

# CERTIFICATE OF OWNER

KNOW, ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED STEVE GRIPPIN, 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 P.M., 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' 28" E., 289.42 FEET ALONG THE BOUNDARY LINE COMMON TO SAID SECTIONS 28 AND 33, THENCE S. 87° 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. 90° 28' 00" E., 64.00 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. 39° 32' 00" W., 40.00 FEET ALONG A WESTERLY BOUNDARY OF FOX RUN SUBDIVISION PHASE 2 TO A BRASS CAP AND IRON BAR MONUMENT;  
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 NORTHERLY BOUNDARY OF DENVER DRIVE, A BRASS CAP AND IRON BAR MONUMENT;  
THENCE N. 50° 28' 00" W., 440.00 FEET ALONG A NORTHERLY BOUNDARY OF DENVER DRIVE TO A BRASS CAP AND IRON BAR MONUMENT;  
THENCE ALONG THE ARC OF A CURVE TO THE LEFT WITH A RADIUS OF 480.00 FEET, AN ARC LENGTH OF 37.68 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 SECTIONS 32 AND 33, A BRASS CAP AND IRON BAR MONUMENT;  
THENCE N. 02° 04' 00" W., 77.84 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., 289.39 TO THE POINT OF BEGINNING.

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

AND THAT THE SUBDIVISION, AS IT IS DESCRIBED AND AS APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DEEDS OF THE UNDERSIGNED, CHAIRMAN, 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 DO HEREBY DEDICATE TO THE CITY OF ROCK SPRINGS AND ITS LICENSEES FOR PERMANENT 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 BENEFIT OF THE FOREGOING DEEDS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED IN WITNESS WHEREOF:

STEVE GRIPPIN

ACKNOWLEDGEMENT

COUNTY OF SWEETWATER

STATE OF WYOMING

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF Sept., 2004.

BY STEVE GRIPPIN, LANDOWNER, AND DEED.

WITNESSES MY HAND AND SEAL OF OFFICE

SWEETWATER

WYOMING

My Commission Expires 6/30/2008

MY COMMISSION BEGINS 6/30/2008

STATEMENT OF LAND SURVEYOR

I, CLARENCE R. KAUCHICH, BEING A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, AND THAT I HAVE PERSONALLY EXAMINED THE PLAT AND THE FIELD SURVEY OF SAID PROPERTY BY ME AND UNDER MY DIRECTION, AND THAT THE SUBDIVISION OF LAND SHOWN AND DESCRIBED ON THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF ROCK SPRINGS AND ITS LICENSEES FOR PERMANENT 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.

CLARENCE R. KAUCHICH

ACKNOWLEDGEMENT

COUNTY OF SWEETWATER

STATE OF WYOMING

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF Sept., 2004.

BY CLARENCE R. KAUCHICH, LAND SURVEYOR, AND DEED.

WITNESSES MY HAND AND SEAL OF OFFICE

SWEETWATER

WYOMING

My Commission Expires 6-20-07

MY COMMISSION BEGINS 6-20-07

## 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 MONUMENT TO THE QUARTER SECTION CORNER COMMON TO SAID SECTIONS 32 AND 33, ALSO BEING A FOUND BRASS CAP MONUMENT, AS 5.02° 04' 05" E., 278.85 FEET.

## GENERAL NOTES

THERE ARE NO CURRENT LISTS 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 50008-ARREAR EFFECTIVE DATE SEPTEMBER 15, 1999. LOCALIZED FLOODING POSSIBLE ALONG DRAINAGE WAYS. NO SWIRLING FLOOD TROUBLE 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 20 DAY OF JULY, 2004.

THOMAS A. KENNEDY

THOMAS A. KENNEDY, MAYOR

ATTEST:

COLLEEN A. 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 19 DAY OF JULY, A.D., 2004.

ROSE H. JOHNSON, CHAIRMAN

ATTEST:

LAURA CHANDALL, SECRETARY

## CERTIFICATE OF REVIEW BY THE CITY ENGINEER

DATA ON THIS PLAT REVIEWED THIS 30TH DAY OF SEPTEMBER, A.D., 2004.

PAUL D. KAUCHICH

PAUL KAUCHICH, P.E., CITY ENGINEER

## 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 CODES OF SWEETWATER, WYOMING, AND THE JOINT POWER 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

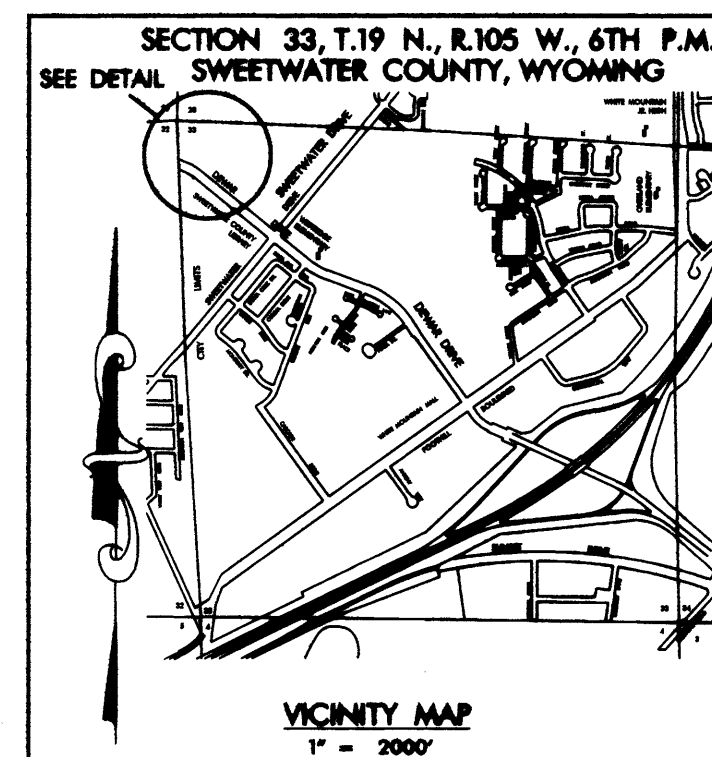
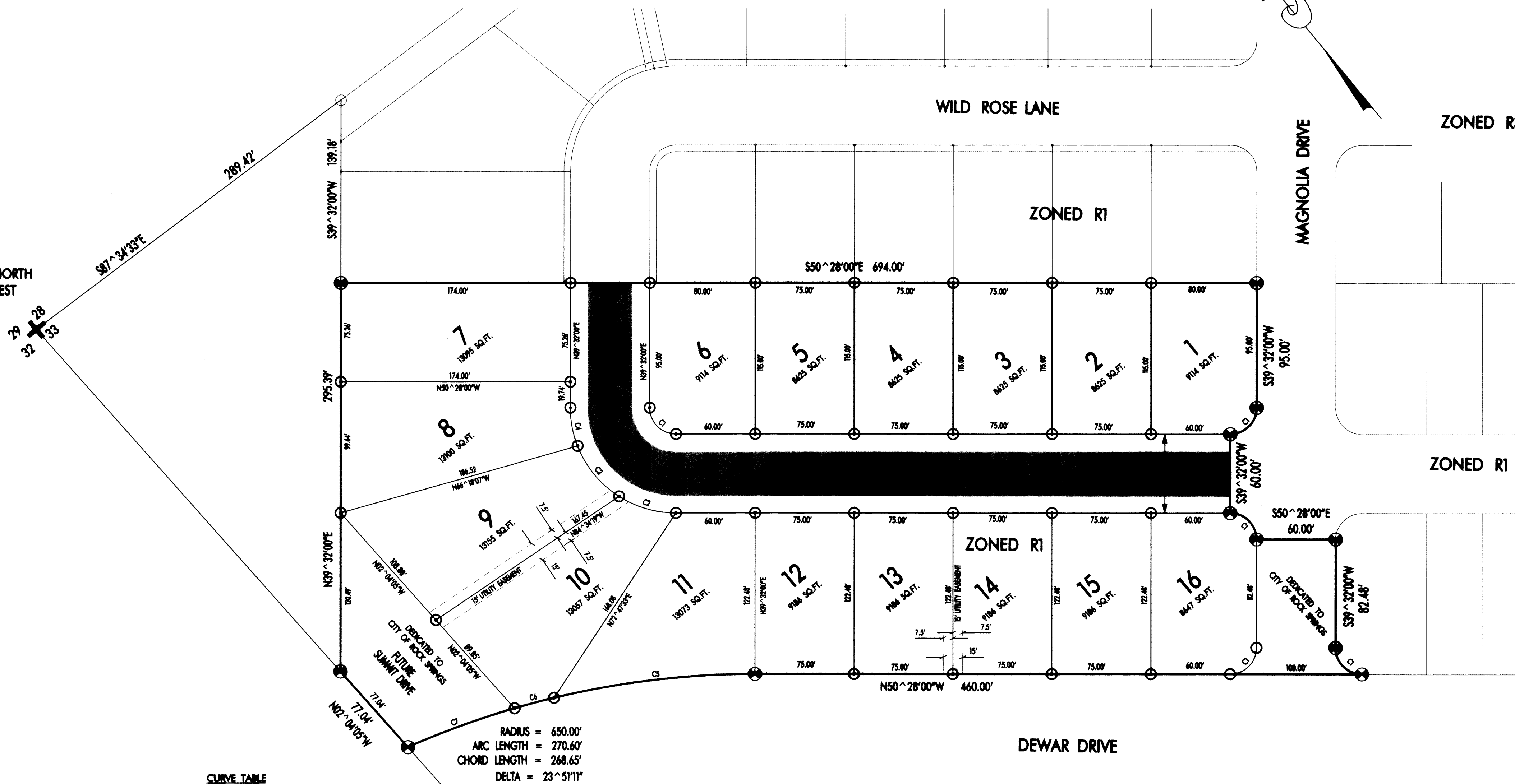
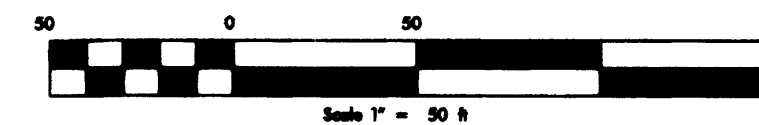
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE SWEETWATER COUNTY CLERK AND RECORDER AT 10:45 A.M. ON CYCLOCK 8-1-04, AND IS DULY RECORDED IN BOOK 143 PAGE NO. 430.

LORETTA BRILLIFF, CLERK OF SWEETWATER COUNTY, WY

RECORDED 10/01/2004 AT 12:45 PM REC# 1423356 BKA 0000 PGM 0000

LORETTA BRILLIFF, CLERK OF SWEETWATER COUNTY, WY Page 1 of 1

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



## 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 IRON BAR
- PROPOSED OR EXISTING FIRE HYDRANT

## DEVELOPER INFORMATION:

LAND OWNER - SUBDIVIDER  
STEVE GRIPPIN  
2226 MAGNOLIA DRIVE  
ROCK SPRINGS, WYOMING 82901  
(307) 362-5341

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

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

W.C. 50-01	SECTION 33	T.19N.	R.105W.
DRAWN: 5-25-04 CMW	COUNTY: SWEETWATER	STATE: WYOMING	
SUBMITTED: 3-30-04 CMW			
REVISIONS			
NO.	DESCRIPTION	DATE	
1	REVISED PER ENGINEERING REVIEW	6-25-04 CMW	
2	REVISED LOCAL DISCREPANCY AND BOUNDARY	6-25-04 CMW	
3	REVISED MONUMENT DESCRIPTION & MISC. CORRECTIONS	7-2-04 CMW	
FILE LOCATION: DRAWINGS AND SURVEY RESOURCES/ENGINEERING-01			

1" = 50'

SG-01A