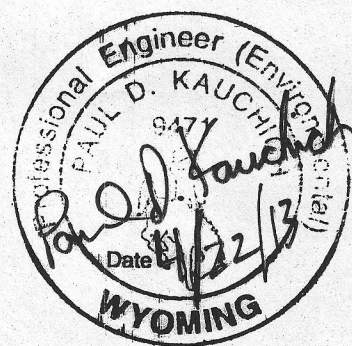


## REVIEW - CITY ENGINEER

Data on this plat reviewed this 22<sup>nd</sup> day of APRIL, A.D., 2013 by a Licensed Professional Engineer on behalf of the Department of Engineering and Operations of the City of Rock Springs, Wyoming.

PAUL KAUCHICH - CITY ENGINEER  
LICENSED PROFESSIONAL ENGINEER



## APPROVAL - PLANNING &amp; ZONING COMMISSION

This Plat Approved by the City of Rock Springs Planning & Zoning Commission this 13<sup>th</sup> day of MARCH, A.D., 2013.

Mary Mantos  
MARY MANTOS, Chairman

Jennifer Shields  
JENNIFER SHIELDS, Secretary

## ACCEPTANCE AND APPROVAL - ROCK SPRINGS CITY COUNCIL

Approved by the City Council of the City of Rock Springs, Wyoming, this 26<sup>th</sup> day of MARCH, A.D., 2013.

Carol Demshar  
CAROL DEMSHAR, Mayor

Lisa M. Taruffelli  
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 THE ESTATES AT THE WIND RIVERS, 2ND ADDITION, 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 1/4" 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 17<sup>th</sup> day of April, 2013, by:

David A. Fehringer

as a free and voluntary act and deed.

Witness my hand and official seal.

My commission expires:

Rebecca A. Legerski  
NOTARY PUBLIC

Rebecca A. Legerski - Notary Public  
County of Sweetwater  
State of Wyoming  
My Commission Expires January 2, 2016

## SURVEY CORNER SET LEGEND

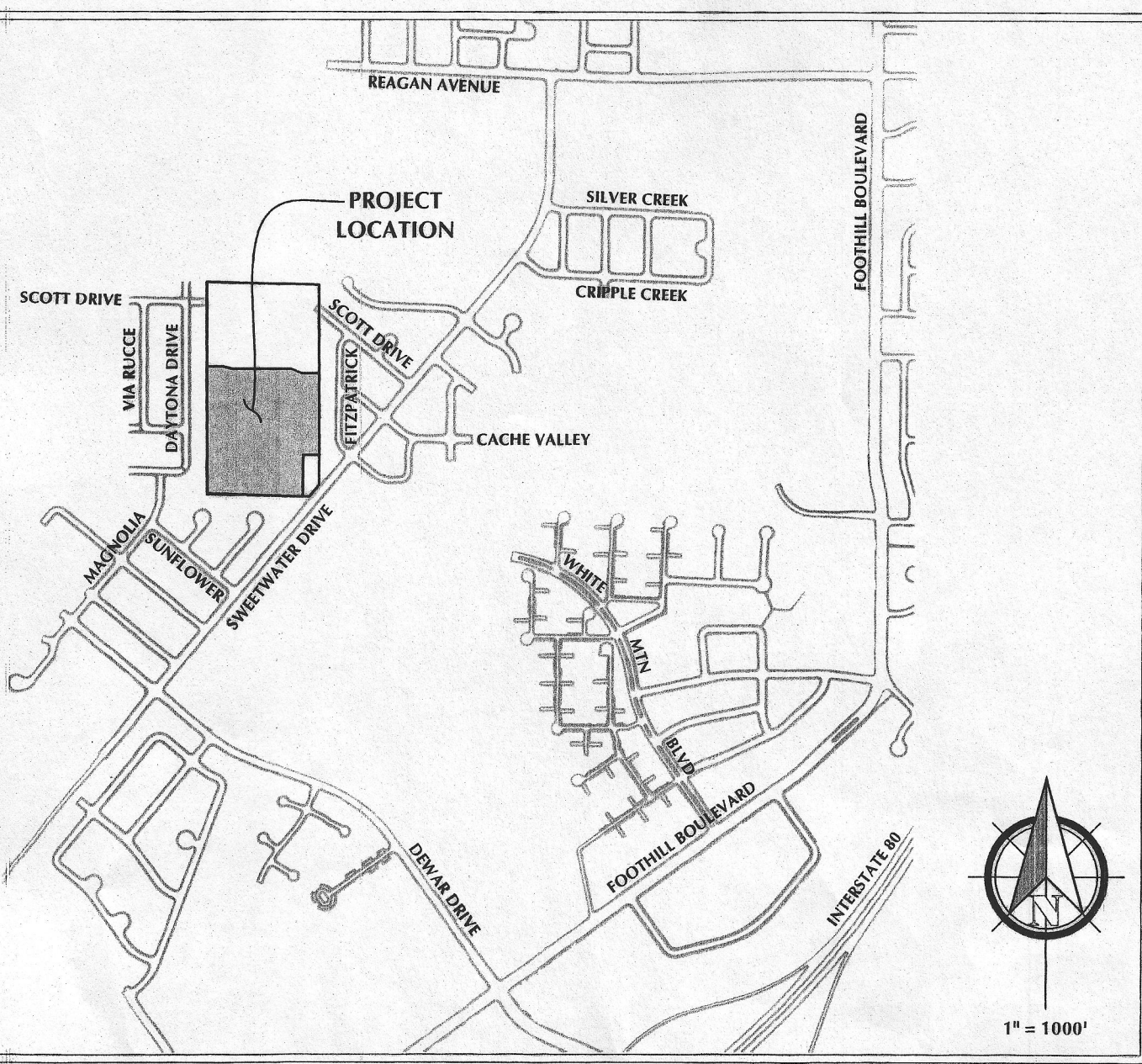
3-1/4" BERTENSEN ALUMINUM CAP WITH  
2-3/8"x30" ALUMINUM PIPE STAMPED  
"THE ESTATES AT THE WIND RIVERS 2ND ADDITION"  
MARKER (CORNER # INDICATED ON PLAT) "PELS 10052".

## BASIS OF BEARING

THE BASIS OF BEARING IS N 87°53'36" W ALONG  
THE SOUTH LINE OF SECTION 28, T.19N., R.105W.

## SURVEY CORNER LEGEND

- SUBDIVISION BOUNDARY CORNERS TO BE SET
- LOT CORNER FOUND
- △ 3" ALUMINUM CAP FOUND
- ▲ LOT CORNERS TO BE SET



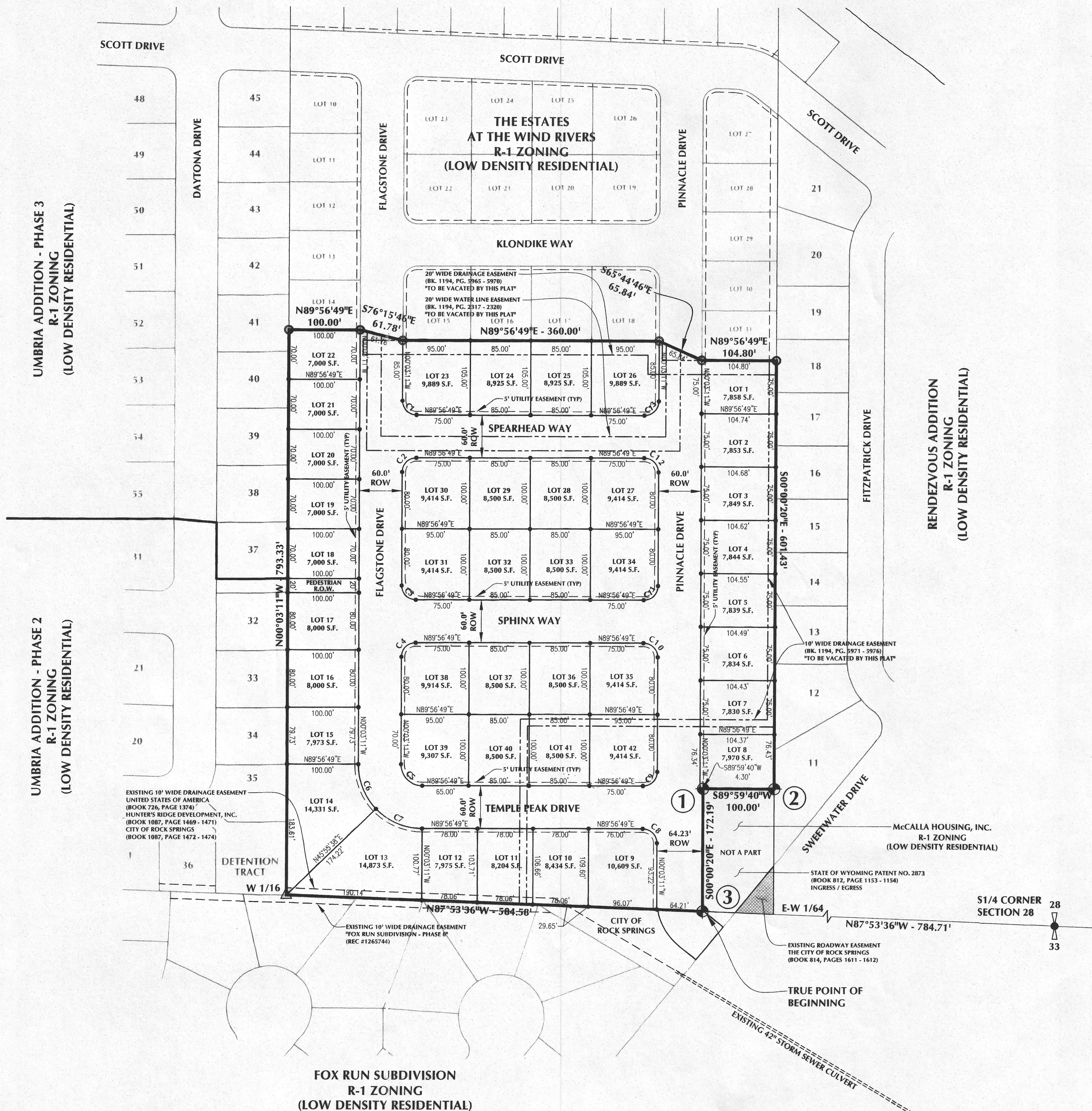
VICINITY MAP

# THE ESTATES AT THE WIND RIVERS

## 2nd ADDITION

### FINAL PLAT

FEDERAL LOT 28, STATE OF WYOMING  
SECTION 28, TOWNSHIP 19 NORTH, RANGE 105 WEST, 6TH PRINCIPAL MERIDIAN  
ROCK SPRINGS, SWEETWATER COUNTY, WYOMING



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD B.	CHORD L.
C1	31.42'	20.00'	90°00'00"	S45°03'11"E	28.28'
C2	31.42'	20.00'	90°00'00"	S44°56'49"W	28.28'
C3	31.42'	20.00'	90°00'00"	S45°03'11"E	28.28'
C4	31.42'	20.00'	90°00'00"	S44°56'49"W	28.28'
C5	47.12'	30.00'	90°00'00"	S45°03'11"E	42.43'
C6	69.15'	90.00'	44°01'11"	S22°03'47"E	67.46'
C7	72.23'	90.00'	45°58'49"	N47°03'47"E	76.28'
C8	31.42'	20.00'	90°00'00"	N45°03'11"W	28.28'
C9	31.42'	20.00'	90°00'00"	N44°56'49"E	28.28'
C10	31.42'	20.00'	90°00'00"	N45°03'11"W	28.28'
C11	31.42'	20.00'	90°00'00"	N44°56'49"E	28.28'
C12	31.42'	20.00'	90°00'00"	N45°03'11"W	28.28'
C13	31.42'	20.00'	90°00'00"	N44°56'49"E	28.28'

TOPOGRAPHIC LEGEND	
—	PROPERTY BOUNDARY
---	LOT LINES
- - -	EASEMENT LINES
- - -	EASEMENTS TO BE VACATED

## THE ESTATES AT THE WIND RIVERS - 2ND ADDITION

TOTAL PARCEL ACREAGE	12.00 ACRES
TOTAL LOTS	8.47 ACRES 42 LOTS
PUBLIC RIGHT OF WAY	3.53 ACRES

## NOTES:

- 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.
- THE ENGINEERING & OPERATIONS DEPARTMENT WILL NEED TO SIGN OFF ON ANY RETAINING WALL PERMITS REQUESTED WITHIN THIS SUBDIVISION TO ENSURE THE PROPOSED WALLS CONFORM TO THE OVERALL DRAINAGE SCHEME FOR THIS PLAT.

## CERTIFICATE OF DEDICATION

The Undersigned A & T Land Development, LLC, and AT & B Land Development, LLC, being the owner, proprietor, or party of interest in the land shown on this FINAL plat, does hereby certify:

That the foregoing plat designated as THE ESTATES AT THE WIND RIVERS 2nd ADDITION is located in Federal Lot 28, 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 S1/4 Corner of said Section 28;

Thence N 87° 53' 36" W, 784.71 feet (TIE) along the South line of said Section 28 to the Southeast Corner of said PARCEL and the TRUE POINT OF BEGINNING;

Thence N 87° 53' 36" W, 584.58 feet and continuing along the South line of said Section 28 to the Southwest Corner of said PARCEL and the West 1/16 corner of said Section 28;

Thence N 00° 03' 11" W, 793.33' along the West boundary of said Federal Lot 28 to the Northwest Corner of said PARCEL;

Thence N 89° 56' 49" E, 100.00 feet along the North boundary of said PARCEL;

Thence S 76° 15' 46" E, 61.78 feet along the North boundary of said PARCEL;

Thence N 89° 56' 49" E, 360.00 feet along the North boundary of said PARCEL;

Thence S 65° 44' 46" E, 65.84 feet along the North boundary of said PARCEL;

Thence N 89° 56' 49" E, 104.80 feet along the North boundary of said PARCEL to the Northeast corner of said PARCEL;

Thence S 00° 00' 20" E, 601.43 feet along the East boundary of said Federal Lot 28;

Thence S 89° 59' 40" W, 100.00 feet;

Thence S 00° 00' 20" E, 172.19 feet to the TRUE POINT OF BEGINNING;

and contains a total area of 12.00 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 17<sup>th</sup> day of April, 2013, by:

A & T Land Development, LLC

AT & B Land Development, LLC

TODD GNOSE (OWNER)

TODD GNOSE (OWNER)

STATE OF WYOMING

SWEETWATER COUNTY

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of April, 2013, by:

Todd Gnose

as a free and voluntary act and deed.

Witness my hand and official seal.

My commission expires:

Rebecca A. Legerski  
NOTARY PUBLIC

Rebecca A. Legerski - Notary Public  
County of Sweetwater  
State of Wyoming  
My Commission Expires January 2, 2016

## CERTIFICATE OF RECORDING - SWEETWATER COUNTY CLERK

This plat was filed for record in the Office of the Clerk and Recorder at 3:29 o'clock, PM.

April 24, 2013, and is duly recorded in Book 555, Page No. 1.

Steven Davis

RECORDED & INDEXED AT 3:29 PM APR 24 2013 BY RC STEVEN DAVIS, CLERK OF SWEETWATER COUNTY, WY Page 1 of 1

COUNTY CLERK

Rose Clayton

DEPUTY

## OWNER INFORMATION

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

## CHOICE ENGINEERING SERVICES

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

DATE OF PREPARATION: 04-16-2013

555

555