

NOTES

- 1.) THERE IS NO EXISTING TREE COVER.
- 2.) ALL EXISTING GRADES DO NOT EXCEED 10%.
- 3.) CURB AND GUTTER TO BE 30" BACK OF CURB TO EDGE OF PAVEMENT.
- 4.) SIDEWALKS TO BE 4' WIDE.
- 5.) PHASE I, UTILITY IMPROVEMENTS WILL INCLUDE THOSE REQUIRED TO BE LOOPED ALONG THAT PORTION OF BIG SKY TRAIL TO WESTRIDGE DRIVE AND WESTRIDGE DRIVE TO CASCADE DRIVE.

LEGEND

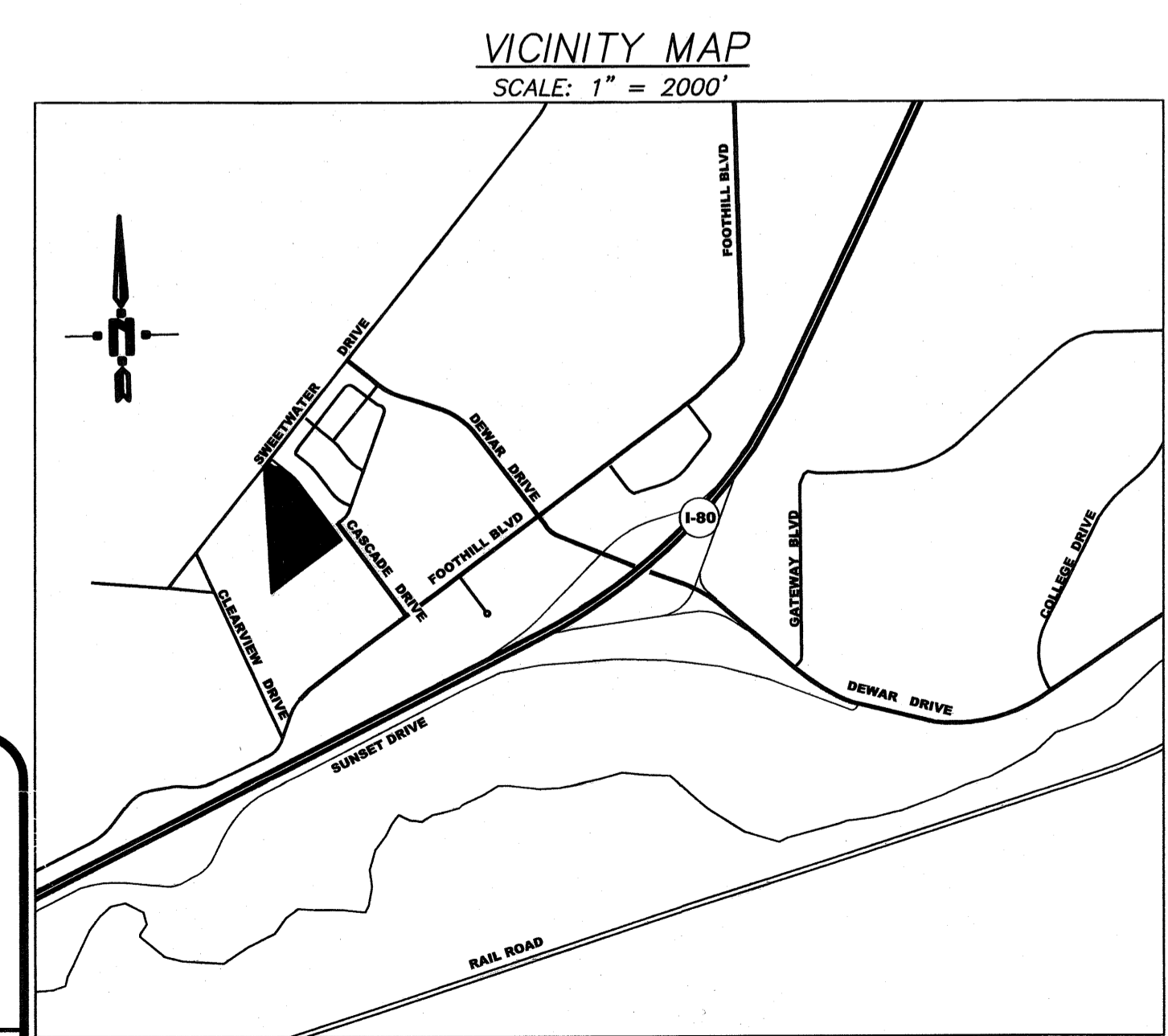
- SET 2" ALUMINUM CAP ON No.5 X 24 REBAR STAMPED "PLS 9834"
- FOUND REBAR WITH ALUMINUM CAP
- FOUND 3/4" ALUMINUM CAP
- FOUND 3/4" BRASS CAP
- X — EXISTING FENCE
- ⊙ EXISTING SANITARY SEWER MANHOLE
- SA 5" — EXISTING SANITARY SEWER LINE W/ SIZE
- W 5" — EXISTING WATER LINE W/ SIZE
- ⊕ EXISTING FIRE HYDRANT
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING WATER MANHOLE
- PROPOSED DRAINAGE ARROW
- ⊕ EXISTING UTILITY POLE
- — EXISTING OVERHEAD ELECTRIC LINES
- — EXISTING BURIED TELEPHONE LINE
- EXISTING CL OF DRAINAGE W\FLOW ARROW
- — EXISTING 10' CONTOUR
- — EXISTING 2' CONTOUR
- — PROPOSED 8" SANITARY SEWER LINE w\TAP
- — PROPOSED 8" WATER LINE w\TAP
- APPROXIMATE LOCATION OF PROPOSED TREES
- — BUILDING SETBACK

LEGAL DESCRIPTION

A parcel of land being all of Block 9, Mountain View Subdivision, located in the West 1/2 of Section 33, Township 19 North, Range 105 West of the 6th P.M., in the City of Rock Springs, Sweetwater County, Wyoming. Containing 21.06 acres more or less.

PUD FINAL DEVELOPMENT PLAN OF SUMMIT VIEW ESTATES

A SUBDIVISION OF BLOCK 9, MOUNTAIN VIEW SUBDIVISION TO THE CITY OF ROCK SPRINGS, SWEETWATER COUNTY, WYOMING.



USAGE SUMMARY

DESCRIPTION	AREA/ACRES	NUMBER OF LOTS	% of Total Area
Private Residential	11.12	136	52.9
Open Space Public	0.19	1	0.9
Outdoor Storage	1.14	3	5.4
Right of Way	3.78		17.9
Summit Drive Drainage	4.83		22.9
Total Development	21.06		100

IGC MANAGEMENT Inc.
212 W 5th St.
Cheyenne, Wyoming 82001
Office: (307) 635.5773
Fax: (307) 635.7227

Sheet 1 of 3 - PHASE I
Sheet 1 of 7
Prepared Dec 21, 2004

OWNER / PETITIONER
Signature: *[Signature]*

PLANNING AND ZONING COMMISSION
Final Development Plan approved by the Planning and Zoning Commission of the City of Rock Springs this 17th day of APRIL, 2004.

[Signature]
Chairman

[Signature]
Secretary

MAYOR AND CITY COUNCIL
Final Development Plan approved by the Mayor and City Council of the City of Rock Springs this 17th day of APRIL, 2004.

[Signature]
Mayor

[Signature]
City Clerk

This Final Development Plan conforms with the approved Primary Development Plan Certified this 17th day of APRIL, 2004.

[Signature]
Zoning Administrator

RECORDED 2-17-2005 AT 03:28 PM REC# 1433955 BK# 0000 PG# 0000
LORETTA BAILEY, CLERK OF SWEETWATER COUNTY, WY Page 1 of 3

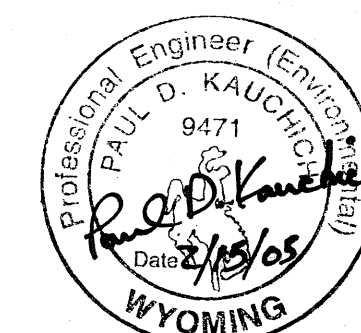
SUMMIT VIEW ESTATES PHASE 1

A RE-PLAT OF
BLOCK 9, MOUNTAIN VIEW SUBDIVISION BEING A PORTION OF
THE W1/2 OF SECTION 33, T. 19 N., R. 105 W., 6TH P.M.,
CITY OF ROCK SPRINGS, SWEETWATER COUNTY, WYOMING.

CERTIFICATES OF APPROVAL

DATA ON THIS PLAT REVIEWED THIS 15TH DAY OF FEBRUARY, A.D., 2005
BY A LICENSED PROFESSIONAL ENGINEER ON BEHALF OF THE DEPARTMENT OF ENGINEERING AND
OPERATIONS OF THE CITY OF ROCK SPRINGS, WYOMING.

Paul Kanchich
LICENSED PROFESSIONAL ENGINEER



APPROVED THIS 15TH DAY OF FEBRUARY, 2005, BY THE GOVERNING BODY OF
THE CITY OF ROCK SPRINGS, SWEETWATER COUNTY, WYOMING.

Timothy A. Kaumo
MAYOR
William G. Peterson
CITY CLERK

THIS PLAT APPROVED BY THE CITY OF ROCK SPRINGS PLANNING AND ZONING COMMISSION
THIS 9TH DAY OF FEBRUARY, 2005.

Sam M. Mosbey
CHAIRMAN

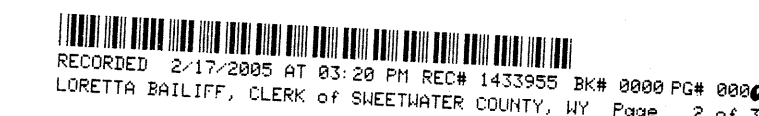
THIS PLAT APPROVED BY THE CITY OF ROCK SPRINGS, SWEETWATER COUNTY, WYOMING,
THIS 15TH DAY OF FEBRUARY, 2005, FOR FILING WITH THE CLERK AND RECORDER
OF SWEETWATER COUNTY, AND FOR CONVEYANCE TO THE CITY OF ROCK SPRINGS OF PUBLIC
DEDICATIONS SHOWN HEREON, SUBJECT TO THE PROVISIONS THAT APPROVAL IN NO WAY OBLIGATES THE
CITY OF ROCK SPRINGS FOR FINANCING OR CONSTRUCTING OF IMPROVEMENTS ON LANDS, STREETS OR
EASEMENTS DEDICATED TO THE PUBLIC EXCEPT AS SPECIFICALLY AGREED TO BY THE CITY OF ROCK
SPRINGS, AND FURTHER THAT SAID APPROVALS SHALL IN NO WAY OBLIGATE THE CITY OF ROCK SPRINGS
FOR MAINTENANCE OF STREETS WHICH ARE NOT DEDICATED TO THE PUBLIC NOR UNTIL ALL IMPROVEMENTS
SHALL HAVE BEEN COMPLETED TO THE SATISFACTION OF THE CITY OF ROCK SPRINGS.

DATED THIS 15TH DAY OF FEBRUARY, 2005.

Timothy A. Kaumo
MAYOR
William G. Peterson
CITY CLERK

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER AT
2:30 O'CLOCK P.M., Feb 17, 2005, AND IS DULY RECORDED IN BOOK 1147 PAGE NO. 447

Loretta Bailiff
CLERK AND RECORDER
By: Nauphuay Seeks
DEPUTY



THIS PLAT CONFORMS WITH SUMMIT VIEW ESTATES, A PLANNED UNIT DEVELOPMENT, AS APPROVED BY
THE MAYOR AND CITY COUNCIL OF THE CITY OF ROCK SPRINGS, WYOMING, THIS 15TH DAY OF
FEBRUARY, 2005, AND MAY BE USED AS THE NECESSARY RECORDING INSTRUMENT FOR
SAID PLANNED UNIT DEVELOPMENT.

Timothy A. Kaumo
MAYOR
William G. Peterson
CITY CLERK

CERTIFICATE OF SURVEYOR

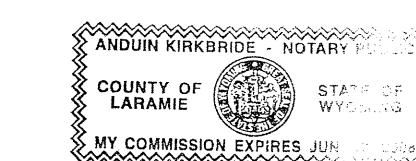
I, COTTON D. JONES DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE
LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT, AND COMPLETE PLAT OF SUMMIT
VIEW ESTATES PHASE 1 AS LAID OUT, PLATTED, DEDICATED, AND SHOWN HEREON, THAT SUCH PLAT WAS
MADE FROM AN ACCURATE SURVEY 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 STAKED UPON THE GROUND IN COMPLIANCE WITH THE CITY OF ROCK SPRINGS' REGULATIONS
GOVERNING THE SUBDIVISION OF LAND TO AN ACCURACY OF ONE (1) PART IN TEN THOUSAND (10,000).

DATE: _____
(Registered Land Surveyor)
No. 9834

STATE OF WYOMING)
LARAMIE COUNTY) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF FEBRUARY, A.D.,
2005, BY: Cotton D. Jones AS A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: 6/17/2008



Cotton D. Jones
NOTARY PUBLIC

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ROCK SPRINGS LAND DEVELOPMENT COMPANY, INC., A
WYOMING CORPORATION, BEING THE OWNER, PROPRIETOR, OR PARTIES OF INTEREST IN THE LAND SHOWN IN THIS
PLAT DO HEREBY CERTIFY: THAT THE FOREGOING PLAT DESIGNATED AS SUMMIT VIEW ESTATES PHASE 1, IS LOCATED
IN THE WEST 1/2 OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 105 WEST OF THE 6TH P.M., CITY OF
ROCK SPRINGS, SWEETWATER COUNTY, WYOMING, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING, A POINT ON THE WEST LINE OF SAID SECTION 33, BEING A SET 2" ALUMINUM CAP FROM
WHICH THE WEST QUARTER CORNER OF SECTION 33, T. 19 N., R. 105 W., OF THE 6TH P.M., BEING A
FOUND BRASS CAP BEARS N. 02°01'47"W., A DISTANCE OF 1066.30 FEET.

COMMENCING N. 87°58'13"E., A DISTANCE OF 131.93 FEET TO A SET 2" ALUMINUM CAP; THENCE
N. 67°45'38"E., A DISTANCE OF 118.79 FEET TO A SET 2" ALUMINUM CAP; THENCE N. 53°23'53"E.,
A DISTANCE OF 72.41 FEET TO A POINT OF COMPOUND CURVATURE, BEING A SET 2" ALUMINUM CAP; THENCE
ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET, THROUGH A CENTRAL ANGLE OF
21°53'25" AND HAVING A LONG CHORD BEARING OF N13°10'46"W., HAVING A DISTANCE OF 45.57 FEET, AND
AN ARC LENGTH OF 45.85 FEET TO A SET 2" ALUMINUM CAP; THENCE N. 02°08'11"W., A DISTANCE OF
443.66 FEET TO A SET 2" ALUMINUM CAP; THENCE N. 54°20'18"E., A DISTANCE OF 609.07 FEET TO A
POINT ON THE EASTERLY BOUNDARY OF BLOCK 9, MOUNTAIN VIEW SUBDIVISION AND THE WESTERLY RIGHT-OF-WAY
OF CASCADE DRIVE BEING A SET 2" ALUMINUM CAP; THENCE S. 35°39'42"E., A DISTANCE OF 265.00
FEET ALONG THE EASTERLY BOUNDARY OF SAID BLOCK 9 AND WESTERLY RIGHT-OF-WAY OF CASCADE DRIVE TO A
FOUND 1 1/2" ALUMINUM CAP STAMPED L5 602; THENCE S. 54°20'18"W., A DISTANCE OF 1138.62 FEET TO
A POINT ON THE WEST LINE OF SECTION 33, T. 19 N., R. 105 W., BEING A FOUND 1 1/2" ALUMINUM CAP
STAMPED L5 602; THENCE N. 02°01'47"W., ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF
343.45 FEET TO THE POINT OF BEGINNING.

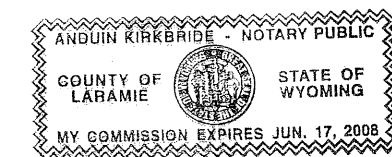
CONTAINING 6.02 ACRES MORE OR LESS.

AND THAT THIS SUBDIVISION, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH FREE CONSENT
AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER, AND PROPRIETOR, 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 DO HEREBY DEDICATE TO THE CITY OF ROCK SPRINGS
AND ITS LICENSEES FOR PERPETUAL PUBLIC USE, THE 100 FOOT WIDE SUMMIT DRIVE STORM WATER DRAINAGE
EASEMENT, ALL STREETS, ALLEYS, PAGES AND EASEMENTS FOR THE PURPOSES DESIGNATED AND OTHER LANDS WITHIN
THE BOUNDARY LINES OF THE PLAT AS INDICATED AND NOT OTHERWISE DEDICATED FOR PUBLIC USE.

EXECUTED THIS 14 DAY OF FEBRUARY, A.D.,
2005, BY:

G. Kevin Keller
G. KEVIN KELLER, PRESIDENT
ROCK SPRINGS LAND DEVELOPMENT CO., INC.

STATE OF WYOMING)
LARAMIE COUNTY) SS



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF FEBRUARY, A.D.,
2005, BY: G. Kevin Keller AS A FREE AND VOLUNTARY ACT AND DEED.

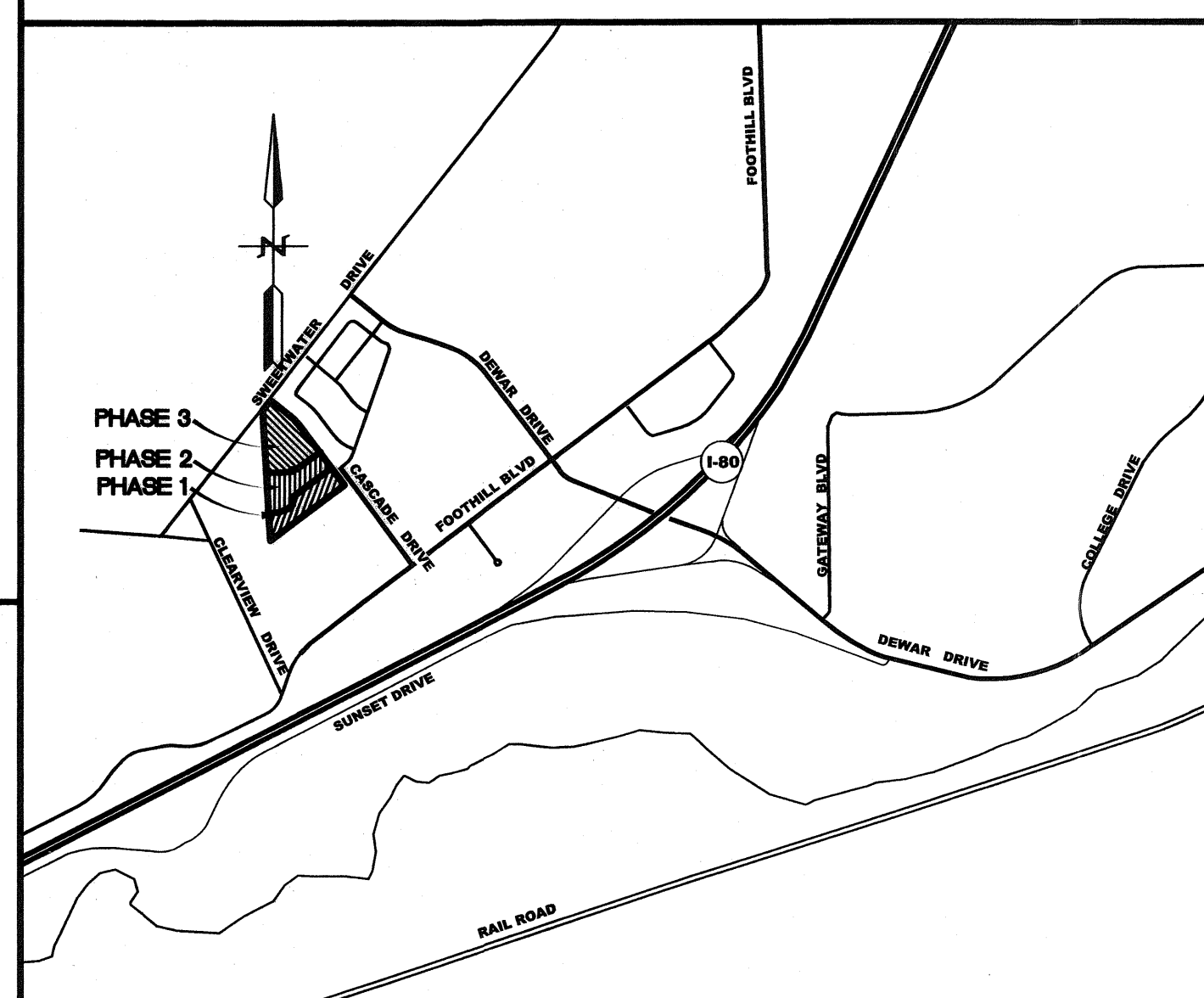
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: 6/17/2008

Andrew Hill
NOTARY PUBLIC

VACATION STATEMENT

IT IS THE INTENT OF THIS REPLAT TO VACATE ALL EASEMENTS, ALLEYS, STREETS AND LOT LINES AS PLATTED BY
MOUNTAIN VIEW SUBDIVISION CONTAINED WITHIN THE BOUNDARIES OF THIS PLAT NOT PREVIOUSLY VACATED.

VICINITY MAP
SCALE: 1" = 2000'



AZIMUTH		FILING RECORD	
<p>RECEPTION _____</p> <p>The State of Wyoming } County of Sweetwater } SS</p> <p>This instrument was filed for record at _____ o'clock _____ M, on the _____ day of _____ A.D. 19 _____ and duly recorded in P/C _____ slot: _____</p> <p>County Clerk & Ex-Officio Register at Deeds By _____ Deputy</p>		<p>Reception _____</p> <p>The State of Wyoming } County of Sweetwater } SS</p> <p>This instrument was filed for record at _____ o'clock _____ M, on the _____ day of _____ A.D. 19 _____ and duly recorded in P/C _____ slot: _____</p> <p>County Clerk & Ex-Officio Register at Deeds By _____ Deputy</p>	

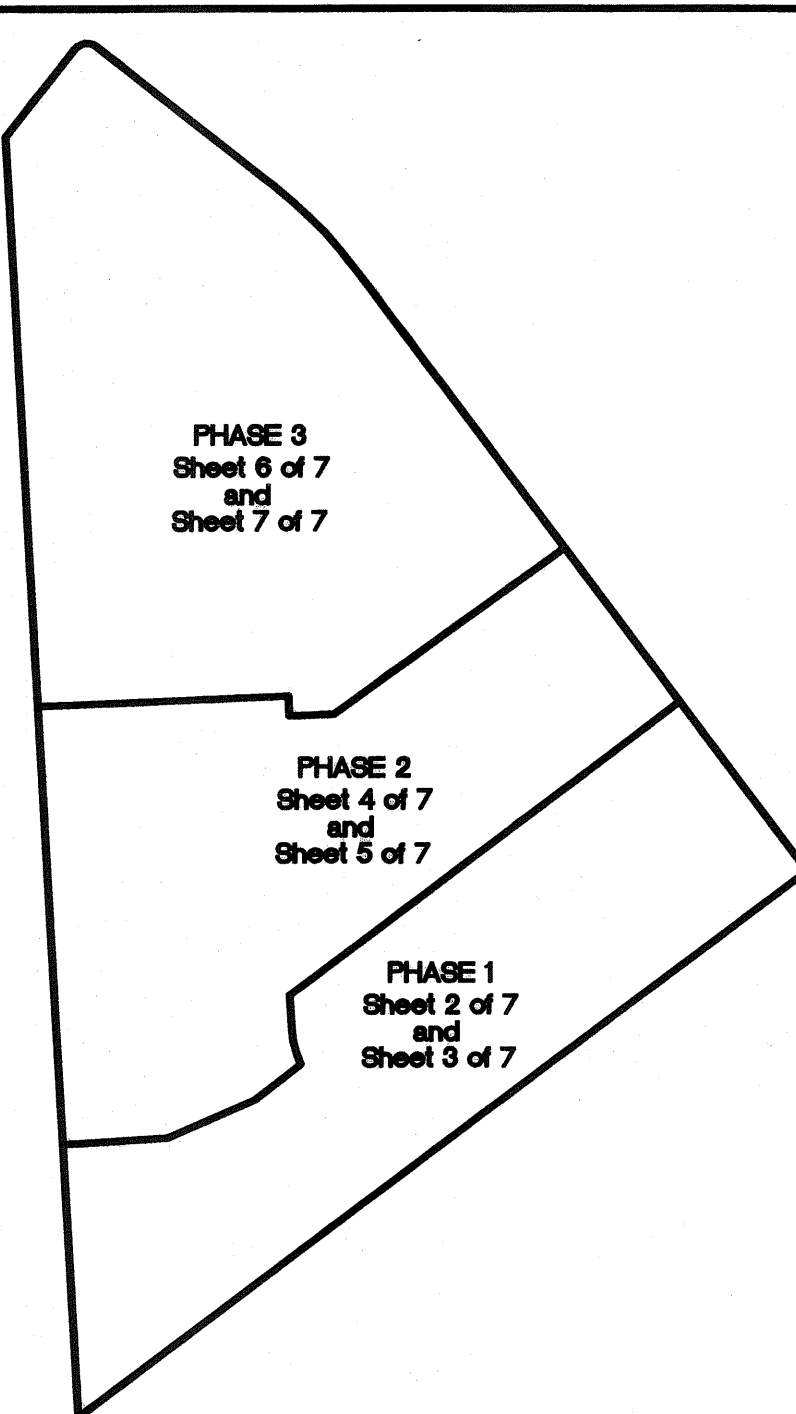
NOTES

- 1.) MAINTENANCE AND UPKEEP OF DRAINAGE EASEMENTS WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER. FENCES, WALLS OR FOOTINGS THAT WOULD IMPERE DRAINAGE FLOWS WITHIN THOSE DRAINAGE EASEMENTS AND REGRADING OF DRAINAGE EASEMENTS SHALL NOT BE PERMITTED.
- 2.) SUBJECT PROPERTY DOES NOT FALL WITHIN APPROXIMATE SPECIAL 100 YEAR FLOOD HAZARD AREA AS SHOWN BY F.E.M.A. MAP PANEL NO. 560051-0005-E
- 3.) THE 3 STAGE SUMMIT DRAINAGE PROJECT RELIEVES ALL UPSTREAM DRAINAGE FLOW ONTO THE PROPOSED SITE. DETENTION REQUIREMENTS, IF ANY, WILL BE CALCULATED AND ADDRESSED IN THE CONSTRUCTION PLANS.
- 4.) ALL LOT AND BLOCK CORNERS MONUMENTED WITH A 2" ALUMINUM CAP ON NO. 5 X 24 REBAR, STAMPED "PL5 9834" AND APPROPRIATE DATA.
- 5.) THIS SUBDIVISION IS NOT LOCATED OVER KNOWN MINED AREAS.

USAGE SUMMARY

TOTAL ACREAGE	NUMBER OF LOTS
21.06	140
PHASE 1 ACREAGE	NUMBER OF LOTS
6.02	42

MAP KEY



IGC MANAGEMENT INC.
212 W 5th St.
Cheyenne, Wyoming
82001
Office: (307) 635.5773
Fax: (307) 635.7227

Sheet 2 of 3 - PHASE 1
Sheet 2 of 7

Prepared Jan 28, 2005

SUMMIT VIEW ESTATES PHASE 1

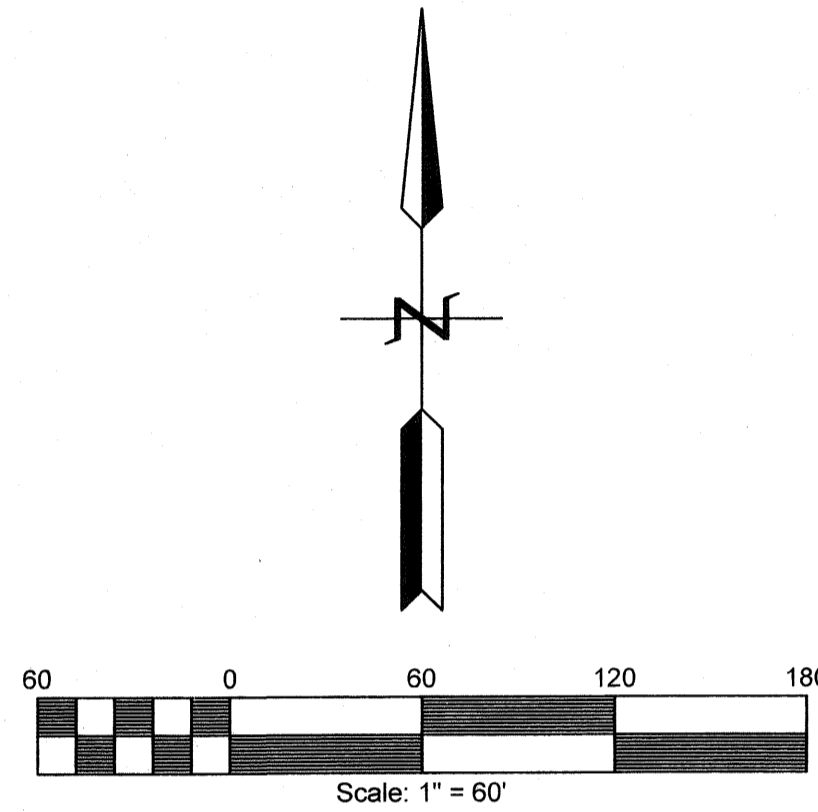
A RE-PLAT OF
 BLOCK 9, MOUNTAIN VIEW SUBDIVISION BEING A PORTION OF
 THE W 1/2 OF SECTION 33, T. 19 N., R. 105 W., 6TH P.M.,
 CITY OF ROCK SPRINGS, SWEETWATER COUNTY, WYOMING.

PHASE I - CURVE TABLE

NUMBER	DELTA ANGLE	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C3	90°00'00"	S 80°39'42" E	20.00	31.42	28.28
C4	90°00'00"	N 09°20'18" E	20.00	31.42	28.28
C5	101°32'13"	N 74°53'35" W	20.00	35.44	30.98
C6	21°53'25"	N 13°10'46" W	120.00	45.85	45.57
C7	33°25'38"	N 18°56'53" W	150.00	87.51	86.28
C8	07°36'54"	S 31°51'15" E	180.00	23.92	23.91
C9	07°41'15"	S 24°12'10" E	180.00	24.15	24.13
C13	33°31'37"	N 18°53'54" W	180.00	105.33	103.83
C24	31°37'22"	S 70°08'59" W	150.00	82.79	81.74
C25	31°37'22"	S 70°08'59" W	150.00	82.79	81.74
C26	33°31'50"	S 71°06'13" W	150.00	87.78	86.54

NOTES

- MAINTENANCE AND UPKEEP OF DRAINAGE EASEMENTS WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER. FENCES, WALLS OR FOOTINGS THAT WOULD IMPEDE DRAINAGE FLOWS WITHIN THOSE DRAINAGE EASEMENTS AND REGRADING OF DRAINAGE EASEMENTS SHALL NOT BE PERMITTED.
- SUBJECT PROPERTY DOES NOT FALL WITHIN APPROXIMATE SPECIAL 100 YEAR FLOOD HAZARD AREA AS SHOWN BY F.E.M.A. MAP PANEL No. 560051-0005-E
- THE 3 STAGE SUMMIT DRAINAGE PROJECT RELIEVES ALL UPSTREAM DRAINAGE FLOW ONTO THE PROPOSED SITE. DETENTION REQUIREMENTS, IF ANY, WILL BE CALCULATED AND ADDRESSED IN THE CONSTRUCTION PLANS.
- ALL LOT CORNERS MONUMENTED WITH A 2" ALUMINUM CAP ON No.5 X 24 REBAR, STAMPED "PLS 9834" AND APPROPRIATE DATA.
- THIS SUBDIVISION IS NOT LOCATED OVER KNOWN MINED AREAS.



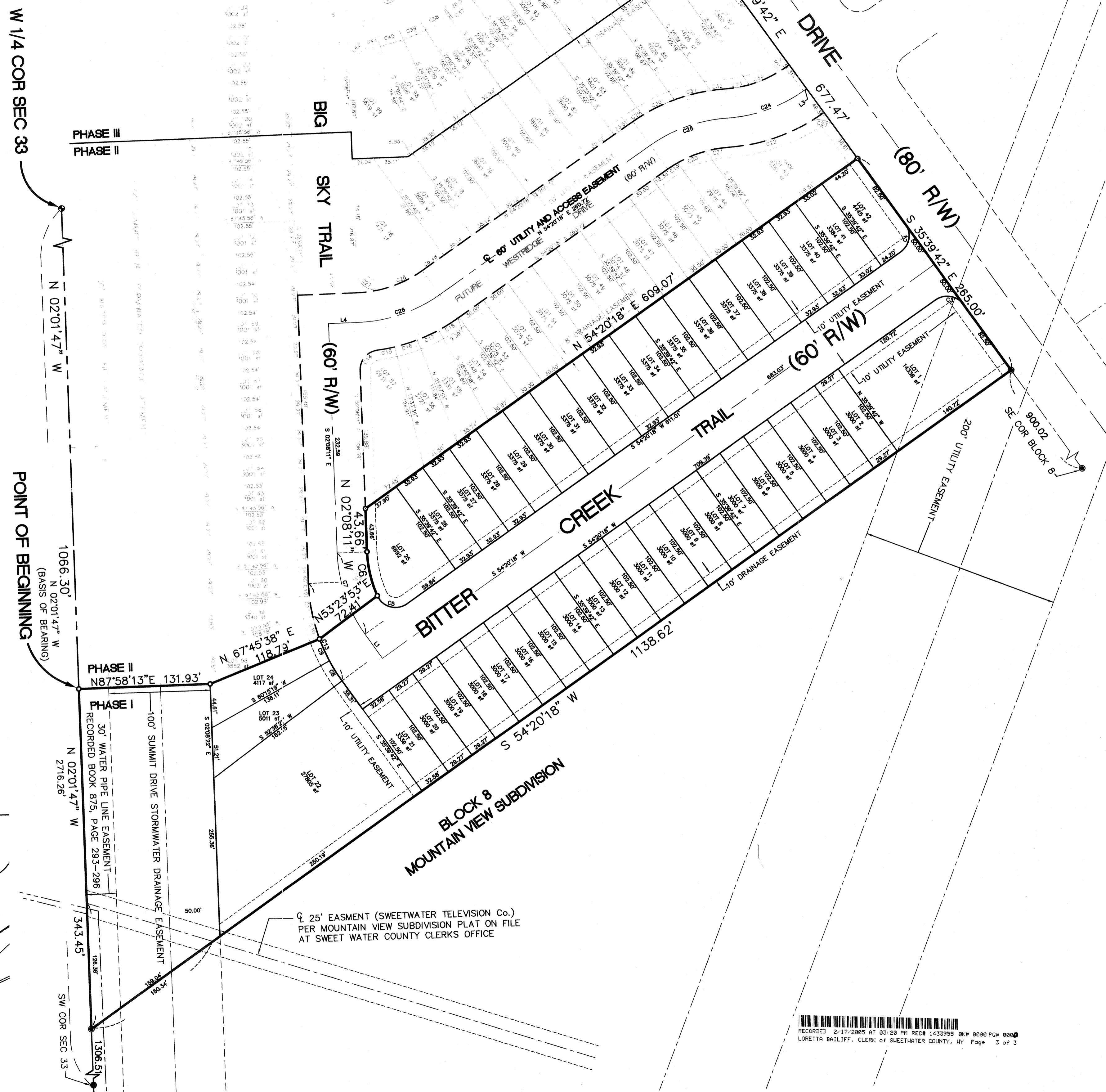
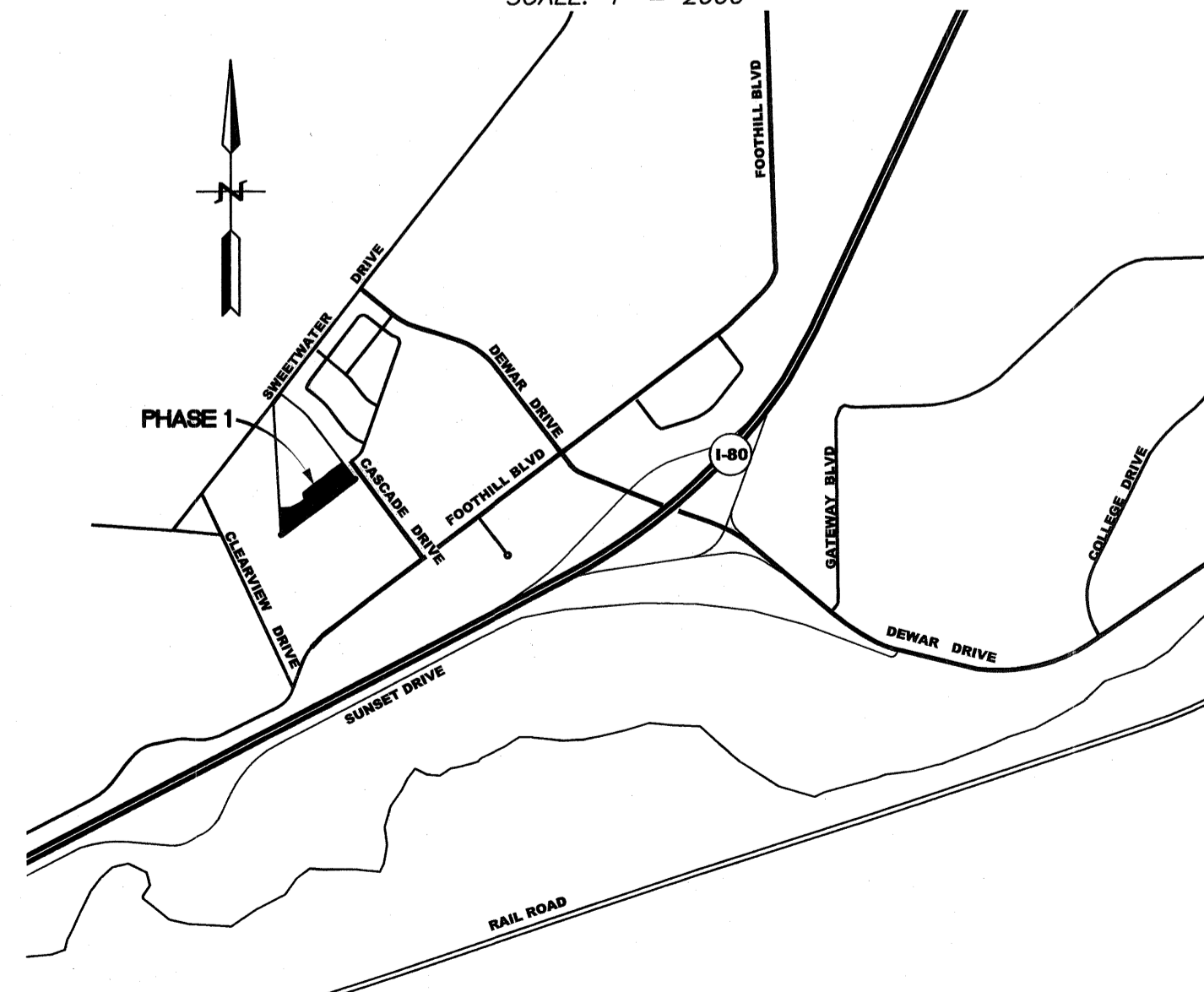
PHASE I - LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S 35°39'42" E	30.00'
L3	N 54°20'18" E	3.88'
L4	N 87°51'55" E	29.99'

LEGEND

- SET 2" ALUMINUM CAP ON No.5 X 24 REBAR STAMPED "PLS 9834" AND APPROPRIATE DATA
- FOUND ALUMINUM CAP STAMPED "LS 602"
- FOUND 3/4" ALUMINUM CAP STAMPED "JOHNSON - FERRELIA Co, INC."
- FOUND 3/4" BRASS CAP STAMPED "U.S. GENERAL LAND OFFICE"

VICINITY MAP
 SCALE: 1" = 2000'



IGC MANAGEMENT Inc.
 212 W 5th St.
 Cheyenne, Wyoming
 82001

Office: (307) 635.5773
 Fax: (307) 635.7227

Sheet 3 of 3 - PHASE I
 Sheet 3 of 7

Prepared Jan 28, 2005

RECORDED 2-17-2005 AT 03:20 PM REC# 143395 BK# 0000 PG# 0000
 LORETTA BAILIFF, CLERK OF SWEETWATER COUNTY, WY Page 3 of 3