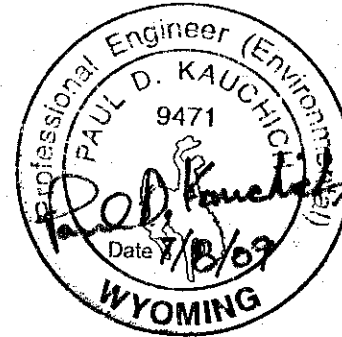


REVIEW - CITY ENGINEER

Data on this plat reviewed this 8<sup>th</sup> day of July 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



APPROVAL - PLANNING & ZONING COMMISSION

This Plat Approved by the City of Rock Springs Planning & Zoning Commission this 8<sup>th</sup> day of July A.D., 2009.

Jim Anselmi, Chairman  
Lisa M. Carron  
Attest:  
JANA McCARRON, 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 July, A.D., 2009.

NOTE:  
This plat is the Resubdivision of Umbria Addition, Phase 7 as recorded in the book of plats, No. 521, of the records of the Sweetwater County Clerk. All earlier plats or portions thereof encompassed by the boundaries of this plat are hereby vacated.

Timothy A. Kaumo, Mayor  
Lisa M. Taruffelli, City Clerk



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 TAYLOR ESTATES FINAL 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).

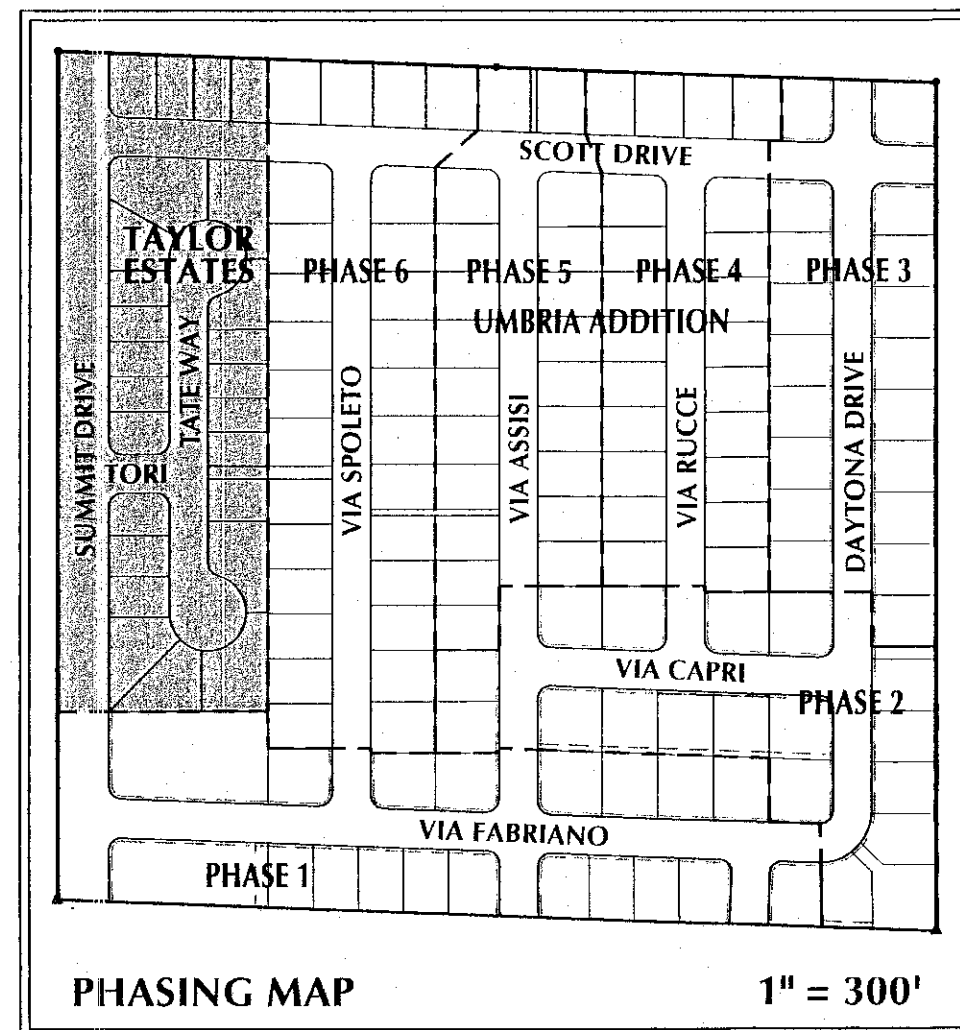
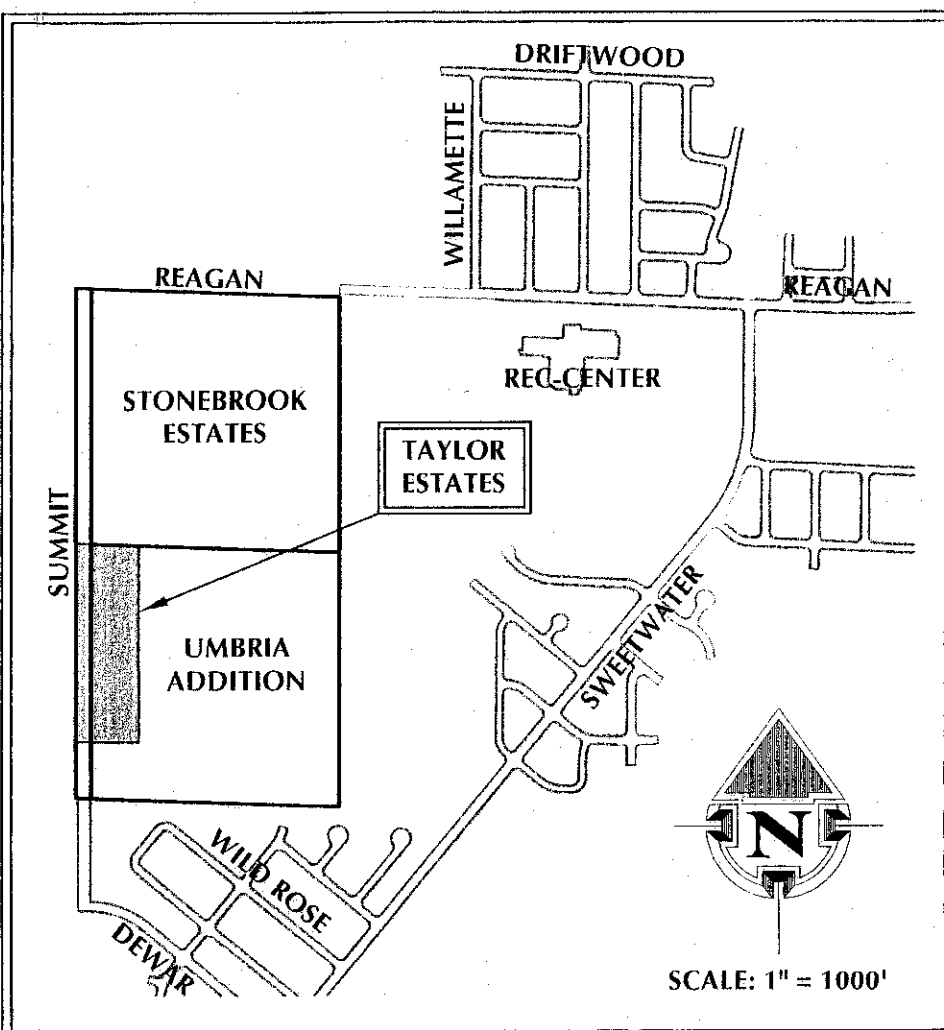
David A. Fehringer  
PROFESSIONAL ENGINEER (CIVIL) & LAND SURVEYOR  
WYOMING REGISTRATION NUMBER 10052

STATE OF WYOMING  
SWEETWATER COUNTY  
The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of JULY, 2009, by:

DAVID A. FEHRINGER  
as a free and voluntary act and deed.  
Witness my hand and official seal.  
My commission expires: 5-10-2010



Notary Public



CHOICE ENGINEERING SERVICES

404 "N" Street - Suite 201 | Rock Springs, WY 82901  
Phone 307-362-6065 | Fax 307-362-6064

# TAYLOR ESTATES FINAL PLAT

(A RESUBDIVISION OF UMBRIA ADDITION, PHASE 7)  
SECTION 28, TOWNSHIP 19 NORTH, RANGE 105 WEST, 6TH PRINCIPAL MERIDIAN  
ROCK SPRINGS, SWEETWATER COUNTY, WYOMING

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 TAYLOR ESTATES (A Resubdivision of Umbria Addition, Phase 7) is located in Federal Lot 26 and in Federal Lot 27 of Section 28, Resurvey, T 19 N, R 105 W of the 6<sup>th</sup> P.M., Sweetwater County, Wyoming, being more particularly described as follows:

Commencing at the Southwest corner of said Section 28;

Thence N 00° 03' 05" W along the West line of said Section 28, 292.12 feet to the TRUE POINT OF BEGINNING;

Thence N 00° 03' 05" W, 1,030.00 feet;

Thence S 87° 53' 09" E, 327.90 feet;

Thence S 00° 03' 46" E, 1,017.56 feet;

Thence S 89° 56' 19" W, 327.87 feet to the TRUE POINT OF BEGINNING;

and contains a total area of 7.703 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 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, easements, pedestrian R.O.W.'s 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 Umbria Addition, Phase 7 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 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 8<sup>th</sup> day of July, 2009, by:

A & T LAND DEVELOPMENT, LLC  
TODD GNOSE, MANAGER A&T LAND DEVELOPMENT, LLC

STATE OF WYOMING  
SWEETWATER COUNTY  
The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of JULY, 2009, by:

TODD GNOSE  
as a free and voluntary act and deed.  
Witness my hand and official seal.  
My commission expires: 5-10-2010

Notary Public

CERTIFICATE OF RECORDING - SWEETWATER COUNTY CLERK

This plat was filed for record in the Office of the Clerk and Recorder at 2:10 o'clock P.M.

July 29, 2009, and is duly recorded in Book PLAT Page No. 531

Stevie Dale Davis  
COUNTY CLERK

Mary Kay Seake  
DEPUTY

NOTES:

- 1. EACH LOT SHALL BE SERVED BY A SEPARATE WATER AND SEWER SERVICE LINE.
- 2. "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 RE-GRADING OF DRAINAGE EASEMENTS SHALL NOT BE PERMITTED."
- 3. LOTS 131 THROUGH 137 AND LOTS 148 THROUGH 151 SHALL INCLUDE A SIX (6) FOOT PRIVACY FENCE ALONG SUMMIT DRIVE.
- 4. NO DIRECT VEHICLE ACCESS FROM LOTS ABUTTING SUMMIT DRIVE SHALL BE PERMITTED ONTO SUMMIT DRIVE.
- 5. LOTS 131 AND 151 SHALL HAVE THREE (3) 20' SETBACKS (SUMMIT, TORI, TATE).

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, CHORD B., CHORD L. Lists curves C1 through C17 with their respective dimensions.

SURVEY CORNER LEGEND

- BRASS CAP FOUND
- ALUMINUM CAP FOUND
- BOUNDARY MARKER
- LOT CORNER SET

SURVEY CORNER SET LEGEND

- 3-1/4" BERNTSEN ALUMINUM CAP WITH 2-3/8"x30" ALUMINUM PIPE STAMPED "TAYLOR ESTATES" MARKER (NONE REQUIRED THIS PLAT)
- INDIVIDUAL LOT CORNERS MONUMENTED WITH A 5/8" REBAR AND WITH ALUMINUM CAP STAMPED "PROPERTY CORNER PELS 10052"
- BOUNDARY MONUMENT SET PREVIOUS PHASE

TAYLOR ESTATES

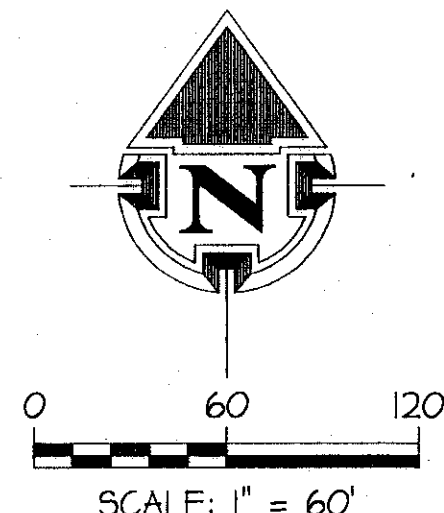
Summary statistics: TOTAL ACREAGE 7.703 ACRES, TOTAL LOTS 4.134 ACRES 25 LOTS, STREETS/PUBLIC R.O.W. 3.569 ACRES

BASIS OF BEARING

THE BASIS OF BEARING IS SOUTH 87°53'48" EAST ALONG THE SOUTH LINE OF SECTION 28

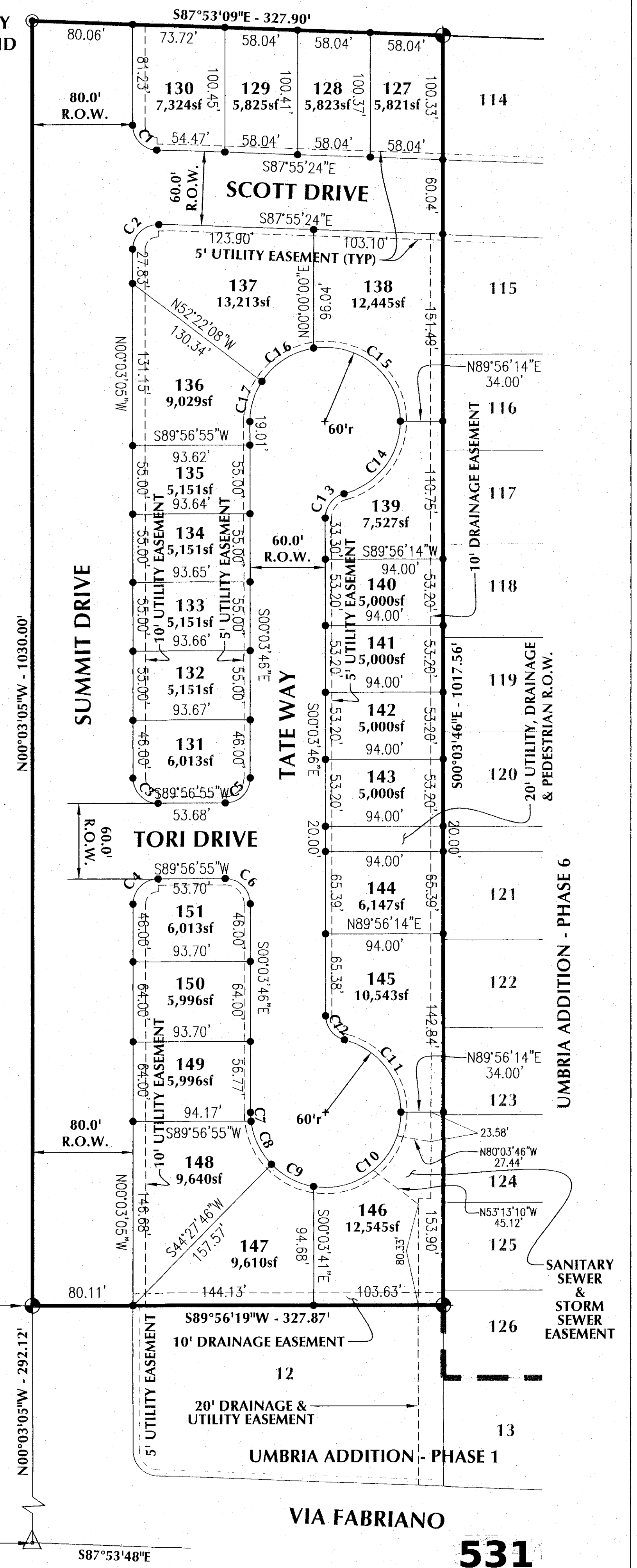
TOPOGRAPHIC LEGEND

- SUBDIVISION BOUNDARY
- PROPERTY LINES
- EASEMENT LINES



STONEBROOK ESTATES - PHASE 4

BOUNDARY COR FOUND S1716S28



TRUE POINT OF BEGINNING

POINT OF COMMENCEMENT SW CORNER - S28GLOBC

531

DATE OF REVISION: 06/25/09  
DATE OF PREPARATION: 06/28/09