

FINAL PLAT OF SCSD #1 SUBDIVISION, PHASE ONE

SECTION 28: A PORTION OF GOVERNMENT LOT 5, FROM THE
DEPENDENT RESURVEY OF TOWNSHIP 19 NORTH, RANGE 105 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, SWEETWATER COUNTY,
WYOMING.

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT SWEETWATER COUNTY SCHOOL DISTRICT #1, LESSEE, AND BLM, PROPERTY OWNER OF INTEREST IN THE LAND SHOWN IN THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS SCSD #1 SUBDIVISION, PHASE 1, IS LOCATED IN SECTION 28, TOWNSHIP 19 NORTH, RANGE 105 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SWEETWATER COUNTY, WYOMING, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN SECTION 28; BEING A PORTION OF GOVERNMENT LOT 5, FROM THE DEPENDENT RESURVEY OF TOWNSHIP 19 NORTH, RANGE 105 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SWEETWATER COUNTY, WYOMING, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 28/29/32/33, TOWNSHIP 19 NORTH, RANGE 105 WEST, A 3 1/4" US GENERAL LAND OFFICE BRASS CAP ON A 2 1/2" IRON PIPE FOUND IN PLACE AND MARKED APPROPRIATELY, THENCE N00°03'24"W, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE OF 2643.14 FEET TO THE WEST QUARTER CORNER SECTION 28, A 1" IRON PIPE, NO CAP, FOUND IN PLACE, ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL. THENCE CONTINUING N00°03'31"W, ALONG SAID WEST LINE OF SECTION 28, A DISTANCE OF 761.28 FEET TO A 2" ALUMINUM CAP PLS 10838, THENCE N90°00'00"E, A DISTANCE OF 1218.91 FEET TO A 2" ALUMINUM CAP PLS 10838, THENCE N00°00'10"W, A DISTANCE OF 80.0 FEET TO A 2" ALUMINUM CAP PLS 10838, THENCE S75°12'29"E, A DISTANCE OF 155.14 FEET TO THE SOUTHWEST CORNER OF LOT 3, OREGON TRAILS SUBDIVISION PHASE 10, AN ALUMINUM CAP FOUND IN PLACE, STAMPED JFC PLS 2928, THENCE S00°00'11"E, A DISTANCE OF 234.78 FEET TO THE SOUTHWEST CORNER OF LOT 5 OREGON TRAILS SUBDIVISION PHASE 10 AND THE NORTHWEST CORNER OF LOT 6 OREGON TRAILS SUBDIVISION PHASE 9, A 3 1/4" ALUMINUM CAP FOUND IN PLACE, STAMPED PLS 2928, THENCE S00°00'10"E, A DISTANCE OF 536.66 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF REAGAN AVENUE, AN ALUMINUM CAP FOUND IN PLACE, STAMPED JFC PLS 2928, THENCE S00°02'08"W, A DISTANCE OF 80.02 FEET TO THE CENTER WEST 1/16 CORNER OF SECTION 28, A 3 1/4" BRASS CAP PLS 2500 ON IRON PIPE FOUND IN PLACE AND MARKED APPROPRIATELY, WHERE THE CENTER 1/4 LIES S87°55'20"E, 1372.14 FEET, THENCE N87°54'57"W ALONG THE SOUTH RIGHT OF WAY LINE OF PROPOSED REAGAN AVENUE, A DISTANCE OF 1369.02 FEET TO THE POINT OF BEGINNING.

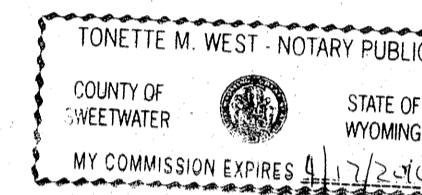
CONTAINING 24.91 ACRES THEREIN, MORE OR LESS, AND THAT THIS SUBDIVISION, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S), AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS, AND THAT THE UNDERSIGNED OWNER(S) 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, AND EASEMENTS FOR THE PURPOSES DESIGNATED AND OTHER LANDS WITHIN THE BOUNDARY LINES OF THE PLAT AS INDICATED AND NOT OTHERWISE DEDICATED FOR PUBLIC USE.

EXECUTED THIS 11 DAY OF March, A.D., 2008, BY: Paul E. Gube (PROJECT MANAGER) FOR AND ON BEHALF OF THE LESSEE, SWEETWATER COUNTY SCHOOL DISTRICT #1.

STATE OF WYOMING)
)SS.
SWEETWATER COUNTY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11 DAY OF March, A.D., 2008, BY: Paul E. Gube (PROJECT MANAGER) FOR AND ON BEHALF OF THE LESSEE, SWEETWATER COUNTY SCHOOL DISTRICT #1, AS A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL,
MY COMMISSION EXPIRES: 4/17/2010
Janette M. West
NOTARY PUBLIC

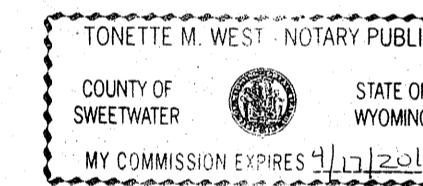


EXECUTED THIS 11 DAY OF March, A.D., 2008, BY: Bernard Waynard (ACTING FIELD MANAGER) FOR AND ON BEHALF OF THE OWNER, BLM.

STATE OF WYOMING)
)SS.
SWEETWATER COUNTY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11 DAY OF March, A.D., 2008, BY: Bernard Waynard (ACTING FIELD MANAGER) FOR AND ON BEHALF OF THE OWNER, BLM, AS A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL,
MY COMMISSION EXPIRES: 4/17/2010
Janette M. West
NOTARY PUBLIC



CERTIFICATE OF REGISTERED LAND SURVEYOR

I, CARL R. CARMICHAEL, 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 SCSD #1 SUBDIVISION, PHASE ONE 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 THE CITY OF ROCK SPRINGS' REGULATIONS GOVERNING THE SUBDIVISION OF LAND TO AN ACCURACY OF ONE (1) PART IN TEN THOUSAND (10,000).

Carl R. Carmichael
CARL R. CARMICHAEL
PROFESSIONAL LAND SURVEYOR
WYOMING REGISTRATION NO. 10838

STATE OF WYOMING)
)SS.
COUNTY OF LARAMIE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF March, 2008
BY: CARL R. CARMICHAEL
AS A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL,
MY COMMISSION EXPIRES: 4/27/2011
Leah A. Richardson
NOTARY PUBLIC

CERTIFICATE OF REVIEW OF THE DEPARTMENT OF ENGINEERING AND OPERATIONS

DATA ON THIS PLAT REVIEWED THIS 17th DAY OF MARCH, A.D., 2008 BY A LICENSED PROFESSIONAL ENGINEER ON BEHALF OF THE DEPARTMENT OF ENGINEERING AND OPERATIONS OF THE CITY OF ROCK SPRINGS, WYOMING.
Paul D. Kanchich
LICENSED PROFESSIONAL ENGINEER

CERTIFICATE OF APPROVAL BY THE CITY OF ROCK SPRINGS PLANNING & ZONING COMMISSION

THIS PLAT APPROVED BY THE CITY OF ROCK SPRINGS PLANNING AND ZONING COMMISSION THIS 15th DAY OF March, A.D., 2008

John J. McCarron
CHAIRMAN
ATTEST:
SECRETARY

CERTIFICATE OF ACCEPTANCE AND APPROVAL BY THE CITY COUNCIL OF THE CITY OF ROCK SPRINGS
APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCK SPRINGS, WYOMING THIS _____ DAY OF _____, A.D., 2008.

Shirley L. Davis
ATTEST:
CITY CLERK

CERTIFICATE OF RECORDING BY THE COUNTY CLERK AND RECORDER

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 2:50 O'CLOCK P.M., March 24, 2008 AND IS ONLY RECORDED IN BOOK OF PLATS, PAGE NO. 520.

Shirley L. Davis
COUNTY CLERK
(ORD. NO. 84-9, 7-84)



RECORDED 3/24/2008 AT 02:50 PM RECH 1528071 BKA 0000 P04 0000
STEVEN DALE DAVIS, CLERK OF SWEETWATER COUNTY, WYOMING 1 of 1

520

SCSD #1 PHASE 1 SUBDIVISION TABLE

TOTAL PHASE 1 ACREAGE: 24.91 ACRES
NUMBER OF LOTS: 1
LOT 1, PHASE 1 ACREAGE: 21.14 ACRES
TOTAL RIGHTS OF WAY: 3.77 ACRES (SUMMIT DRIVE AND REAGAN AVENUE)
SUMMIT DRIVE PHASE 1: 1.26 ACRES
REAGAN AVENUE PHASE 1: 2.51 ACRES
OPEN SPACE: 0.59 ACRES

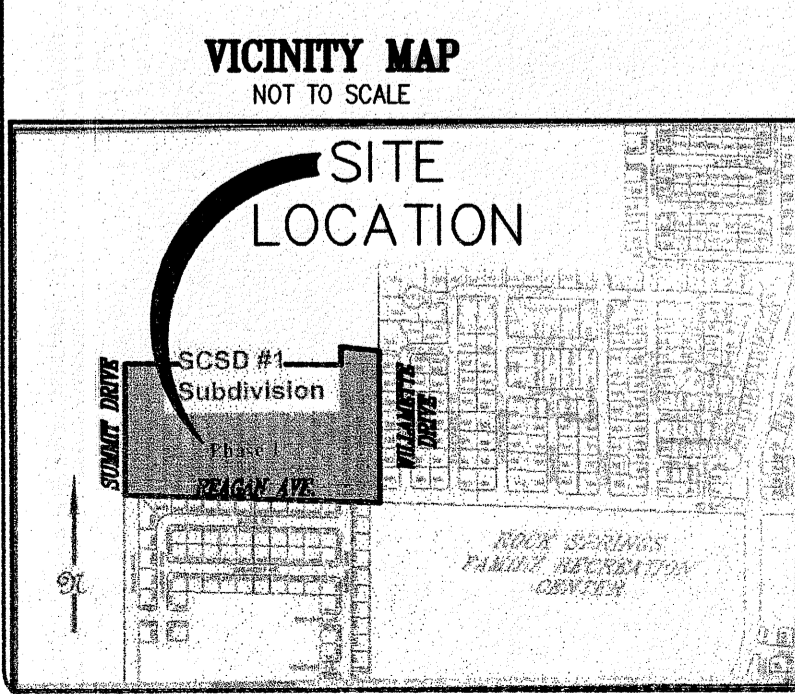
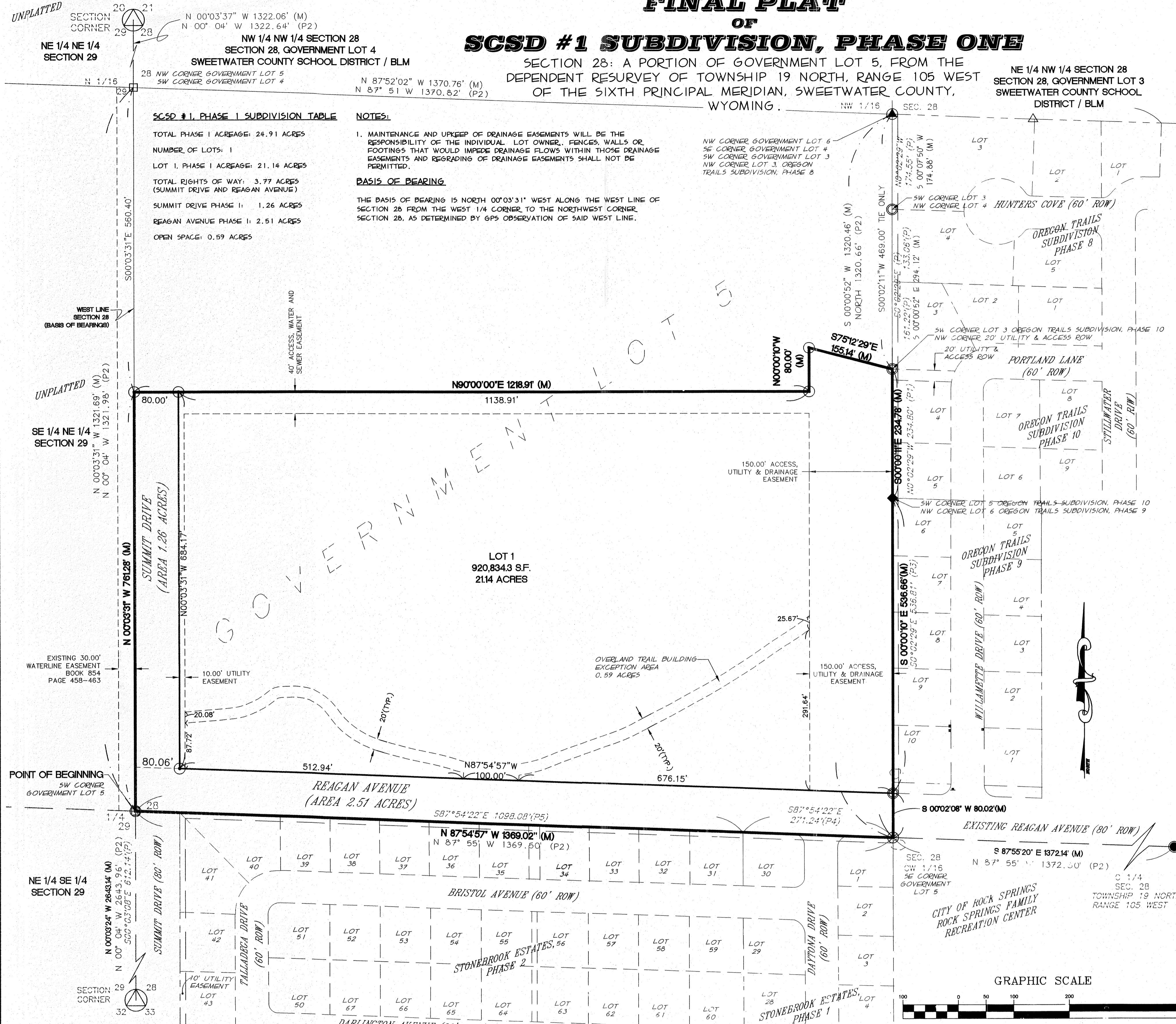
NOTES:

1. MAINTENANCE AND UPKEEP OF DRAINAGE EASEMENTS WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER. FENCES, WALLS OR FOOTINGS THAT WOULD IMPERE DRAINAGE FLOWS WITHIN THOSE DRAINAGE EASEMENTS AND REGRADING OF DRAINAGE EASEMENTS SHALL NOT BE PERMITTED.

BASIS OF BEARING

THE BASIS OF BEARING IS NORTH 00°03'31" WEST ALONG THE WEST LINE OF SECTION 28 FROM THE WEST 1/4 CORNER TO THE NORTHWEST CORNER SECTION 28, AS DETERMINED BY GPS OBSERVATION OF SAID WEST LINE.

NW CORNER GOVERNMENT LOT 6
SE CORNER GOVERNMENT LOT 4
SW CORNER GOVERNMENT LOT 3
NW CORNER LOT 3 OREGON TRAILS SUBDIVISION, PHASE 8



LEGEND

- ⊙ DENOTES FOUND ALUMINUM CAP STAMPED JFC PLS 2928
- ▲ DENOTES FOUND 2 1/2" ALUMINUM CAP STAMPED PLS 2928
- ◆ DENOTES FOUND 3 1/4" ALUMINUM CAP STAMPED PLS 2928
- ⊠ DENOTES FOUND 3 1/4" BRASS CAP ON IRON PIPE STAMPED AMI PLS 2533
- ⊡ DENOTES FOUND 3 1/4" US LAND OFFICE BRASS CAP ON IRON PIPE
- ⊗ DENOTES FOUND 3 1/4" BRASS CAP ON IRON PIPE STAMPED PLS 2500
- ▲ DENOTES FOUND 3 1/4" BRASS CAP ON IRON PIPE
- ⊙ DENOTES FOUND 1" IRON PIPE, NO CAP
- ⊕ DENOTES FIBER OPTIC LINE MARKER FOUND
- DENOTES FOUND 3 1/4" BRASS CAP ON IRON PIPE STAMPED AMI C-1/4 528 1992 PLS 2533
- ⊙ DENOTES SET 2" ALUMINUM CAP STAMPED PLS 10838
- Ⓜ DENOTES MEASURED DATA FROM THIS SURVEY
- (P1) DENOTES INFORMATION FROM RECORDED SUBDIVISION OREGON TRAILS PHASE 10
- (P2) DENOTES INFORMATION FROM BUREAU OF LAND MANAGEMENT PLAT OF THE DEPENDENT RESURVEY AND SUBDIVISION OF SECTION 28, TOWNSHIP 19 NORTH, RANGE 105 WEST OF THE SIXTH PRINCIPAL MERIDIAN.
- (P3) DENOTES INFORMATION FROM RECORDED SUBDIVISION OREGON TRAILS PHASE 9
- (P4) DENOTES INFORMATION FROM RECORDED SUBDIVISION STONEBROOK ESTATES PHASE 1
- (P5) DENOTES INFORMATION FROM RECORDED SUBDIVISION STONEBROOK ESTATES PHASE 2

Mar 05, 2008 - 3:27pm tom
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