

STATEMENT OF SURVEYOR

I, Gene K. Kent do hereby certify that I am a Registered Professional Land Surveyor licensed under the laws of the State of Wyoming, that this plat is a true, correct, and complete plat of the WINSTON SUBDIVISION PHASE TWO 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).



STATE OF WYOMING 55
SWEETWATER COUNTY

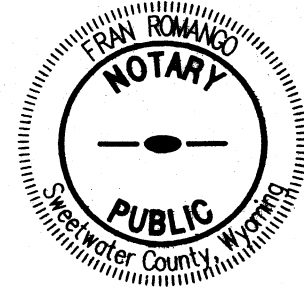
The foregoing instrument was acknowledged before me this 13th day of JAN., 2009, by:

Gene K. Kent
as a free and voluntary act and deed.

Witness my hand and official seal.

My commission expires: 10-10-09

Jan Romango
Notary Public



APPROVAL - PLANNING & ZONING COMMISSION

This plat approved by the City of Rock Springs Planning and Zoning Commission this 14th day of January, A.D., 2009.

Jim Anselmi
JIM ANSELMI, Chairman

Jan McCarroll
Attest:
JANA MCCARRON, Secretary

DECLARATION VACATING PREVIOUS PLATTING

This plat is the resubdivision of Lots 14 and 15 of the Gateway Complex Subdivision, as recorded in the Book of Plats, Page 282, of the records of the Sweetwater County Clerk. All earlier plats or portions thereof, encompassed by the boundaries of this plat are hereby vacated.

ACCEPTANCE AND APPROVAL - ROCK SPRINGS CITY COUNCIL

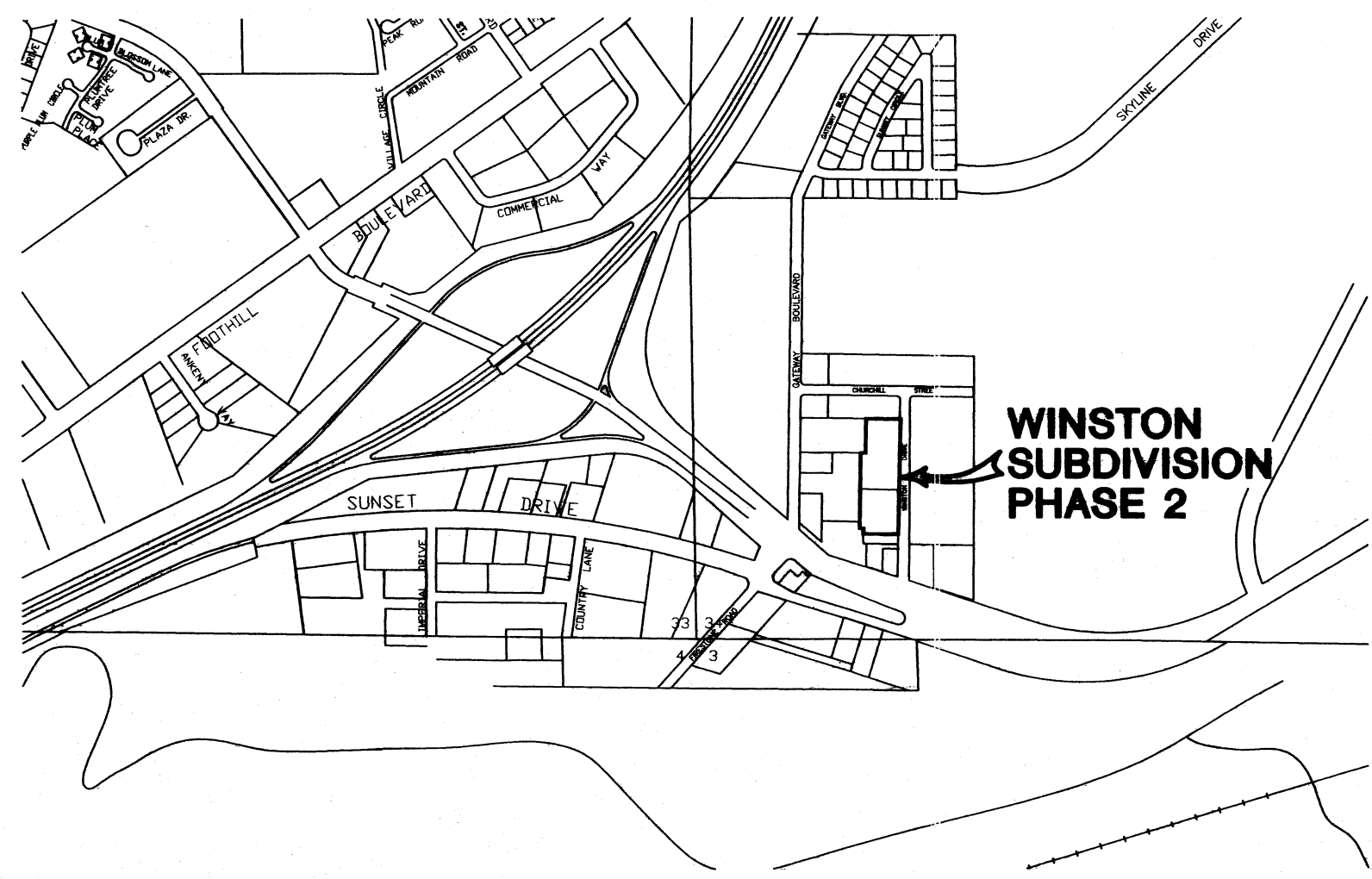
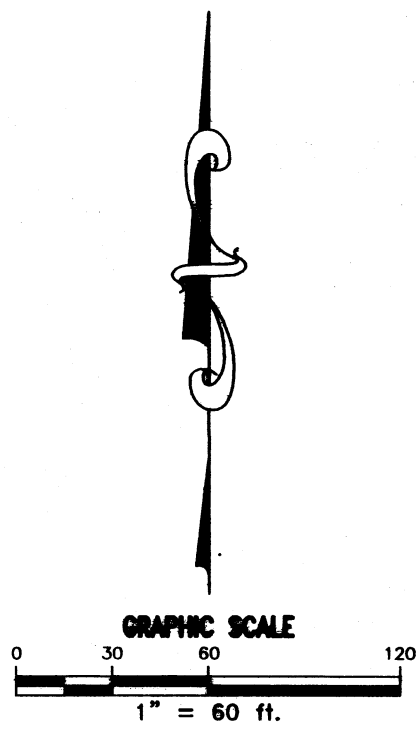
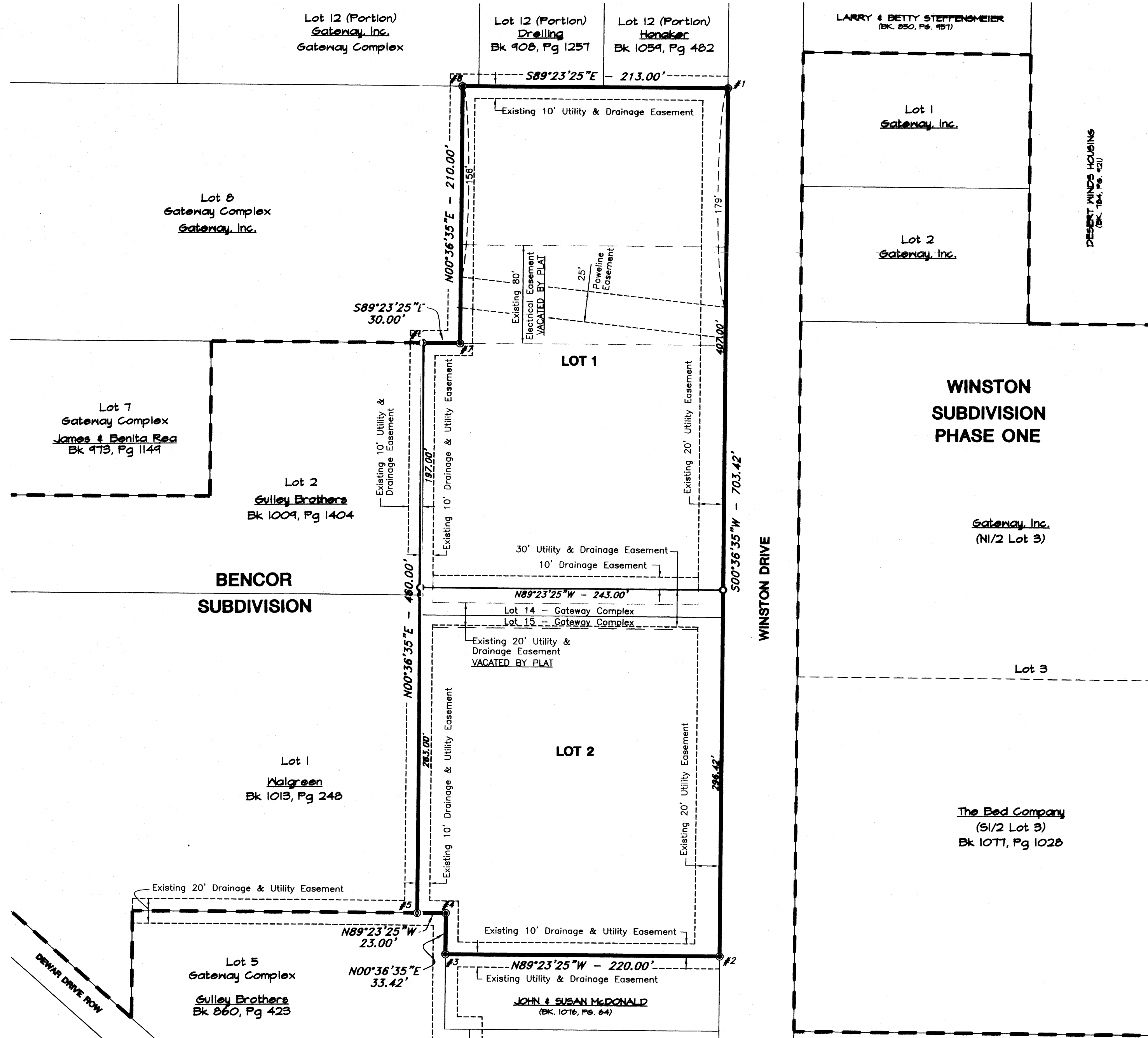
Approved by the City Council of the City of Rock Springs, Wyoming, this 20th day of January, A.D., 2009.

Timothy A. Kaimo
TIMOTHY A. KAIMO, Mayor

Lisa M. Taruffelli
ATTEST:
LISA M. TARUFFELLI, City Clerk

FINAL PLAT FOR WINSTON SUBDIVISION, PHASE TWO

(A RESUBDIVISION OF LOTS 14-15 OF GATEWAY COMPLEX SUBDIVISION)
SECTION 34, RESURVEY TOWNSHIP 19 NORTH, RANGE 105 WEST
ROCK SPRINGS, SWEETWATER COUNTY, WYOMING



VICINITY MAP
Scale: 1"=1000'

NOTE:

THIS SUBDIVISION INCLUDES A TOTAL OF 2 LOTS AND CONTAINS A TOTAL OF 3.762 ACRES.

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.

BASIS OF BEARING

THE BASIS OF BEARING IS THE GATEWAY COMPLEX BEARING OF NORTH 0°36'35" EAST ALONG THE WEST LINE OF WINSTON DRIVE.

DEVELOPER

GATEWAY, INC.
78 WINSTON DRIVE
ROCK SPRINGS, WYOMING 82901
Phone: (307) 382-8200



LEGEND

- ① 3-1/4" BERTSEN ALUMINUM CAP WITH 2-3/8"x30" ALUMINUM PIPE STAMPED "BENCOR BOUNDARY (Corner # marked on drawing)", FOUND THIS SURVEY.
- Ⓐ INDIVIDUAL LOT CORNERS TO BE MONUMENTED WITH A 5/8" REBAR WITH ALUMINUM CAP STAMPED "PROPERTY CORNER JFC PLS 2928", FOUND THIS SURVEY.
- 3-1/4" BERTSEN ALUMINUM CAP WITH 2-3/8"x30" ALUMINUM PIPE STAMPED "WINSTON 2 BOUNDARY (Corner # marked on drawing)", SET THIS SURVEY.
- INDIVIDUAL LOT CORNERS TO BE MONUMENTED WITH A 5/8" REBAR WITH ALUMINUM CAP STAMPED "PROPERTY CORNER JFC PLS 5146", SET THIS SURVEY.

CERTIFICATE OF DEDICATION

Know all men by these presents that the undersigned GATEWAY, INC., 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 WINSTON SUBDIVISION PHASE TWO is located in the Southwest Quarter of Section 34, Resurvey Township 19 North, Range 105 West of the 6th Principal Meridian, Rock Springs, Sweetwater County, Wyoming, being a re-subdivision of Lots 14 & 15 of the Gateway Complex Subdivision as platted and filed in the office of the Sweetwater County Clerk and is more particularly described as follows:

Commencing at the northeast corner of said Lot 14;

Thence South 0°36'35" West along the easterly boundary of said Lots 14 and 15 for a distance of 109.42 feet to the northeast corner of the John and Susan McDonald tract described in Book 1076, Page 64 in the records of the Sweetwater County Clerk;

Thence North 84°23'25" West along the northerly boundary of said McDonald tract for a distance of 220.00 feet to the northeast corner thereof;

Thence North 0°36'35" East along the westerly boundary of said Lot 15 for a distance of 35.42 feet;

Thence North 84°23'25" West along the westerly boundary of said Lot 15 for a distance of 25.00 feet;

Thence North 0°36'35" East along the westerly boundary of said Lots 14 and 15 for a distance of 460.00 feet;

Thence South 84°23'25" East along the westerly boundary of said Lot 14 for a distance of 30.00 feet;

Thence North 0°36'35" East along the westerly boundary of said Lot 14 for a distance of 210.00 feet to the northeast corner thereof;

Thence South 84°23'25" East along the northerly boundary of said Lot 14 for a distance of 215.00 feet to the Point of Beginning.

and contains an area of 3.762 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 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 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.

All rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released.

The above described tract lies within the Gateway Complex Addition to the City of Rock Springs, Wyoming. It is our desire to VACATE the above described portion of the original plat in order that this new subdivision plat may be recorded in its place. We declare that the aforesaid portion of said original plat is hereby vacated, from and after the date of execution hereof.

Executed this 13 day of JANUARY, 2009, by:

GATEWAY, INC.

Thomas J. Karshnik
Thomas J. Karshnik, President

STATE OF WYOMING } 55
SWEETWATER COUNTY }

The foregoing instrument was acknowledged before me this 13th day of JAN., 2009, by:

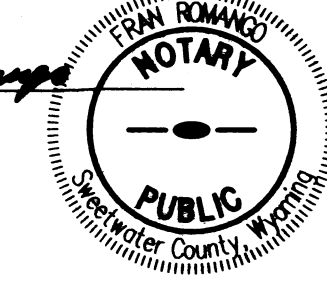
Thomas J. Karshnik

as a free and voluntary act and deed.

Witness my hand and official seal.

My commission expires: 10-10-09

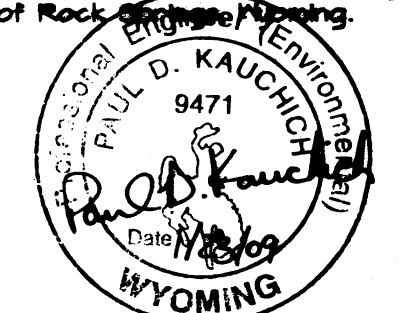
Jan Romango
Notary Public



REVIEW - DEPARTMENT OF ENGINEERING AND OPERATIONS

Data on this plat reviewed this 23rd day of JANUARY, A.D., 2009, 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



CERTIFICATE OF RECORDING - SWEETWATER COUNTY CLERK

This plat was filed for record in the Office of the Clerk and Recorder at 12:00 o'clock P.M.

January 29, 2009, and is duly recorded in Book of Plats, Page No. 528

Steve Davis
County Clerk

Donna Wardell
Deputy