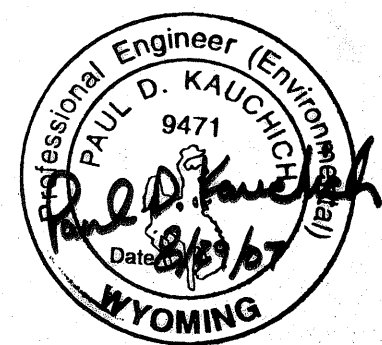


Data on this plat reviewed this 29<sup>th</sup> day of Aug., A.D., 2007 by a Licensed Professional Engineer on behalf of the Department of Engineering and Operations of the City of Rock Springs, Wyoming

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 8<sup>th</sup> day of Aug., A.D., 2007.

Timothy A. Samec  
TIMOTHY A. SAMEC, Chairman

Laura Crandall  
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 August, A.D., 2007.

Timothy A. Raumo  
TIMOTHY A. RAUMO, Mayor

Lisa M. Taruffelli  
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 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 AMENDED PLAT 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' regulations 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  
Date 8/29/07

STATE OF WYOMING SS

SWEETWATER COUNTY

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of August, 2007, by:

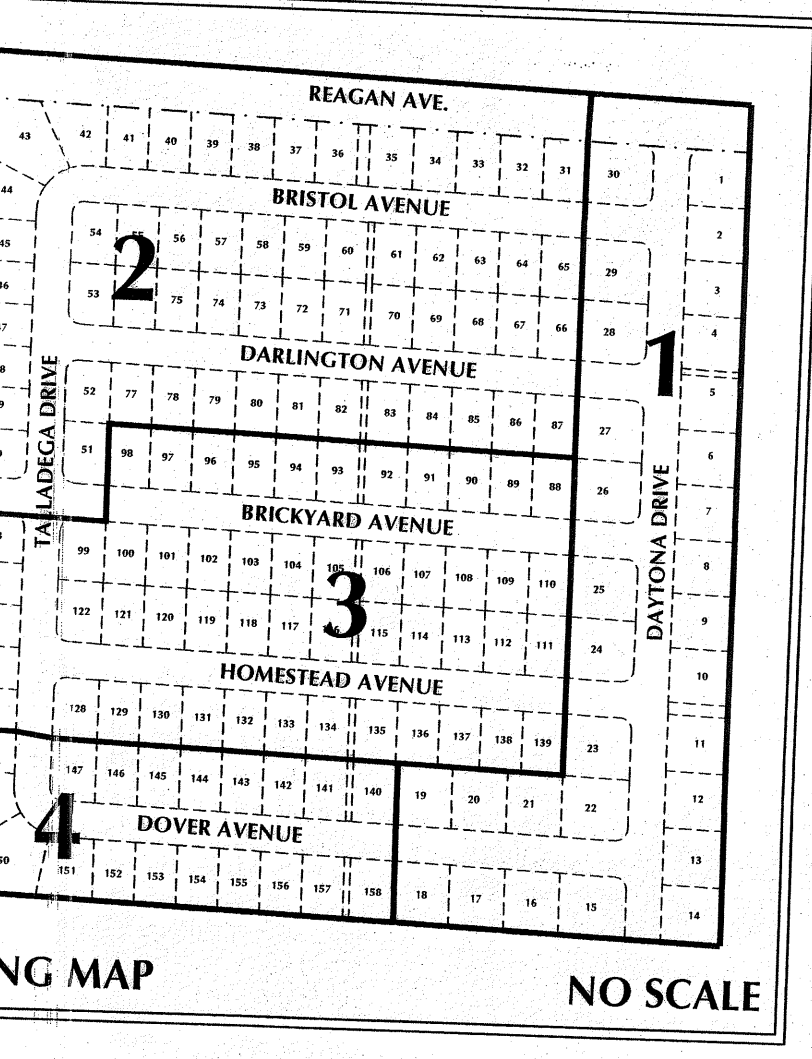
David A. Fehringer

as a free and voluntary act and deed.

Witness my hand and official seal.

My commission expires: 12/10/09

Notary Public seal for M. Johnson.

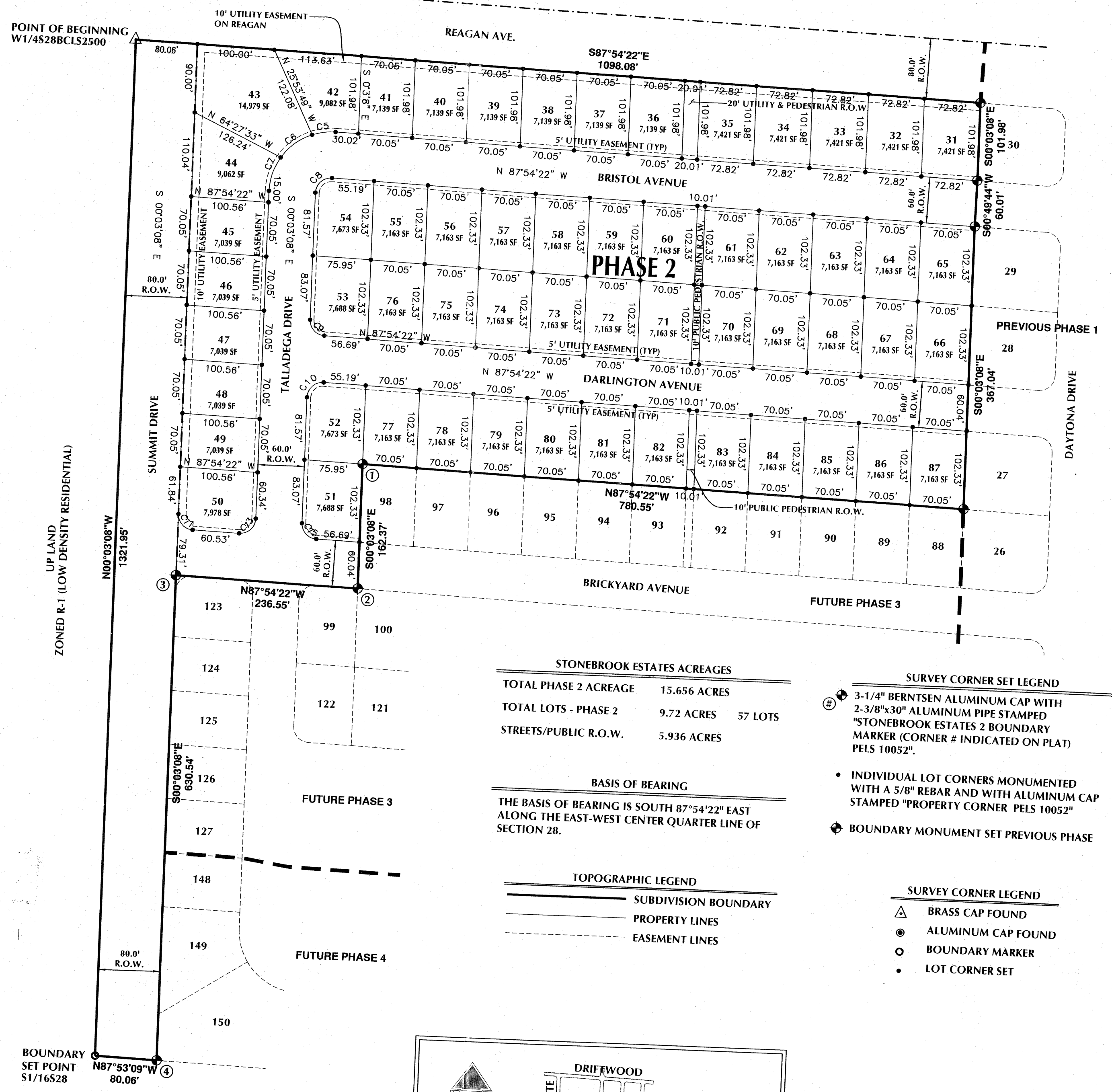


CURVE TABLE with columns for CURVE, LENGTH, RADIUS, DELTA, CHORD B, and CHORD L. It lists curves C5 through C15 with their respective dimensions.

# STONEBROOK ESTATES, PHASE 2 AMENDED PLAT

## 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.



STONEBROOK ESTATES ACREAGES  
TOTAL PHASE 2 ACREAGE 15.656 ACRES  
TOTAL LOTS - PHASE 2 9.72 ACRES 57 LOTS  
STREETS/PUBLIC R.O.W. 5.936 ACRES

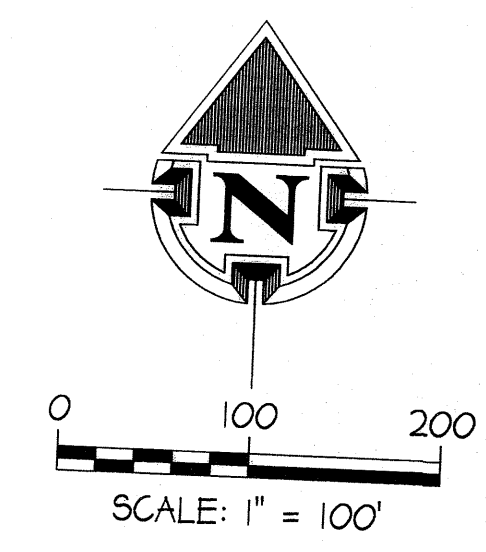
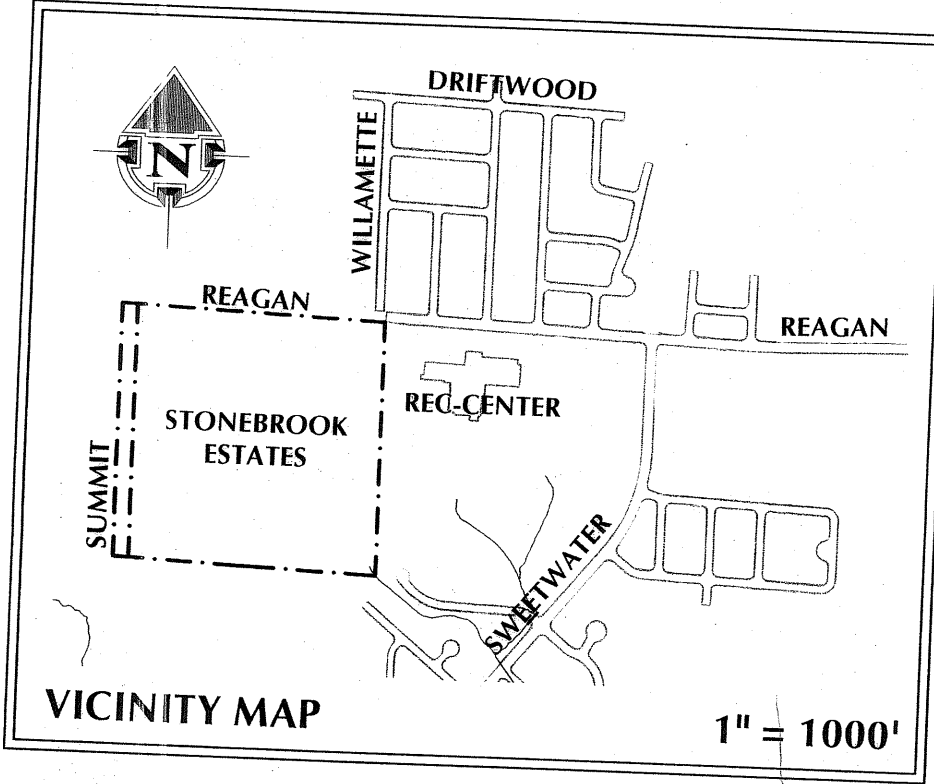
BASIS OF BEARING  
THE BASIS OF BEARING IS SOUTH 87°54'22" EAST ALONG THE EAST-WEST CENTER QUARTER LINE OF SECTION 28.

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) PELS 10052"

INDIVIDUAL LOT CORNERS MONUMENTED WITH A 5/8" REBAR AND WITH ALUMINUM CAP STAMPED "PROPERTY CORNER PELS 10052"

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 AMENDED PLAT 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, 101.98 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, 780.55 feet;
- Thence S 00° 03' 08" E, 162.37 feet;
- Thence N 87° 54' 22" W, 236.55 feet;
- Thence S 00° 03' 08" E, 630.54 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 15.656 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 that 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 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 17<sup>th</sup> day of Aug., 2007, by:

A & T LAND DEVELOPMENT, LLC

Todd Gnose, Manager A&T Land Development, LLC

STATE OF WYOMING SS

SWEETWATER COUNTY

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of Aug., 2007, by:

Todd Gnose

as a free and voluntary act and deed.

Witness my hand and official seal.

Notary Public seal for M. Coleman-Nortz.

NOTARY PUBLIC

CERTIFICATE OF RECORDING - SWEETWATER COUNTY CLERK

This plat was filed for record in the Office of the Clerk and Recorder at 2:15 o'clock, P.M., Sept 16, 2007, and is duly recorded in Book P.H.T., Page No. 505

County Clerk seal for Steven Dale Davis.

DEPUTY

