

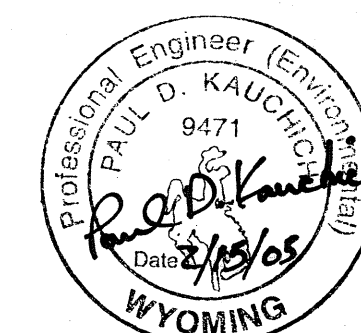
# SUMMIT VIEW ESTATES PHASE 1

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 15<sup>TH</sup> 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 15<sup>TH</sup> 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 9<sup>TH</sup> DAY OF FEBRUARY, 2005.

Sam M. Mosbey  
CHAIRMAN

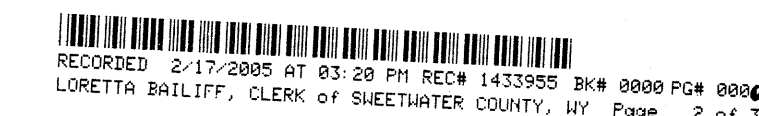
THIS PLAT APPROVED BY THE CITY OF ROCK SPRINGS, SWEETWATER COUNTY, WYOMING,  
THIS 15<sup>TH</sup> DAY OF FEBRUARY, 2005, FOR FILING WITH THE CLERK AND RECORDER  
OF SWEETWATER COUNTY, AND FOR CONVEYANCE TO THE CITY OF ROCK SPRINGS OF PUBLIC  
DEDICATIONS SHOWN HEREON, SUBJECT TO THE PROVISIONS THAT 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 15<sup>TH</sup> 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 1141 PAGE NO.  
441

Loisella 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 15<sup>TH</sup> 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

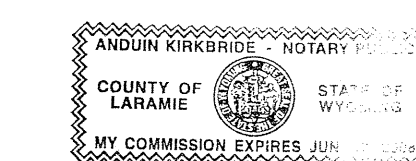
I, COTTON D. JONES DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE  
LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT, AND COMPLETE PLAT OF SUMMIT  
VIEW ESTATES PHASE 1 AS LAID OUT, PLATTED, DEDICATED, AND SHOWN HEREON, THAT SUCH PLAT WAS  
MADE FROM AN ACCURATE 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.

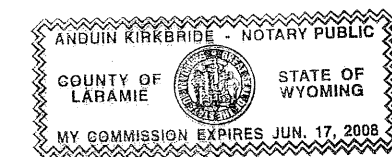
CONTAINING 6.02 ACRES MORE OR LESS.

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.

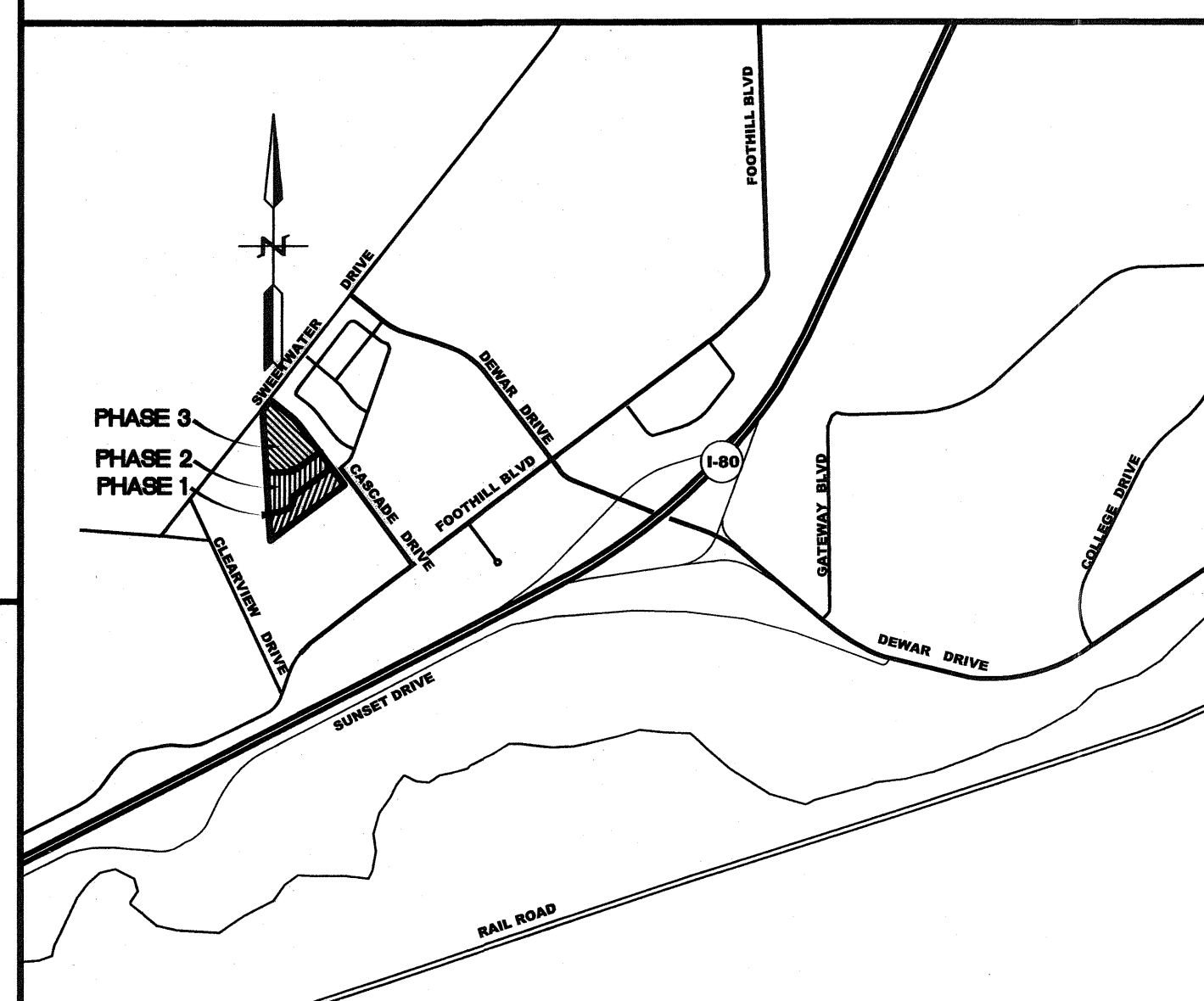
WITNESS MY HAND AND OFFICIAL SEAL.  
MY COMMISSION EXPIRES: 6/17/2008

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 } SS County of Sweetwater }</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 &amp; Ex-Officio Register at Deeds By _____ Deputy</p>		<p>Reception _____</p> <p>The State of Wyoming } SS County of Sweetwater }</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 &amp; Ex-Officio Register at Deeds By _____ Deputy</p>	

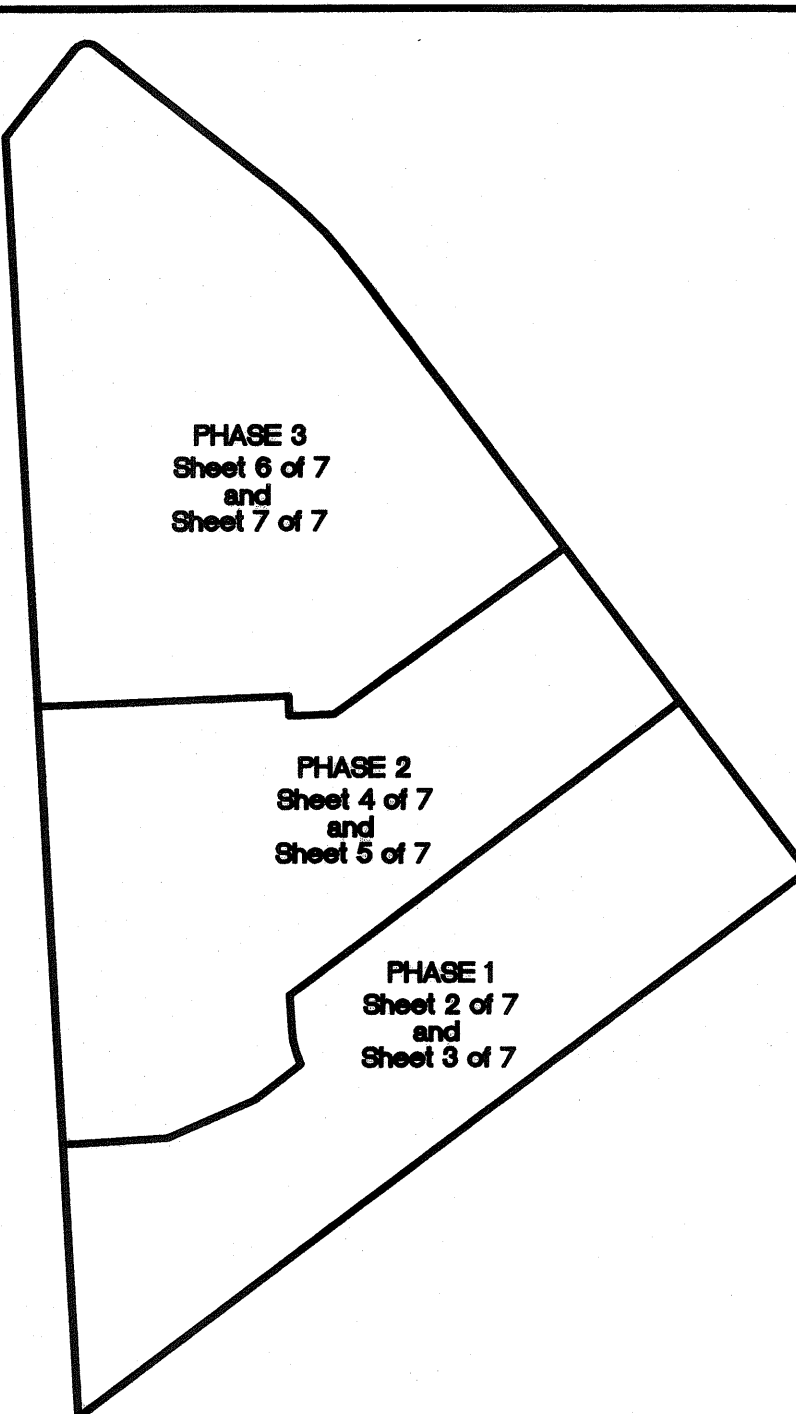
### NOTES

- 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