

JOHNSON ADDITION, A PLANNED UNIT DEVELOPMENT
CORRECTIVE PLAT
a PART of TRACT "A" of the SPRINGLAND ADDITION
SECTION 27, T19N R105W 6th P.M.
CITY of ROCK SPRINGS, SWEETWATER COUNTY, WYOMING

Corrections made are:
1.) Lot 25 was reduced in width by 1.00 foot to a width of 44.00 feet.
2.) Lot 46 was increased in width by 1.00 foot to a width of 46.00 feet.
3.) Lots 26 through 45 were shifted northerly 1.00 foot with no change in lot sizes.
4.) The street locations, width, etc remain as shown on the original plat.

Note: Original Plat was filed in the Office of the Clerk and Recorder at 9:00 o'clock A.M.,
June 29, 2006, and is duly recorded in Book of Plats Page No. 466.

LOT SIZE			
LOT	AREA (sq. ft.)	LOT	AREA (sq. ft.)
1	3996	24	5226
2	2739	25	4124
3	4347	26	3100
4	4560	27	3100
5	6588	28	3100
6	7321	29	3100
7	5371	30	3100
8	4504	31	3100
9	3940	32	3100
10	3830	33	3100
11	3721	34	3100
12	3611	35	3100
13	3501	36	3100
14	3392	37	3100
15	4655	38	3100
16	4431	39	3100
17	4207	40	3100
18	3983	41	3100
19	3832	42	3100
20	3602	43	3100
21	6737	44	3100
22	5843	45	3100
23	3952	46	4394

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD
C1	8.90	91.00	5°36'02"	N65°29'32"W	8.89
C2	32.57	91.00	20°30'32"	N52°26'13"W	32.40
C3	23.46	91.00	14°46'15"	N34°47'49"W	23.39
C4	20.55	91.00	12°56'20"	N20°56'32"W	20.51
C5	25.21	91.00	15°52'19"	N06°32'12"W	25.13
C6	25.23	91.00	15°53'15"	N09°20'35"E	25.15
C7	5.61	91.00	3°32'03"	N19°03'14"E	5.61
C8	65.27	91.00	41°05'50"	N41°22'10"E	63.88
C9	33.06	91.00	20°48'55"	N72°19'33"E	32.88
C10	31.56	91.00	19°52'17"	S87°19'51"E	31.40
C11	13.05	91.00	8°12'58"	S73°17'14"E	13.04
C12	48.69	31.00	90°00'00"	N65°49'15"E	43.84
C13	48.21	31.00	89°06'46"	N23°44'08"W	43.50

Maintenance and upkeep of drainage easements will be the responsibility of the individual lot owner. Fences, walls or footings within those drainage easements and regrading of drainage easements shall not be permitted.

Summary:
Total Acreage = 5.735
Total Lots = 46

PRINTED: 06/11/07 FOR DATE
☐ PRELIMINARY
☐ DESIGN DEVELOPMENT
☐ BIDDING
☐ CONSTRUCTION
☒ APPROVAL
☐ AS BUILT
☒ REVISION



REVISIONS			
No.	DESCRIPTION	BY	DATE
2	CORRECTIVE PLAT REVISIONS	MJF	06/20/07
1	for DEVELOPER REVIEW	GDW	05/20/06

TITLE			
JOHNSON ADDITION - A PLANNED UNIT DEVELOPMENT PART of TRACT "A" of the SPRINGLAND ADDITION to the CITY of ROCK SPRINGS, WYOMING			
Drawn By: GDW	Date 05/18/06	ENGR: DEP	Date
Chk'd By: DEP	Date 05/19/06	APPD: XX	Date
Project No. 06-04-128	SCALE AS NOTED	1 of 2 2	

CERTIFICATE OF DEDICATION

Know all men by these presents that the undersigned JOHNSON, LLC, being the owner, proprietor, or parties of interest in the land shown in this plat, do hereby certify:
That the foregoing plat designed as "Johnson Addition, A Planned Unit Development", is located in Section 27, T19N R105W of the 6th P.M. City of Rock Springs, Sweetwater County, Wyoming, and is more particularly described as follows:
BEGINNING at the Southwest corner of said Tract "A", a 2" aluminum cap inscribed "JFC PLS 2928", running thence N 20°49'14"E, 1012.00 feet to a point on the West line thereof; a 1½" aluminum cap inscribed "Cloey Wall, PLS 482"
thence S 69°10'46"E, 292.17 feet to a point on the East line thereof; a 1½" aluminum cap inscribed "Cloey Wall, PLS 482"
thence S 25°56'23"W, 1016.00 feet along said East line to the Southeast corner of said Tract "A", a 1 1/2" aluminum cap inscribed "B-C & A PE-LS 2533";
thence N 69°11'41"W, 201.52 feet along the South line thereof to the POINT OF BEGINNING.

and contains an area of 5.735 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 owner and proprietor, and that this is a correct plat of the area as it is divided into lots, streets and easements, and that the undersigned owner of the land shown and described on this plat does hereby dedicate to the City of Rock Springs and its licensees for the 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.

This plat is being filed to correct the lot line locations for lots 25 through 46, shifting them 1.00 foot northerly of their location as shown on the original Final Plat, decreasing lot 25 from 45.00 feet wide to 44.00 feet wide and increasing lot 46 from 45.00 feet to 46.00 feet, and having no other change in lot sizes for lots 26 through 45. It is our desire to VACATE the original plat in order that this new subdivision plat may be recorded in its place. We declare that the aforesaid original plat is hereby vacated from and after the date of execution hereof.

Executed this 12 day of June A.D., 2007

By:
JOHNSON, LLC a Wyoming Company David Johnson - President

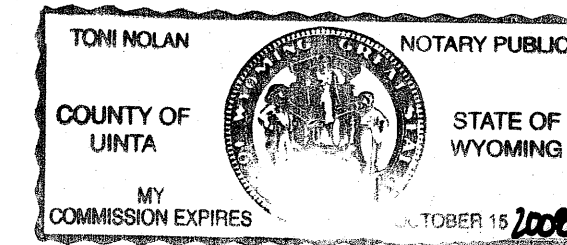
NOTARIAL CERTIFICATE

STATE OF WYOMING)
COUNTY OF UINTA) ss.

The foregoing instrument was acknowledged before me this 12th day of June, A.D. 2007 by David Johnson as a free and voluntary act and deed.
Witness my hand and official seal.

My commission expires: October 15, 2008

Notary Public:



MORTGAGEE CONCERN

STATE OF WYOMING)
COUNTY OF SWEETWATER) ss.

This is to certify that 1st Interstate Bank, mortgagee of "Johnson Addition, A Planned Unit Development", does hereby consent to the subdivision as shown hereon.

Carol Perry - 1st Interstate Bank

NOTARIAL CERTIFICATE

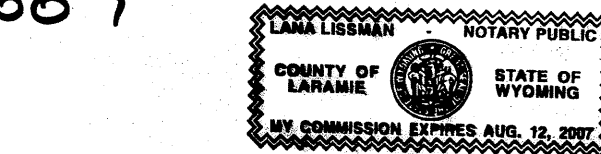
STATE OF WYOMING)
COUNTY OF SWEETWATER) ss.

The foregoing instrument was acknowledged before me by Carol Perry, 1st Interstate Bank. This 14th day of June, A.D. 2007

Witness my hand and official seal.

My commission expires: Aug 12, 2007

Notary Public:



OPEN SPACE DESCRIPTION

A part of tract "A" of the Springland Addition to the City of Rock Springs, Sweetwater County, Wyoming, said part being more particularly described as follows:

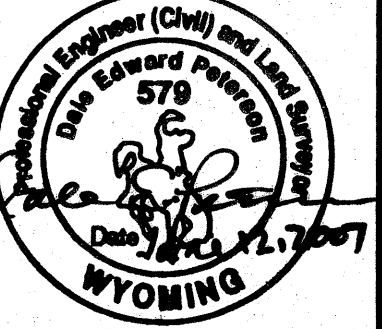
Beginning at the Southeast corner of said Tract "A", a 1 1/2" aluminum cap inscribed "B-C & A PE-LS 2533";
thence N 25°56'23"E, 72.40 feet to the POINT OF BEGINNING;
thence N 25°56'23"E, 227.42 feet along the East line thereof;
thence N 69°05'47"W, 68.32 feet;
thence S 20°49'14"W, 105.27 feet to the beginning of a curve concave to the Northwest, having a radius of 91 feet, thence
southwesterly along said curve 65.27 feet through a central angle of 41°05'50", the cord of which is S 41°22'10"W, 63.88 feet;
thence S 28°03'22"E, 93.45 feet to the POINT OF BEGINNING.
Contains 12.815 sq. feet or 0.29 acres.

SURVEYOR CERTIFICATE

I, Dale E Peterson, do hereby certify that I am a registered professional engineer and land surveyor licensed under the laws of the State of Wyoming, that this plat is a true, correct, and complete "Corrective Plat" of "Johnson Addition, A Planned Unit Development" 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 straked 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).

Date: June 12, 2007

Dale E Peterson, Registered Professional Engineer and Land Surveyor No. 579



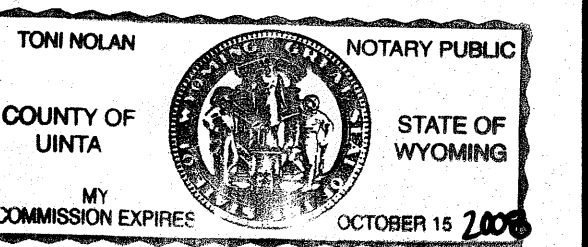
NOTARIAL CERTIFICATE

STATE OF WYOMING)
COUNTY OF UINTA) ss.

The foregoing instrument was acknowledged before me this 12th day of June, A.D. 2007 as a free and voluntary act and deed.
Witness my hand and official seal.

My commission expires: October 15, 2008

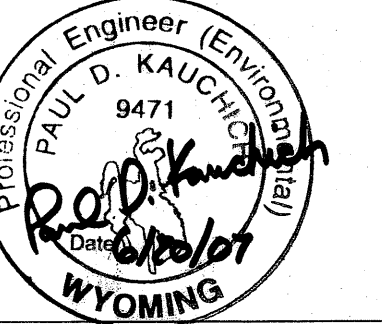
Notary Public:



CERTIFICATE OF REVIEW CITY ENGINEER

Date on this plat reviewed this 25th 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.

Licenced Professional Engineer



CERTIFICATE OF APPROVAL
CITY OF ROCK SPRINGS
PLANNING AND ZONING COMMISSION

This plat approved by the City of Rock Springs Planning and Zoning Commission, this 12th day of June, A.D., 2007.

Chairman:

Attest:

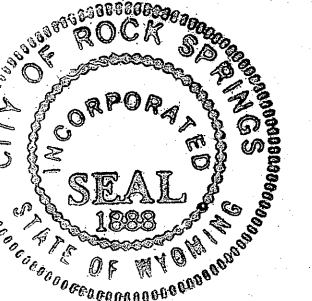
Secretary:

CERTIFICATE OF ACCEPTANCE
ROCK SPRINGS CITY COUNCIL

This plat conforms with Johnson Subdivision Preliminary Development Plot Plan and Location Plan, a Planned Unit Development, as approved by the Mayor and City Council of the City of Rock Springs, Wyoming, this 19th day of June, 2007, and may be used as the necessary recording instrument for said Planned Unit Development.

Mayor:

Attest:
City Clerk

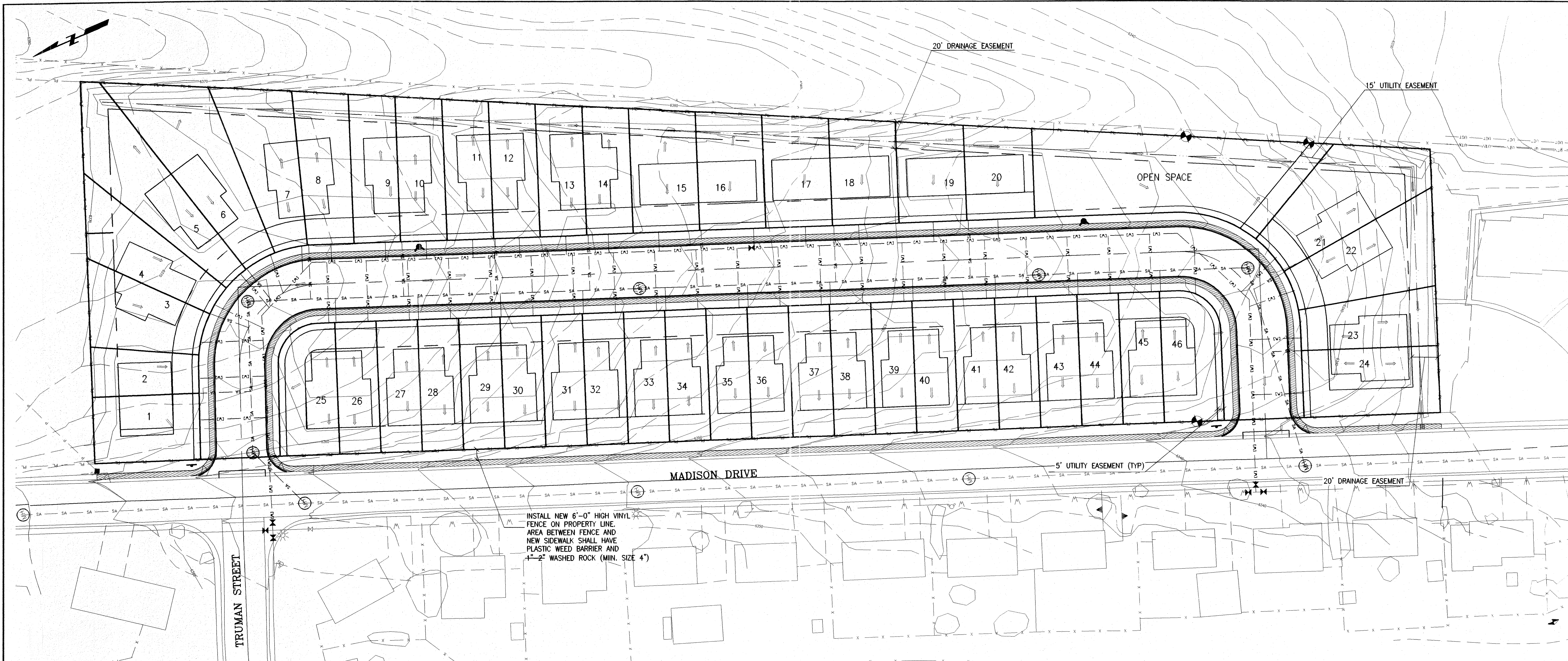


CERTIFICATE OF RECORDATION

This corrective plat was filed for record in the Office of the Clerk and Recorder at 11:40 o'clock A.M., 6-25-07, 2007, and is duly recorded in Book of Plats, Page No. 502

County Clerk
(Ord. No. 84-9, 7-84)
Deputy





ZONING - R-2 PRESENT, R-3 (PUD) INTENDED			
5.73 TOTAL ACRES			
STREET RIGHT OF WAY	1.34 ACRES	23.39%	
46 LOTS	4.10 ACRES	71.55%	
OPEN SPACE	0.29 ACRES	5.06%	
5.73 TOTAL ACRES		100.00%	

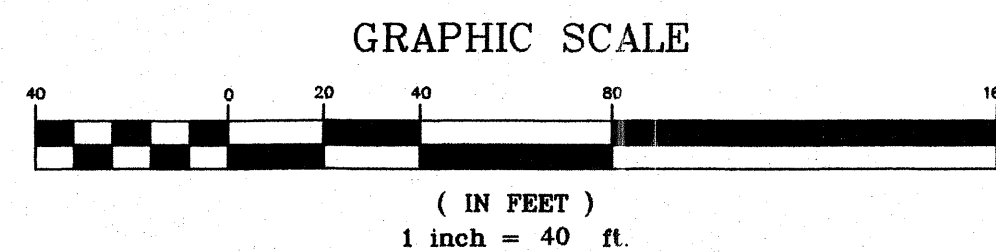
LOT SIZE			
LOT	AREA (sq. ft.)	LOT	AREA (sq. ft.)
1	3,996	24	5,226
2	2,739	25	4,124
3	4,347	26	3,100
4	4,560	27	3,100
5	6,588	28	3,100
6	7,321	29	3,100
7	5,371	30	3,100
8	4,504	31	3,100
9	3,940	32	3,100
10	3,830	33	3,100
11	3,721	34	3,100
12	3,611	35	3,100
13	3,501	36	3,100
14	3,392	37	3,100
15	4,655	38	3,100
16	4,431	39	3,100
17	4,207	40	3,100
18	3,983	41	3,100
19	3,832	42	3,100
20	3,602	43	3,100
21	6,737	44	3,100
22	5,843	45	3,100
23	3,952	46	4,394

DECREASED LOT SIZE
100 sq. ft.

INCREASED LOT SIZE
100 sq. ft.

CORRECTIVE FINAL DEVELOPMENT PLAN

SCALE: 1"=40'-0"



LEGAL DESCRIPTION

A PART OF TRACT "A" OF THE SPRINGLAND ADDITION TO THE CITY OF ROCK SPRINGS, SWEETWATER COUNTY, WYOMING, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT "A", A 2" ALUMINUM CAP INSCRIBED "JFC PLS 2928",

RUNNING THENCE N 20°49'14"E, 1012.00 FEET ALONG THE WEST LINE THEREOF;
A 1 1/2" ALUMINUM CAP INSCRIBED CLOVEY WALL, PLS 482

THENCE S 69°10'46"E, 292.17 FEET TO A POINT ON THE EAST LINE THEREOF; A 1 1/2" ALUMINUM CAP INSCRIBED CLOVEY WALL, PLS 482

THENCE S 25°56'23"W, 1016.00 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SAID TRACT "A",
A 1 1/2" ALUMINUM CAP INSCRIBED "B-C & A PE-LS 2533";

THENCE N 69°11'41"W, 201.52 FEET ALONG THE SOUTH LINE THEREOF TO THE POINT OF BEGINNING.
CONTAINS 5.735 ACRES, MORE OR LESS

AND THAT THIS PLANNED UNIT DEVELOPMENT, 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 OWNER, AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS, AND THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN AND DESCRIBED IN THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF ROCK SPRINGS AND ITS LICENSEES FOR PERPETUAL PUBLIC USE ALL 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 12 DAY OF June A.D., 2007.

BY: *David Johnson*
JOHNBOR, LLC
DAVID JOHNSON, PRESIDENT

RECORDED 6/25/2007 AT 11:48 AM REC# 1507267 BKH 0000 PCH 0000
STEVEN DALE DRUBS, CLERK OF SHEETWATER COUNTY, WYPage 2 of 2

CERTIFICATE OF APPROVAL CITY OF ROCK SPRINGS PLANNING AND ZONING

THIS FINAL DEVELOPMENT PLAN CONFORMS TO THE APPROVED PRELIMINARY DEVELOPMENT PLAN CERTIFIED THIS 19 DAY OF June, 2007.

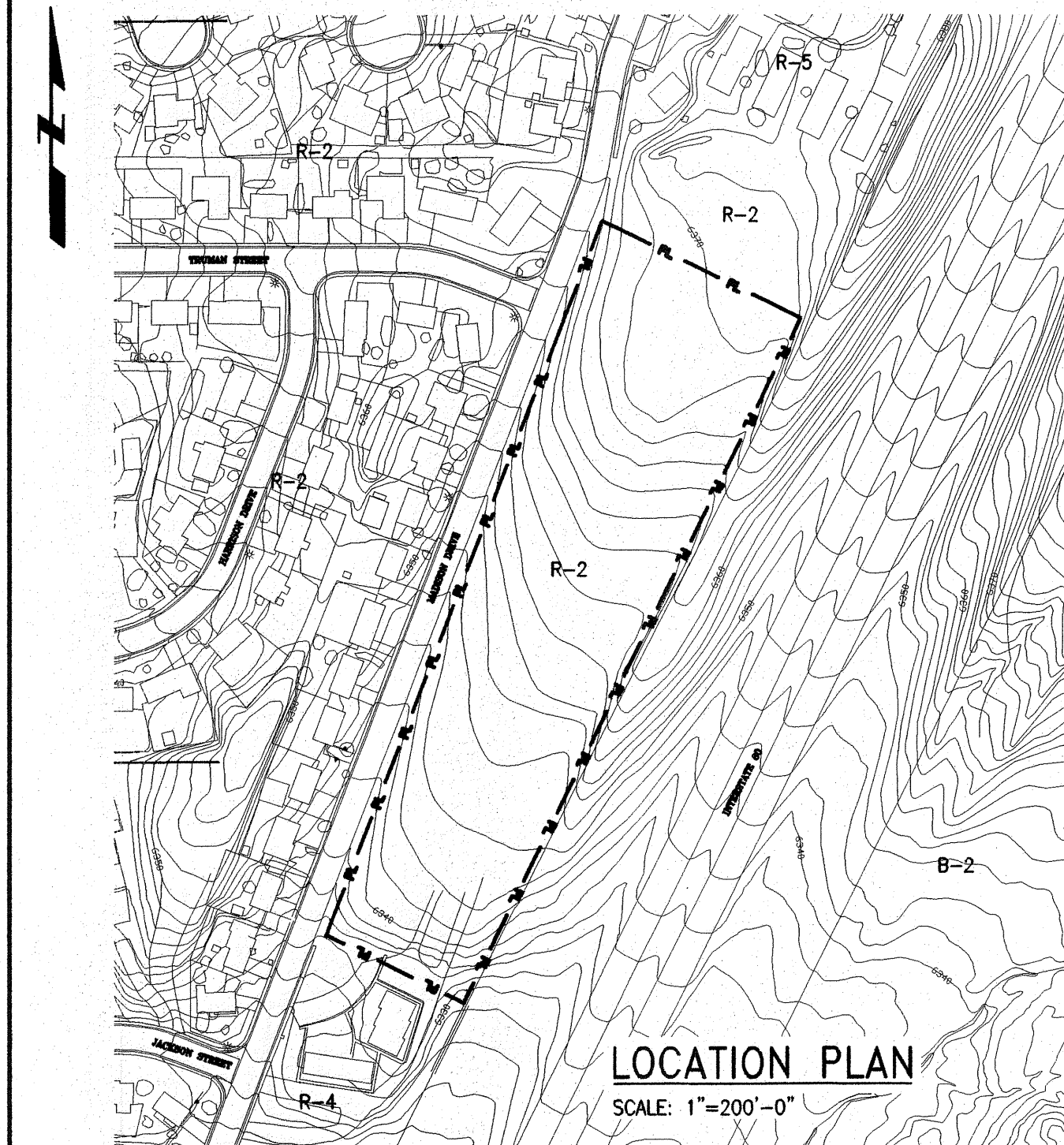
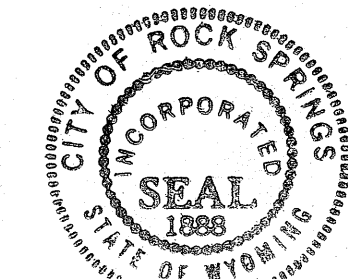
Laura Crandall
ZONING ADMINISTRATOR

CERTIFICATE OF APPROVAL ROCK SPRINGS CITY COUNCIL

FINAL DEVELOPMENT PLAN APPROVED BY MAYOR AND CITY COUNCIL OF THE CITY OF ROCK SPRINGS THIS 19 DAY OF June, 2007.

Timothy A. Hanna
MAYOR

Lisa M. Jarupella
CITY CLERK



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