

CURVE TABLE DATA FOR LOTS

Table with columns: NUMBER, DELTA ANGLE, CHORD DIRECTION, RADIUS, ARC LENGTH, CHORD LENGTH. Lists curve data for lots C3 through C40.

CURVE TABLE DATA FOR DRAINAGE

Table with columns: NUMBER, DELTA ANGLE, CHORD DIRECTION, RADIUS, ARC LENGTH, CHORD LENGTH. Lists curve data for drainage lots C101 through C106.

FLOOD PLAIN NOTE

This Subdivision is NOT located in the 100 Year Flood Plain as defined by the Department of Housing and Urban Development.

MINING NOTE

This Subdivision is NOT located over known Mined Areas.

USAGE SUMMARY

- 76 Twin home Lots
1 Open Space & Drainage Lot
2 Lots Remaining for Future Development

VACATION STATEMENT

It is the intent of this plat to vacate the lot line between Blocks 3 and 4, as platted by Mountain View Subdivision contained within the boundaries of this plat not previously vacated.

BASIS OF BEARINGS

Basis of Bearings were determined thru GPS observations using the City of Rock Springs control network as provided by the city.

GENERAL NOTE

- 1.) 10' utility easement along road right of way as shown hereon.
2.) All corners to be monumented with a 2" aluminum cap on #5 x 24" rebar data.
3.) Exterior boundary corners to be monumented with a 3/4" Brass Cap on a 2 1/2" x 30" Iron pipe.

DRAINAGE STATEMENT

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.

LEGEND

- (M) DENOTES MEASURED DATA THIS SURVEY
(R) DENOTES PLAT DATA PER MOUNTAIN VIEW SUBDIVISION
● FOUND 1 1/2" ALUMINUM CAP STAMPED "PROP COR JFC PLS 573"
● FOUND 1 1/2" ALUMINUM CAP STAMPED "LS 602"
● FOUND 3/4" BRASS CAP
● FOUND 9/8" REBAR

SUMMIT VIEW EAST PHASE 2

A REPLAT OF A PORTION OF BLOCKS 3 and 4, MOUNTAIN VIEW SUBDIVISION, CITY OF ROCK SPRINGS, SWEETWATER COUNTY, WYOMING.



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 FORGOING PLAT DESIGNATED AS SUMMIT VIEW EAST PHASE 2, A REPLAT OF A PORTION OF BLOCKS 3 AND 4, MOUNTAIN VIEW SUBDIVISION, 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:

BEGINNING AT A FOUND 2" ALUMINUM CAP STAMPED "JFC PLS 573" ON THE EAST LINE OF SAID BLOCK 3 AND THE SOUTH RIGHT-OF-WAY LINE OF WHITE MOUNTAIN ROAD AS DEDICATED IN ROCK SPRINGS CITY RESOLUTION NO. 92-96 FROM WHICH SAID POINT BEARS S. 01°08'10" E. A DISTANCE OF 349.09 FEET FROM THE NORTH QUARTER CORNER OF SECTION 33, T. 19 N., R. 105 W., 6TH P.M.; THENCE S. 01°07'12" E. ALONG THE EAST LINE OF SAID EAST LINE OF BLOCK 3 A DISTANCE OF 656.61 FEET TO THE NORTHEAST CORNER OF SUMMIT VIEW EAST PHASE 1 A FOUND 3/4" BRASS CAP STAMPED "PLS 9834"; THENCE S. 88°52'48" W. ALONG THE SAID NORTH BOUNDARY OF SAID SUMMIT VIEW EAST PHASE 1 A DISTANCE OF 170.00 FEET TO A FOUND 3/4" BRASS CAP STAMPED "PLS 9834"; THENCE N. 01°07'12" W. ALONG SAID NORTH BOUNDARY A DISTANCE OF 13.60 FEET TO A FOUND 3/4" BRASS CAP STAMPED "PLS 9834"; THENCE S. 88°52'48" W. ALONG SAID NORTH BOUNDARY A DISTANCE OF 289.00 FEET TO A FOUND 3/4" BRASS CAP STAMPED "PLS 9834"; THENCE S. 01°07'12" E. ALONG THE WEST BOUNDARY OF SAID SUMMIT VIEW EAST PHASE 1 A DISTANCE OF 110.00 FEET TO A FOUND 3/4" BRASS CAP STAMPED "PLS 9834"; THENCE S. 09°16'07" W. CONTINUING ALONG SAID WEST BOUNDARY A DISTANCE OF 61.00 FEET TO A FOUND 3/4" BRASS CAP STAMPED "PLS 9834"; THENCE THROUGH A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET A CENTRAL ANGLE OF 90°00'00" [CHORD DIRECTION OF S. 46°07'12" E. CHORD LENGTH OF 28.28 FEET] A DISTANCE OF 31.42 FEET ALONG SAID CURVE TO A FOUND 3/4" BRASS CAP STAMPED "PLS 9834"; THENCE S. 01°07'12" E. A DISTANCE OF 90.00 FEET TO A FOUND 3/4" BRASS CAP STAMPED "PLS 9834"; THENCE S. 88°52'48" W. ALONG THE NORTH BOUNDARY OF SAID SUMMIT VIEW EAST PHASE 1 A DISTANCE OF 225.86 FEET TO THE CORNER COMMON TO LOT 146, OF STAMPED "PLS 9834"; THENCE CONTINUING ALONG SAID NORTH BOUNDARY N. 69°23'24" W. A DISTANCE OF 264.11 FEET TO THE CORNER COMMON TO LOTS 146, OF SAID SUMMIT VIEW EAST PHASE 1 AND LOT 125, OF PROPOSED SUMMIT VIEW EAST PHASE 2, A FOUND 3/4" BRASS CAP STAMPED "PLS 9834"; THENCE N. 20°37'21" E. ALONG THE SAID WEST BOUNDARY LINE OF BLOCK 3 A DISTANCE OF 681.82 FEET AND A FOUND 1 1/2" ALUMINUM CAP STAMPED "LS 602"; THENCE N. 20°37'21" E. ALONG THE SAID WEST BOUNDARY LINE OF BLOCK 3 A DISTANCE OF 681.82 FEET TO A POINT ON THE SAID SOUTH RIGHT-OF-WAY LINE OF WHITE MOUNTAIN ROAD A FOUND 2" ALUMINUM CAP STAMPED "JFC PLS 573"; THENCE ALONG THE SAID SOUTH RIGHT-OF-WAY LINE THROUGH A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 230.00 FEET A CENTRAL ANGLE OF 49°08'09" [CHORD DIRECTION OF S. 75°58'32" E. CHORD LENGTH OF 191.25 FEET] A DISTANCE OF 197.24 FEET ALONG SAID CURVE TO A FOUND 2" ALUMINUM CAP STAMPED "JFC PLS 573"; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE N. 79°26'30" E. A DISTANCE OF 133.96 FEET TO A FOUND #5 REBAR; THENCE THROUGH A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 770.00 FEET A CENTRAL ANGLE OF 09°27'59" [CHORD DIRECTION OF N. 84°08'36" E. CHORD LENGTH OF 127.07 FEET] A DISTANCE OF 127.07 FEET ALONG SAID CURVE TO A FOUND 2" ALUMINUM CAP STAMPED "JFC PLS 573"; THENCE N. 88°54'25" E. A DISTANCE OF 141.58 FEET MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 13.07 ACRES OR 569,533 SQUARE FEET 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, ALL STREETS, ALLEYS, PARKS 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.

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

EXECUTED THIS 10th DAY OF July, 2006, BY: G. Kevin Kellar, President

G. KEVIN KELLER, PRESIDENT
ROCK SPRINGS LAND DEVELOPMENT COMPANY, INC.

CERTIFICATES OF APPROVAL

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 D. Kanchich, Licensed Professional Engineer

Approved this 16 day of May, 2006, by the governing body of the City of Rock Springs, Sweetwater County, Wyoming.

Mayor: Steve A. Kanning
City Clerk: Paul M. Saruffelli

Approved by the City of Rock Springs Planning and Zoning Commission this 10 day of May, 2006.

Chairman: Jeff Sniec
P&Z Secretary: Laura Crandall

This plat approved by the City of Rock Springs, Sweetwater County, Wyoming, this 16 day of May, 2006, 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 16 day of May, 2006.

Mayor: Steve A. Kanning
City Clerk: Paul M. Saruffelli

Approved by the City of Rock Springs Planning and Zoning Commission this 10 day of May, 2006.

Chairman: Jeff Sniec
P&Z Secretary: Laura Crandall

This plat was filed for record in the Office of the County Clerk and Recorder at 3:00 o'clock p.m. Aug. 1, 2006, and is duly recorded in Book Plat, Page No. 1469.

Clerk and Recorder: Jessica Bailiff
Deputy: Lena Chavez

RECORDED 8-01-2006 AT 03:05 PM RECD 1478842 BKN 8088 PGN 8080 LORETTA MAILIFF, CLERK OF SWEETWATER COUNTY, WY. Page: 1 of 1

DEDICATION ACKNOWLEDGEMENT

STATE OF WYOMING )
LARAMIE COUNTY ) SS
The foregoing instrument was acknowledged before me this 10th day of July, A.D. 2006, by G. Kevin Kellar as a free and voluntary act and deed.

Witness my hand and official seal, My commission expires: 11/13/07

CERTIFICATE OF SURVEYOR
I, Cotton D. Jones do hereby state 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 Summit View East, a Replat of a Portion of Blocks 3 and 4, Mountain View Estates 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 direct 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).

STATE OF WYOMING )
LARAMIE COUNTY ) SS
The foregoing instrument was acknowledged before me this 7th day of July, A.D. 2006, by Cotton D. Jones as a free and voluntary act and deed.

Witness my hand and official seal, My commission expires: 11/13/07

SURVEYOR ACKNOWLEDGEMENT
STATE OF WYOMING )
LARAMIE COUNTY ) SS
The foregoing instrument was acknowledged before me this 7th day of July, A.D. 2006, by Cotton D. Jones as a free and voluntary act and deed.

Witness my hand and official seal, My commission expires: 11/13/07

Jones Land Surveying, INC. 4409 Marble Avenue Cheyenne, Wyoming 82001. Office: (307) 637-7107 Mobile: (307) 631-8382