

REVIEW - CITY ENGINEER

Data on this plat reviewed this 8th day of JANUARY A.D., 2014 by a Licensed Professional Engineer on behalf of the Department of Engineering and Operations of the City of Rock Springs, Wyoming

Paul Kauchich, PE
PAUL KAUCHICH - CITY ENGINEER
LICENSED PROFESSIONAL ENGINEER

APPROVAL - PLANNING & ZONING COMMISSION

This Plat Approved by the City of Rock Springs Planning & Zoning Commission this 13th day of November A.D., 2013

Mary Manatop
MARY MANATOP, 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 7th day of January A.D., 2014.

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 GUNSIGHT ESTATES - PHASE 1 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
SS
SWEETWATER COUNTY

The foregoing instrument was acknowledged before me this 6th day of January, 2014, by:

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

Witness my hand and official seal.

My commission expires: Jan 2, 2016

Rebecca A. Legurski
NOTARY PUBLIC

SURVEY CORNER SET LEGEND

3-1/4" BERNTSEN ALUMINUM CAP WITH 2-3/8" x 30" ALUMINUM PIPE STAMPED "GUNSIGHT ESTATES - PHASE 1" MARKER (CORNER # INDICATED ON PLAT) "PELS 10052"

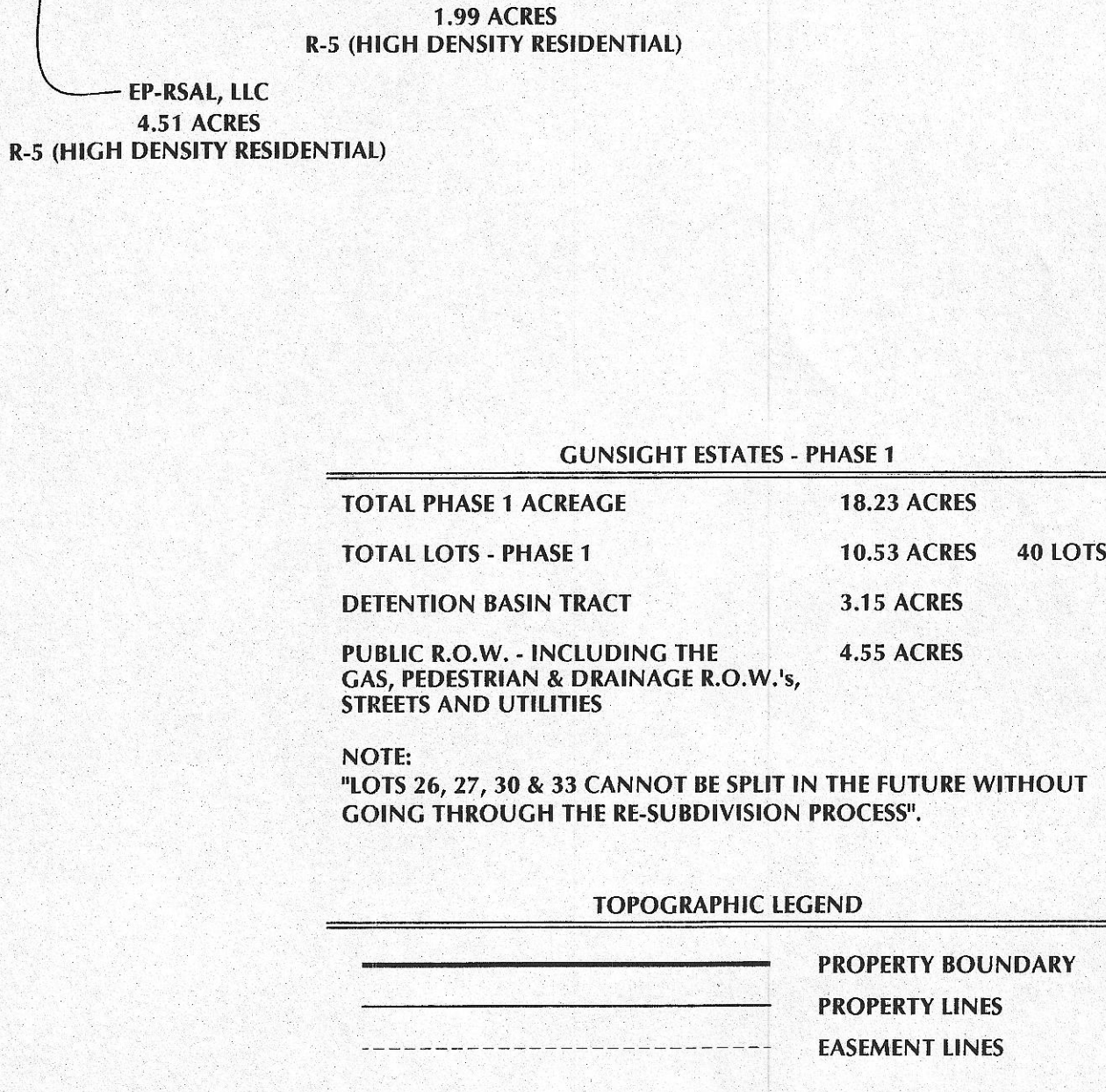
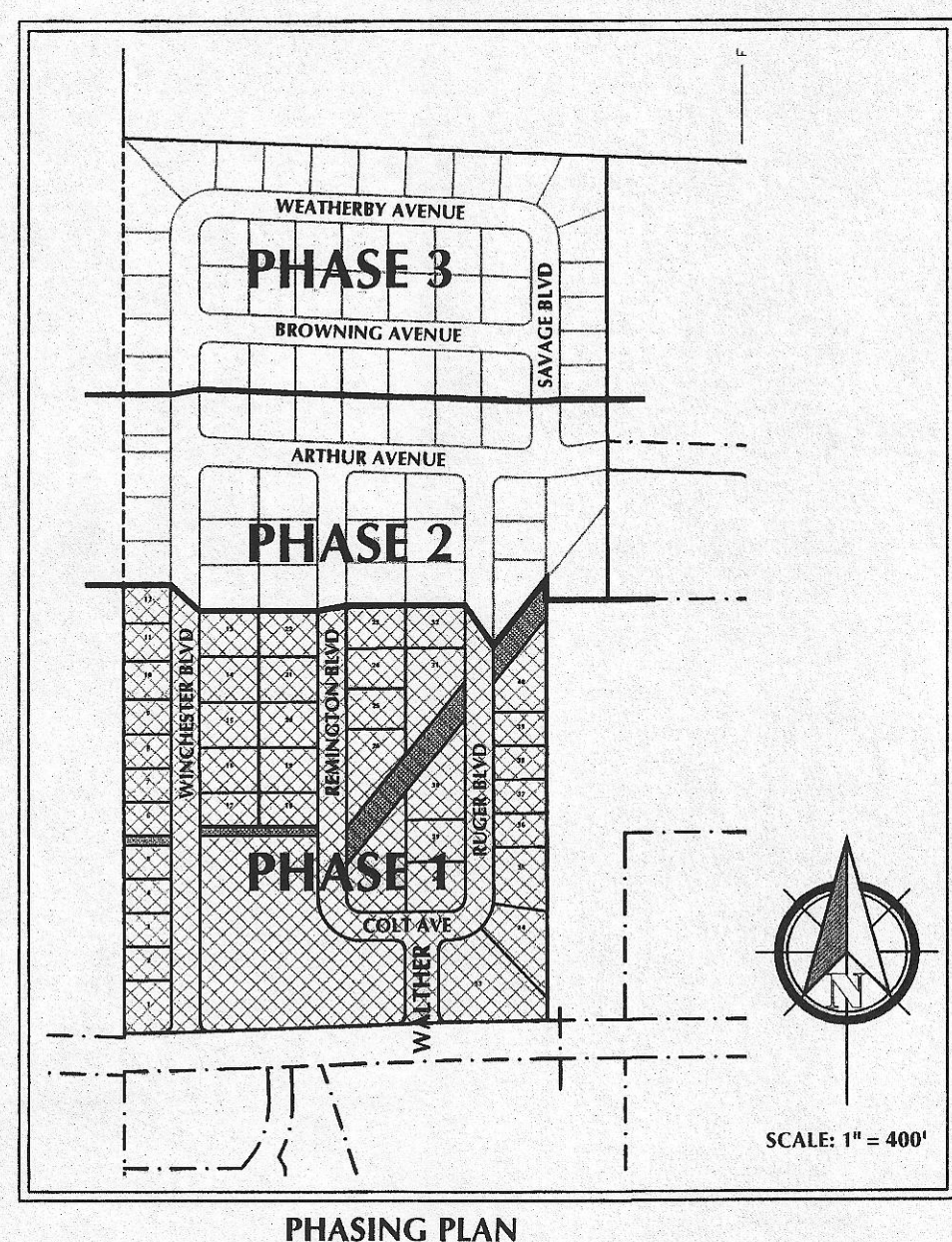
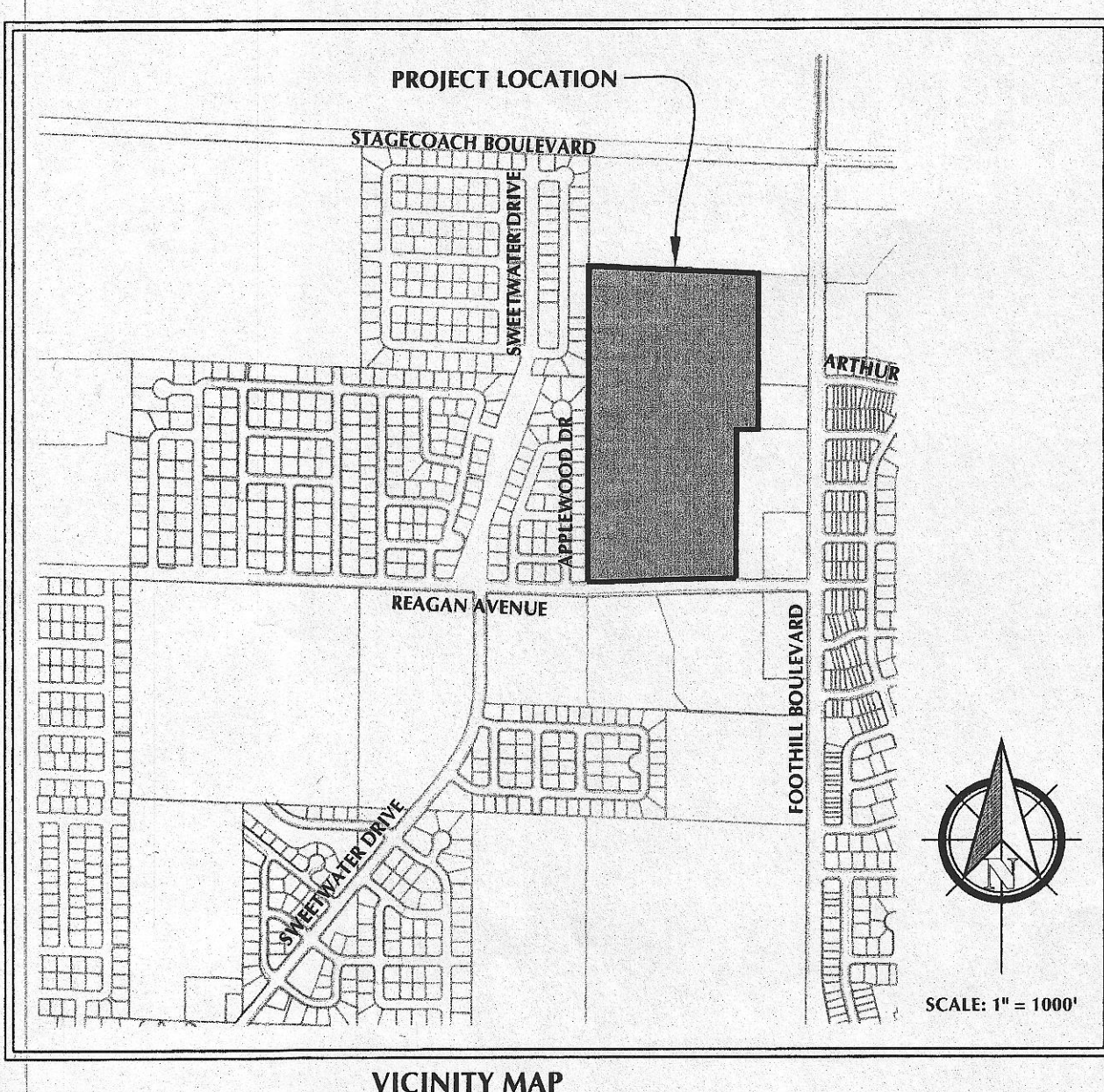
INDIVIDUAL LOT CORNERS MONUMENTED WITH A 5/8" REBAR AND WITH ALUMINUM CAP STAMPED "PROPERTY CORNER PELS 10052"

BASIS OF BEARING

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

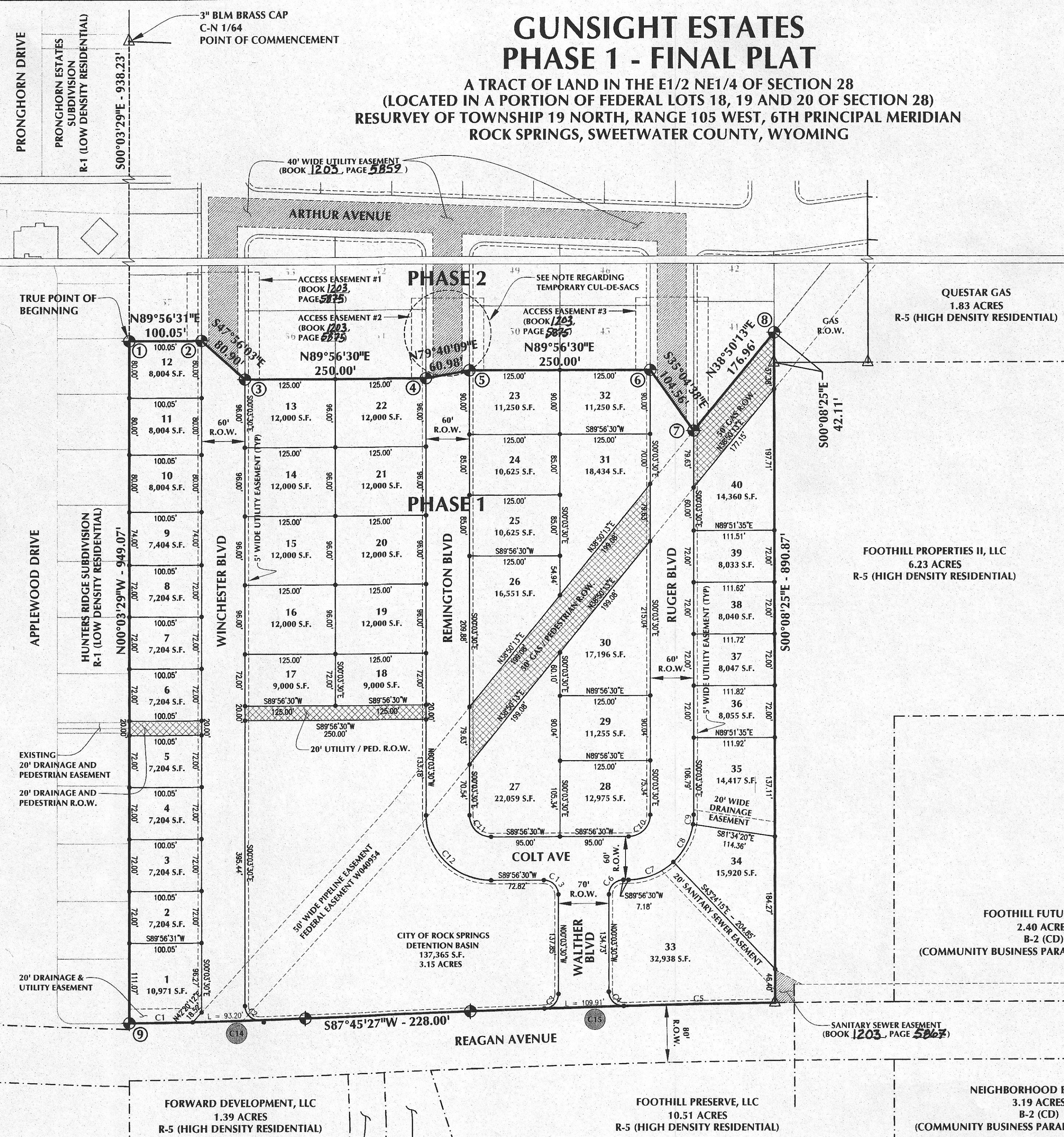
SURVEY CORNER LEGEND

PROPERTY BOUNDARY CORNERS TO BE SET
CORNER FOUND
LOT CORNERS TO BE SET

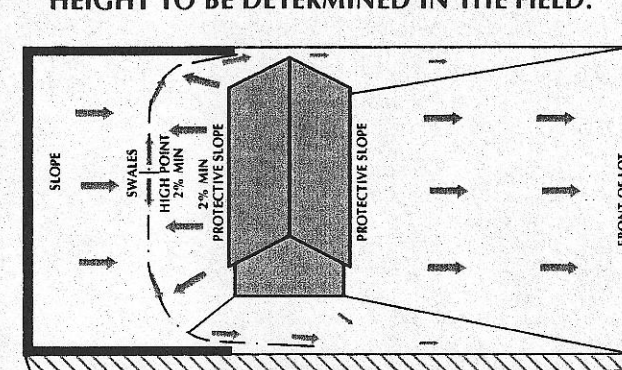


GUNSIGHT ESTATES PHASE 1 - FINAL PLAT

A TRACT OF LAND IN THE E1/2 NE1/4 OF SECTION 28
(LOCATED IN A PORTION OF FEDERAL LOTS 18, 19 AND 20 OF SECTION 28)
RESURVEY OF TOWNSHIP 19 NORTH, RANGE 105 WEST, 6TH PRINCIPAL MERIDIAN
ROCK SPRINGS, SWEETWATER COUNTY, WYOMING



A RETAINING WALL SHALL BE CONSTRUCTED ON LOTS 31 & 32 - PHASE 1 - LENGTH AND HEIGHT TO BE DETERMINED IN THE FIELD.



NOTE:
THE 5.0' WIDE GAS/PEDESTRIAN R.O.W. WILL BE XERI-SCAPED WITH A WALKING PATH AND APPROVED ROCK LANDSCAPING OVER WEED BARRIER, AND SHALL BE MAINTAINED BY KINDER MORGAN. WHERE THE R.O.W. INTERSECTS THE ROAD, THE DEVELOPER WILL INSTALL REMOVABLE BOLLARDS WITH CHAIN.

NOTE:
FEMA APPROVED
SUMMIT CHANNEL / TRIBUTARY NO. 1
LOMR (07-27-2011) ZONE AE - BFE = 6337
(VERTICAL DATUM 1929) - REAGAN POND

NOTE:
"THE CITY OF ROCK SPRINGS DETENTION BASIN IS LOCATED IN THE 100 YEAR FLOODPLAIN - AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY".

NOTE:
ALL UTILITY EASEMENTS ARE 5.0' WIDE UNLESS OTHERWISE NOTED.

NOTE:
TEMPORARY CUL-DE-SACS SHALL BE CONSTRUCTED AT THE END OF WINCHESTER BOULEVARD, REMINGTON BOULEVARD AND RUGER BOULEVARD AND SHALL HAVE A RADIUS OF 50.0'. THE CUL-DE-SACS SHALL BE CONSTRUCTED WITH AN ALL-WEATHER SURFACE AND BE MAINTAINED BY THE DEVELOPER.

NOTE:
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.

NOTE:
NO DIRECT VEHICLE ACCESS FROM LOTS 1 AND 33 SHALL BE PERMITTED ONTO REAGAN AVENUE. LOCATIONS OF THE DRIVEWAYS SHALL BE APPROVED BY THE CITY OF ROCK SPRINGS ENGINEERING DEPARTMENT.

CURVE	LENGTH	RADIUS	DELTA	CHORD B.	CHORD L.
C1	87.57'	7879.00'	0°38'13"	N89°12'34"E	87.57'
C2	32.10'	20.00'	91°57'22"	S46°02'11"E	28.76'
C3	30.78'	20.00'	88°10'42"	N44°01'51"E	27.83'
C4	31.92'	20.00'	91°26'06"	S45°46'33"E	28.64'
C5	209.15'	16279.00'	0°44'10"	S88°52'29"W	209.14'
C6	31.42'	20.00'	90°00'00"	S44°56'30"W	28.28'
C7	68.09'	90.00'	43°20'45"	N68°16'08"E	66.48'
C8	59.95'	90.00'	38°10'05"	N27°30'43"E	58.85'
C9	13.33'	90.00'	87°29'10"	N04°11'05"E	13.32'
C10	47.12'	30.00'	90°00'00"	N44°56'30"E	42.43'
C11	47.12'	30.00'	90°00'00"	S45°03'30"E	42.43'
C12	141.37'	90.00'	89°59'56"	S45°03'28"E	127.28'
C13	31.42'	20.00'	90°00'42"	N45°03'09"W	28.29'
C14	243.45'	7879.00'	1°46'13"	N88°38'33"E	243.44'
C15	421.42'	16279.00'	1°29'00"	S88°30'04"W	421.40'

DEVELOPER INFORMATION
GUN SIGHT PROPERTIES, INC.
46 RELIANCE ROAD
ROCK SPRINGS, WYOMING 82901
CONTACT: KC DOAK
PHONE: 307-352-1296

OWNER INFORMATION
FHP2, LLC
20 E. FLAMING GORGE WAY
GREEN RIVER, WYOMING 82935
CONTACT: ROBERT A. JOHNSON, SR., (MANAGER)
PHONE: 307-875-3235

GUNSIGHT ESTATES - PHASE 1	
TOTAL PHASE 1 ACREAGE	18.23 ACRES
TOTAL LOTS - PHASE 1	10.53 ACRES 40 LOTS
DETENTION BASIN TRACT	3.15 ACRES
PUBLIC R.O.W. - INCLUDING THE GAS, PEDESTRIAN & DRAINAGE R.O.W.'S, STREETS AND UTILITIES	4.55 ACRES

NOTE:
"LOTS 26, 27, 30 & 33 CANNOT BE SPLIT IN THE FUTURE WITHOUT GOING THROUGH THE RE-SUBDIVISION PROCESS".

CHOICE ENGINEERING SERVICES

404 "N" Street - Suite 201 | Rock Springs, WY 82901
Phone 307-362-6065 | Fax 307-362-6064
DATE OF PREPARATION: 01-03-14

CERTIFICATE OF DEDICATION:

Know all men by these presents that the undersigned FHP2, LLC, being the owner, proprietor, or parties of interest in the land shown on this plat, do hereby certify:

That the foregoing PHASE 1 - FINAL PLAT designated as the GUNSIGHT ESTATES, is located in the E1/2 of the NE1/4 of Section 28, (being a portion of Federal Lots 18, 19 and 20 of Section 28, Resurvey of T. 19 N., R. 105 W., of the 6th P.M., the City of Rock Springs, Sweetwater County, Wyoming, and is more particularly described as follows:

Commencing at a found 3" BLM Brass Cap and the C-N 1/64th corner of said Section 28; Thence S 00° 03' 29" E, 938.23 feet along the Eastern Boundary Line of Pronghorn Estates Subdivision and the Eastern Boundary Line of Hunter's Ridge Subdivision, Phases B and 9 to the TRUE POINT OF BEGINNING;

Thence N 89° 56' 31" E, 100.05 feet;
Thence S 47° 56' 03" E, 80.90 feet;
Thence N 89° 56' 30" E, 250.00 feet;
Thence N 79° 40' 09" E, 60.98 feet;
Thence N 89° 56' 30" E, 250.00 feet;
Thence S 35° 04' 38" E, 104.56 feet;
Thence N 38° 50' 13" E, 176.96 feet;

Thence S 00° 08' 25" E, 42.11 feet, to a found 2" Aluminum Cap and the Northwest corner of a tract of land owned by Foothill Properties II, LLC;

Thence continuing S 00° 08' 25" E, 890.87 feet along the Western Property Boundary Line of a tract of land owned by Foothill Properties II, LLC to a found corner on the Northern Right of Way Line of Reagan Avenue and the beginning of a non-tangent curve to the left and having a radius of 16,279.00 feet;

Thence along the Northern Right of Way Line of Reagan Avenue and along said curve through a central angle of 01° 29' 00", 421.42 feet, said curve having a chord bearing of S 88° 30' 04" W and a chord distance of 421.40 feet;

Thence continuing along the Northern Right of Way Line of Reagan Avenue S 87° 45' 27" W, 228.00 feet to the beginning of a tangent curve to the right and having a radius of 7879.00 feet;

Thence continuing along the Northern Right of Way Line of Reagan Avenue and along said curve through a central angle of 01° 46' 13", 243.45 feet, said curve having a chord bearing of S 88° 38' 33" W and a chord distance of 243.44 feet;

Thence N 00° 03' 29" W, 949.07 feet along the Eastern Boundary Line of Hunter's Ridge Subdivision, Phases 4, 6, and 8 to the TRUE POINT OF BEGINNING;

and contains a total area of 18.23 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 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 6th day of January, 2014, by:

Property Owner: FHP2, LLC
Robert A. Johnson, Sr.
ROBERT A. JOHNSON, SR., (AS MANAGER OF FHP2, LLC)

STATE OF WYOMING
SS
SWEETWATER COUNTY

The foregoing instrument was acknowledged before me this 6th day of January, 2014, by:

Robert A. Johnson, Sr., as Manager of FHP2, LLC.

as a free and voluntary act and deed.

Witness my hand and official seal.

My commission expires: Jan 2, 2016

Rebecca A. Legurski
NOTARY PUBLIC

The undersigned, Gun Sight Properties, Inc., referred to herein as DEVELOPER, does hereby acknowledge that it, and not the PROPERTY OWNER, has the contractual obligation to complete the improvements required by the City of Rock Springs and other governmental agencies for the platting of the property covered by this Subdivision plat. DEVELOPER, by its signature on this plat, hereby agrees to satisfactorily complete all required improvements, saving the PROPERTY OWNER harmless from any liability whatsoever on account thereof, and does further hereby consent to all dedications made herein, specifically dedicating to the City of Rock Springs and its licensees for perpetual public use all streets, alleys and easements for the purposes designated and other lands as indicated.

Executed this 6th day of January, 2014, by:

Developer: Gun Sight Properties, Inc.

Trudy Ann Doak
TRUDY ANN DOAK, (PRESIDENT)

STATE OF WYOMING
SS
SWEETWATER COUNTY

The foregoing instrument was acknowledged before me this 6th day of January, 2014, by:

Trudy Ann Doak, as President of Gun Sight Properties, Inc.

as a free and voluntary act and deed.

Witness my hand and official seal.

My commission expires: Jan 2, 2016

Rebecca A. Legurski
NOTARY PUBLIC

CERTIFICATE OF RECORDING - SWEETWATER COUNTY CLERK:

This plat was filed for record in the Office of the Clerk and Recorder at 10:14 a.m. on

January 24, 2014, and is duly recorded in Book 24, Page No. 564

Steven Dale Davis
COUNTY CLERK

Donna Wardell
DEPUTY

RECORDED 1/24/2014 AT 10:14 AM REC # 101785 BK# PG# STEVEN DALE DAVIS, CLERK OF SWEETWATER COUNTY, WY PAGE 1 of 1