

REVIEW - CITY ENGINEER

On this plat reviewed this 28th day of August, A.D., 2011 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 15th day of July, A.D., 2011.

James Johnson, Chairman
Jama McCarron, Secretary

ACCEPTANCE AND APPROVAL - ROCK SPRINGS CITY COUNCIL

Approved by the City Council of the City of Rock Springs, Wyoming, this 28th day of July, A.D., 2011.

Carol Demishar, Mayor
Lisa M. Taruffelli, City Clerk

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, that this plat is a true, correct, and complete plat of THE ESTATES AT WHISPERING PINES 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 showing the location and dimensions of the lots, easements, and streets of said subdivision, and the corners of said subdivision, and the ground in compliance with the City of Rock Springs' regulations governing the subdivision of land, and that I am the owner of (1) part in ten thousand (10,000).

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

STATE OF WYOMING

SWEETWATER COUNTY

The foregoing instrument was acknowledged before me this 28th day of July, 2011, by:

David A. Fehring
as a free and voluntary act and deed.

Witness my hand and official seal.

My commission expires:

Joan D. Westphalen
NOTARY PUBLIC



SURVEY CORNER SET LEGEND

- 3-1/4" BERTSEN ALUMINUM CAP WITH 2-3/8"x30" ALUMINUM PIPE STAMPED "THE ESTATES AT WHISPERING PINES" - MARKER (CORNER # INDICATED ON PLAT) "PLS 10052"

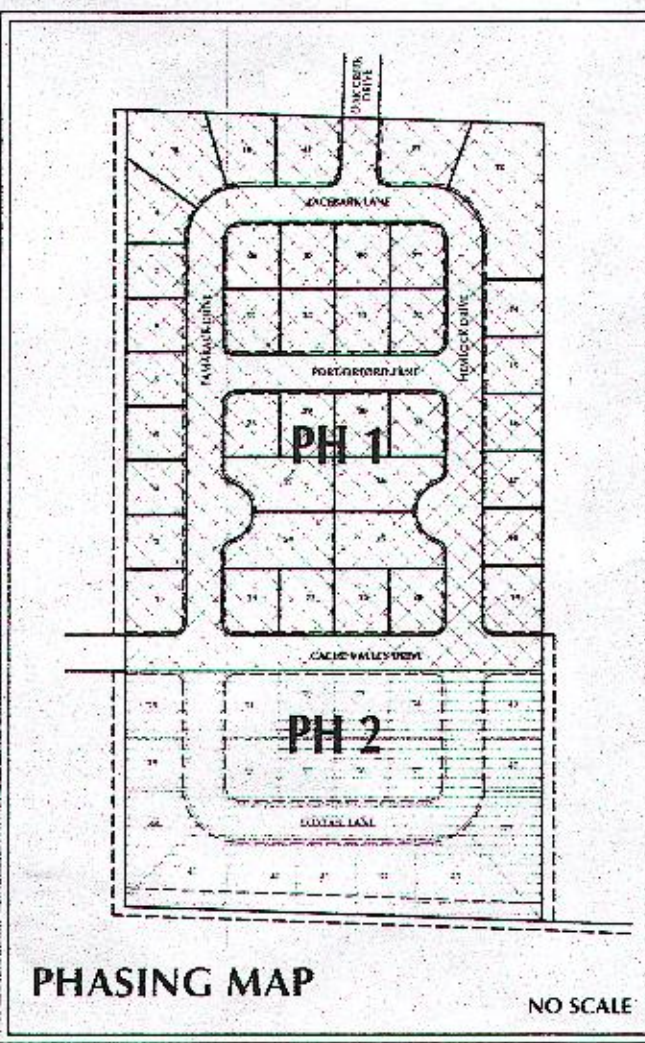
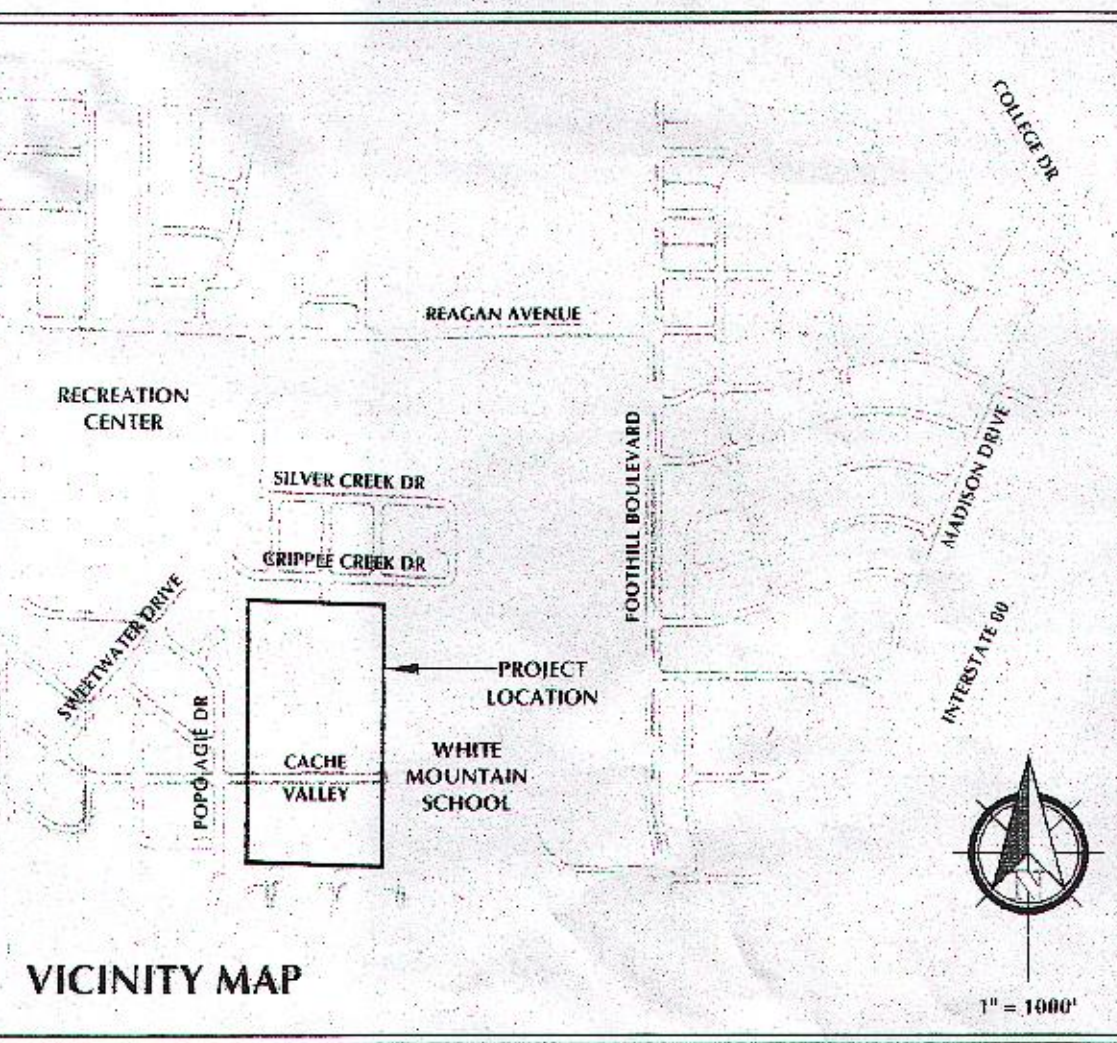
INDIVIDUAL LOT CORNERS MONUMENTED WITH A 5/8" REBAR AND WITH ALUMINUM CAP STAMPED "PROPERTY CORNER PLS 10052"

BASIS OF BEARING

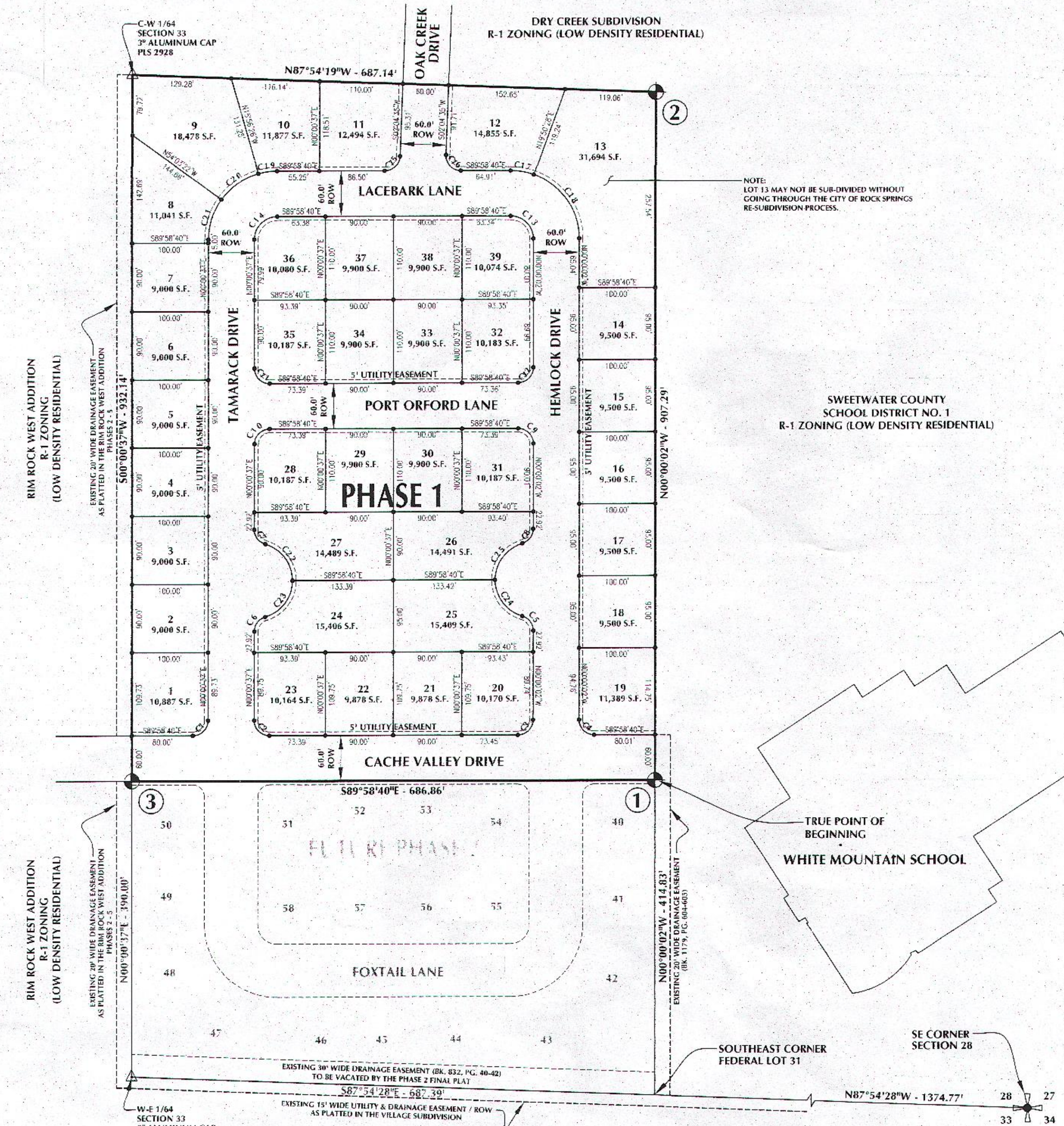
THE BASIS OF BEARING IS N 87°54'28"W ALONG THE SOUTH LINE OF SECTION 28, T.19N., R.105W.

SURVEY CORNER LEGEND

- PROPERTY BOUNDARY CORNERS TO BE SET
- 3" ALUMINUM CAP FOUND
- LOT CORNERS TO BE SET



THE ESTATES AT WHISPERING PINES PHASE 1 - FINAL PLAT FEDERAL LOT 31, STATE OF WYOMING SECTION 28, TOWNSHIP 19 NORTH, RANGE 105 WEST, 6TH PRINCIPAL MERIDIAN ROCK SPRINGS, SWEETWATER COUNTY, WYOMING



THE ESTATES AT WHISPERING PINES		TOPOGRAPHIC LEGEND	
TOTAL PHASE 1 ACREAGE	14.50 ACRES	— PROPERTY BOUNDARY	—
TOTAL LOTS - PHASE 1	10,205 ACRES 39 LOTS	— PROPERTY LINES	—
STREETS/PUBLIC R.O.W.	4.295 ACRES	— EASEMENT LINES	—
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.			

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD B.
C1	31.42'	20.00'	90°00'43"	N45°00'58"E
C2	31.41'	20.00'	89°59'17"	S44°59'02"E
C3	31.42'	20.00'	90°01'22"	N45°00'39"E
C4	31.41'	20.00'	89°58'38"	S44°59'21"E
C5	25.62'	20.00'	73°23'54"	N36°41'55"W
C6	25.62'	20.00'	73°23'54"	S36°42'34"W
C7	25.62'	20.00'	73°23'54"	S36°41'29"E
C8	25.62'	20.00'	73°23'54"	N36°41'55"E
C9	31.41'	20.00'	89°58'38"	N44°59'21"W
C10	31.42'	20.00'	90°00'43"	S45°00'58"W
C11	31.41'	20.00'	89°59'17"	S44°59'02"E
C12	31.42'	20.00'	90°01'22"	N45°00'39"E
C13	47.11'	30.00'	89°58'38"	N44°59'21"W
C14	47.13'	30.00'	90°00'43"	S45°00'58"W
C15	40.78'	20.00'	87°56'45"	N46°02'57"E
C16	32.13'	20.00'	92°03'15"	S43°57'03"E
C17	31.13'	90.00'	19°49'08"	N80°04'06"W
C18	110.28'	90.00'	78°09'30"	N35°04'47"W
C19	25.07'	90.00'	15°52'46"	S62°02'27"W
C20	59.87'	90.00'	38°06'55"	S55°00'06"W
C21	56.44'	90.00'	35°56'01"	S17°58'38"W
C22	64.06'	50.00'	73°24'37"	N36°40'59"W
C23	64.04'	50.00'	73°23'11"	N36°42'56"E
C24	64.07'	50.00'	73°25'16"	S36°41'18"E
C25	64.03'	50.00'	73°22'32"	S36°42'36"W

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 ESTATES AT WHISPERING PINES, PHASE 1 is located in Federal Lot 31, Section 28, T.19 N, R.105 W of the 6th P.M., Rock Springs, Sweetwater County, Wyoming, being more particularly described as follows:

Commencing at the Southeast Corner of said Section 28;

Thence N 87° 54' 28" W, 1374.77 feet (TIE) along the South line of said Section 28 to the Southeast corner of said Federal Lot 31;

Thence N 00° 00' 02" W, 414.83 feet (TIE) along the East boundary line of said Federal Lot 31 to the Northeast corner of said Parcel and the TRUE POINT OF BEGINNING;

Thence continuing N 00° 00' 02" W, 907.29 feet along the East boundary of said Federal Lot 31 to the Northeast corner of said Parcel;

Thence N 87° 54' 19" W, 687.14 feet along the North boundary of said Federal Lot 31 to the Northwest corner of said parcel;

Thence S 00° 00' 37" W, 932.14 feet along the West boundary line of said Federal Lot 31 to the Southwest corner of said parcel;

Thence S 89° 58' 40" E, 686.86 feet along the South boundary line of said Parcel and the south Right of Way Line of Cache Valley Drive to the Southeast corner of said parcel and the TRUE POINT OF BEGINNING;

and contains a total area of 14.50 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 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.

Executed this 28th day of July, 2011, by:

A & T Land Development, LLC

Todd Gnose
TODD GNOSÉ (OWNER)

STATE OF WYOMING

SWEETWATER COUNTY

The foregoing instrument was acknowledged before me this 28th day of July, 2011, by:

Todd Gnose
as a free and voluntary act and deed.

Witness my hand and official seal.

My commission expires:

Joan D. Westphalen
NOTARY PUBLIC



CERTIFICATE OF RECORDING - SWEETWATER COUNTY CLERK

This plat was filed for record in the Office of the Clerk and Recorder at 9:53 o'clock Am

August 10, 2011, and is duly recorded in Book Plats Page No. 544

Donna Wardell
COUNTY CLERK

Donna Wardell
DEPUTY

OWNER INFORMATION

A & T LAND DEVELOPMENT, LLC
2280 WEST TETON
GREEN RIVER, WYOMING 82935
PHONE: 1-307-389-9762
CONTACT: TODD GNOSÉ

CHOICE ENGINEERING SERVICES

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

544 DATE OF PREPARATION: 06-17-11