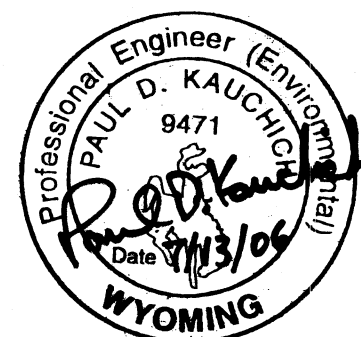


REVIEW - CITY ENGINEER

Data on this plat reviewed this 13th day of July, A.D., 2006 by a licensed Professional Engineer on behalf of the Department of Engineering and Operations of the City of Rock Springs, Wyoming.

Paul Kauchich  
PAUL KAUCHICH - CITY ENGINEER  
Licensed Professional Engineer



# FINAL PLAT FOR THE ESTATES AT SANDSTONE

## SECTION 36, RESURVEY TOWNSHIP 19 NORTH, RANGE 105 WEST ROCK SPRINGS, SWEETWATER COUNTY, WYOMING

LEGAL DESCRIPTION

Know all men by these presents that the undersigned ESTATES AT SANDSTONE, LLC, being the owner, proprietor, or parties of interest in the land shown in this plat, do hereby certify:

That the foregoing plat designated as THE ESTATES AT SANDSTONE, is located in the Northwest Quarter of Section 36, Resurvey Township 19 North, Range 105 West of the Sixth Principal Meridian, Rock Springs, Sweetwater County, Wyoming. Said parcel is comprised of a portion of Lot 1, a portion of Lot 2 and a portion of Lot 4 of the Upland Addition to the City of Rock Springs as platted and filed in the office of the Sweetwater County Clerk and is more particularly described as follows:

Commencing at the Northwest corner of said Lot 1;  
Thence North 84°55'20" East (North 84°52'41" East - plat) along the northerly boundary of said Lot 1 for a distance of 790.00 feet to the northeast corner of said Lot 1;  
Thence continuing North 84°55'20" East (North 84°52'41" East - plat) along the northerly boundary of said Lot 4 for a distance of 71.25 feet;  
Thence South 30°45'31" West for a distance of 286.14 feet;  
Thence South 82°41'24" West for a distance of 15.22 feet to a point which lies on the easterly boundary of said Lot 1;  
Thence continuing South 82°41'24" West for a distance of 40.62 feet;  
Thence South 0°58'05" West for a distance of 47.12 feet to a point which lies on the northerly boundary of said Lot 2;  
Thence continuing South 0°58'05" West for a distance of 6.45 feet;  
Thence South 81°23'22" West for a distance of 45.33 feet to a point which lies on the northeasterly boundary of the Ryan J. and Colleen R. Medina tract described in Book 472, Page 1042 in the records of the Sweetwater County Clerk;  
Thence North 51°52'00" West (North 52°02'21" West - deed) along the northeasterly boundary of said Medina tract for a distance of 24.55 feet to a point which lies on the northerly boundary of said Lot 2;  
Thence continuing North 51°52'00" West (North 52°02'21" West - deed) along the northeasterly boundary of said Medina tract for a distance of 74.46 feet to the most northerly corner thereof;  
Thence South 56°48'21" West (South 56°48'00" West - plat) along the northwesterly boundary of said Medina tract for a distance of 104.24 feet to the most westerly corner thereof;  
Thence North 33°11'21" West (North 33°12'00" West - plat) along the southerly boundary of said Lot 1 for a distance of 153.15 feet to a point which is the beginning of a tangent curve to the left having a radius of 149.00 feet;  
Thence northwesterly along said curve and along the southerly boundary of said Lot 1 through a central angle of 56°50' for an arc distance of 148.45 feet;  
Thence North 84°41'21" West (North 84°42'00" West - deed) along the southerly boundary of said Lot 1 for a distance of 188.52 feet;  
Thence North 0°18'40" East (North 0°18'01" East - deed) along the westerly boundary of said Lot 1 and along the west line of said Section 36, Township 19 North, Range 105 West for a distance of 130.00 feet to the Point of Beginning.

and contains an area of 3.929 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 owners and proprietors, 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 all easements for the purposes designated. All rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released.

The above described tract lies within the Upland Addition to the City of Rock Springs, Wyoming. It is our desire to VACATE the above described portion of the original plat in order that this new subdivision plat may be recorded in its place. We declare that the aforesaid portion of said original plat is hereby vacated, from and after the date of execution hereof.

Executed this 23 day of June, 2006, by:

ESTATES AT SANDSTONE, LLC

*Patricia Anselmi*  
Patricia Anselmi, Managing Member

STATE OF WYOMING 55  
SWEETWATER COUNTY

The foregoing instrument was acknowledged before me this 23 day of June, 2006, by:

*Patricia Anselmi*

Witness my hand and official seal.

*Matt Nelson*

*Matt Nelson*

*Matt Nelson*

*Matt Nelson*

*Matt Nelson*

*Matt Nelson*

*Matt Nelson*

*Matt Nelson*

*Matt Nelson*

*Matt Nelson*

*Matt Nelson*

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*Matt Nelson*

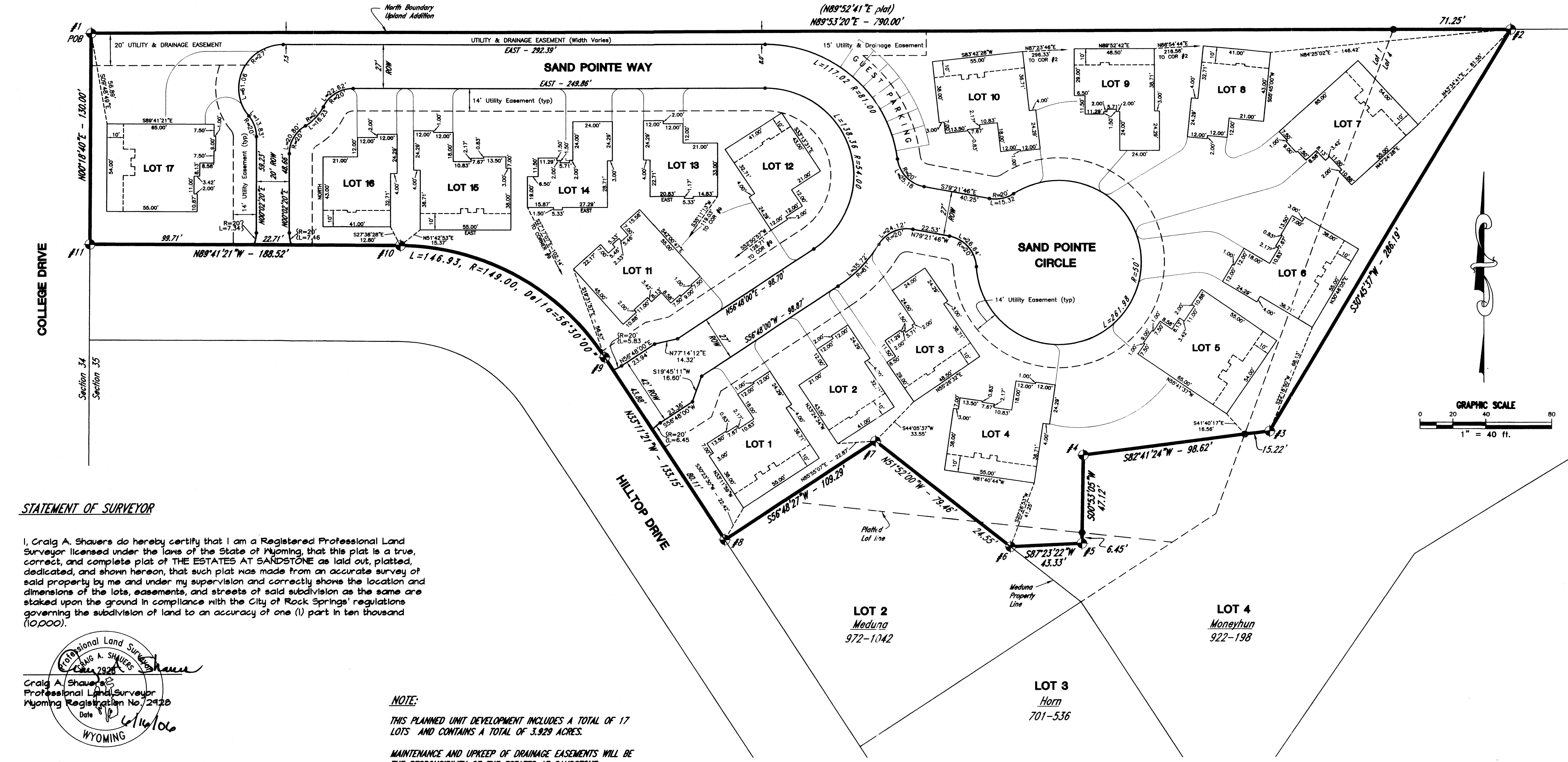
*Matt Nelson*

*Matt Nelson*

*Matt Nelson*

*Matt Nelson*

*Matt Nelson*



### STATEMENT OF SURVEYOR

I, Craig A. Shavers do hereby certify that I am a Registered Professional Land Surveyor licensed under the laws of the State of Wyoming, that this plat is a true, correct, and complete plat of THE ESTATES AT SANDSTONE 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).

*Craig A. Shavers*  
Craig A. Shavers  
Professional Land Surveyor  
Wyoming Registration No. 24228  
Date 6/16/06  
WYOMING

**NOTE:**  
THIS PLANNED UNIT DEVELOPMENT INCLUDES A TOTAL OF 17 LOTS AND CONTAINS A TOTAL OF 3.929 ACRES.

MAINTENANCE AND UPKEEP OF DRAINAGE EASEMENTS WILL BE THE RESPONSIBILITY OF THE ESTATES AT SANDSTONE HOMEOWNERS ASSOCIATION. FENCES, WALLS OR FOOTINGS THAT WOULD IMPERE DRAINAGE FLOWS WITHIN THOSE DRAINAGE EASEMENTS AND REGRADING OF DRAINAGE EASEMENTS SHALL NOT BE PERMITTED.

WITH THE EXCEPTION OF INDIVIDUAL LOTS, OWNED BY HOMEOWNERS, OWNERSHIP OF ALL AREA WITHIN THE BOUNDARY OF THE PLANNED UNIT DEVELOPMENT IS VESTED WITH THE ESTATES AT SANDSTONE HOMEOWNERS ASSOCIATION.

SAND POINTE WAY AND SAND POINTE CIRCLE ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS PUBLIC UTILITY EASEMENTS DEDICATED TO THE CITY OF ROCK SPRINGS AND IT'S LICENSEES.

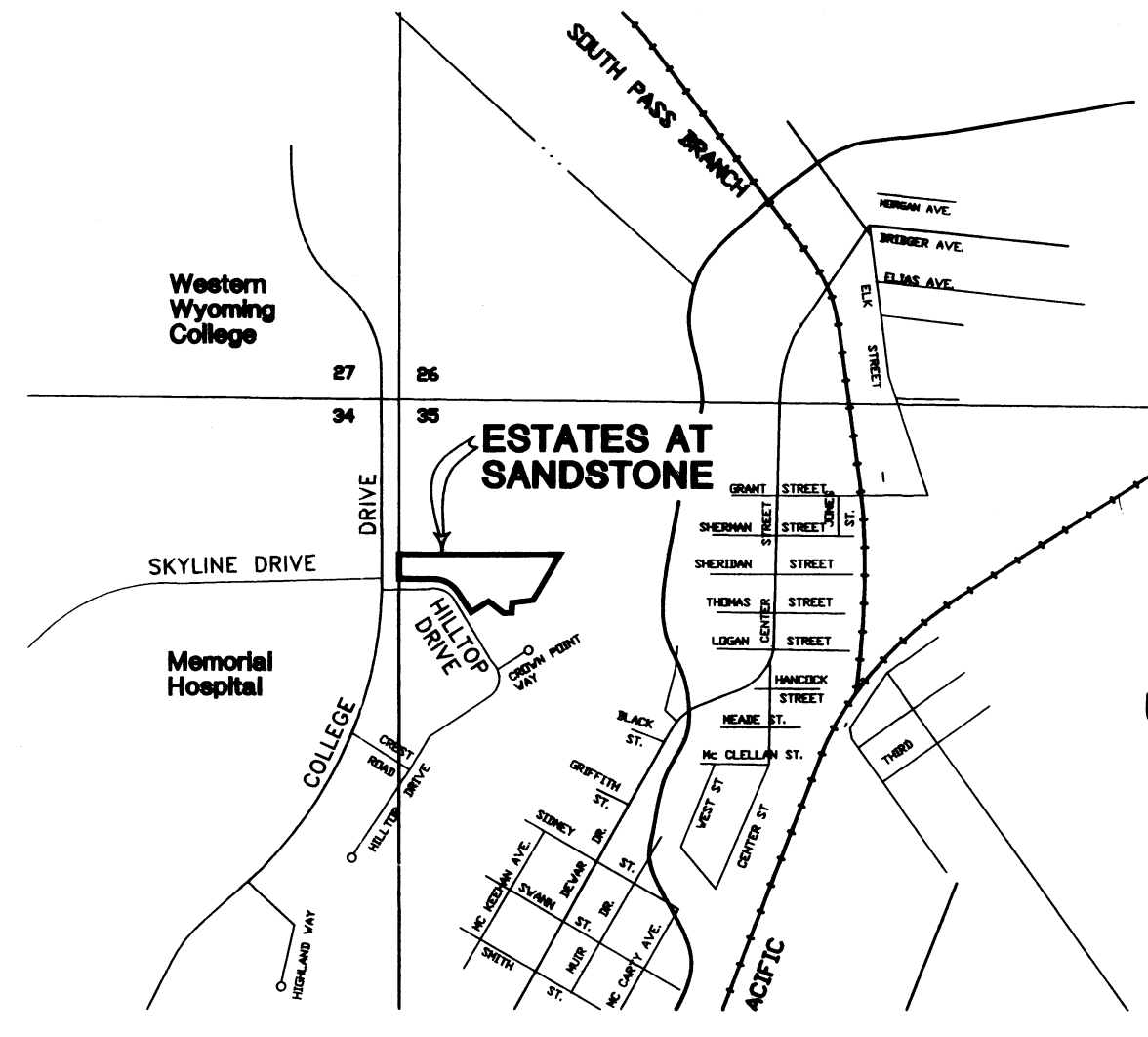
WHEN INTERPRETING DEEDS AND OTHER DOCUMENTS RELATED TO THIS PLAT, ALL AS-BUILT PHYSICAL BOUNDARIES OF THE STRUCTURE IN SUBSTANTIAL ACCORDANCE WITH THIS PLAT SHALL BE CONCLUSIVELY PRESUMED TO BE ITS BOUNDARY, REGARDLESS OF MINOR VARIANCES FROM THE BOUNDARIES SHOWN ON THIS PLAT.

### BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SUBDIVISION IS NORTH 0° 18'40" EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 105 WEST.

3-1/4" BERNITSEN ALUMINUM CAP WITH 2-3/8"X30" ALUMINUM PIPE STAMPED "ESTATES AT SANDSTONE (CORNER # INDICATED ON PLAT) PLS 2928"

### LEGEND



VICINITY MAP  
SCALE: 1"=1000'

STATE OF WYOMING 55  
SWEETWATER COUNTY

The foregoing instrument was acknowledged before me this 16 day of June, 2006, by:

Craig A. Shavers

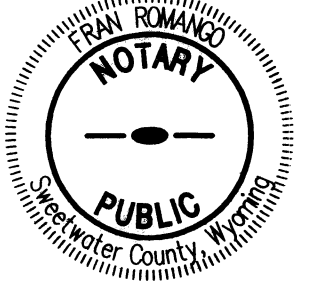
as a free and voluntary act and deed.

Witness my hand and official seal.

My commission expires: 10-10-09

*Sean Romango*

Notary Public



### APPROVAL - PLANNING & ZONING COMMISSION

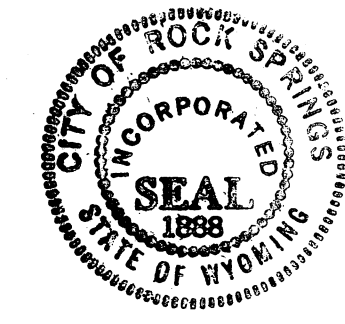
This plat approved by the City of Rock Springs Planning and Zoning Commission this 18 day of April, A.D., 2006.

*Laura Grandall*  
Laura Grandall, Secretary

### ACCEPTANCE AND APPROVAL - ROCK SPRINGS CITY COUNCIL

Approved by the City Council of the City of Rock Springs, Wyoming, this 18 day of April, A.D., 2006.

*Lisa M. Taruffelli*  
Lisa M. Taruffelli, City Clerk



DEVELOPER  
ESTATES AT SANDSTONE, LLC  
P.O. Box 1257  
Rock Springs, WY 82902  
Phone: (307) 382-6600  
Contact: George Lemich

### RECORDING - PLANNED UNIT DEVELOPMENT CONFORMANCE

This plat conforms with THE ESTATES AT SANDSTONE, a Planned Unit Development, as approved by the Mayor and City Council of the City of Rock Springs, Wyoming, this 18 day of April, 2006, and may be used as the necessary recording instrument for said Planned Unit Development.

*Timothy A. Kasimo*

Timothy A. Kasimo, Mayor

*Lisa M. Taruffelli*

Lisa M. Taruffelli, City Clerk

### CERTIFICATE OF RECORDING - SWEETWATER COUNTY CLERK

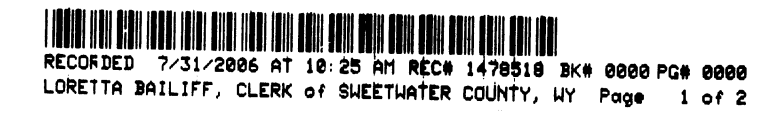
This plat was filed for record in the Office of the Clerk and Recorder at 10:25 o'clock, a.m., July 31, 2006, and is duly recorded in Book Plat, Page No. 467

*Shirley Ruff*

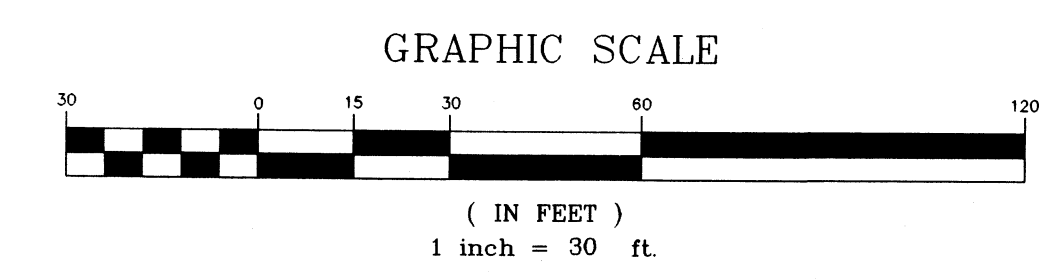
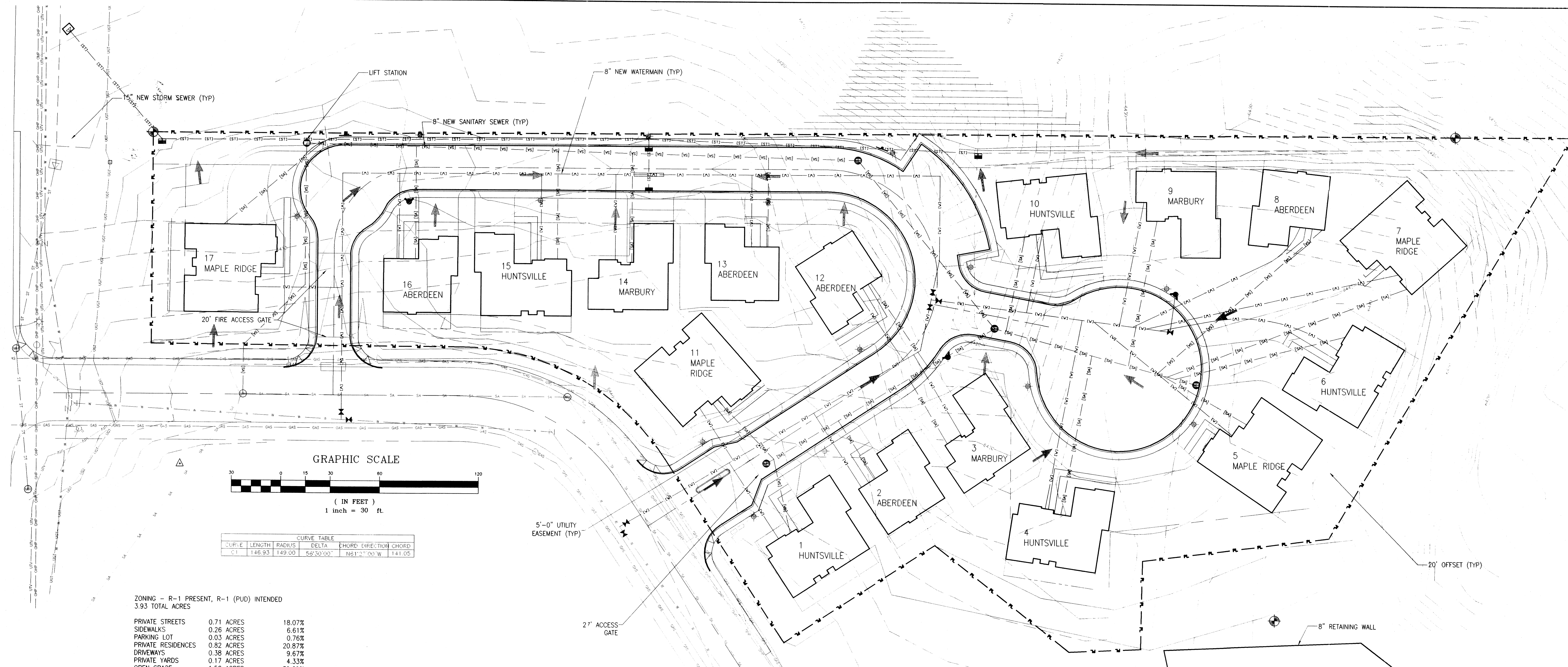
County Clerk

*Lana Channing*

Deputy







ZONING - R-1 PRESENT, R-1 (PUD) INTENDED  
3.93 TOTAL ACRES

PRIVATE STREETS	0.71 ACRES	18.07%
SIDEWALKS	0.26 ACRES	6.61%
PARKING LOT	0.03 ACRES	0.76%
PRIVATE RESIDENCES	0.82 ACRES	20.87%
DRIVEWAYS	0.38 ACRES	9.67%
PRIVATE YARDS	0.17 ACRES	4.33%
OPEN SPACE	1.56 ACRES	39.69%
<b>3.93 TOTAL ACRES</b>		<b>100.00%</b>

**FINAL DEVELOPMENT PLAN**  
**ESTATES AT SANDSTONE, LLC**  
SCALE: 1"=30'-0"

**LEGAL DESCRIPTION**  
A TRACT OF LAND LOCATED IN THE UPLAND ADDITION TO THE CITY OF ROCK SPRINGS, SWEETWATER COUNTY, WYOMING, SAID PARCEL BEING A PORTION OF LOT 1, A PORTION OF LOT 2 AND A PORTION OF LOT 4 AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 89°53'20" EAST (NORTH 89°52'41" EAST - PLAT) ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1 FOR A DISTANCE OF 790.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE CONTINUING NORTH 89°53'20" EAST (NORTH 89°52'41" EAST - PLAT) ALONG THE NORTHERLY BOUNDARY OF SAID LOT 4 FOR A DISTANCE OF 71.25 FEET;

THENCE SOUTH 30°45'37" WEST FOR A DISTANCE OF 286.19 FEET;

THENCE SOUTH 82°41'24" WEST FOR A DISTANCE OF 15.22 FEET TO A POINT WHICH LIES ON THE EASTERLY BOUNDARY OF SAID LOT 1;

THENCE CONTINUING SOUTH 82°41'24" WEST FOR A DISTANCE OF 98.62 FEET;

THENCE SOUTH 0°53'05" WEST FOR A DISTANCE OF 47.12 FEET TO A POINT WHICH LIES ON THE NORTHERLY BOUNDARY OF SAID LOT 2;

THENCE CONTINUING SOUTH 0°53'05" WEST FOR A DISTANCE OF 6.45 FEET;

THENCE SOUTH 87°23'22" WEST FOR A DISTANCE OF 43.33 FEET TO A POINT WHICH LIES ON THE NORTHEASTERLY BOUNDARY OF THE RYAN J. AND COLLEEN R. MEDUNA TRACT DESCRIBED IN BOOK 972, PAGE 1042 IN THE RECORDS OF THE SWEETWATER COUNTY CLERK;

THENCE NORTH 51°52'00" WEST (NORTH 52°02'27" WEST - DEED) ALONG THE NORTHEASTERLY BOUNDARY OF SAID MEDUNA TRACT FOR A DISTANCE OF 24.55 FEET TO A POINT WHICH LIES ON THE NORTHERLY BOUNDARY OF SAID LOT 2;

THENCE CONTINUING NORTH 51°52'00" WEST (NORTH 52°02'27" WEST - DEED) ALONG THE NORTHEASTERLY BOUNDARY OF SAID MEDUNA TRACT FOR A DISTANCE OF 79.46 FEET TO THE MOST NORTHERLY CORNER THEREOF;

THENCE SOUTH 56°48'27" WEST (SOUTH 56°48'00" WEST - PLAT) ALONG THE NORTHWESTERLY BOUNDARY OF SAID MEDUNA TRACT FOR A DISTANCE OF 109.29 FEET TO THE MOST WESTERLY CORNER THEREOF;

THENCE NORTH 33°11'21" WEST (NORTH 33°12'00" WEST - PLAT) ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 1 FOR A DISTANCE OF 133.15 FEET TO A POINT WHICH IS THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 149.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE AND ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 1 THROUGH A CENTRAL ANGLE OF 56°30' FOR AN ARC DISTANCE OF 146.93 FEET;

THENCE NORTH 89°41'21" WEST (NORTH 89°42'00" WEST - DEED) ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 1 FOR A DISTANCE OF 188.52 FEET;

THENCE NORTH 0°18'40" EAST (NORTH 0°18'01" EAST - DEED) ALONG THE WESTERLY BOUNDARY OF SAID LOT 1 AND ALONG THE WEST LINE OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 105 WEST FOR A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS AN AREA OF 3.929 ACRES, MORE OR LESS AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS WHICH HAVE BEEN LEGALLY ACQUIRED. THE BASIS OF BEARING FOR SAID PARCEL IS THE UNION PACIFIC-ROCK SPRINGS COORDINATE SYSTEM BEARING OF NORTH 0°18'40" EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 105 WEST.

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

EXECUTED THIS 23 DAY OF June A.D., 2006.

BY: *Patricia Anselmi*  
PATRICIA ANSELM, MANAGING MEMBER,  
ESTATES AT SANDSTONE, LLC

**CERTIFICATE OF APPROVAL**  
**CITY OF ROCK SPRINGS PLANNING AND ZONING**

THIS FINAL DEVELOPMENT PLAN CONFORMS TO THE APPROVED PRELIMINARY DEVELOPMENT PLAN CERTIFIED THIS 16 DAY OF April, 2006.

*Laura Cordall*  
ZONING ADMINISTRATOR

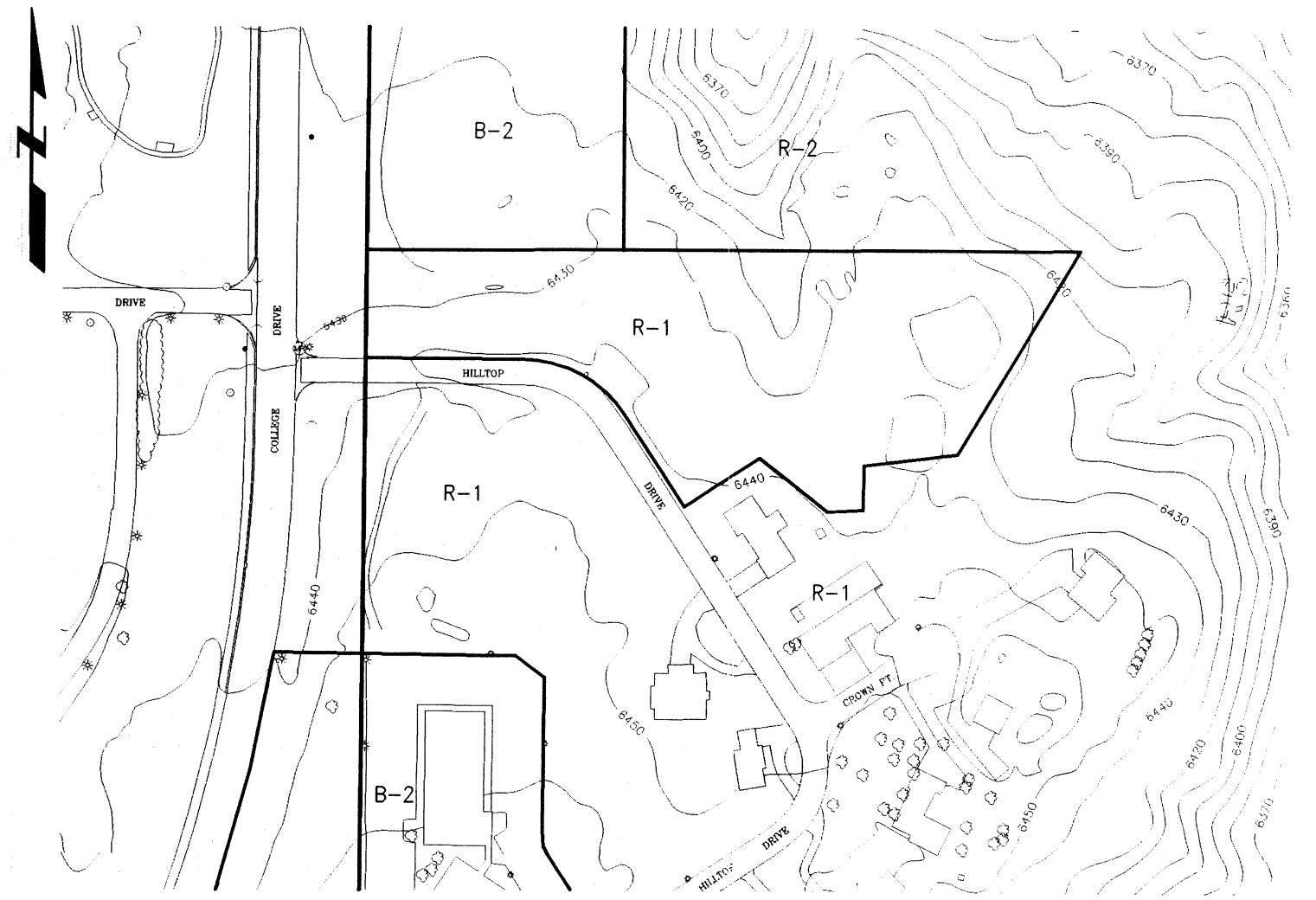
**CERTIFICATE OF APPROVAL ROCK SPRINGS CITY COUNCIL**

FINAL DEVELOPMENT PLAN APPROVED BY MAYOR AND CITY COUNCIL OF THE CITY OF ROCK SPRINGS THIS 18 DAY OF April, 2006.

*Timothy P. Hanna*  
MAYOR

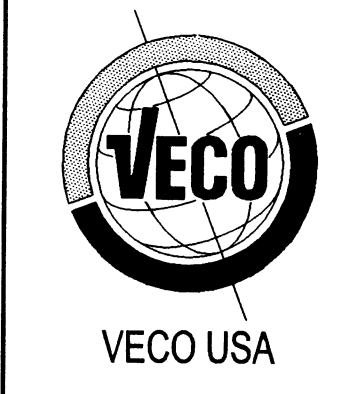
*Shawn M. Strupelis*  
CITY CLERK

**CITY OF ROCK SPRINGS**  
INCORPORATED 1888  
SEAL



**LOCATION PLAN**  
SCALE: 1"=200'-0"

DRAWING NO.	TITLE	REV	DATE	DESCRIPTION	DRN	CHK	APP
	REFERENCE DRAWINGS						
		A	03/13/06	ISSUED FOR APPROVAL	RDR	CM	



PROJECT NAME	SANDSTONE ESTATES	
DRAWN	R. RASMUSSEN	SCALE AS NOTED
DESIGNED		DATE 12/21/05
CHECKED		PROJECT NO. 412398
APPROVED	DRAWING NUMBER CC01CA001	SHEET 1
		REV A