

# DEDICATION

Know all men by these presents that the undersigned, MULLIGAN GROUP, A PARTNERSHIP being the sole owner of the land shown on this plat, does hereby certify:

That the foregoing plat designated as the FAIRWAY ESTATES - PHASE 4, is located in the Northeast Quarter of Section 9, Resurvey Township 19 North, Range 105 West of the Sixth Principal Meridian, Sweetwater County, Wyoming and is more particularly described as follows:

Commencing at the Northeast corner of said Section 9;

Thence South 00°07'00" East along the east line of said Section 9 for a distance of 30.00 feet to the TRUE POINT OF BEGINNING;

Thence continuing South 00°07'00" East along the east line of said Section 9 for a distance of 294.58 feet to a point which lies on the northerly boundary of Fairway Estates, Phase 3;

Thence South 89°53'00" West along the northerly boundary of said Phase 3 for a distance of 170.00 feet;

Thence North 00°07'00" West along the northerly boundary of said Phase 3 for a distance of 25.29 feet;

Thence North 84°52'31" West along the northerly boundary of said Phase 3 for a distance of 350.07 feet;

Thence North 23°42'06" West for a distance of 107.52 feet to the point which is the beginning of a non-tangent curve, concave southerly having a radius of 90.00 feet, the center of which bears South 10°44'41" East;

Thence westerly along said curve through a central angle of 12°52'25" for an arc distance of 20.22 feet;

Thence South 66°17'54" West for a distance of 69.95 feet;

Thence North 16°44'55" West for a distance of 82.62 feet;

Thence North 00°07'29" East for a distance of 126.90 feet to a point on the southerly right-of-way line of the proposed Hoskins Lane extension;

Thence South 84°52'31" East along said right-of-way line for a distance of 669.71 feet to the TRUE POINT OF BEGINNING.

and contains an area of 3.988 acres, and

That said 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, blocks, streets, and utility easements, and That the undersigned owner of the land shown and described on this plat does hereby dedicate to the public use all streets, alleys, easements, and other lands within the boundary lines of the plat as indicated and not already 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 October, 2007, by:

MULLIGAN GROUP, A PARTNERSHIP

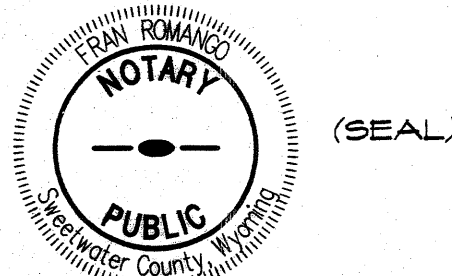
STEVE PALMER, MANAGER

State of Wyoming } ss.  
County of Sweetwater }

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of OCTOBER, 2007, by Steve Palmer as a free and voluntary act and deed.

Witness my hand and official seal.

Notary Public  
My Commission expires: 10-10-09



## CERTIFICATE OF JOINDER

The undersigned, being an owner of interest in the land presently being platted as the Fairway Estates - Phase 4, do hereby ratify and join in all provisions of the Certificate of Dedication attached to said Plat as fully and completely as if he had executed the original Certificate of Dedication.

We do specifically dedicate the use of the streets, easements and public areas to the public.

Commerce Bank of Wyoming  
601 College Dr.  
Rock Springs, WYOMING 82901

TOM WILLNERD  
President

STATE OF WYOMING } ss.  
SWEETWATER COUNTY }

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of October, 2007,

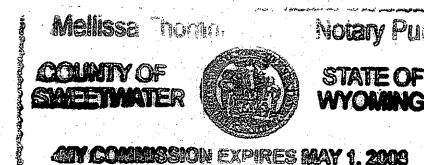
by: Tom Willnerd

as a free and voluntary act and deed.

Witness my hand and official seal.

My commission expires: May 1, 2008

Notary Public  
Mellissa Thornhill



## Certificate of Surveyor

I, Craig A. Shavers, do hereby certify that I am a Land Surveyor registered under the laws of the State of Wyoming, and that this plat is a true, correct, and complete plat of the FAIRWAY ESTATES, PHASE 4, 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 Sweetwater County regulations governing the subdivision of land.

Professional Land Surveyor  
CRAIG A. SHAVERS  
2926  
Date: 10/12/07  
WYOMING (SEAL)

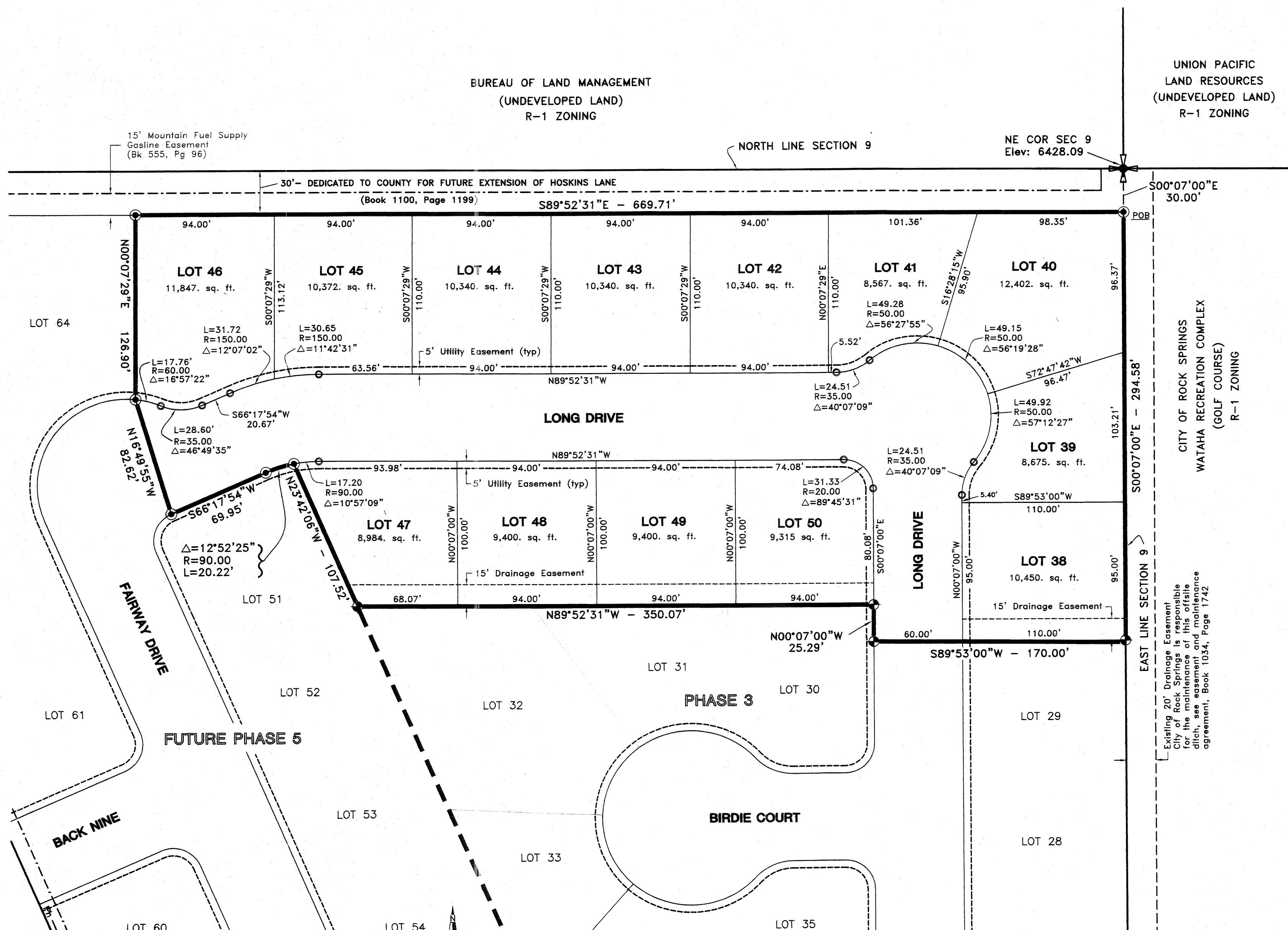
Professional Land Surveyor  
Registration Number 2926

Date: Oct. 12, 2007

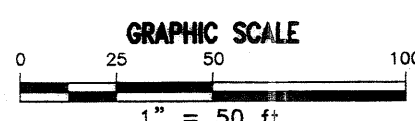
# FINAL PLAT

## FAIRWAY ESTATES - PHASE 4

NORTHEAST QUARTER, SECTION 9, TOWNSHIP 19 NORTH, RANGE 105 WEST  
SWEETWATER COUNTY, WYOMING



LAND OWNER/DEVELOPER  
MULLIGAN GROUP, A PARTNERSHIP  
510 S. Main  
ROCK SPRINGS, WYOMING



### Legend

- BERNTSEN FEDERAL MONUMENT SET - PLS 2428.
- BERNTSEN FEDERAL MONUMENT FOUND - PLS 2428 (Previous filing)
- INDIVIDUAL LOT CORNERS TO BE MONUMENTED BY REBAR WITH ALUMINUM CAP STAMPED "PROP COR JFC PLS 2428"

**JFC ENGINEERS SURVEYORS**  
1515 NINTH STREET  
ROCK SPRINGS, WY 82901  
PHONE (307) 362-7519  
FAX (307) 362-7569  
http://www.jfc-wyo.com

## Approval - County Engineer

Approved this 16 day of October, 2007, by the County Engineer of Sweetwater County, Wyoming.

JOHN RADOSEVICH  
Sweetwater County Engineer  
(SEAL)

## Approval - Sweetwater Planning and Zoning Commission

This plat approved by the Sweetwater County Planning and Zoning Commission this 16<sup>th</sup> day of October, 2007.

Clement R. Williams  
RAY WILLIAMS, VICE CHAIRMAN

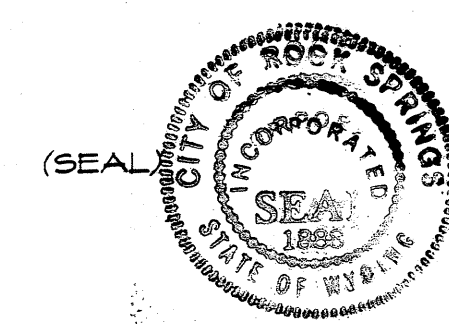
## Notes

- This subdivision contains 13 residential lots and includes a total of 3.988 acres, including 1.01 acres within the street right-of-way.
- This property is zoned R-1, Residential Single Family.
- Individual lot owners are required to submit a Drainage Plan at the time of Application for a Construction/Use Permit for the primary residential permitted use. This Drainage Plan must be approved and stamped by a Wyoming Professional Engineer. The applicant/property owner is responsible for implementing and maintaining the drainage plan.
- NO WATER RIGHTS ARE CONVEYED WITH THIS PROPERTY.
- SOILS REPORT - "Since soil conditions may vary significantly at each lot, a geotechnical engineer should inspect each excavation to verify soil types and identify potential problem soils."
- 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.
- No access to lots is allowed from future Hoskins Lane.

## Approval - City of Rock Springs

Approved this 20<sup>th</sup> day of March, 2007, by the Governing Body of the City of Rock Springs, Sweetwater County, Wyoming.

TIMOTHY A. KAYMO, MAYOR  
CITY CLERK



## Acceptance and Approval Sweetwater County Board of Commissioners

This plat approved by the Board of County Commissioners of Sweetwater County, Wyoming, this 16<sup>th</sup> day of October, 2007, for filing with the Clerk and Recorder of Sweetwater County, and for conveyance to the County of the public dedications shown hereon, subject to the provision that approval in no way obligates Sweetwater County for financing or constructing of improvements on lands, streets, or easements dedicated to the public except as specifically agreed to by the Board of County Commissioners, and further that said approval shall in no way obligate Sweetwater County for maintenance of streets which are not dedicated to the public nor until all improvements shall have been completed to the satisfaction of the Board of County Commissioners.

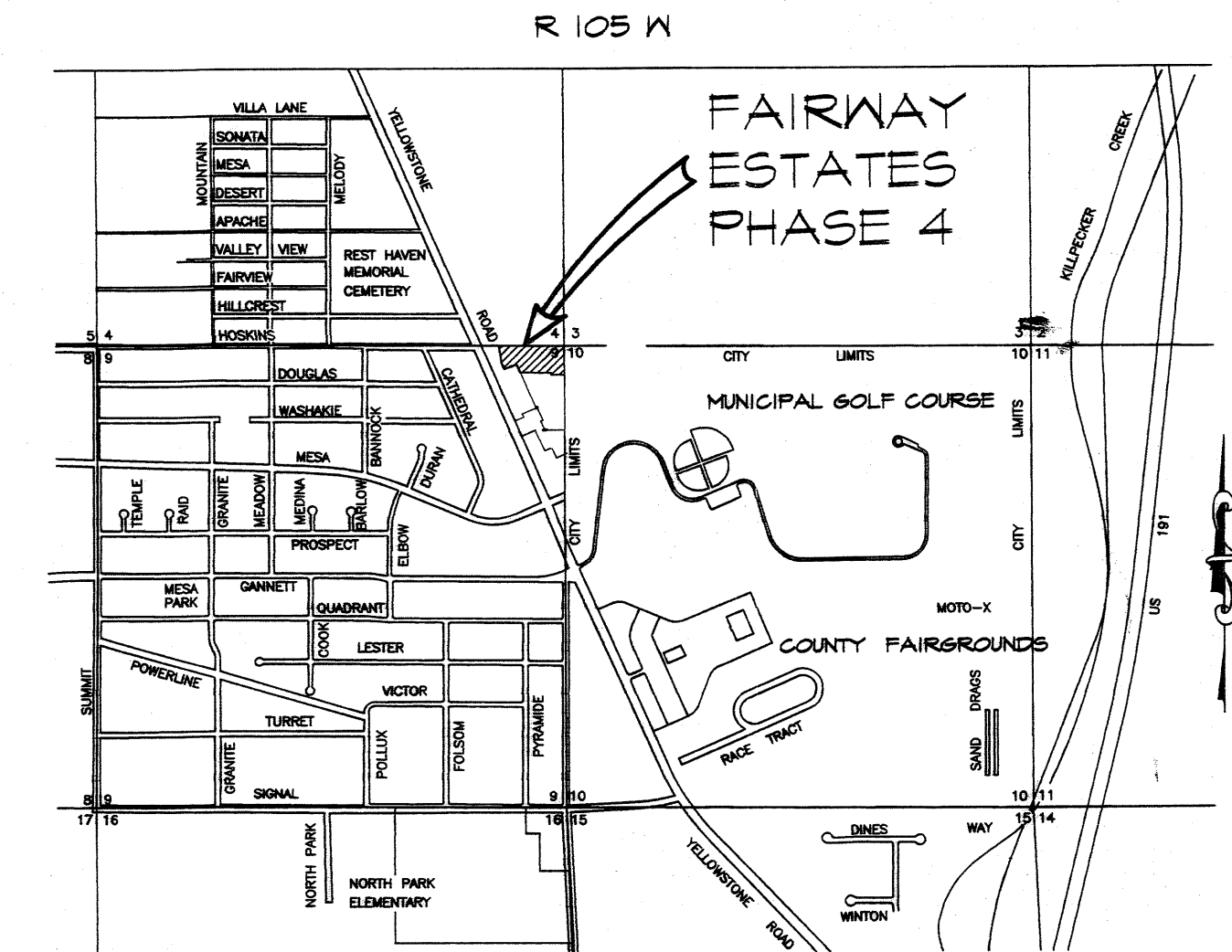
Dated this 16 day of OCT, 2007.

JOSEPH L. OLDFIELD, ACTING CHAIRMAN

## Certificate of Recording

This plat was filed for record in the Office of the County Clerk and Recorder at 3:55pm, Oct 11, 2007, and is duly recorded in Book 1034, Page 522.

DAVE DAVIS, Clerk and Recorder  
By Mary Kay Lake Deputy



## VICINITY MAP

SCALE: 1" = 2000'

507

AUGUST, 2007