA CRANDALL, SECRETARY

CERTIFICATE OF REVIEW BY THE CITY ENGINEER

DATA ON THIS PLAT REVIEWED THIS 7TH DAY OF SEPTEMBER A.D., 2004.

PAUL KAUCHICH PE, CITY ENGINEER

Professional Engineer (Environmental) PAUL D. KAUCHICH 9471 STATE OF WYOMING Date 9/7/04

DESIGN AND FUNCTION OF FACILITIES STATEMENT

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH:

WYOMING PUBLIC WORKS STANDARDS SPECIFICATIONS LATEST EDITION.

RULES, REGULATIONS AND STANDARDS FOR SYSTEM OPERATIONS FOR ALL FACILITIES AS ESTABLISHED BY THE CITY OF ROCK SPRINGS, WYOMING, THE COUNTY OF SWEETWATER, WYOMING AND THE JOINT POWERS WATER BOARD.

ANY CONFLICTING LANGUAGE IN THE APPLICATION OF THE ABOVE REQUIREMENTS SHALL BE RESOLVED BY APPLYING THE MOST STRINGENT REQUIREMENT.

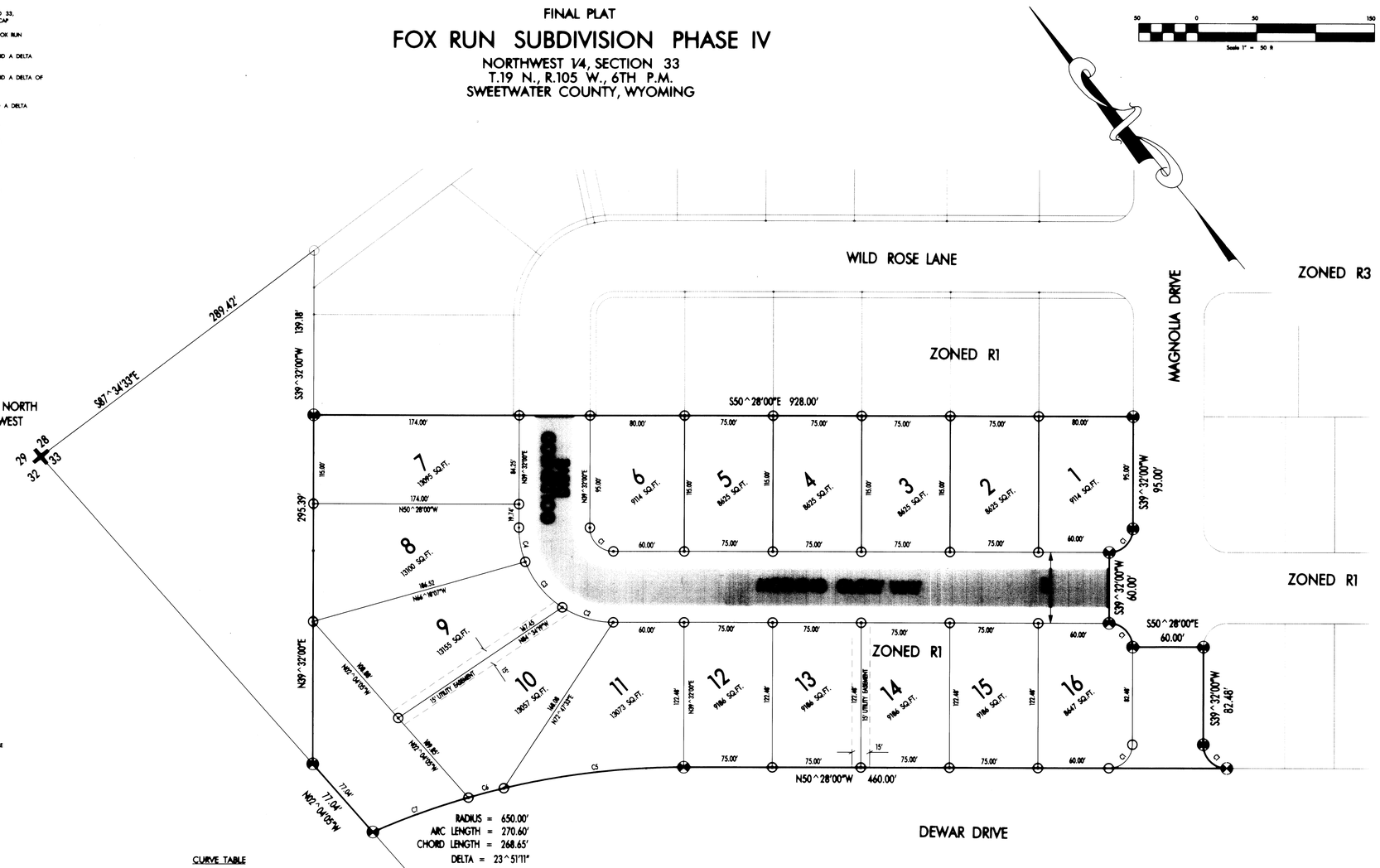
ALL FACILITIES ARE TO BE CONSTRUCTED FOR THE PUBLIC USE AND ARE TO MEET OR EXCEED THE CONSTRUCTION OF EXISTING SYSTEMS. ALL FACILITIES SHALL BE CONSTRUCTED TO BE COMPATIBLE WITH EXISTING SYSTEMS.

CERTIFICATE OF RECORDING BY COUNTY CLERK AND RECORDER

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE SWEETWATER COUNTY CLERK AND RECORDER AT 3:38 O'CLOCK P.M. ON 9-27-04, AND IS DULY RECORDED IN BOOK 1047 PAGE NO. 747.

COUNTY CLERK — DEPUTY

RECORDED 9/27/2004 AT 03:38 PM REC# 1422882 Bk# 0000 Pg# 0000
LORETTA BAILIFF, CLERK of SWEETWATER COUNTY, WY Page 1 of 1

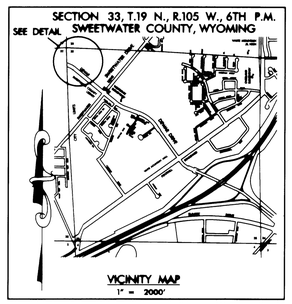


CURVE TABLE

LABEL	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA
C1	20.00'	31.41'	28.28'	90^00'00"
C2	80.00'	45.47'	44.86'	32^34'04"
C3	80.00'	50.51'	49.68'	36^10'38"
C4	80.00'	29.68'	29.51'	21^15'18"
C5	650.00'	153.61'	153.25'	13^32'24"
C6	650.00'	30.92'	30.92'	02^43'34"
C7	650.00'	86.07'	86.01'	25^20'09"

SITE PLAN
1" = 50'
CONTOUR INTERVAL 1 FT.

16 LOTS
TOTAL AREA OF SUBDIVISION
217461 SQ. FT.
4.99 ACRES



LEGEND

- SECTION CORNER, FOUND BRASS CAP
- FOUND IRON BAR AND ALUMINUM CAP
- SET 1 1/2" DIA. ALUMINUM CAP AND IRON BAR MONUMENT
- SET 3" DIA. BRASS CAP AND IORN BAR
- PROPOSED OR EXISTING FIRE HYDRANT

DEVELOPER INFORMATION:

LAND OWNER - SUBDIVIDER
STEPHEN GRIFFIN
3228 MAGNOLIA DRIVE
ROCK SPRINGS, WYOMING 82901
(307) 362-5341

LAYOUT-SURVEY-DRAFTING
PREPARED BY:
CLEMENT R. WILLIAMS P.L.S. 6263
573 YELLOWSTONE ROAD
ROCK SPRINGS, WYOMING 82901
(307) 362-8454

W.O. SG-01
DRAWN: 3-25-04 CRW
SURVEYED: 3-26-04 CRW

SECTION: 33 T.19N. R.105W.
COUNTY: SWEETWATER STATE: WYOMING

NO.	REVISIONS DESCRIPTION	DATE/BY
1	REVISED FIRE ENGINEERING REVIEW	4-15-04 CRW
2	REVISED LEGAL DESCRIPTION AND BOUNDARY	6-28-04 CRW
3	REVISED MONUMENT DESCRIPTION & MISC. CORRECTIONS	7-2-04 CRW

FILE LOCATION: JOBS/WINGS AND SURVEY FILES/SURVEY/GRIFFIN/SG-01

1" = 50'

FINAL PLAT
FOX RUN SUBDIVISION PHASE IV
NORTHWEST 1/4, SECTION 33,
T.19N., R.105W., 6TH P.M.
SWEETWATER CO., WYOMING

SG-01A