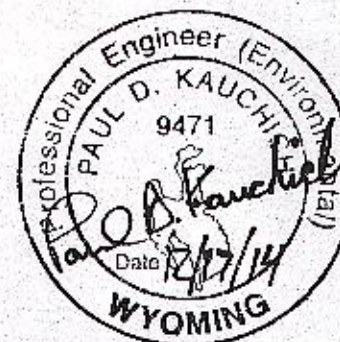


REVIEW - CITY ENGINEER

Date on this plat reviewed this 17th day of DECEMBER, 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 D. 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 10th day of December, A.D., 2014.

Mary Shields
MARY SHIELDS, 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 16th day of December, A.D., 2014.

Carol Remshar
CAROL REMSHAR, Mayor
Lisa M. Taufelli
LISA M. TAUFELLI, 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 PHASE 2 - 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 areas of said subdivision as the same are stated 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. Fehring
DAVID A. FEHRING
PROFESSIONAL ENGINEER (CIVIL) & LAND SURVEYOR
WYOMING REGISTRATION NUMBER 10052

STATE OF WYOMING SS

SWEETWATER COUNTY

The foregoing instrument was acknowledged before me this 9th day of December, 2014 by:

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

Witness my hand and official seal.

My commission expires: January 2nd, 2016

Rebecca A. Legowski
NOTARY PUBLIC

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

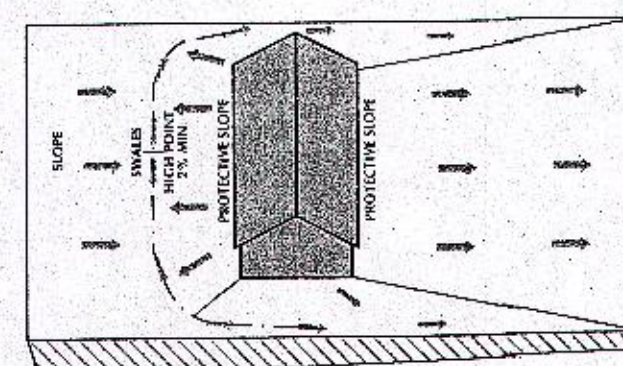
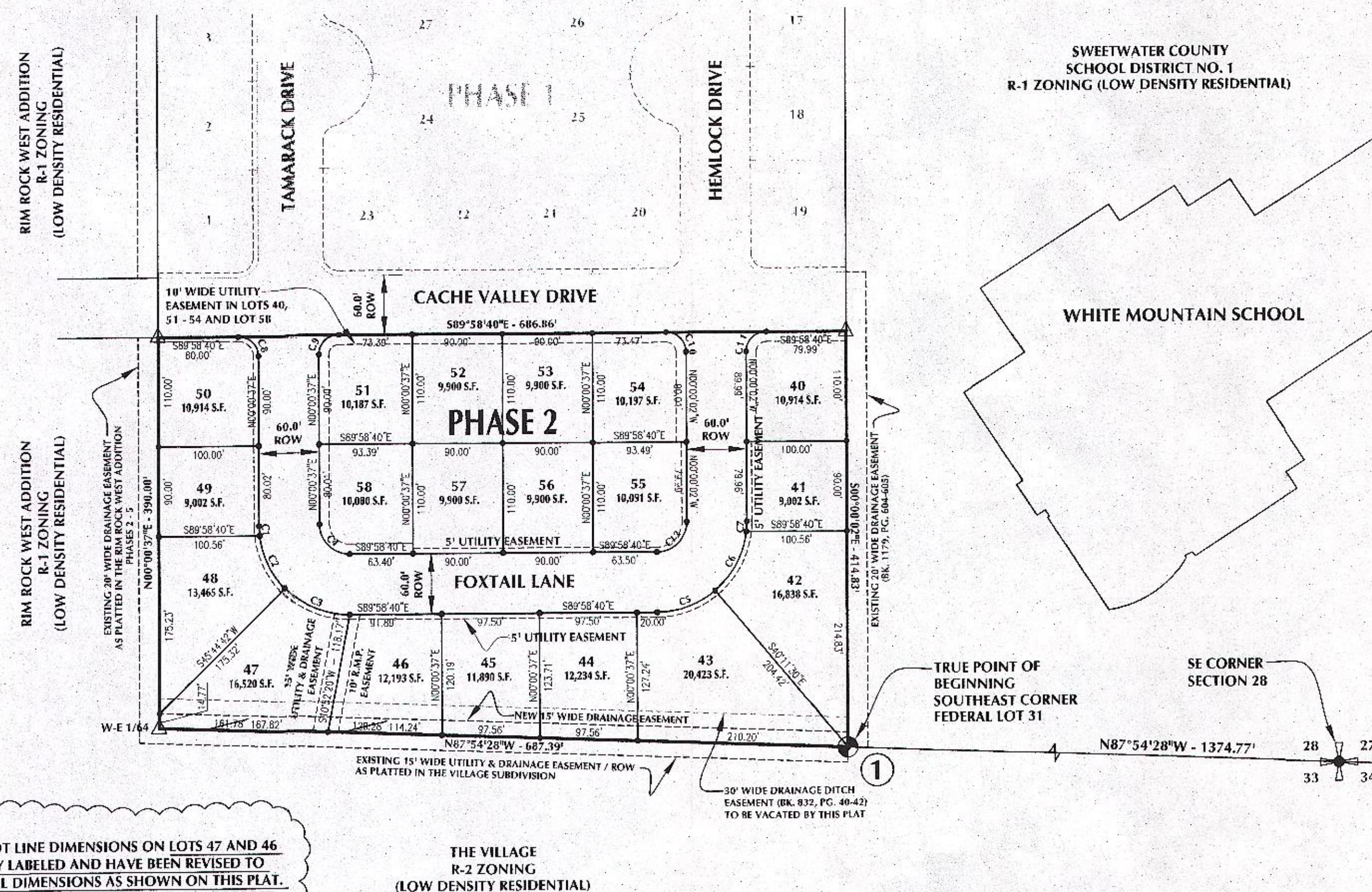
SURVEY CORNER SET LEGEND
3-1/4" BERTSEN ALUMINUM CAP WITH
2-3/8"x30" ALUMINUM PIPE STAMPED
"THE ESTATES AT WHISPERING PINES - PHASE 2" - MARKER
(CORNER # INDICATED ON PLAT) "PELS 10052"
INDIVIDUAL LOT CORNERS MONUMENTED
WITH A 5/8" REBAR AND WITH ALUMINUM CAP
STAMPED "PROPERTY CORNER PELS 10052"

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

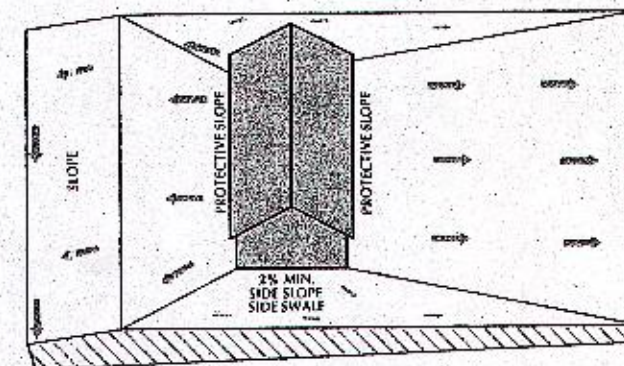
SURVEY CORNER LEGEND
● PROPERTY BOUNDARY CORNERS TO BE SET
▲ 3" ALUMINUM CAP FOUND
• LOT CORNERS TO BE SET

THE ESTATES AT WHISPERING PINES PHASE 2 - FINAL PLAT CORRECTED

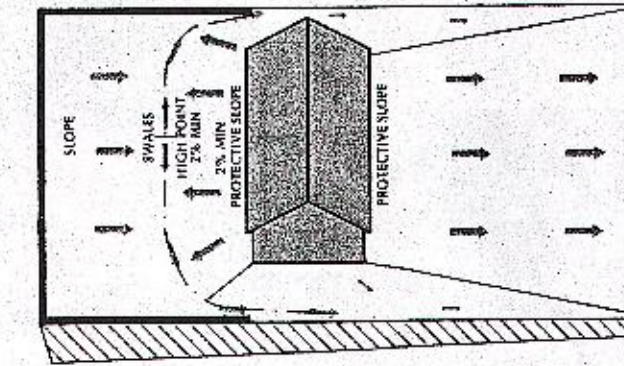
FEDERAL LOT 31, STATE OF WYOMING
SECTION 28, TOWNSHIP 19 NORTH, RANGE 105 WEST, 6TH PRINCIPAL MERIDIAN
ROCK SPRINGS, SWEETWATER COUNTY, WYOMING



LOT GRADING TYPE A
DRAINAGE DIRECTED TOWARD
FRONT OF DWELLING
TYPICAL - LOTS 51,54-58



LOT GRADING TYPE B
DRAINAGE DIRECTED TOWARD
FRONT AND REAR OF DWELLING
TYPICAL - LOTS 40-48



LOT GRADING TYPE C
DRAINAGE DIRECTED TOWARD
FRONT OF DWELLING
TYPICAL - LOTS 49,50,52,53

THE ESTATES AT WHISPERING PINES - PHASE 2

TOTAL PHASE 2 ACREAGE 6.35 ACRES
TOTAL LOTS - PHASE 2 5.14 ACRES 19 LOTS
STREETS/PUBLIC R.O.W. 1.21 ACRES

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:
LOTS 49-50 AND 52-53 SHALL BE REQUIRED TO HAVE RETAINING WALLS CONSTRUCTED - LENGTHS AND HEIGHTS SHALL BE DETERMINED IN THE FIELD.

TOPOGRAPHIC LEGEND

— PROPERTY BOUNDARY
— PROPERTY LINES
--- EASEMENT LINES

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD B.
C1	10.00'	90.00'	6°22'03"	503°10'25"E 10.00'
C2	59.53'	90.00'	37°53'52"	S25°18'22"E 58.45'
C3	71.82'	90.00'	43°43'22"	S67°06'59"E 69.93'
C4	47.12'	30.00'	89°59'17"	S44°59'02"E 42.42'
C5	63.17'	90.00'	40°12'50"	N69°54'55"E 61.88'
C6	68.18'	90.00'	43°24'24"	N28°06'18"E 66.56'
C7	10.06'	90.00'	6°24'08"	N03°12'02"E 10.05'
C8	31.41'	20.00'	89°59'17"	N44°59'02"W 28.28'
C9	31.42'	20.00'	90°00'43"	S45°00'58"W 28.29'
C10	31.41'	20.00'	89°58'38"	N44°59'21"W 28.28'
C11	31.42'	20.00'	90°01'22"	S45°00'39"W 28.29'
C12	47.14'	30.00'	90°01'22"	N45°00'39"E 42.43'

CERTIFICATE OF DEDICATION:

The undersigned AT & B, LLC, being the owner, proprietor, or party of interest in the land shown on this Final Plat of THE ESTATES AT WHISPERING PINES - PHASE 2, does hereby certify:

That the foregoing PARCEL of land 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 and the TRUE POINT OF BEGINNING;

Thence continuing N 87° 54' 28" W, 687.39 feet along the South boundary line of said Federal Lot 31 and the South line of said Section 28 to the Southwest corner of said parcel;

Thence N 00° 00' 37" E, 390.00 feet along the West boundary of said Federal Lot 31 to the Northwest corner of said parcel and the Southerly Right of Way Line of Cache Valley Drive;

Thence S 89° 58' 40" E, 686.86 feet along the Southerly Right of Way Line of Cache Valley Drive to the Northeast corner of said parcel;

Thence S 00° 00' 02" E, 414.83 feet along the East boundary of said Federal Lot 31 to the Southeast corner of said parcel and the TRUE POINT OF BEGINNING;

and contains a total area of 6.35 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 9th day of December, 2014 by:

AT & B, LLC

Todd Gnose
TODD GNOSE (OWNER)

STATE OF WYOMING SS

SWEETWATER COUNTY

The foregoing instrument was acknowledged before me this 9th day of December, 2014 by:

Todd Gnose

as a free and voluntary act and deed.

Witness my hand and official seal.

My commission expires: January 2nd, 2016

Rebecca A. Legowski
NOTARY PUBLIC

Rebecca A. Legowski - Notary Public
County of Sweetwater
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 3:08 o'clock, PM

December 18, 2014, and is duly recorded in Book Plat, Page No. 567

Donna Wardell
COUNTY CLERK

Donna Wardell
DEPUTY

OWNER INFORMATION

AT & B, 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

567

DATE OF PREPARATION: 12-09-14

