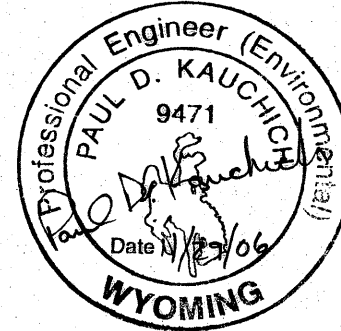


# REVIEW - CITY ENGINEER

Data on this plat reviewed this 29<sup>th</sup> day of NOVEMBER, 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

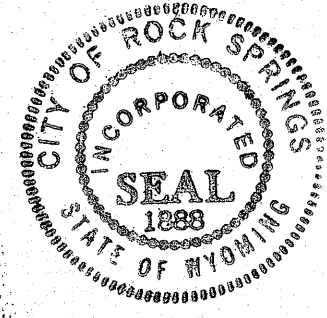
This plat approved by the City of Rock Springs Planning and Zoning Commission this 27<sup>th</sup> day of November, A.D., 2006.

Sam Samiec  
SAMANT SAMIEC, Chairman  
Laura Crandall  
Attest:  
LAURA CRANDALL, Secretary

## ACCEPTANCE AND APPROVAL - ROCK SPRINGS CITY COUNCIL

Approved by the City Council of the City of Rock Springs, Wyoming, this 21<sup>st</sup> day of November, A.D., 2006.

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

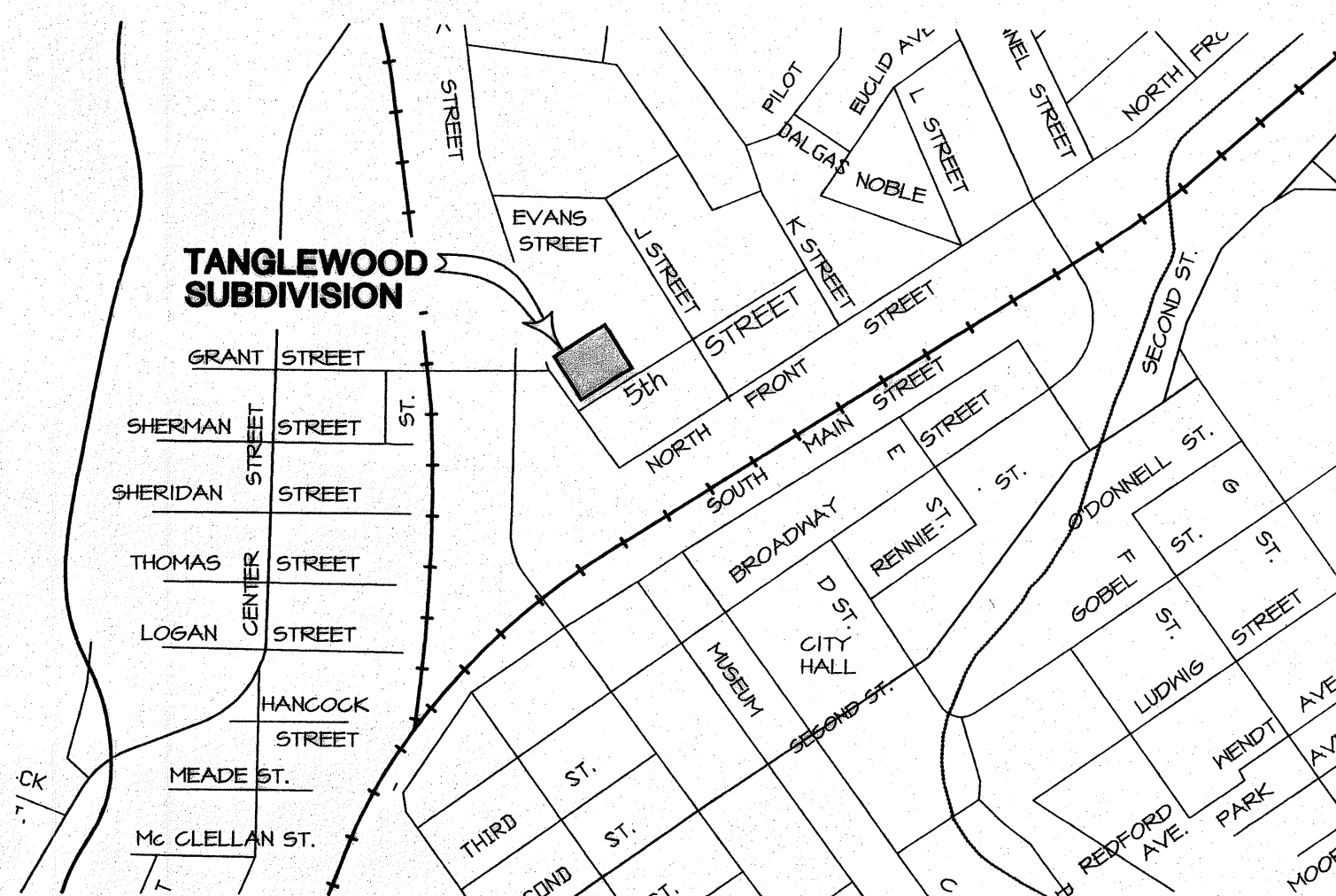


## CERTIFICATE OF RECORDING - SWEETWATER COUNTY CLERK

This plat was filed for record in the Office of the Clerk and Recorder at 9:00 o'clock, A m., Dec 14, 2006, and is duly recorded in Book PLAT, Page No. 488.

Loretta Brailiff  
County Clerk  
Donna Wardell  
Deputy

RECORDED 12/14/2006 AT 09:00 AM REC'D 1498321 30W 0200 PGM 0000  
LORETTA BRAILIFF, CLERK OF SWEETWATER COUNTY, WY Page 1 of 1



VICINITY MAP  
SCALE: 1"=500'

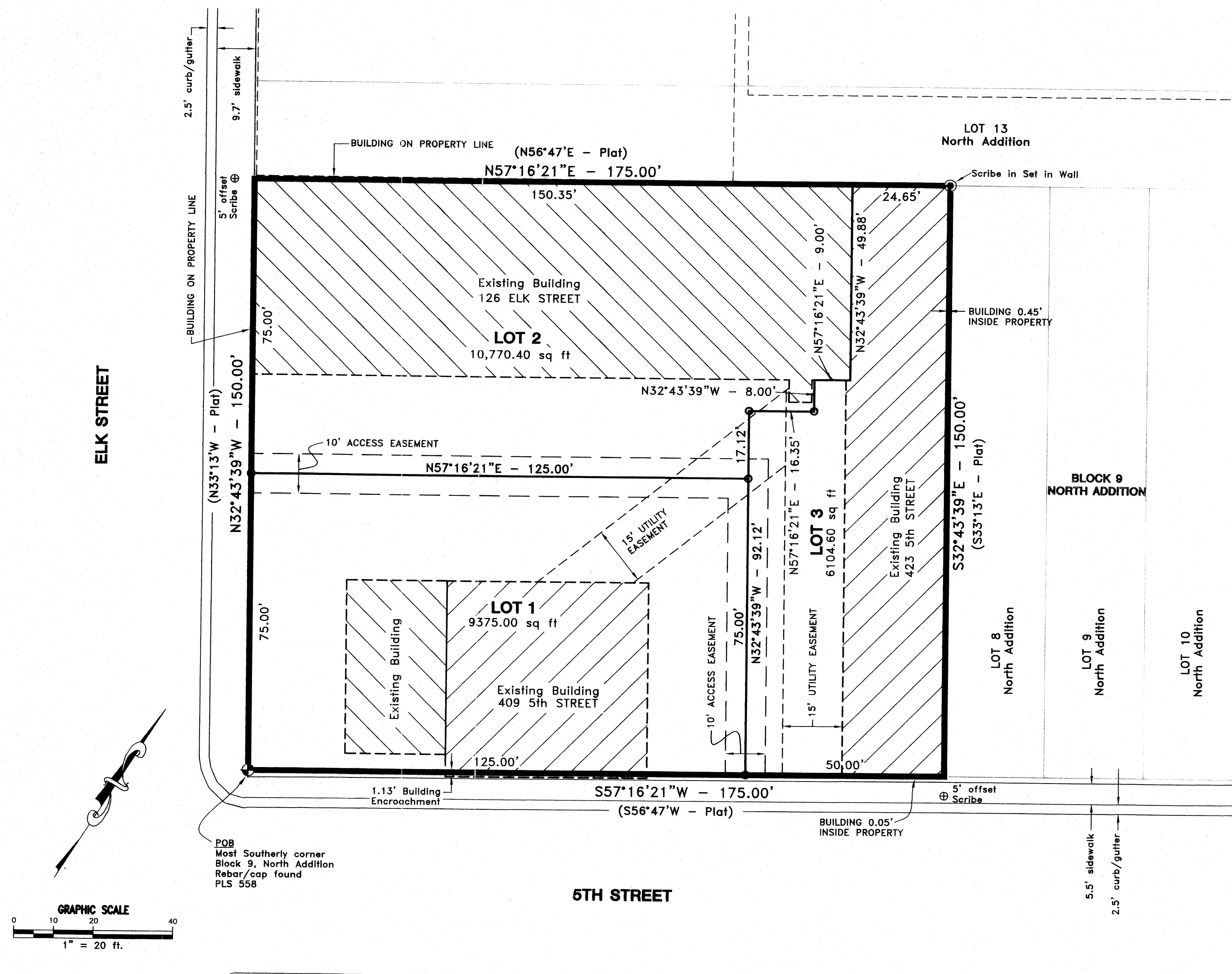
**JFC** ENGINEERS  
SURVEYORS  
1515 NINTH STREET  
ROCK SPRINGS,  
WYOMING 82901  
(307) 362-7519

# FINAL PLAT FOR TANGLEWOOD SUBDIVISION

( INCLUDING A RESUBDIVISION OF LOTS 1 - 7, BLOCK 9, NORTH ADDITION )

SECTION 35, RESURVEY TOWNSHIP 19 NORTH, RANGE 105 WEST

ROCK SPRINGS, SWEETWATER COUNTY, WYOMING



## LEGEND

- ⊕ INDICATES 5' OFFSET SCRIBE IN CONCRETE SIDEWALK - SET THIS SURVEY.
- ⊕ INDICATES REBAR WITH ALUMINUM CAP FOUND THIS SURVEY "PLS 558"
- ⊙ INDICATES PK NAIL WITH DISC SET THIS SURVEY, STAMPED "JFC Prop Cor, PLS 2928"

## DEVELOPER

ANSELM CHILDREN'S TRUST  
P.O. BOX 1257  
ROCK SPRINGS, WYOMING 82901  
Phone: (307) 362-6617

## NOTE:

THIS SUBDIVISION INCLUDES A TOTAL OF 3 LOTS AND CONTAINS A TOTAL OF 0.603 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.

IT IS THE INTENT THAT THE LOT LINE BETWEEN THE BUILDINGS ON LOT 2 AND LOT 3 LIES ALONG THE OUTER EDGE OF THE EXTERIOR WALL OF THE BUILDING ON LOT 2.

FIRE AND EMERGENCY ACCESS MUST BE MAINTAINED.

## DEDICATION

Know all men by these presents that the undersigned Anselmi Children's Trust, being the owner, proprietor, or party of interest in the land shown on this plat, does hereby certify:

That the foregoing plat designated as the TANGLEWOOD SUBDIVISION is located in the Northeast Quarter of Section 35, Resurvey Township 19 North, Range 105 West of the Sixth Principal Meridian, Rock Springs, Sweetwater County, Wyoming, including a re-subdivision of Lots 1 - 7, Block 9 of the North 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:

BEGINNING at the most southerly corner of Block 9;

Thence North 32°43'34" West along the southwesterly boundary of said Block 9 for a distance of 75.00 feet to the most southerly corner of Lot 1, said point also being the most southerly corner of the Anselmi Children's Trust tract described in Book 821, Page 1193 and in Book 836, Page 1473;

Thence continuing North 32°43'34" West along the southwesterly boundary of said Anselmi Children's Trust tract for a distance of 75.00 feet to the most westerly corner thereof;

Thence North 57°16'21" East along the northwesterly boundary of said Anselmi Children's Trust tract for a distance of 70.00 feet to the most northerly corner thereof;

Thence continuing North 57°16'21" East along the northwesterly boundary of said Lot 1, Lot 5, Lot 6 and Lot 7 for a distance of 105.00 feet to the most northerly corner of said Lot 7;

Thence South 32°43'34" East along the northeasterly boundary of said Lot 7 for a distance of 150.00 feet to the most easterly corner thereof;

Thence South 57°16'21" West along the southeasterly boundary of said Lot 7, Lot 6, Lot 5, and Lot 4 for a distance of 175.00 feet to the POINT OF BEGINNING.

and contains a total area of 0.603 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 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.

A portion of the above described tract lies within the North 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 27 day of Nov, 2006, by:

## ANSELMI CHILDREN'S TRUST

Patricia Nelson  
Patricia Nelson, Trustee

STATE OF WYOMING } SS  
COUNTY OF SWEETWATER }

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of NOV, 2006, by:

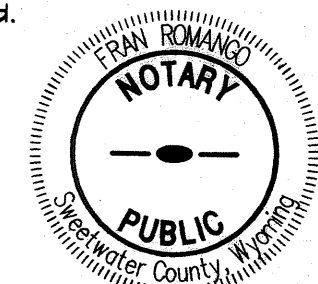
PATRICIA NELSON

as a free and voluntary act and deed.

Witness my hand and official seal.

My commission expires: 10-10-09

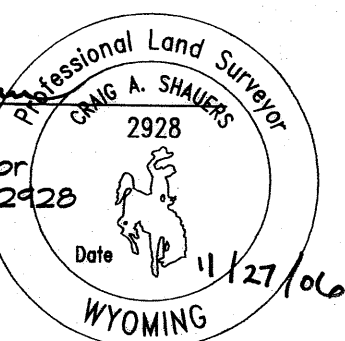
Alan Romango  
Notary Public



## 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 TANGLEWOOD 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. 2928  
Date 11/27/06  
WYOMING



STATE OF WYOMING } SS  
SWEETWATER COUNTY }

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of NOV, 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

Alan Romango  
Notary Public

