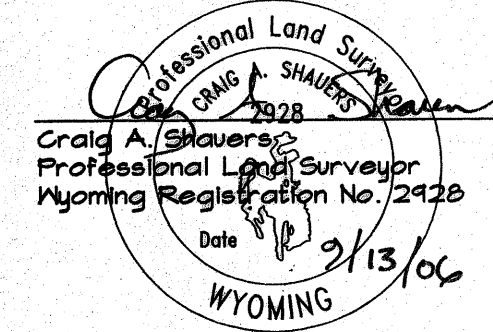


STATEMENT OF SURVEYOR

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 SWEETWATER DOWNS SUBDIVISION, PHASE 2 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).



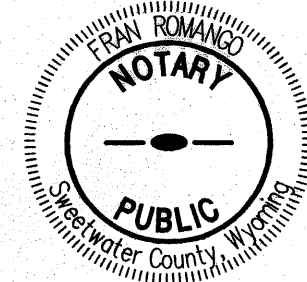
STATE OF WYOMING SS  
SWEETWATER COUNTY

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of SEPT., 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

*Fran Romango*  
Notary Public



APPROVAL - PLANNING & ZONING COMMISSION

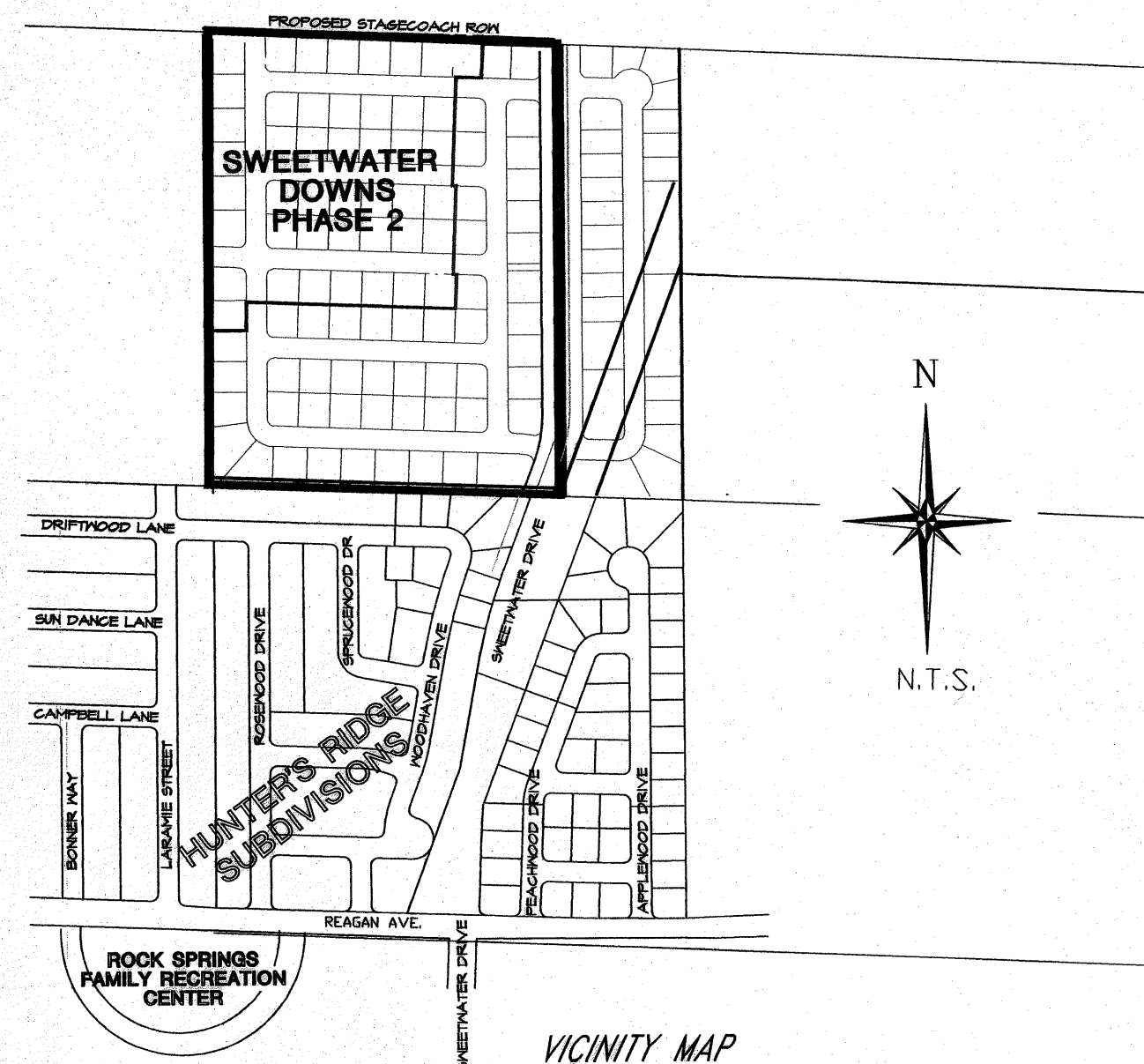
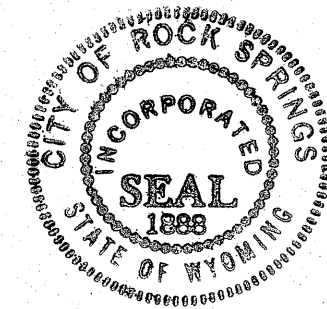
This plat approved by the City of Rock Springs Planning and Zoning Commission this 12<sup>th</sup> day of July, A.D., 2006.

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

ACCEPTANCE AND APPROVAL - ROCK SPRINGS CITY COUNCIL

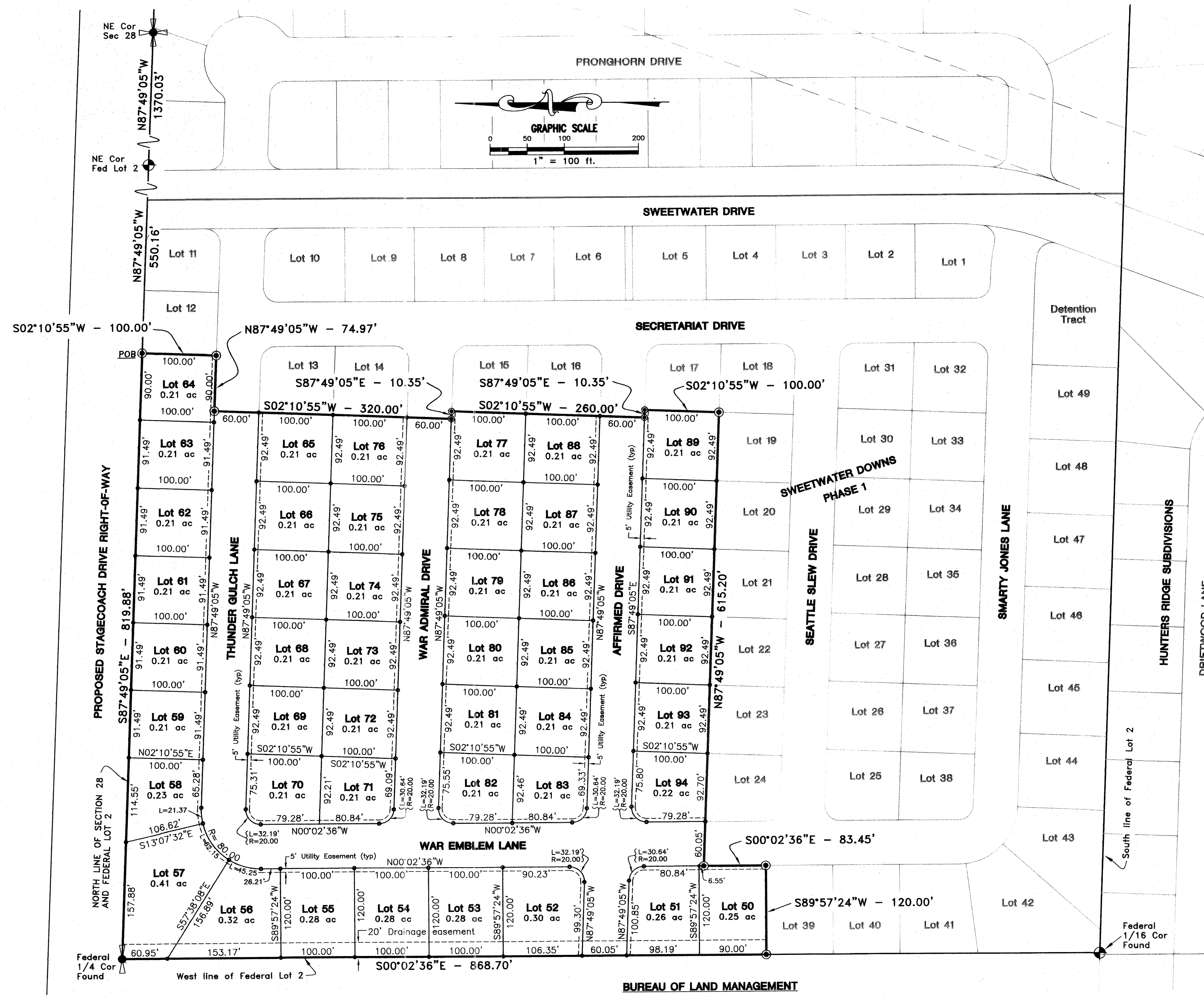
Approved by the City Council of the City of Rock Springs, Wyoming, this 15<sup>th</sup> day of August, A.D., 2006.

*Timothy A. Kaund*  
TIMOTHY A. KAUND, Mayor  
*Lisa M. Taruffelli*  
Attest:  
LISA M. TARUFFELLI, City Clerk



# FINAL PLAT FOR SWEETWATER DOWNS SUBDIVISION PHASE 2

SECTION 28, RESURVEY TOWNSHIP 19 NORTH, RANGE 105 WEST  
ROCK SPRINGS, SWEETWATER COUNTY, WYOMING



LEGEND

- 3-1/4" BERNTSEN ALUMINUM CAP WITH 2-3/8"x30" ALUMINUM PIPE STAMPED "SWEETWATER DOWNS BOUNDARY MARKER" SET PHASE 1.

BASIS OF BEARING

THE BASIS OF BEARING IS SOUTH 87°49'05" EAST ALONG THE NORTH LINE OF FEDERAL LOT 2.

NOTE:

THIS SUBDIVISION INCLUDES A TOTAL OF 45 LOTS AND CONTAINS A TOTAL OF 13.585 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.

CERTIFICATE OF DEDICATION

Know all men by these presents that the undersigned A4T LAND DEVELOPMENT, LLC, 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 SWEETWATER DOWNS SUBDIVISION, PHASE 2 is located in Federal Lot 2 of Section 28, Township 19 North, Range 105 West of the Sixth Principal Meridian, Rock Springs, Sweetwater County, Wyoming and being more particularly described as follows:  
Commencing at the northeast corner of said Federal Lot 2 which lies North 87°49'05" West a distance of 1370.03 feet from the northeast corner of said Section 28;  
Thence North 87°49'05" West along the northerly boundary of said Federal Lot 2 for a distance of 550.16 feet to the northwest corner of the Sweetwater Downs Subdivision, Phase 2 as platted and filed in the Office of the Sweetwater County Clerk, said point being the TRUE POINT OF BEGINNING;  
Thence South 02°10'55" West along the boundary of said Phase 1 for a distance of 100.00 feet;  
Thence North 87°49'05" West along the boundary of said Phase 1 for a distance of 74.97 feet;  
Thence South 02°10'55" West along the boundary of said Phase 1 for a distance of 320.00 feet;  
Thence South 87°49'05" East along the boundary of said Phase 1 for a distance of 10.35 feet;  
Thence South 02°10'55" West along the boundary of said Phase 1 for a distance of 260.00 feet;  
Thence South 87°49'05" East along the boundary of said Phase 1 for a distance of 10.35 feet;  
Thence South 02°10'55" West along the boundary of said Phase 1 for a distance of 100.00 feet;  
Thence North 87°49'05" West along the boundary of said Phase 1 for a distance of 615.20 feet;  
Thence South 00°02'36" East along the boundary of said Phase 1 for a distance of 83.45 feet;  
Thence South 89°57'24" West along the boundary of said Phase 1 for a distance of 120.00 feet to a point which lies on the westerly boundary of said Federal Lot 2;  
Thence North 00°02'36" West for a distance of 83.45 feet along the westerly boundary of said Federal Lot 2 to the northwest corner thereof, said point also being the north quarter corner of said Section 28;  
Thence South 87°49'05" East along the northerly boundary of said Section 28 and along the northerly boundary of said Federal Lot 2 for a distance of 819.88 feet to the TRUE POINT OF BEGINNING.  
And contains an area of 13.585 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, 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 15<sup>th</sup> day of SEPT., 2006, by:

A4T LAND DEVELOPMENT, LLC

*Todd G. Noose*  
Manager

STATE OF WYOMING SS  
SWEETWATER COUNTY

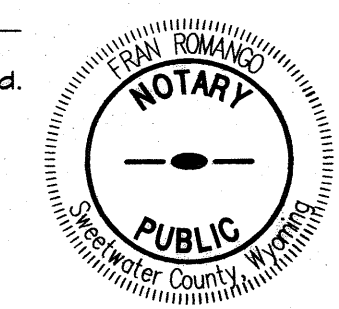
The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of SEPT., 2006, by:

TODD G. NOOSE

as a free and voluntary act and deed.  
Witness my hand and official seal.

My commission expires: 10-10-09  
*Fran Romango*

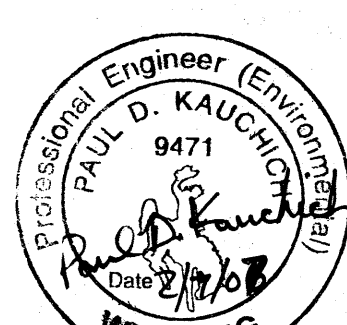
Notary Public



REVIEW - CITY ENGINEER

Data on this plat reviewed this 7<sup>th</sup> day of FEBRUARY, 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

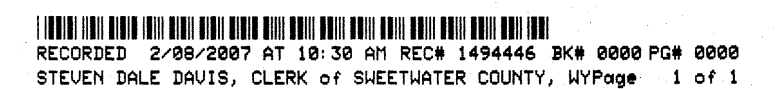


CERTIFICATE OF RECORDING - SWEETWATER COUNTY CLERK

This plat was filed for record in the Office of the Clerk and Recorder at 10:30 o'clock, A.M., February 8, 2006, and is duly recorded in Book PLAT, Page No. 489

*Stuart Dale Davis*  
County Clerk

*Donna Wardell*  
Deputy



DEVELOPER

A4T LAND DEVELOPMENT, LLC  
370 BLAIRTOWN ROAD  
ROCK SPRINGS, WYOMING 82901  
Phone: (307) 382-4619  
Contact: TODD G. NOOSE

