

FINAL PLAT
JOHNSON ADDITION, A PLANNED UNIT DEVELOPMENT
a PART OF TRACT "A" of the SPRINGLAND ADDITION
SECTION 27, T19N R105W 6th P.M.
CITY of ROCK SPRINGS, SWEETWATER COUNTY, WYOMING



1"=60'

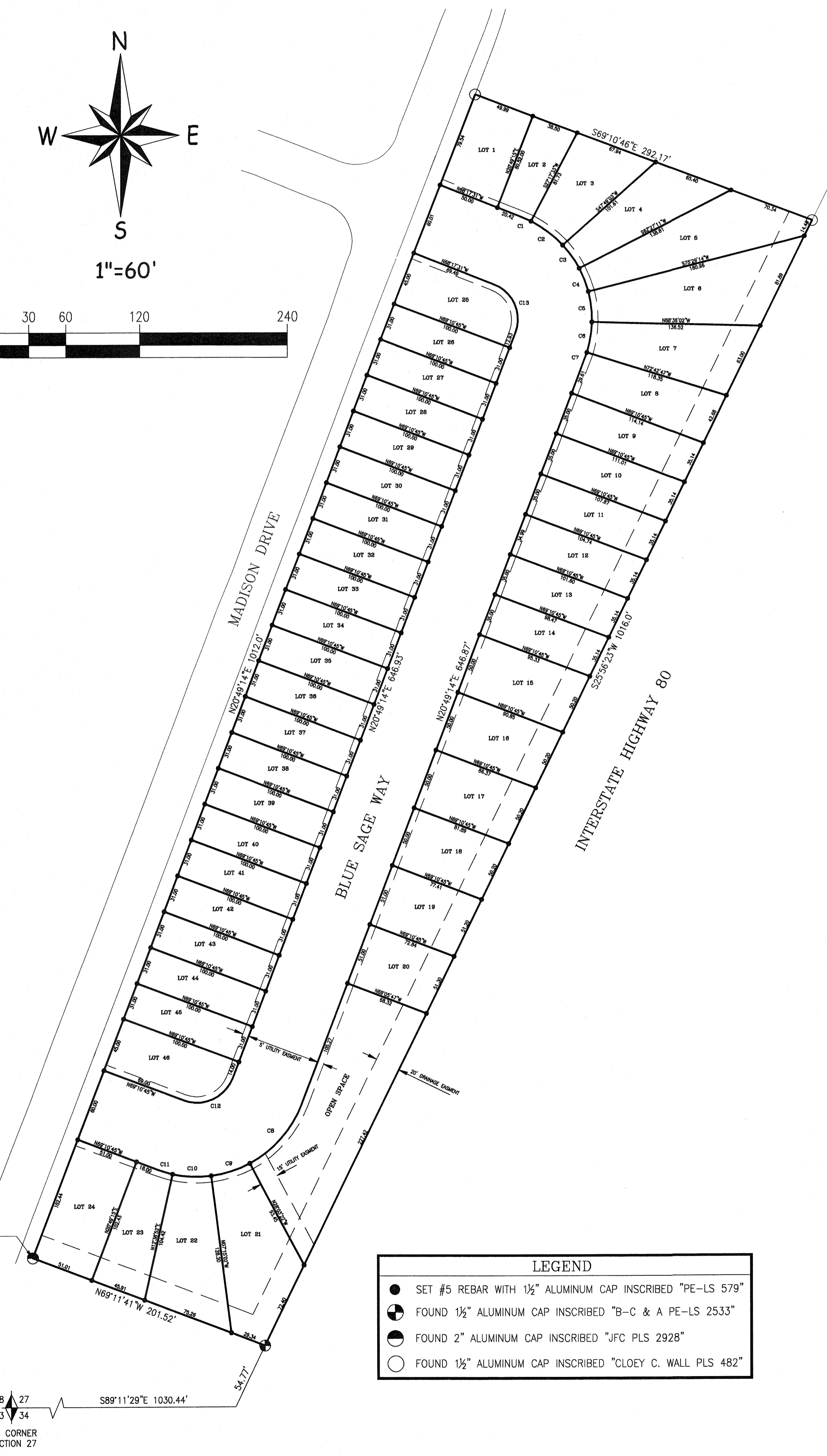
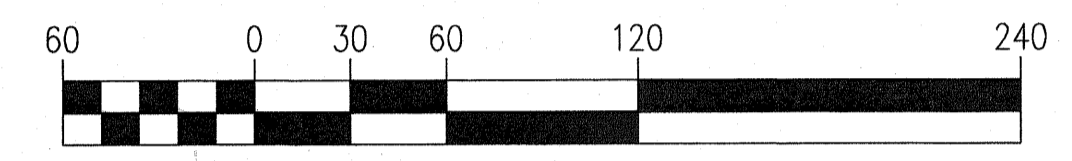


Table with 3 columns: LOT, AREA (sq. ft.), and AREA (sq. ft.). Lists lots 1 through 23 with their respective areas.

Table with 5 columns: CURVE, LENGTH, RADIUS, DELTA, CHORD DIRECTION, CHORD. Lists curves C1 through C13 with their geometric details.

- LEGEND
• SET #5 REBAR WITH 1/2" ALUMINUM CAP INSCRIBED "PE-LS 579"
• FOUND 1/2" ALUMINUM CAP INSCRIBED "B-C & A PE-LS 2533"
• FOUND 2" ALUMINUM CAP INSCRIBED "JFC PLS 292B"
• FOUND 1/2" ALUMINUM CAP INSCRIBED "CLOEY C. WALL PLS 482"

Maintenance and upkeep of drainage easements will be the responsibility of the individual lot owner. Fences, walls or footings within those drainage easements and regrading of drainage easements shall not be permitted.

Summary:
Total Acreage = 5.735
Total Lots = 46

PRINTED: 05/18/06 FOR DATE
[X] PRELIMINARY
[X] DESIGN DEVELOPMENT
[ ] BIDDING
[ ] CONSTRUCTION
[ ] APPROVAL
[ ] AS BUILT
[ ] REVISION

Office Documents\Logo\CSA-Inc-Invoice Logo.ppt
SALT LAKE CITY, UTAH
PHONE: (801) 344-4051
EVANSTON, WYOMING
PHONE: (307) 444-4051

CERTIFICATE OF DEDICATION

Know all men by these presents that the undersigned JOHNSON, LLC, being the owner, proprietor, or parties of interest in the land shown in this plat, do hereby certify.
That the foregoing plat designed as "Johnson Addition, A Planned Unit Development", is located in Section 27, T19N R105W of the 6th P.M. City of Rock Springs, Sweetwater County, Wyoming, and is more particularly described as follows:
BEGINNING at the Southwest corner of said Tract "A", a 2" aluminum cap inscribed "JFC PLS 292B", running thence N 20°49'14"E, 1012.00 feet to a point on the West line thereof; a 1/2" aluminum cap inscribed "Cloe Wall, PLS 482" thence S 69°10'46"E, 292.17 feet to a point on the East line thereof; a 1/2" aluminum cap inscribed "Cloe Wall, PLS 482" thence S 25°56'23"W, 1016.00 feet along said East line to the Southeast corner of said Tract "A", a 1 1/2" aluminum cap inscribed "B-C & A PE-LS 2533"; thence N 69°11'41"W, 201.52 feet along the South line thereof to the POINT OF BEGINNING.
and contains an area of 5.735 acres, more or less, and that this subdivision, as it is described and as it appears on this plat, is made with the 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, streets and easements, and that the undersigned owner of the land shown and described on this plat does hereby dedicate to the City of Rock Springs and its licensees for the perpetual public use all streets, alleys, easements for the purposes designated and other lands within the boundary lines of the plat as indicated and not 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.
Executed this 19th day of June, A.D., 2006
By: David Johnson
JOHNSON, LLC a Wyoming Company - David Johnson - President

NOTARIAL CERTIFICATE

STATE OF WYOMING )
COUNTY OF SWEETWATER ) ss.
Lynn
The foregoing instrument was acknowledged before me this 19 day of June, A.D. 2006 by David Johnson as a free and voluntary act and deed.
Witness my hand and official seal.
My commission expires: 11/25/08
Notary Public: Lynn Arnell

MORTGAGEE CONCERN

STATE OF WYOMING )
COUNTY OF SWEETWATER ) ss.
This is to certify that 1st Interstate Bank, mortgagee of "Johnson Addition, A Planned Unit Development", does hereby consent to the subdivision as shown hereon.
Carol Perry - 1st Interstate Bank
Carol Perry

NOTARIAL CERTIFICATE

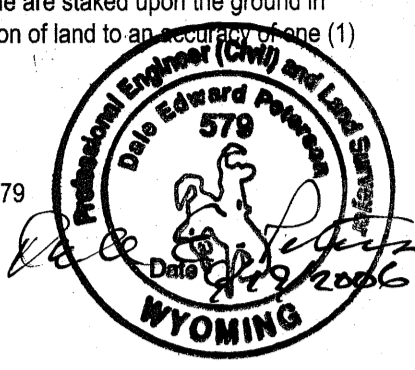
STATE OF WYOMING )
COUNTY OF SWEETWATER ) ss.
The foregoing instrument was acknowledged before me by Carol Perry, 1st Interstate Bank. This 16 day of June, A.D. 2006
Witness my hand and official seal.
My commission expires: 9-4-07
Notary Public: J. Cochran

OPEN SPACE DESCRIPTION

A part of tract "A" of the Springland Addition to the City of Rock Springs, Sweetwater County, Wyoming, said part being more particularly described as follows:
Beginning at the Southeast corner of said Tract "A", a 1 1/2" aluminum cap inscribed "B-C & A PE-LS 2533"; thence N 25°56'23"E, 72.40 feet to the POINT OF BEGINNING; thence N 25°56'23"E, 227.42 feet along the East line thereof; thence N 69°05'47"W, 68.32 feet; thence S 20°49'14"W, 105.27 feet to the beginning of a curve concave to the Northwest, having a radius of 91 feet, thence southwesterly along said curve 65.27 feet through a central angle of 41°05'50", the cord of which is S 41°22'10"W, 63.88 feet; thence S 28°03'22"E, 93.45 feet to the POINT OF BEGINNING. Contains 12,815 sq. feet or 0.29 acres.

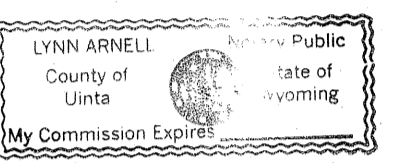
SURVEYOR CERTIFICATE

I, Dale E Peterson, do hereby certify that I am a registered professional engineer and land surveyor licensed under the laws of the State of Wyoming, that this plat is a true, correct, and complete plat of "Johnson Addition, A Planned Unit Development" as laid out, platted, dedicated, and shown hereon, that such plat was made from and 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 area of 10,000 (1) part in ten thousand (10,000).
Date:
Dale E Peterson, Registered Professional Engineer and Land Surveyor No. 579



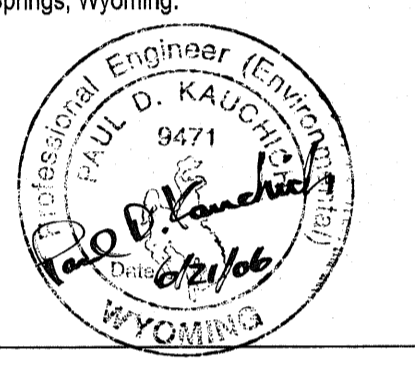
NOTARIAL CERTIFICATE

STATE OF WYOMING )
COUNTY OF SWEETWATER ) ss.
Lynn
The foregoing instrument was acknowledged before me this 19 day of June, A.D. 2006 as a free and voluntary act and deed.
Witness my hand and official seal.
My commission expires: 11/25/08
Notary Public: Lynn Arnell



CERTIFICATE OF REVIEW CITY ENGINEER

Data on this plat reviewed this 21st day of June, A.D., 2006 by a Licensed Professional Engineer on behalf of the Department of Engineering and Operations of the City of Rock Springs, Wyoming.
Licence Professional Engineer Paul D. Karchick
Paul D. Karchick

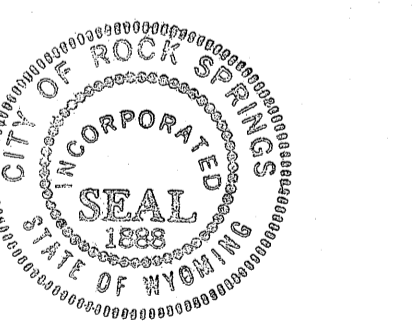


CERTIFICATE OF APPROVAL
CITY OF ROCK SPRINGS
PLANNING AND ZONING COMMISSION

This plat approved by the City of Rock Springs Planning and Zoning Commission, this 24 day of June, A.D., 2006.
Chairman: Lynn Arnell
Attest:
Secretary: Laura Crandall

CERTIFICATE OF ACCEPTANCE
ROCK SPRINGS CITY COUNCIL

This plat conforms with Johnson Subdivision Preliminary Development Plot Plan and Location Plan, a Planned Unit Development, as approved by the Mayor and City Council of the City of Rock Springs, Wyoming, this 20th day of June, 2006, and may be used as the necessary recording instrument for said Planned Unit Development.
Mayor: Cynthia A. Hansen
Attest:
City Clerk: Lynn Arnell



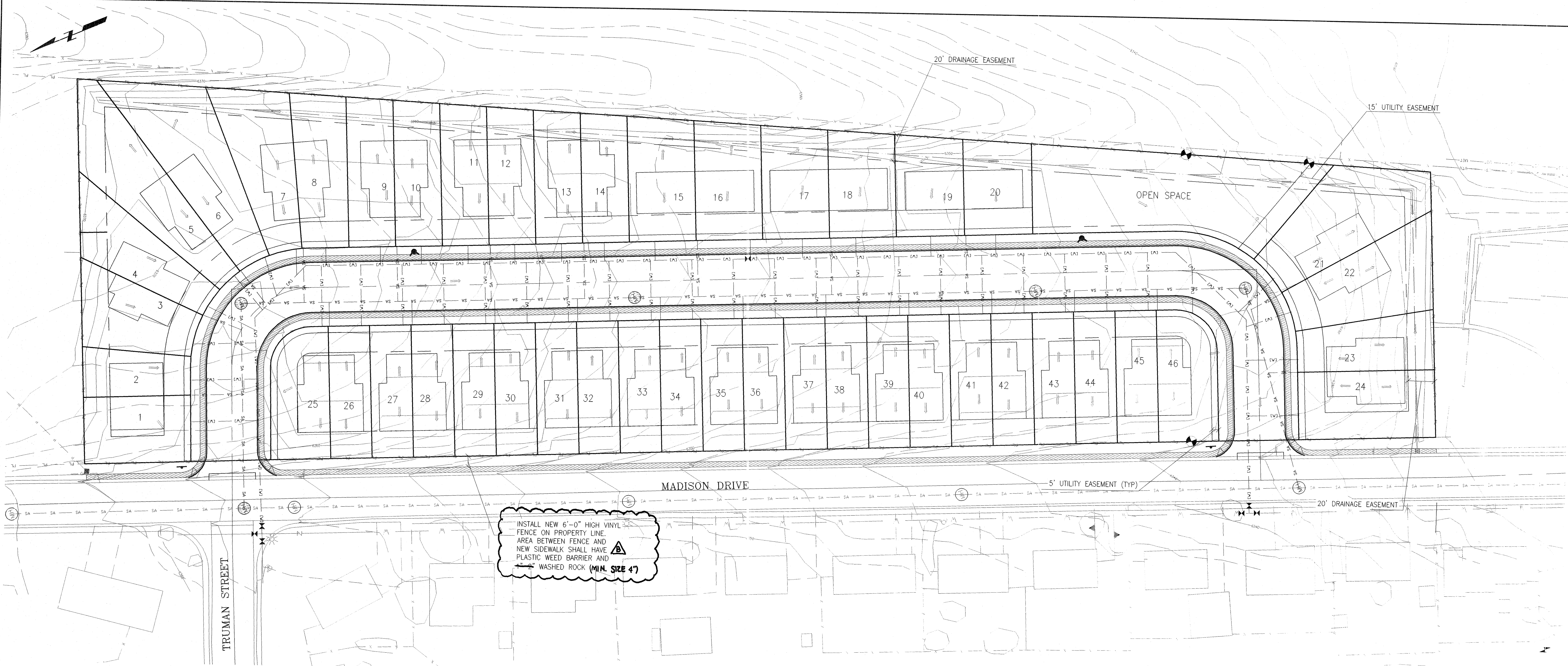
CERTIFICATE OF RECORDATION

This plat was filed for record in the Office of the Clerk and Recorder at 9:00 o'clock A.M., June 29, 2006, and is duly recorded in Book Plat, Page No. 446
County Clerk:
(Ord. No. 84-9, 7-84)
Lorretta Bailiff, Deputy

TITLE
JOHNSON ADDITION - A PLANNED UNIT DEVELOPMENT
PART OF TRACT "A" of THE SPRINGLAND ADDITION
to the CITY OF ROCK SPRINGS, WYOMING

Table with columns: Drawn By, Date, ENGR, DEP, APPD, Project No., SCALE, AS NOTED, CS-01, 0

Table with columns: No., DESCRIPTION, REVISIONS, DATE, APPD.



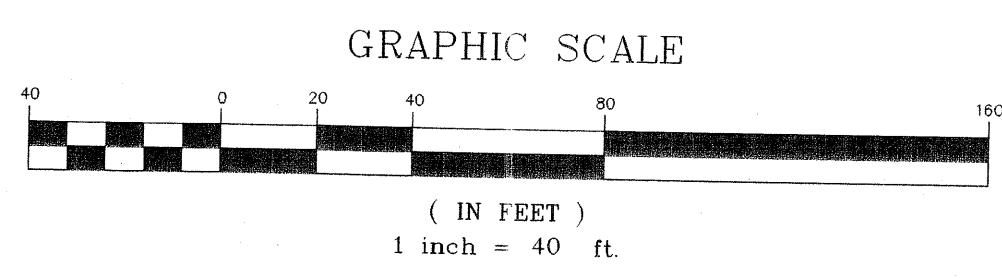
ZONING - R-2 PRESENT, R-3 (PUD) INTENDED  
5.73 TOTAL ACRES

STREET RIGHT OF WAY	1.34 ACRES	23.39%
46 LOTS	4.10 ACRES	71.55%
OPEN SPACE	0.29 ACRES	5.06%
	5.73 TOTAL ACRES	100.00%

LOT SIZE			
LOT	AREA (sq. ft.)	LOT	AREA (sq. ft.)
1	3,996	24	5,226
2	2,739	25	4,224
3	4,347	26	3,100
4	4,560	27	3,100
5	6,588	28	3,100
6	7,321	29	3,100
7	5,371	30	3,100
8	4,504	31	3,100
9	3,940	32	3,100
10	3,830	33	3,100
11	3,721	34	3,100
12	3,611	35	3,100
13	3,501	36	3,100
14	3,392	37	3,100
15	4,655	38	3,100
16	4,431	39	3,100
17	4,207	40	3,100
18	3,983	41	3,100
19	3,832	42	3,100
20	3,602	43	3,100
21	6,737	44	3,100
22	5,843	45	3,100
23	3,952	46	4,294

INSTALL NEW 6'-0" HIGH VINYL FENCE ON PROPERTY LINE. AREA BETWEEN FENCE AND NEW SIDEWALK SHALL HAVE PLASTIC WEED BARRIER AND 4" WASHED ROCK (MIN. SIZE 47)

FINAL DEVELOPMENT PLAN  
SCALE: 1"=40'-0"



LEGAL DESCRIPTION

A PART OF TRACT "A" OF THE SPRINGLAND ADDITION TO THE CITY OF ROCK SPRINGS, SWEETWATER COUNTY, WYOMING, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT "A", A 2" ALUMINUM CAP INSCRIBED "JFC PLS 2928",  
 RUNNING THENCE N 20°49'14"E, 1012.00 FEET ALONG THE WEST LINE THEREOF;  
 A 1 1/2" ALUMINUM CAP INSCRIBED CLOEY WALL, PLS 482  
 THENCE S 69°10'46"E, 292.17 FEET TO A POINT ON THE EAST LINE THEREOF; A 1 1/2" ALUMINUM CAP INSCRIBED CLOEY WALL, PLS 482  
 THENCE S 25°56'23"W, 1016.00 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID TRACT "A", A 1 1/2" ALUMINUM CAP INSCRIBED "B-C & A PE-LS 2533";  
 THENCE N 69°11'41"W, 201.52 FEET ALONG THE SOUTH LINE THEREOF TO THE POINT OF BEGINNING,  
 CONTAINS 5.735 ACRES, MORE OR LESS  
 AND THAT THIS PLANNED UNIT DEVELOPMENT, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER, AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, STREETS AND EASEMENTS, AND THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN AND DESCRIBED IN THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF ROCK SPRINGS AND ITS LICENSEES FOR PERPETUAL PUBLIC USE ALL EASEMENTS FOR THE PURPOSES DESIGNATED AND OTHER LANDS WITHIN THE BOUNDARY LINES OF THE PLAT AS INDICATED AND NOT 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.  
 EXECUTED THIS 19<sup>TH</sup> DAY OF June A.D., 2006.  
 BY: *David Johnson*  
 DAVID JOHNSON, LLC  
 DAVID JOHNSON, PRESIDENT

CERTIFICATE OF APPROVAL  
CITY OF ROCK SPRINGS PLANNING AND ZONING

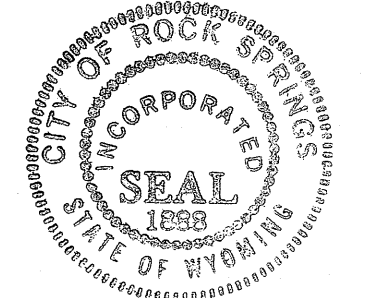
THIS FINAL DEVELOPMENT PLAN CONFORMS TO THE APPROVED PRELIMINARY DEVELOPMENT PLAN CERTIFIED THIS 14 DAY OF June, 2006.

*Abura Crandall*  
ZONING ADMINISTRATOR

CERTIFICATE OF APPROVAL ROCK SPRINGS CITY COUNCIL

FINAL DEVELOPMENT PLAN APPROVED BY MAYOR AND CITY COUNCIL OF THE CITY OF ROCK SPRINGS THIS 20 DAY OF June, 2006.

*Connelly A. Kaumo*  
MAYOR  
*Lisa M. Jarzelski*  
CITY CLERK



DRAWING NO.	TITLE	REV	DATE	DESCRIPTION	DRN	CHK	APP
	REFERENCE DRAWINGS						
		B	06/15/06	CHANGED SIZE OF WASHED ROCK	CKM	CM	
		A	05/15/06	ISSUED FOR APPROVAL	CKM	CM	



PROJECT NAME	DAVID JOHNSON		466
DRAWN	C. MOORE	SCALE	AS NOTED
DESIGNED		DATE	4/19/06
CHECKED		PROJECT NO.	412448-01
APPROVED		SHEET	2
DRAWING NUMBER	DJ01CA002	REV	A B

RECORDED 6-29-2006 AT 09:00 AM REC# 1475880 BKN 0000 PGM 0000  
LORETTA BULLIFF, CLERK OF SWEETWATER COUNTY, WY Page 2 of 2