

LEGAL DESCRIPTION
 A piece, parcel or tract of land located in Federal Lots 11 and 12 of Section 15, Resurvey Township 19 North, Range 105 West of the Sixth Principal Meridian, Sweetwater County, Wyoming and being more particularly described as follows:

Beginning at the West Quarter corner of said Section 15;
 Thence South 89°19'16" East along the East-West centerline of said Section 15 for a distance of 50.06 feet to the intersection of the easterly right-of-way line of Foothill Boulevard and the TRUE POINT OF BEGINNING;
 Thence continuing South 89°19'16" East along the East-West centerline of said Section 15 a distance of 247.55 feet;
 Thence South 00°39'09" West for a distance of 171.84 feet;
 Thence South 89°19'15" East for a distance of 54.79 feet;
 Thence South 00°41'53" West for a distance of 60.00 feet to a point which is the beginning of a non-tangent curve, concave southeasterly having a radius of 15.00, the center of which bears South 00°40'45" West;
 Thence southwesterly along said curve through a central angle of 92°50'05" for an arc distance of 24.30 feet;
 Thence South 02°09'20" East for a distance of 156.67 feet to a point which is the beginning of a tangent curve to the left having a radius of 15.00 feet;
 Thence southwesterly along said curve through a central angle of 90°00'00" for an arc distance of 23.56 feet;
 Thence South 02°10'28" East for a distance of 60.00 feet;
 Thence South 87°50'40" West for a distance of 38.35 feet;
 Thence South 02°09'20" East for a distance of 97.00 feet;
 Thence South 02°09'20" East for a distance of 194.00 feet;
 Thence South 87°50'40" West for a distance of 8.10 feet;
 Thence South 02°09'20" East for a distance of 157.00 feet;
 Thence South 87°50'40" West for a distance of 2.77 feet;
 Thence South 02°09'20" East for a distance of 194.00 feet;
 Thence North 87°50'40" East for a distance of 33.38 feet;
 Thence South 02°09'23" East for a distance of 252.67 feet;
 Thence South 87°50'40" West for a distance of 157.00 feet;
 Thence North 02°09'23" West for a distance of 21.55 feet;
 Thence South 87°50'40" West for a distance of 117.00 feet;
 Thence North 02°09'23" West along said right-of-way line a distance of 1172.29 feet to the Point of Beginning.

The above described tract contains an area of 7.030 acres, more or less and is subject to any rights-of-way and/or easements which have been legally acquired.
 The Basis of Bearing for said parcel is the Union Pacific - Rock Springs coordinate system bearing of North 02°09'23" West along the west line of the southwest quarter of said Section 15, T19N, R105W.

NOTES:

- 1) ALL COURTS ARE INTENDED TO BE A 20' WIDE SHARED DRIVEWAY TO BE MAINTAINED BY THE HOME OWNERS ASSOCIATION(HOA).
- 2) ALL OTHER STREETS SHALL BE DEDICATED TO THE CITY OF ROCK SPRINGS.
- 3) ALL PUBLIC RIGHT-OF-WAYS INTERSECTIONS HAVE A RADIUS OF 15'.
- 4) FACE OF CURB RADIUS AT PUBLIC INTERSECTIONS IS 20'.
- 5) SEWER WILL CONNECT TO THE NEW SEWERLINE THAT WILL BE INSTALLED PARALLELING FOOTHILL BOULEVARD.
- 6) WATER WILL CONNECT TO THE WATERLINE PARALLELING FOOTHILL BOULEVARD.
- 7) SETBACKS FOR SINGLE-FAMILY LOTS WILL CONFORM TO REGULATIONS FOR R-3 ZONING.
- 8) FRONT MINIMUM SET BACKS FOR TOWNHOMES WILL BE 5 FEET, BACK MINIMUM SET BACKS WILL BE 8', AND THE MINIMUM SIDE SETBACK WILL BE 0 FEET.
- 9) MAINTENANCE AND UPKEEP OF THE GREENBELT AREAS WITHIN THE ROW SECTIONS WILL BE CONTINUALLY PERFORMED BY THE HOME OWNERS ASSOCIATION.
- 10) MAINTENANCE AND UPKEEP OF THE WALKING PATHS SHALL BE THE RESPONSIBILITY OF THE HOA.
- 11) ALL COURTS SHALL BE MARKED NO PARKING ON BOTH SIDES.

TABULATION:

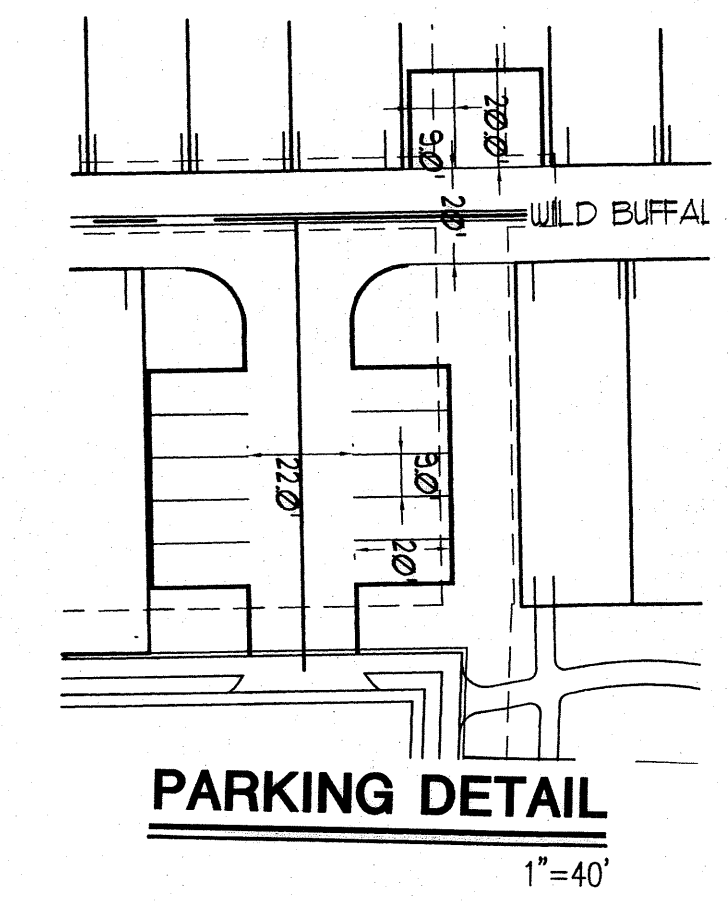
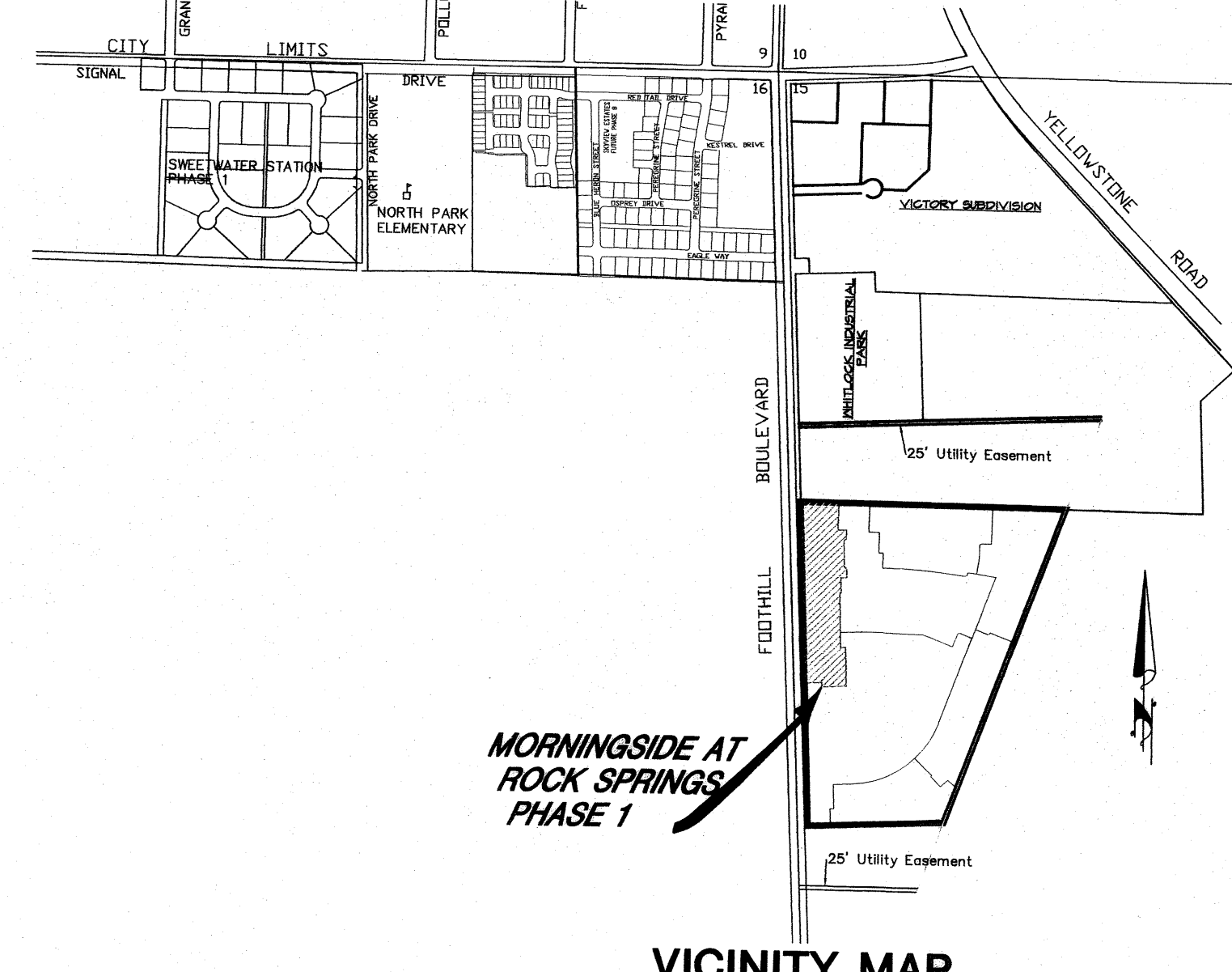
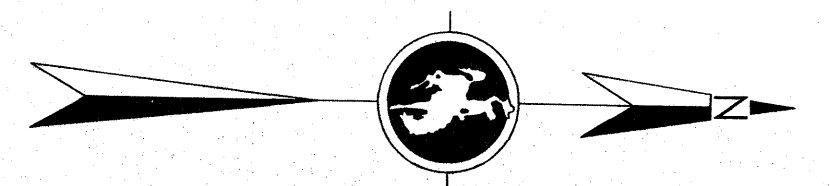
TOTAL AREA	7.03AC
TOTAL LOTS	44
TOWNHOME LOTS	26
SINGLE FAMILY LOTS	18
DENSITY	6.26 LOTS/ACRE
TOTAL DEDICATED RIGHT-OF-WAY	1.97AC (28.02%)
TOTAL HOA RIGHT-OF-WAY	0.31AC (4.41%)
TOTAL HOA OPEN SPACE	0.95AC (13.51%)
TOTAL TOWNHOME LOT ACREAGE	1.01AC (14.37%)
TOTAL SINGLE FAMILY LOT ACREAGE	2.79AC (39.69%)

CONSTRUCTION START DATES:

PHASE 1	MARCH '07
PHASE 2	JULY '07
PHASE 3	FEBRUARY '08
PHASE 4	FEBRUARY '08
PHASE 5	JUNE '08
PHASE 6	SEPTEMBER '08
PHASE 7	SEPTEMBER '08

THE ABOVE DATES MAY CHANGE DUE TO MARKET DEMANDS.

PLAN
1"=60'



LEGEND

W1	PHASE LINE WATERLINE(PHASE 1)
W2	WATERLINE(PHASE 2)
W3	WATERLINE(PHASE 3)
W4	WATERLINE(PHASE 4)
W5	WATERLINE(PHASE 5)
WP1	WATERLINE(PRIVATE PHASE 1)
WP2	WATERLINE(PRIVATE PHASE 2)
W	EXISTING WATERLINE
SS1	SEWERLINE(PHASE 1)
SS2	SEWERLINE(PHASE 2)
SS3	SEWERLINE(PHASE 4)
SS4	SEWERLINE(PHASE 5)
SS	NEW CITY SEWERLINE
STS	STORM SEWERLINE
-6300-	EXISTING CONTOURS(2' INTERVAL)
---	LOT DRAINAGE
+	STREET DRAINAGE
+	HYDRANT

This Final Development Plan conforms to the approved Preliminary Development Plan. Certified this 2nd day of MAY, 2007.
 [Signature] Planning Administrator

	1515 NINTH STREET ROCK SPRINGS, WY 82901 PHONE (307) 362-7519 FAX (307) 362-7569 http://www.jfc-wyo.com	SCALE: AS NOTED DRAWN BY: DRK	MORNINGSIDE AT ROCK SPRINGS (PUD) FINAL DEVELOPMENT PLAN PHASE 1 PREPARED FOR SWEETWATER DEVELOPMENT GROUP, LC 8438 GAD WAY SANDY, UT 84093 801-943-0180	DATE: REV. APR. 2007 PROJECT NO: 7398-06E SHEET NO: 2 OF 3
	RECORDED 12-17-07 AT 03:49 PM REG# 1526233 BY# 0000 FOR \$000 STEVEN DALE DAVIS, CLERK OF SHEETWATER COUNTY, WY			

FILE NAME: d:\p\2007\2390\2390.dwg 30 MAY 07 11:03