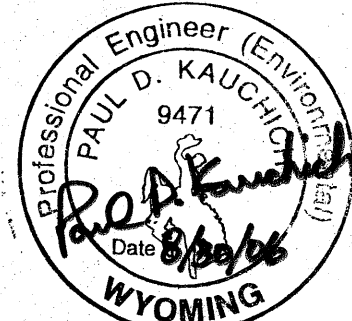


REVIEW - CITY ENGINEER

Data on this plat reviewed this 30th day of August, 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



APPROVAL - PLANNING & ZONING COMMISSION

This plat approved by the City of Rock Springs Planning and Zoning Commission this 3rd day of August, A.D., 2006.

Zygmunt Samiec
ZYGMUNT SAMIEC, Chairman
Laura Randall
Attest:
LAURA RANDALL, Secretary

ACCEPTANCE AND APPROVAL - ROCK SPRINGS CITY COUNCIL

Approved by the City Council of the City of Rock Springs, Wyoming, this 15th day of August, A.D., 2006.

Timothy A. Kaumo
TIMOTHY A. KAUMO, Mayor
Lisa M. Taruffelli
Attest:
LISA M. TARUFFELLI, City Clerk



STATEMENT OF SURVEYOR

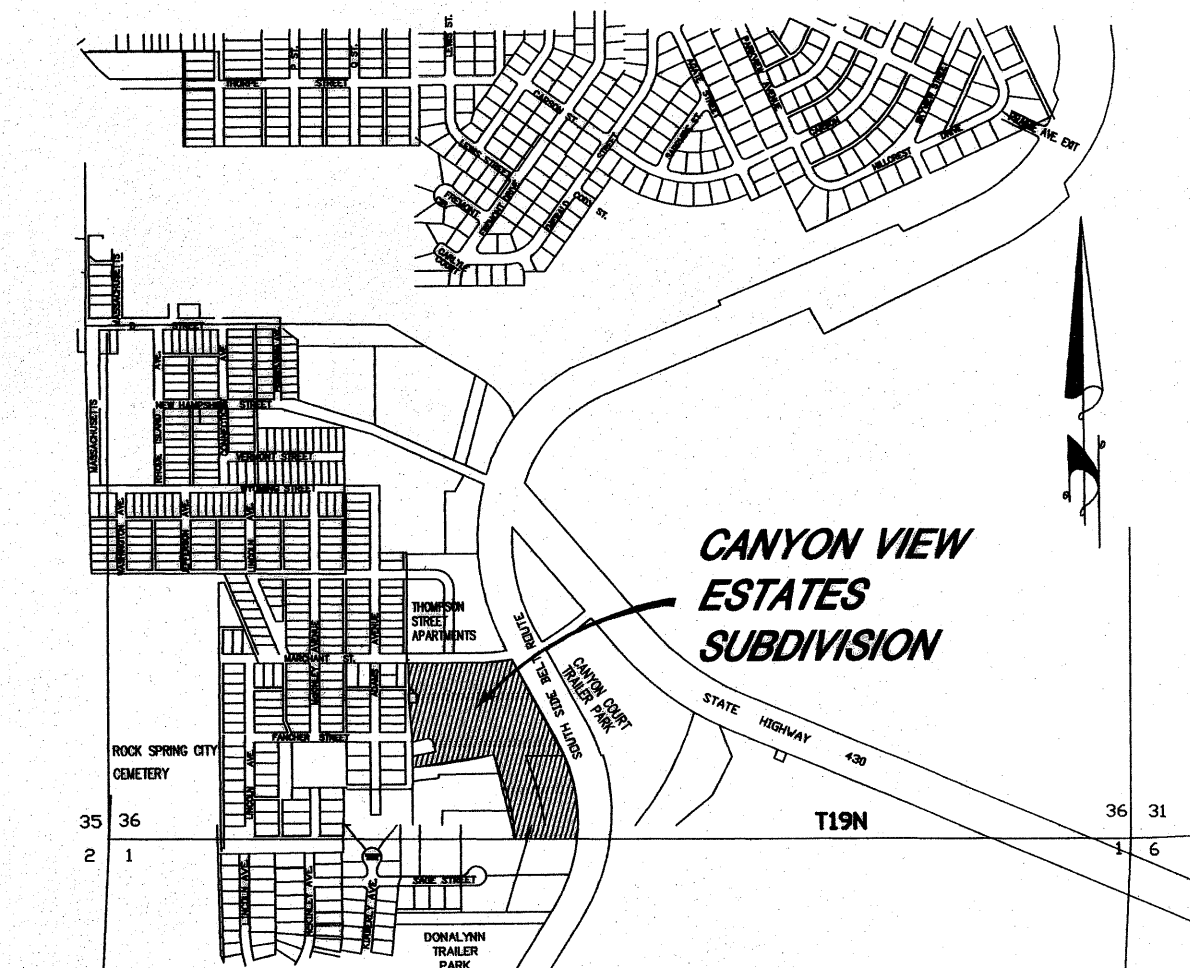
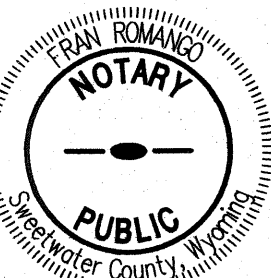
I, Craig A. Shavers do hereby certify that I am a Registered Professional Land Surveyor licensed under the laws of the State of Wyoming, that this plat is a true, correct, and complete plat of the CANYON VIEW ESTATES SUBDIVISION, as laid out, platted, dedicated, and shown hereon, that such plat was made 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. 2428
Date 8/17/06
WYOMING

STATE OF WYOMING ss
SWEETWATER COUNTY

The foregoing instrument was acknowledged before me this 17th day of AUG., 2006, by:

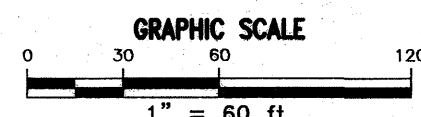
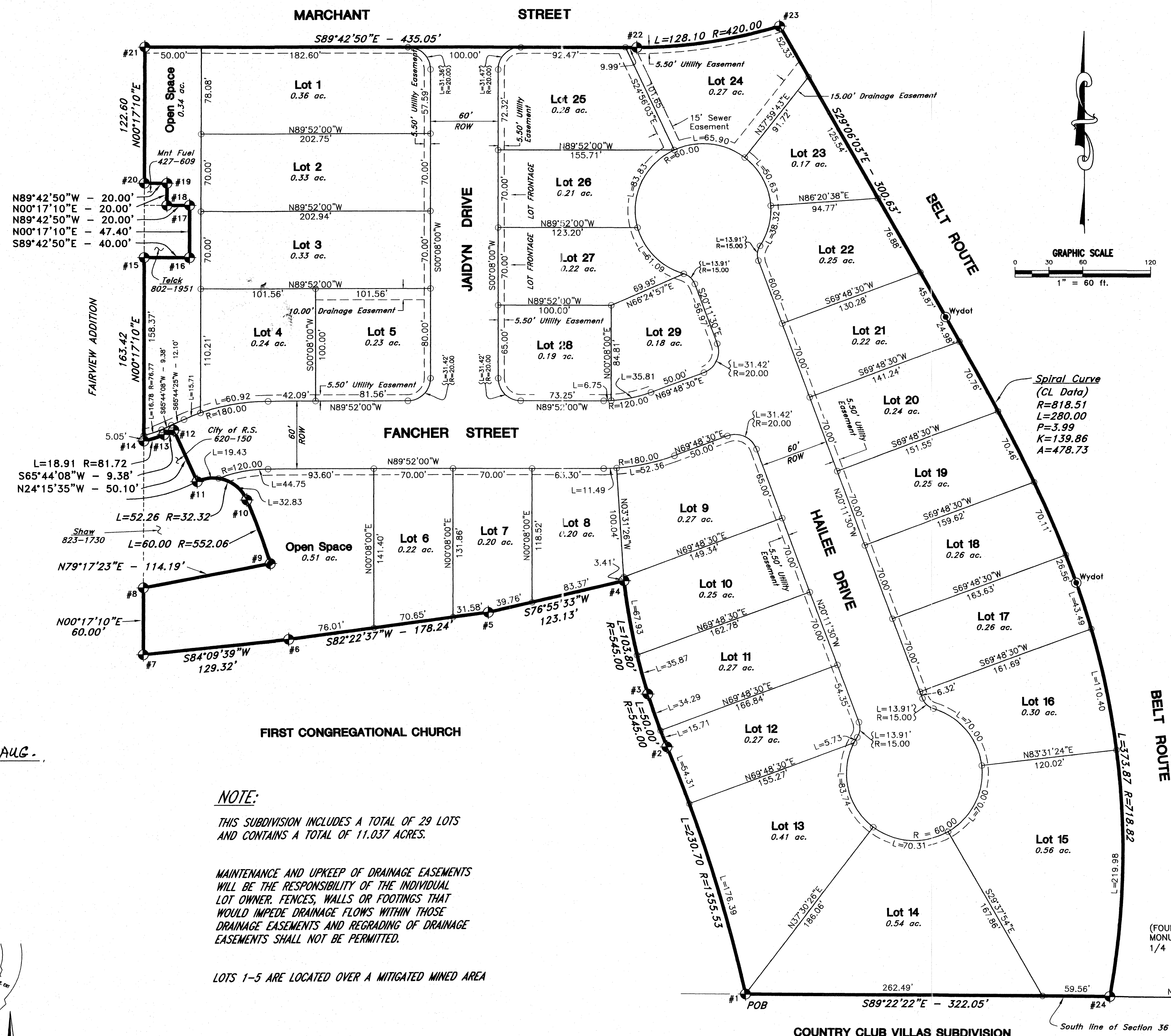
Craig A. Shavers
as a free and voluntary act and deed.
Witness my hand and official seal.
My commission expires: 10-10-09
Shawn Romango
Notary Public



VICINITY MAP

FINAL PLAT FOR CANYON VIEW ESTATES

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



NOTE:

THIS SUBDIVISION INCLUDES A TOTAL OF 29 LOTS AND CONTAINS A TOTAL OF 11.037 ACRES.

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.

LOTS 1-5 ARE LOCATED OVER A MITIGATED MINED AREA

DEVELOPER

CANYON VIEW ESTATES LIMITED PARTNERSHIP
6242 Mountainview DR.
Cheyenne, WY 82009
Phone: (307) 432-7657
Contact: Richard Gibbs



LEGEND

- 3-1/4" BERNTSEN ALUMINUM CAP WITH 2-3/8"x30" ALUMINUM PIPE STAMPED "CANYON VIEW ESTATES (CORNER # INDICATED ON PLAT) PLS 2928".
- INDIVIDUAL LOT CORNERS TO BE MONUMENTED BY A 5/8"x24" REBAR WITH 2" ALUMINUM CAP WITH STAMPED "PROPERTY CORNER JFC PLS 2928".
- FOUND BRASS CAP IN CONCRETE RIGHT-OF-WAY MONUMENT

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SUBDIVISION IS SOUTH 89°22'22" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 105 WEST.

DEDICATION

Know all men by these presents that the undersigned CANYON VIEW ESTATES LIMITED PARTNERSHIP and WELLS FARGO BANK being the owners, proprietors, or parties of interest in the land shown in this plat, do hereby certify:

That the foregoing plat designated as CANYON VIEW ESTATES, is located in the Southeast Quarter of the Southwest Quarter of Section 36, Resurvey Township 19 North, Range 105 West of the Sixth Principal Meridian, Rock Springs, Sweetwater County, Wyoming.

Beginning at a point located on the South Line of said Section 36 located North 84°22'22" West at a distance of 471.54 feet from the South Quarter Corner thereof, said point also being the Southeast corner of the Congregational Church Tract A as described in Book 340, Page 186 Filed in said Office of the Clerk and Recorder for Sweetwater County, said point also being the beginning of a non-tangent curve, concave Southwesterly having a radius of 1955.55 feet, the center of which bears South 71°21'4" West;

Thence Northwesterly along said curve and Easterly boundary of said Congregational Church Tract A through a central angle of 4°45'04" for an arc distance of 250.10 feet (Deed 250.10 feet) to a point which is the beginning of a reverse curve having a radius of 545.00 feet;

Thence Northerly along said curve and Easterly boundary of said Congregational Church Tract A through a central angle of 5°15'25" for an arc distance of 50.00 feet to the Northeast corner thereof, said point also being the Southeast corner of the Congregational Church Tract as described in Book 192, Page 811 Filed in said Office of the Clerk and Recorder for Sweetwater County;

Thence continuing Northerly along said curve and said Congregational Church Tract through a central angle of 10°54'48" for an arc distance of 109.80 feet to the Northeast corner thereof;

Thence South 76°58'38" West along the Northerly boundary of said Congregational Church Tract for a distance of 129.18 feet;

Thence South 82°22'31" West (Deed South 82°08'53" West) along the Northerly boundary of said Congregational Church Tract for a distance of 176.24 feet (Deed 176.24 feet);

Thence South 84°04'34" West along the Northerly boundary of said Congregational Church Tract for a distance of 124.92 feet to the Northwest corner thereof;

Thence North 0°17'10" East for a distance of 60.00 feet to the Southwest corner of the Larry M. & Deborah A. Shaw Tract as described in Book 825, Page 170 Filed in said Office of the Clerk and Recorder for Sweetwater County;

Thence North 79°11'28" East along the Southerly boundary of said Shaw Tract for a distance of 114.19 feet to the Southeast corner thereof, said point being the beginning of a non-tangent curve, concave Southwesterly having a radius of 352.06 feet, the center of which bears South 73°01'05" West;

Thence Northwesterly along said curve and along the Easterly boundary of said Shaw Tract through a central angle of 6°13'36" for an arc distance of 60.00 feet to a point which is the beginning of a non-tangent curve, concave Southwesterly having a radius of 323.52 feet, the center of which bears South 66°40'03" West;

Thence Northwesterly along said curve and Northerly boundary of said Shaw Tract through a central angle of 42°38'10" for an arc distance of 52.26 feet (Deed 52.26 feet) to the Southeast corner of the City of Rock Springs Tract as described in Book 620, Page 150 Filed in said Office of the Clerk and Recorder for Sweetwater County;

Thence North 24°15'39" West (Deed North 24°25'02" West) along the Northerly boundary of said City of Rock Springs Tract for a distance of 50.10 feet (Deed 50.00 feet) to the Northeast corner thereof;

Thence South 69°44'08" West along the Northerly boundary of said City of Rock Springs Tract for a distance of 4.98 feet to a point which is the beginning of a tangent curve to the right having a radius of 8.12 feet;

Thence Southwesterly along said curve and along the Northerly boundary of said City of Rock Springs Tract through a central angle of 18°15'39" for an arc distance of 18.41 feet;

Thence North 0°17'10" East for a distance of 163.42 feet to the Southwest corner of the William R. Telick Tract as described in Book 802, Page 193 Filed in said Office of the Clerk and Recorder for Sweetwater County;

Thence South 84°42'50" East along the Southerly boundary of said Telick Tract for a distance of 40.00 feet to the Southeast corner thereof;

Thence North 0°17'10" East along the Easterly boundary of said Telick Tract for a distance of 47.40 feet to the northeast corner thereof;

Thence North 84°42'50" West along the Northerly boundary of said Telick Tract for a distance of 20.00 feet to the Southeast corner of the Mountain Fuel Tract as described in Book 421, Page 604 Filed in said Office of the Clerk and Recorder for Sweetwater County;

Thence North 0°17'10" East along the Easterly boundary of said Mountain Fuel Tract for a distance of 20.00 feet to the Northeast corner thereof;

Thence North 84°42'50" West along the Northerly boundary of said Mountain Fuel Tract for a distance of 20.00 feet to the Northwest corner thereof;

Thence North 0°17'10" East for a distance of 122.60 feet to a point on the Southerly right-of-way line of the Marchant Street Extension;

Thence South 84°42'50" East along the Southerly right-of-way line of said Marchant Street Extension for a distance of 435.05 feet to a point which is the beginning of a tangent curve to the left having a radius of 420.00 feet;

Thence easterly along said curve and said Southerly right-of-way line through a central angle of 11°28'33" for an arc distance of 128.10 feet to a point on the Southwesterly right-of-way line of State Highway 376;

Thence South 29°06'38" East (Deed 28°39'04" East) along said Southwesterly right-of-way line for a distance of 300.63 feet to a point which is the S.T. of a spiral curve, State Highway Department Centerline Station 120+07.42, said point being monumented with a found right-of-way monument;

Thence Southeasterly along said spiral curve and said Southwesterly right-of-way line for a chord bearing of South 25°56'24" East and a chord distance of 262.36 feet to a point opposite State Highway Department Centerline C.S. Station 117+31.42, said point being monumented with a found right-of-way monument and being the beginning of a curve, concave Westerly, having a radius of 718.82 feet, the center of which bears South 10°42'21" West;

Thence southerly along said curve and said Southwesterly right-of-way line through a central angle of 24°40'02" for an arc distance of 375.87 feet to a point on the South Line of said Section 36;

Thence North 84°22'22" West along the South Line of said Section 36 for a distance of 322.05 feet to the Point of Beginning.

and contains an area of 11.037 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 desire 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 streets 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 18 day of August, 2006, by:

CANYON VIEW ESTATES LIMITED PARTNERSHIP
6242 Mountainview Drive
Cheyenne, WY 82009

Richard Gibbs
Notary Public

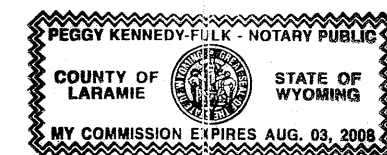
STATE OF WYOMING ss
COUNTY OF SWEETWATER

The foregoing instrument was acknowledged before me this 18 day of August, 2006, by:

Richard Gibbs
as a free and voluntary act and deed.

Witness my hand and official seal.

My commission expires: 8/3/08
Richard Gibbs
Notary Public



CERTIFICATE OF RECORDING - SWEETWATER COUNTY CLERK

This plat was filed for record in the Office of the Clerk and Recorder at 1:35 clock, P.M., Sept 6, 2006, and is duly recorded in Book PLAT, Page No. 474

County of **Sweetwater**
Marjorie Suebe
Deputy

RECORDED 9/06/2006 RT 10:35 AM REC'D 1481846 BKN 0000 PCH 0000
LORETTA BAILEY, CLERK OF SWEETWATER COUNTY, WY Page 1 of 1

WYOMING BANK AND TRUST
P.O. BOX 2000
CHEYENNE, WYOMING 82003

Jason S. Paiz
LOAN OFFICER

STATE OF WYOMING ss
COUNTY OF SWEETWATER

The foregoing instrument was acknowledged before me this 18 day of August, 2006, by:

Jason Paiz
as a free and voluntary act and deed.

Witness my hand and official seal.

My commission expires: 8/3/08
Jason Paiz
Notary Public

