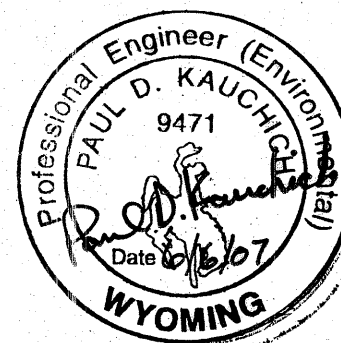


# REVIEW - CITY ENGINEER

On this plat reviewed this 6<sup>th</sup> day of JUNE A.D., 2007 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 & Zoning Commission this 9<sup>th</sup> day of May, A.D., 2007.

Zygmunt Samiec  
ZYGMUNT 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 5<sup>th</sup> day of June, A.D., 2007.

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

## MORTGAGEE CONSENT

The undersigned James M. Smith, hereinafter MORTGAGEE, holds a mortgage in and to the property embraced by this subdivision plat, which mortgage was filed with the Clerk of Sweetwater County and Ex-Officio Recorded of Deeds at Book 1063, Page 600. MORTGAGEE, by his signature on this plat, consents to the dedication made herein and specifically releases all streets, alleys, parks, easements, open spaces and other areas dedicated to the City of Rock Springs for public use, as listed and described on this plat from the aforementioned mortgage.

James M. Smith  
JAMES M. SMITH, President - WKF Corporation

## STATEMENT OF SURVEYOR

I, David A. Fehringer do hereby certify that I am a registered land surveyor licensed under the laws of the State of Wyoming, that this plat is a true, correct, and complete plat of STONEBROOK ESTATES, PHASE 2 as laid out, platted, dedicated, and shown hereon, that such plat was made from an accurate survey of said property by me or 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 Ordinance governing the subdivision of land to an accuracy of (1) part in ten thousand (10,000).

David A. Fehringer  
DAVID A. FEHRINGER  
PROFESSIONAL ENGINEER (CIVIL) & LAND SURVEYOR  
WYOMING REGISTRATION NUMBER 10052

STATE OF WYOMING

SWEETWATER COUNTY

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of May, 2007, by:

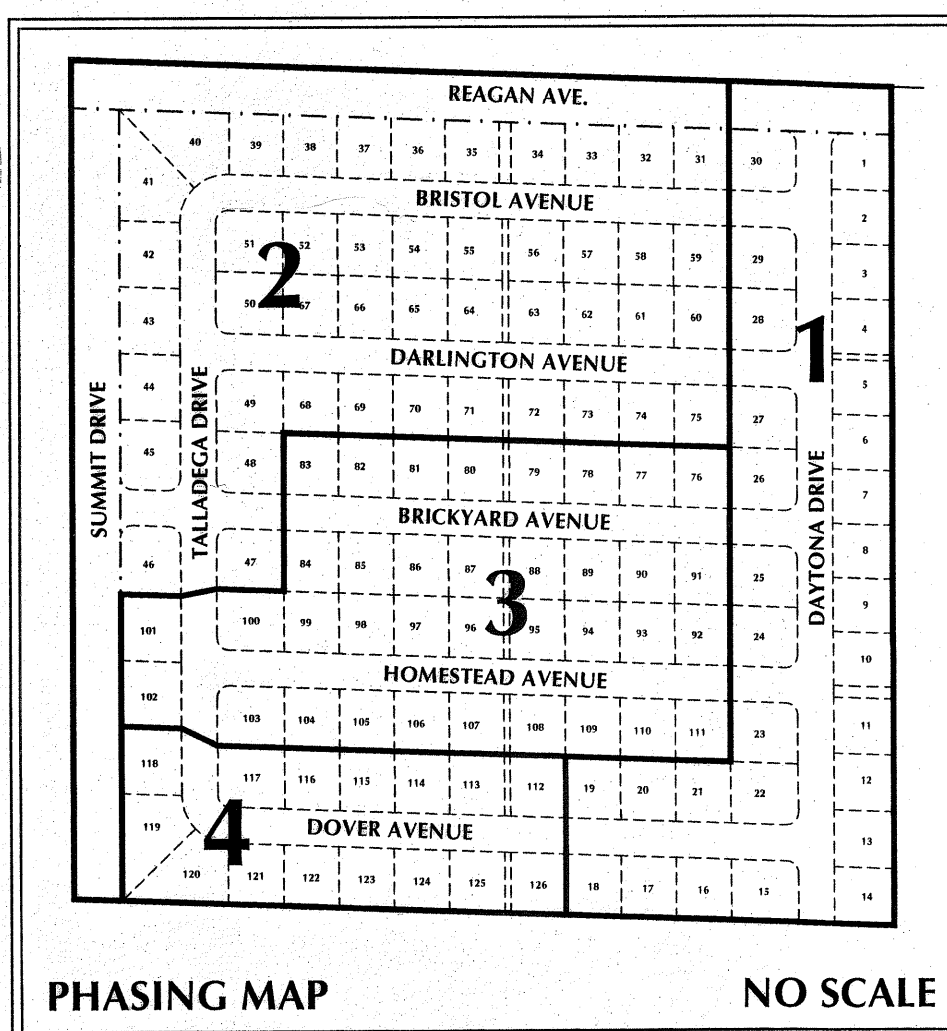
David A. Fehringer

as a free and voluntary act and deed.

Witness my hand and official seal.

My commission expires:

Paula Brown  
NOTARY PUBLIC

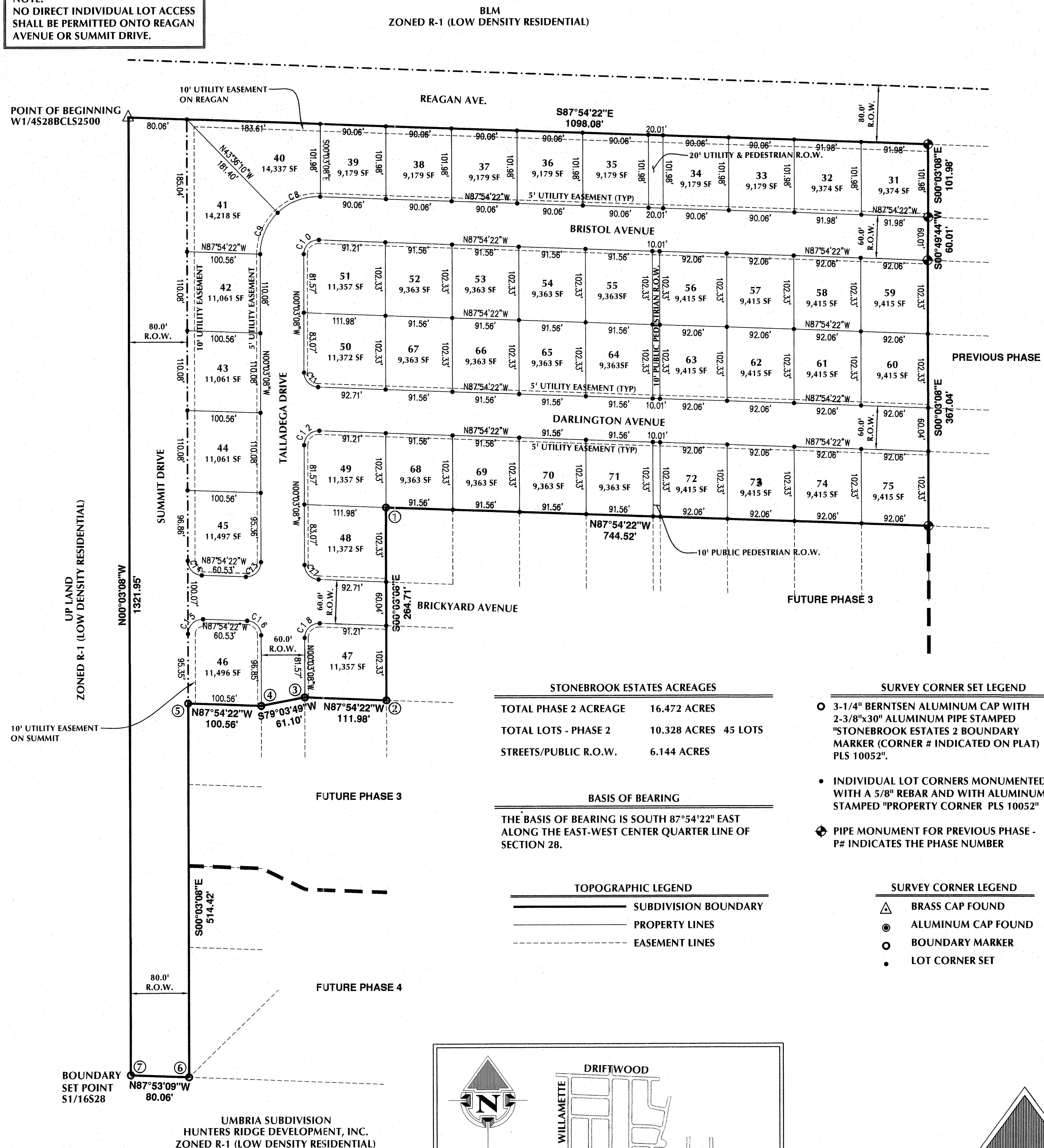


| CURVE | LENGTH | RADIUS | DELTA     | CHORD B.    | CHORD L. |
|-------|--------|--------|-----------|-------------|----------|
| C8    | 64.53  | 80.00  | 46°12'56" | S68°59'10"W | 62.79    |
| C9    | 64.13  | 80.00  | 45°56'50" | S22°54'47"W | 62.43    |
| C10   | 32.17  | 20.00  | 92°08'46" | S46°01'15"W | 28.81    |
| C11   | 30.67  | 20.00  | 87°51'14" | S43°58'45"E | 27.75    |
| C12   | 32.17  | 20.00  | 92°08'46" | S46°01'15"W | 28.81    |
| C13   | 32.17  | 20.00  | 92°08'46" | N46°01'15"E | 28.81    |
| C14   | 30.67  | 20.00  | 87°51'14" | S43°58'45"E | 27.75    |
| C15   | 32.17  | 20.00  | 92°08'46" | S46°01'15"W | 28.81    |
| C16   | 30.67  | 20.00  | 87°51'14" | N43°58'45"W | 27.75    |
| C17   | 30.67  | 20.00  | 87°51'14" | S43°58'45"E | 27.75    |
| C18   | 32.17  | 20.00  | 92°08'46" | S46°01'15"W | 28.81    |

# FINAL PLAT FOR STONEBROOK ESTATES, PHASE 2

SECTION 28, TOWNSHIP 19 NORTH, RANGE 105 WEST, 6TH PRINCIPAL MERIDIAN  
ROCK SPRINGS, SWEETWATER COUNTY, WYOMING

NOTE:  
NO DIRECT INDIVIDUAL LOT ACCESS  
SHALL BE PERMITTED ONTO REAGAN  
AVENUE OR SUMMIT DRIVE.



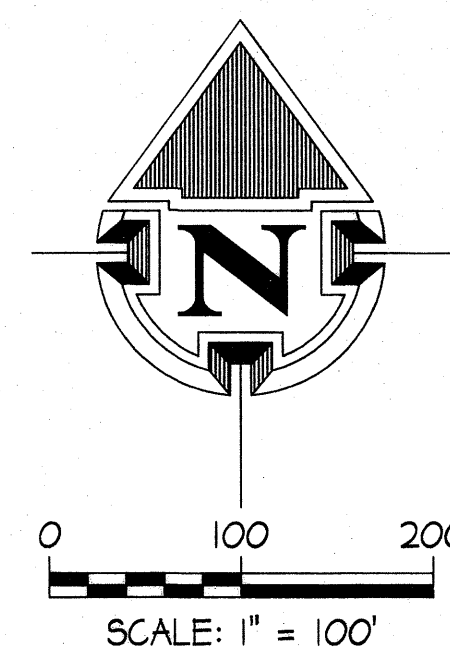
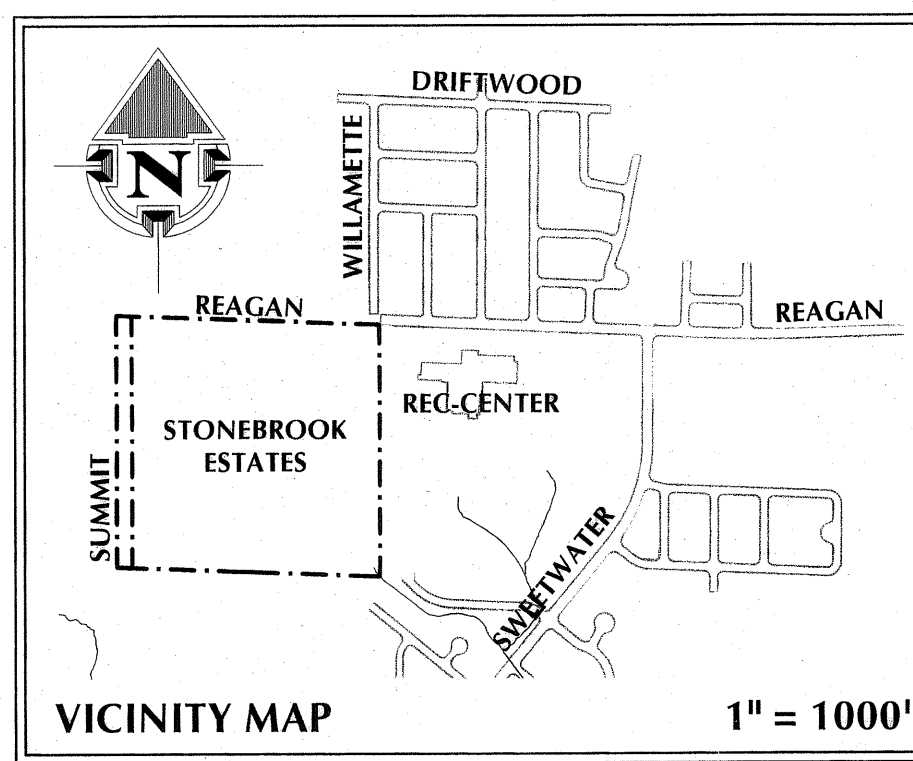
|                       |                      |
|-----------------------|----------------------|
| TOTAL PHASE 2 ACREAGE | 16.472 ACRES         |
| TOTAL LOTS - PHASE 2  | 10.328 ACRES 45 LOTS |
| STREETS/PUBLIC R.O.W. | 6.144 ACRES          |

**BASIS OF BEARING**  
THE BASIS OF BEARING IS SOUTH 87°54'22" EAST  
ALONG THE EAST-WEST CENTER QUARTER LINE OF  
SECTION 28.

**TOPOGRAPHIC LEGEND**  
— SUBDIVISION BOUNDARY  
— PROPERTY LINES  
--- EASEMENT LINES

**SURVEY CORNER SET LEGEND**  
○ 3-1/4" BERNTSEN ALUMINUM CAP WITH  
2-3/8"x30" ALUMINUM PIPE STAMPED  
"STONEBROOK ESTATES 2 BOUNDARY  
MARKER (CORNER # INDICATED ON PLAT)  
PLS 10052".  
• INDIVIDUAL LOT CORNERS MONUMENTED  
WITH A 5/8" REBAR AND WITH ALUMINUM CAP  
STAMPED "PROPERTY CORNER PLS 10052"  
◆ PIPE MONUMENT FOR PREVIOUS PHASE -  
P# INDICATES THE PHASE NUMBER

**SURVEY CORNER LEGEND**  
△ BRASS CAP FOUND  
⊙ ALUMINUM CAP FOUND  
○ BOUNDARY MARKER  
• LOT CORNER SET



## OWNER / DEVELOPER INFORMATION

A & T LAND DEVELOPMENT, LLC  
2280 WEST TETON  
GREEN RIVER, WYOMING 82935  
PHONE: 1-307-389-9762  
CONTACT: TODD GNOSE

## CERTIFICATE OF DEDICATION

The Undersigned A & T 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 STONEBROOK ESTATES, PHASE 2 is located in a portion of Lot 12, also described as the NW 1/4 of the SW 1/4 of Section 28, T 19 N, R 105 W of the 6th P.M., Sweetwater County, Wyoming, being more particularly described as follows:

Commencing at the west 1/4 corner of said Section 28, which is also the TRUE POINT OF BEGINNING;

Thence S 87° 54' 22" E along the east-west center quarter line of said Section 28, 1098.08 feet;

Thence S 00° 03' 08" E, 101.89 feet;

Thence S 00° 49' 44" W, 60.01 feet;

Thence S 00° 03' 08" E, 367.04 feet;

Thence N 87° 54' 22" W, 744.52 feet;

Thence S 00° 03' 08" E, 264.71 feet;

Thence N 87° 54' 22" W, 111.98 feet;

Thence S 79° 03' 49" W, 61.10 feet;

Thence N 87° 54' 22" W, 100.56 feet;

Thence S 00° 03' 08" E, 514.42 feet;

Thence N 87° 53' 09" W, 80.06 feet;

Thence N 00° 03' 08" W, 1321.95 feet to the TRUE POINT OF BEGINNING.

and contains a total area of 16.472 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 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.

Executed this 9<sup>th</sup> day of May, 2007, by:

A & T LAND DEVELOPMENT, LLC

Todd Gnose  
TODD GNOSE, MANAGER A&T LAND DEVELOPMENT, LLC

STATE OF WYOMING

SWEETWATER COUNTY

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of May, 2007, by:

Todd Gnose

as a free and voluntary act and deed.

Witness my hand and official seal.

My commission expires:

Paula Brown  
NOTARY PUBLIC

CERTIFICATE OF RECORDING - SWEETWATER COUNTY CLERK

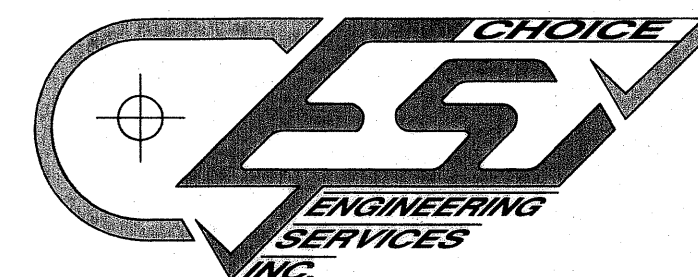
This plat was for record in the Office of the Clerk and Recorder at 11:10 o'clock, Am,

June 13, 2007, and is duly recorded in Book Plat, Page No. 501

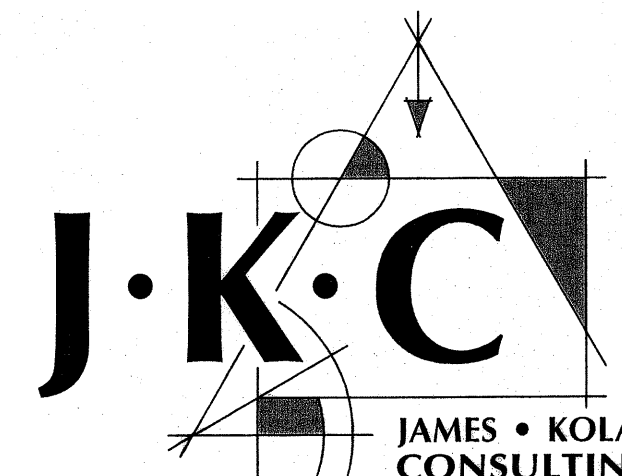
Steve Davis  
COUNTY CLERK

Donna Wardell  
DEPUTY

RECORDED 6/13/2007 AT 11:10 AM BY REC 156633 BSM 2000 PGM 0000  
STEVEN DALE DAVIS, CLERK OF SWEETWATER COUNTY, WY Page 1 of 1



450 South Main • Rock Springs, Wyoming 82901  
Ph: (307)-362-6065 • Fax: (307)-362-6064



5830 East 2nd Street • Casper, Wyoming 82401  
Ph: (307)-265-4601 • Fax: (307)-265-4606