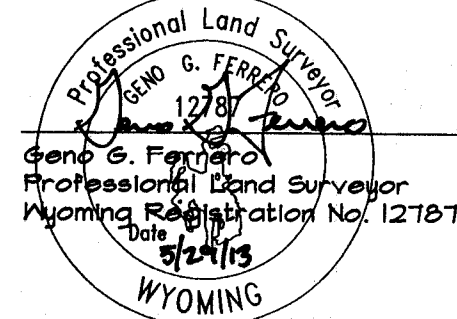


## STATEMENT OF SURVEYOR

I, Geno G. Ferraro 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 ESTATES AT SANDSTONE, A GATED COMMUNITY 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  
SWEETWATER COUNTY

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of MAY, 2013, by:

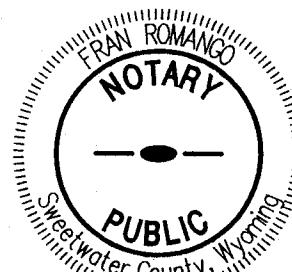
Geno G. Ferraro

as a free and voluntary act and deed.

Witness my hand and official seal.

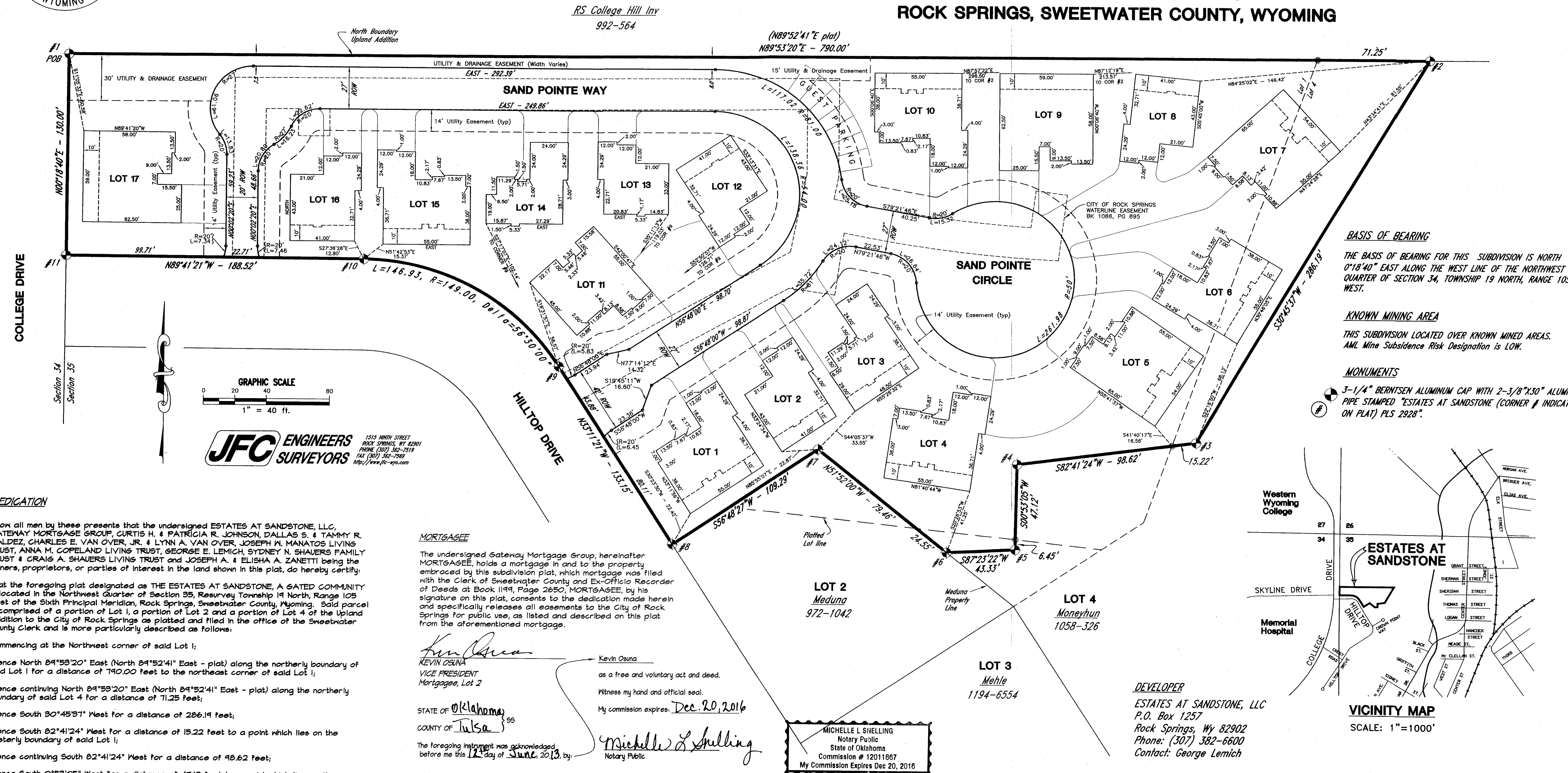
My commission expires: 10-10-2013

*Sean Romango*  
Notary Public



# FINAL PLAT FOR THE ESTATES AT SANDSTONE, A GATED COMMUNITY (A Resubdivision of The Estates at Sandstone)

SECTION 35, RESURVEY TOWNSHIP 19 NORTH, RANGE 105 WEST  
ROCK SPRINGS, SWEETWATER COUNTY, WYOMING



## DEDICATION

Know all men by these presents that the undersigned ESTATES AT SANDSTONE, LLC, GATEWAY MORTGAGE GROUP, CURTIS H. & PATRICIA R. JOHNSON, DALLAS S. & TAMMY R. VALDES, CHARLES E. VAN OVER, JR. & LYNN A. VAN OVER, JOSEPH M. MANATOS LIVING TRUST, ANNA M. COPELAND LIVING TRUST, GEORGE E. LEMICH, SYDNEY N. SHAVERS FAMILY TRUST & CRAIG A. SHAVERS LIVING TRUST and JOSEPH A. & ELISHA A. ZANETTI being the owners, proprietors, or parties of interest in the land shown in this plat, do hereby certify:

That the foregoing plat designated as THE ESTATES AT SANDSTONE, A GATED COMMUNITY is located in the Northwest Quarter of Section 35, Resurvey Township 19 North, Range 105 West of the Sixth Principal Meridian, Rock Springs, Sweetwater County, Wyoming. Said parcel is comprised of a portion of Lot 1, a portion of Lot 2 and a portion of Lot 4 of the Upward Addition to the City of Rock Springs as platted and filed in the office of the Sweetwater County Clerk and is more particularly described as follows:

Commencing at the Northwest corner of said Lot 1;

Thence North 84°59'20" East (North 84°52'41" East - plat) along the northerly boundary of said Lot 1 for a distance of 790.00 feet to the northeast corner of said Lot 1;

Thence continuing North 84°59'20" East (North 84°52'41" East - plat) along the northerly boundary of said Lot 4 for a distance of 71.25 feet;

Thence South 30°48'53" West for a distance of 286.14 feet;

Thence South 82°41'24" West for a distance of 15.22 feet to a point which lies on the easterly boundary of said Lot 1;

Thence continuing South 82°41'24" West for a distance of 48.62 feet;

Thence South 0°59'05" West for a distance of 47.12 feet to a point which lies on the northerly boundary of said Lot 2;

Thence continuing South 0°59'05" West for a distance of 6.45 feet;

Thence South 87°25'22" West for a distance of 43.33 feet to a point which lies on the northerly boundary of the Ryan J. and Colleen R. Medina tract described in Book 912, Page 1042 in the records of the Sweetwater County Clerk;

Thence North 51°52'00" West (North 52°02'21" West - dead) along the northeasterly boundary of said Lot 1 for a distance of 24.55 feet to a point which lies on the northerly boundary of said Lot 2;

Thence continuing North 51°52'00" West (North 52°02'21" West - dead) along the northeasterly boundary of said Medina tract for a distance of 74.46 feet to the most northerly corner thereof;

Thence South 56°48'27" West (South 56°48'00" West - plat) along the northwesterly boundary of said Medina tract for a distance of 104.24 feet to the most westerly corner thereof;

Thence North 89°11'21" West (North 89°12'00" West - plat) along the southerly boundary of said Lot 1 for a distance of 139.15 feet to a point which is the beginning of a tangent curve to the left having a radius of 144.00 feet;

Thence northwesterly along said curve and along the southerly boundary of said Lot 1 through a central angle of 56°50' for an arc distance of 144.00 feet;

Thence North 84°41'21" West (North 84°42'00" West - dead) along the southerly boundary of said Lot 1 for a distance of 168.52 feet;

Thence North 0°18'40" East (North 0°18'01" East - dead) along the westerly boundary of said Lot 1 and along the west line of said Section 35, Township 19 North, Range 105 West for a distance of 150.00 feet to the Point of Beginning.

and contains an area of 3.424 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 for perpetual public use all easements for the purposes designated. All rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released.

Executed this 12<sup>th</sup> day of June, 2013, by:

## MORTGAGEE

The undersigned Gateway Mortgage Group, hereinafter MORTGAGEE, holds a mortgage in and to the property embraced by this subdivision plat, which mortgage was filed with the Clerk of Sweetwater County and Ex-Officio Recorder of Deeds at Book 1194, Page 2650, MORTGAGEE, by his signature on this plat, consents to the dedication made herein and specifically releases all easements to the City of Rock Springs for public use, as listed and described on this plat from the aforementioned mortgage.

*Kevin Osuna*  
VICE PRESIDENT  
Mortgage, Lot 2

STATE OF Oklahoma  
COUNTY OF  Tulsa

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of June, 2013, by:

*Michelle L. Shelling*  
Notary Public

ESTATES AT SANDSTONE, LLC  
P.O. Box 1257  
Rock Springs, Wyoming 82902

*Patricia Anselmi*  
Managing Member  
Mortgage, Lots 1, 4, 7, 11

STATE OF WYOMING  
COUNTY OF SWEETWATER

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of MAY, 2013, by:

*Patricia Anselmi*  
as a free and voluntary act and deed.  
Witness my hand and official seal.  
My commission expires: 10-10-2013

*Sean Romango*  
Notary Public

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Notary Public

*Kevin Osuna*  
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My commission expires: Dec. 20, 2016

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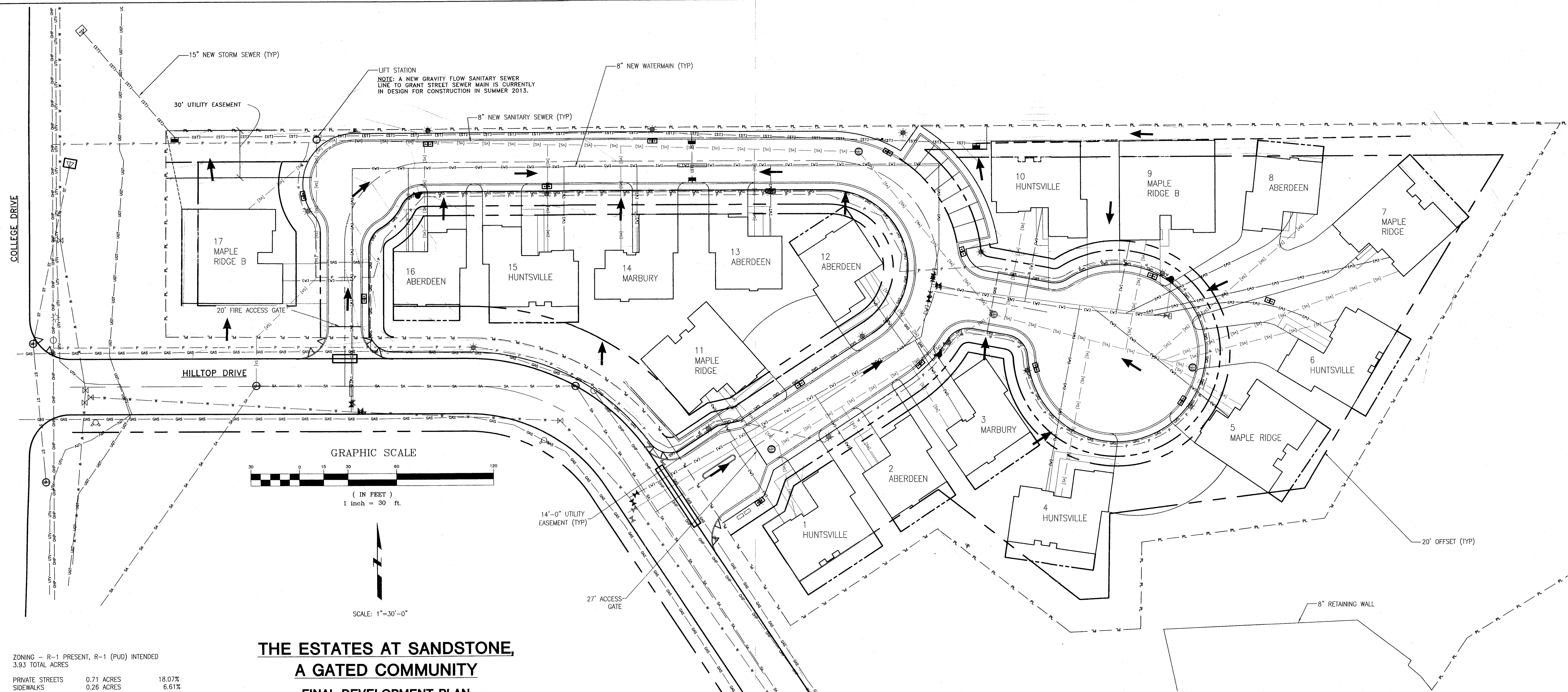
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COUNTY OF SWEETWATER

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of MAY, 2013, by:





ZONING - R-1 PRESENT, R-1 (PUD) INTENDED  
3.93 TOTAL ACRES

PRIVATE STREETS	0.71 ACRES	18.07%
SIDEWALKS	0.26 ACRES	6.61%
PARKING LOT	0.03 ACRES	0.76%
PRIVATE RESIDENCES	0.85 ACRES	21.63%
DRIVEWAYS	0.38 ACRES	9.67%
PRIVATE YARDS	0.17 ACRES	4.33%
OPEN SPACE	1.53 ACRES	38.93%

3.93 TOTAL ACRES 100.00%

## THE ESTATES AT SANDSTONE, A GATED COMMUNITY FINAL DEVELOPMENT PLAN ROCK SPRINGS, WYOMING

### LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE UPLAND ADDITION TO THE CITY OF ROCK SPRINGS, SWEETWATER COUNTY, WYOMING, SAID PARCEL BEING A PORTION OF LOT 1, A PORTION OF LOT 2 AND A PORTION OF LOT 4 AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1;

THENCE NORTH 89°53'20" EAST (NORTH 89°52'41" EAST - PLAT) ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1 FOR A DISTANCE OF 790.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 1;

THENCE CONTINUING NORTH 89°53'20" EAST (NORTH 89°52'41" EAST - PLAT) ALONG THE NORTHERLY BOUNDARY OF SAID LOT 4 FOR A DISTANCE OF 71.25 FEET;

THENCE SOUTH 30°45'37" WEST FOR A DISTANCE OF 286.19 FEET;

THENCE SOUTH 82°41'24" WEST FOR A DISTANCE OF 15.22 FEET TO A POINT WHICH LIES ON THE EASTERLY BOUNDARY OF SAID LOT 1;

THENCE CONTINUING SOUTH 82°41'24" WEST FOR A DISTANCE OF 98.62 FEET;

THENCE SOUTH 0°53'05" WEST FOR A DISTANCE OF 47.12 FEET TO A POINT WHICH LIES ON THE NORTHERLY BOUNDARY OF SAID LOT 2;

THENCE CONTINUING SOUTH 0°53'05" WEST FOR A DISTANCE OF 6.45 FEET;

THENCE SOUTH 87°23'22" WEST FOR A DISTANCE OF 43.33 FEET TO A POINT WHICH LIES ON THE NORTHEASTERLY BOUNDARY OF THE RYAN J. AND COLLEEN R. MEDUNA TRACT DESCRIBED IN BOOK 972, PAGE 1042 IN THE RECORDS OF THE SWEETWATER COUNTY CLERK;

THENCE NORTH 51°52'00" WEST (NORTH 52°02'27" WEST - DEED) ALONG THE NORTHEASTERLY BOUNDARY OF SAID MEDUNA TRACT FOR A DISTANCE OF 24.55 FEET TO A POINT WHICH LIES ON THE NORTHERLY BOUNDARY OF SAID LOT 2;

### NOTE:

NEW LOT FOOTPRINT SHALL NOT DRAIN ONTO NEW OR EXISTING LOTS.

THENCE CONTINUING NORTH 51°52'00" WEST (NORTH 52°02'27" WEST - DEED) ALONG THE NORTHEASTERLY BOUNDARY OF SAID MEDUNA TRACT FOR A DISTANCE OF 79.46 FEET TO THE MOST NORTHERLY CORNER THEREOF;

THENCE SOUTH 56°48'27" WEST (SOUTH 56°48'00" WEST - PLAT) ALONG THE NORTHWESTERLY BOUNDARY OF SAID MEDUNA TRACT FOR A DISTANCE OF 109.29 FEET TO THE MOST WESTERLY CORNER THEREOF;

THENCE NORTH 33°11'21" WEST (NORTH 33°12'00" WEST - PLAT) ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 1 FOR A DISTANCE OF 133.15 FEET TO A POINT WHICH IS THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 149.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE AND ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 1 THROUGH A CENTRAL ANGLE OF 56°30' FOR AN ARC DISTANCE OF 146.93 FEET;

THENCE NORTH 89°41'21" WEST (NORTH 89°42'00" WEST - DEED) ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 1 FOR A DISTANCE OF 188.52 FEET;

THENCE NORTH 0°18'40" EAST (NORTH 0°18'01" EAST - DEED) ALONG THE WESTERLY BOUNDARY OF SAID LOT 1 AND ALONG THE WEST LINE OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 105 WEST FOR A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS AN AREA OF 3.929 ACRES, MORE OR LESS AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS WHICH HAVE BEEN LEGALLY ACQUIRED. THE BASIS OF BEARING FOR SAID PARCEL IS THE UNION PACIFIC-ROCK SPRINGS COORDINATE SYSTEM BEARING OF NORTH 0°18'40" EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 105 WEST.

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

EXECUTED THIS 13 DAY OF June A.D., 2013.

BY: George Lemich  
GEORGE LEMICH, ATTORNEY,  
ESTATES AT SANDSTONE, LLC

### CERTIFICATE OF APPROVAL CITY OF ROCK SPRINGS PLANNING AND ZONING

THIS FINAL DEVELOPMENT PLAN CONFORMS TO THE APPROVED PRELIMINARY DEVELOPMENT PLAN CERTIFIED THIS 12<sup>th</sup> DAY OF June, 2013.

Jennifer L. Shields  
ZONING ADMINISTRATOR

### CERTIFICATE OF APPROVAL ROCK SPRINGS CITY COUNCIL

FINAL DEVELOPMENT PLAN APPROVED BY MAYOR AND CITY COUNCIL OF THE CITY OF ROCK SPRINGS THIS 18<sup>th</sup> DAY OF June, 2013.

Chris Adams  
MAYOR

Joan Sarajuli  
CITY CLERK



RECORDED 6/25/2013 AT 2:43 PM REC# 182748 BOK# PDM  
STEVEN DAVID CLERK OF SWEETWATER COUNTY, WY Page 2 of 2

**JFC ENGINEERS  
SURVEYORS**  
1515 NORTH STREET  
ROCK SPRINGS, WY 82901  
PHONE (307) 362-7519  
FAX (307) 362-7569  
http://www.jfc-wyo.com