

FINAL PLAT RONICK SUBDIVISION

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 7, RESURVEY OF T.18N., R.105W.
AND THE SE1/4NE1/4 OF SECTION 12, RESURVEY OF T.18N., R.106W.
6th P.M., ROCK SPRINGS, SWEETWATER COUNTY, WYOMING

CERTIFICATE OF JOINDER

The undersigned, being an Owner of interest in the Land Presently being platted as the RONICK SUBDIVISION, do hereby ratify and join in all provisions of the Certificate of Dedication attached to said Plat as fully and completely as if we had executed the original Certificate of Dedication.

We do specifically dedicate the use of the easements to the General Public.

Ron E. Ronick
(Print Name and Title) *Owner*

Ron E. Ronick
(Signature)

Cathy L. Ronick
(Print Name and Title) *Owner*

Cathy L. Ronick
(Signature)

STATE OF WYOMING
SS
SWEETWATER COUNTY

The foregoing certificate was acknowledged before me by *Ron E. Ronick & Cathy L. Ronick* this 30th day of September, 2010.

Witness my hand and official seal.

Joan D. Westphal
(NOTARY PUBLIC)

My commission expires:

December 23rd 2013



Know all men by these presents that the undersigned, RON E. RONICK and CATHY L. RONICK being the sole owners of the land shown on this plat, do hereby certify:

That the foregoing plat designated as RONICK SUBDIVISION is located in the NW1/4 of Section 7, Resurvey of T.18N., R.105W., and the SE1/4NE1/4 of Section 12, Resurvey of T.18N., R.106W., 6th Principal Meridian, Rock Springs, Sweetwater County, Wyoming and is particularly described as follows:

(RECORD) LEGAL DESCRIPTION

Commencing at the Northeast corner of said Ronick Subdivision, and intersecting Rights of Way for Purple Sage Road and U.S. Highway 191, which is also the TRUE POINT OF BEGINNING;

Thence S 28° 19' 15" E along the southwesterly Right of Way Line of U.S. Highway 191, a distance of 546.10 feet;

Thence S 45° 32' 45" W, a distance of 128.30 feet;

Thence S 89° 37' 45" W, a distance of 459.00 feet to the W1/4 corner of said Section 7, RESURVEY of T.18N., R.105W.;

Thence S 89° 50' 41" W, a distance of 874.30 feet to the southwest corner of said Ronick Subdivision and the southeasterly Right of Way Line of Purple Sage Road;

Thence N 63° 17' 50" E, a distance of 974.11 feet along the southeasterly Right of Way Line of Purple Sage Road to a point on the west line of said Section 7, RESURVEY of T.18N., R.105W.;

Thence S 00° 32' 10" E, a distance of 13.02 feet along the west line of said Section 7, RESURVEY of T.18N., R.105W.;

Thence N 62° 53' 45" E, a distance of 331.90 feet along the southeasterly Right of Way Line of Purple Sage Road to the TRUE POINT OF BEGINNING;

And contains an area of 9.59 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 this is a correct plat of the area as it is divided into lots, blocks, and utility easements, and

That the undersigned owners of the land shown and described on this plat does/ do hereby dedicate to the public use of easements and other land within the boundary lines of the plat as indicated and not already otherwise dedicated for public use.

Individuals, where applicable, should add:

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

Executed this 30th day of September, 2010, by:

Ron E. Ronick
(Print Name and Title) *Owner*

Ron E. Ronick
(Signature)

Cathy L. Ronick
(Print Name and Title) *Owner*

Cathy L. Ronick
(Signature)

STATE OF WYOMING
SS
SWEETWATER COUNTY

The foregoing instrument was acknowledged before me this 30th day of September 2010, by *Ron E. Ronick & Cathy L. Ronick* as a free and voluntary act and deed.

Witness my hand and official seal.

Joan D. Westphal
(NOTARY PUBLIC)

My commission expires:

December 23rd 2013



STATEMENT OF SURVEYOR

I, David A. Fehring, do hereby certify that I am a registered land surveyor licensed under the laws of the State of Wyoming, and that this plat is a true, correct, and complete plat of RONICK SUBDIVISION, 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 and easements of said subdivision as the same are staked upon the ground in compliance with Sweetwater County regulations governing the subdivision of land to an accuracy of 1 part in ten thousand (10,000).

David A. Fehring

DAVID A. FEHRINGER
PROFESSIONAL ENGINEER (CIVIL) & LAND SURVEYOR
WYOMING REGISTRATION NUMBER 10052



CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

Approved this 20th day of October, 2010, by the County Engineer of Sweetwater County, Wyoming.

John P. Redonich
(County Engineer)

CERTIFICATE OF APPROVAL BY SWEETWATER COUNTY PLANNING AND ZONING COMMISSION

The Plat approved by the Sweetwater County Planning and Zoning Commission this 8th day of September, 2010.

John D. Johnson
(Chairman)

This plat approved by the board of County Commissioners of Sweetwater County, Wyoming, this 5th day of October, 2010, for filing with the Clerk and Recorder of Sweetwater County, subject to the provisions 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 5th day of October, 2010.

Dale D. Diller
(Chairman)

CERTIFICATE FOR RECORDING

This plat was filed for record in the Office of the County Clerk and Recorder at 3:20 o'clock P.m., October 20, 2010, and is duly recorded in Book Plats, Page No. 540.

Steve Van Dusen
(Clerk and Recorder)

By *Donna Wardell*
(Deputy)

NOTES:

1. **SOILS:** THE SOIL TYPE IN THIS AREA: 455 THAYER (FINE SANDY LOAM).
2. **WATER:** THE WATER SYSTEM WILL BE PROVIDED BY THE CITY OF ROCK SPRINGS.
3. **SANITARY:** THE SANITARY SEWER SYSTEM WILL BE PROVIDED BY "WEST SIDE WATER & SEWER DISTRICT".
4. **CITY LIMIT:** THIS SUBDIVISION IS NOT LOCATED WITHIN (1) MILE OF AN INCORPORATED CITY LIMIT.
5. **DRAINAGE:** DEVELOPED DRAINAGE WILL NOT ADVERSELY AFFECT ADJACENT PROPERTIES. MAINTENANCE OF DRAINAGE EASEMENTS ON LOTS ARE THE SOLE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER. LOT OWNERS ARE PROHIBITED FROM ALTERING OR OBSTRUCTING DRAINAGE WAYS.
6. **STREETS:** STREETS AND RIGHT-OF-WAYS SHOWN ARE DEDICATED FOR PUBLIC USE AND MAINTAINED BY THE STATE OF WYOMING.
7. **PHASING:** NO PHASING OF DEVELOPMENT WITHIN THIS SUBDIVISION.
8. **PUBLIC LAND:** NO LAND WILL BE DEDICATED FOR PUBLIC USE.
9. **UTILITIES:** ALL UTILITIES SHOWN ON THIS MAP ARE SHOWN TO THE BEST OF OUR KNOWLEDGE AND BELIEF. THESE LOCATIONS WERE SURVEYED IN THE FIELD AND ALSO TAKEN FROM LEGAL DESCRIPTIONS FOR EASEMENTS. A UTILITY ONE CALL MUST BE OBTAINED PRIOR TO ANY IMPROVEMENTS MADE WITHIN THIS SUBDIVISION.

RONICK SUBDIVISION PLAT - SHEET 1 OF 2
DATE OF PREPARATION: 09-01-10



CHOICE ENGINEERING SERVICES

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

REVISED:
REVISED:
REVISED:
REVISED:

RONICK SUBDIVISION
FINAL PLAT

9 PURPLE SAGE ROAD
ROCK SPRINGS, WYOMING 82901

PROJECT NUMBER
(09-05)

DATE
JULY 20, 2010

DRAWN BY
KEITH KOLAR

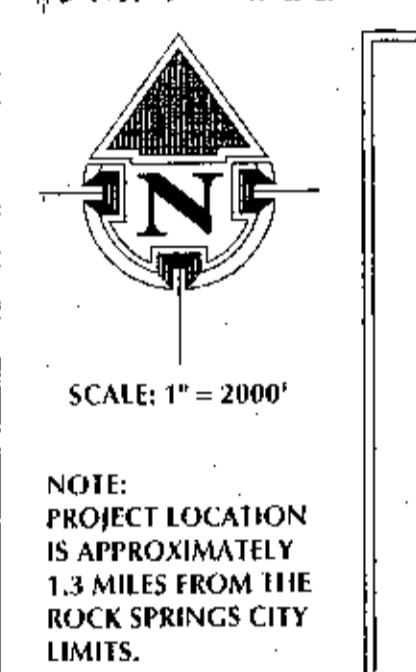
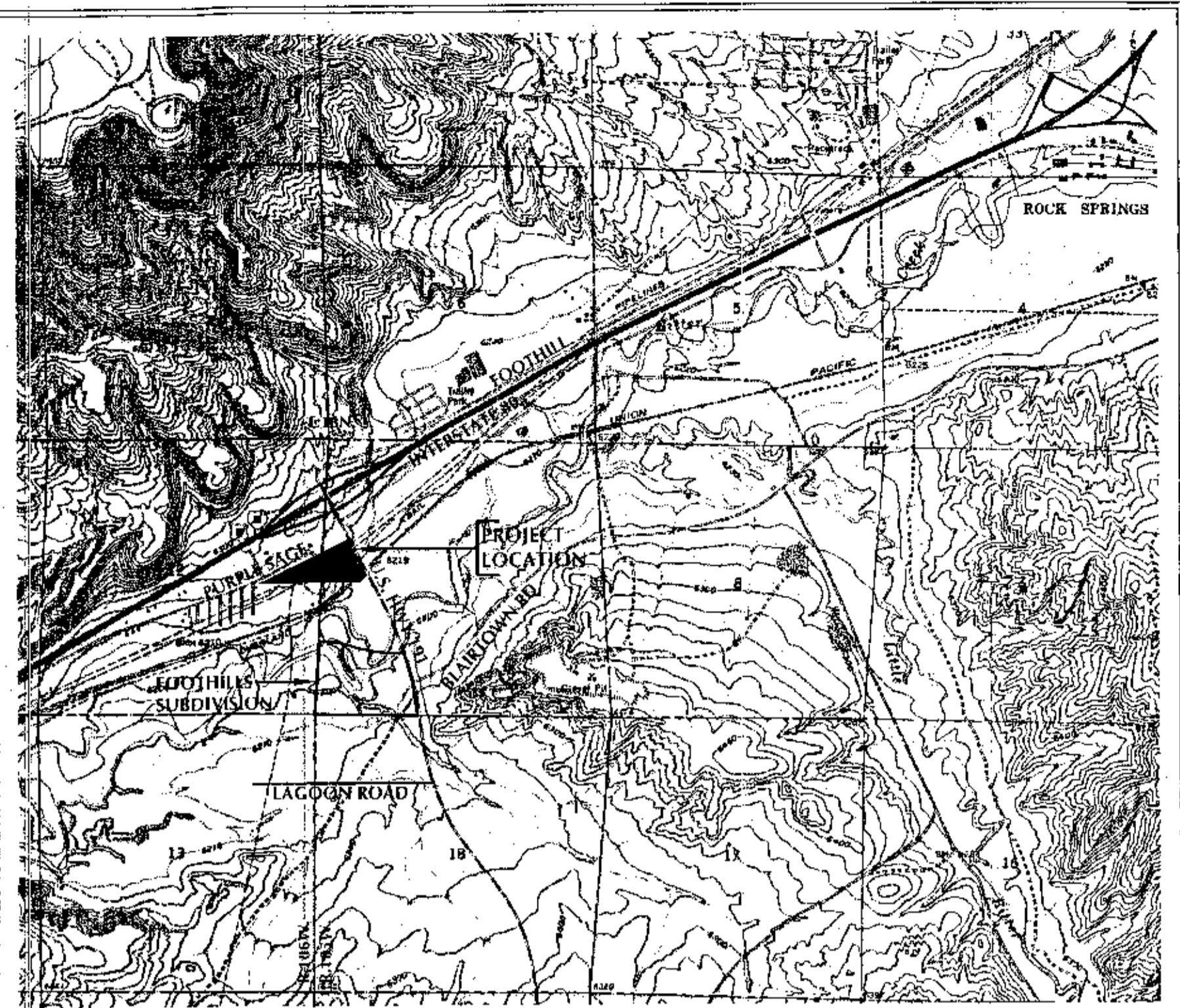
SHEET TITLE
RONICK
SUBDIVISION
FINAL PLAT

SHEET NUMBER

1 OF 2

FINAL PLAT RONICK SUBDIVISION

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 7, RESURVEY OF T.18N., R.105W.
AND THE SE1/4NE1/4 OF SECTION 12, RESURVEY OF T.18N., R.106W.
6th P.M., ROCK SPRINGS, SWEETWATER COUNTY, WYOMING



VICINITY MAP

NOTE:
PROJECT LOCATION
IS APPROXIMATELY
1.3 MILES FROM THE
ROCK SPRINGS CITY
LIMITS.

GREEN RIVER MARINE, INC.
VACANT LAND
ZONED "C" (COMMERCIAL)

CORDOVA E.J. & V.L. LIVING TRUST
28 PURPLE SAGE ROAD
ZONED "I-1" (LIGHT INDUSTRIAL)

CONVEYANCE OF RIGHT OF WAY
PACIFIC POWER & LIGHT COMPANY
SE1/4NE1/4 OF SECTION 12
(BK. 462, PG. 135)
(BK. 271, PG. 479)
NO METES AND BOUNDS OR WIDTH

ADDITIONAL EASEMENTS RELATED TO THIS PROPERTY:

RIGHT OF WAY PIONEER PIPELINE COMPANY SE1/4NE1/4 OF SECTION 12 LYING SOUTH OF WYOMING U.S. 30 LENGTH OF 224.4' (116.80139) SINCLAIR SALT LAKE B.T.L. (BK. 181, PG. 350-351) NO METES AND BOUNDS	RIGHT OF WAY COLORADO INTERSTATE GAS COMPANY SE1/4SE1/4NE1/4 OF SECTION 12 A TRACT OF LAND COMPRISING OF 6.50 ACRES MORE OR LESS (BK. 224, PG. 287-288) NO METES AND BOUNDS	DEED: UNION PACIFIC LAND RESOURCES CORPORATION (BK. 908, PG. 643) "As railroad operating rights of way, together with all its right, title and interest in the lands upon which any such rights of way are located, and in and to any and all lands used or held for use in transportation service..."
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TOPOGRAPHIC LEGEND

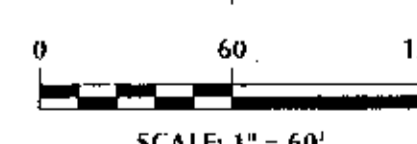
	PROPERTY BOUNDARY		EXISTING WATER MAIN W/VALVE		BOUNDARY CORNER SET P.L.S. #10852
	EASEMENTS		EXISTING SANITARY SEWER W/MANHOLE		PROPERTY CORNER FOUND (BEAR - NO P.L.S. NO.) UNLESS OTHERWISE NOTED ON CORNER
	EXISTING OVERHEAD POWER W/POLE		EXISTING LIGHT POLE		BRASS CAP FOUND
	EXISTING FIBER OPTIC LINE W/PEDESTAL		EXISTING PVC SANITARY CLEANOUT		PROPERTY / LOT CORNER SET P.L.S. #10852
	EXISTING GAS LINE		EXISTING WATER MANHOLE		
	EXISTING CONTOURS		EXISTING CABLE TV PEDESTAL		
	DRAINAGE ARROW				

ACREAGE TABLE

LOT #	ACREAGE
LOT 1	7.59 ACRES
LOT 2	2.00 ACRES

SURVEY NOTES:

- The base bearing for this survey is the Northwest Section Line between the W1/4 corner and the NW corner of Section 7, T.18N., R.105W., (N00°32'10"W) - between found monuments.
- Any further division of either parcel shown and described herein shall require full compliance with all subdivision regulations of Sweetwater County.



RONICK SUBDIVISION PLAT - SHEET 2 OF 2
DATE OF PREPARATION: 09-01-10

RECORDED 10-28-2010 AT 03:29 PM REC'D 1091272 B/W 0000 FOR 8800
STEVEY DALE BACUS, CLERK OF SWEETWATER COUNTY, WYOMING

CHOICE ENGINEERING SERVICES
408 "N" Street - Suite 201 | Rock Springs, WY 82901
Phone: 307-362-6065 | Fax: 307-362-6064

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