7/19/2017 8:26:11 AM

GINO SUBDIVISION FINAL PLAT
A RESUBDIVISION OF UMBRIA ADDITION, PHASE 1, LOTS 11 & 12 AND A PORTION OF BLOCK 1 OF THE MOUNTAIN VIEW SUBDIVISION

SECTION 28 & 33, RESURVEY TOWNSHIP 19 NORTH, RANGE 105 WEST
ROCK SPRINGS, SWEETWATER COUNTY, WYOMING

STATEMENT OF SURVEYOR

I, Craig A. Shauers 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 GINO SUBDIVISION 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).

Professional Land Surveyor CRAIG A. SHAUERS 2928 WYOMING

Craig A. Shauers 7/19/17
Professional Land Surveyor
Wyoming Registration No. 2928

STATE OF WYOMING
SS
SWEETWATER COUNTY

The foregoing instrument was acknowledged before me this 19 day of July, 2017, by:

Craig A. Shauers

as a free and voluntary act and deed.

Witness my hand and official seal.

My commission expires: 2-25-20

DIANNE M. BLAZOVICH - NOTARY PUBLIC COUNTY OF SWEETWATER STATE OF WYOMING MY COMMISSION EXPIRES FEB. 25, 2020

Dianne M. Blazovich
Notary Public

REVIEW – CITY ENGINEER

Data on this plat reviewed this 3RD day of AUGUST, A.D., 2017 by a licensed Professional Engineer on behalf of the Department of Engineering and Operations of the City of Rock Springs, Wyoming.

Professional Engineer (Environmental) PAUL D. KAUCHICH 9471 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 and Zoning Commission this 14th day of JUNE A.D., 2017.

Chairman

Attest:
Secretary

CERTIFICATE OF ACCEPTANCE – ROCK SPRINGS CITY COUNCIL

Approved by the City Council of the City of Rock Springs, Wyoming, this 2ND day of AUGUST, A.D. 2017

This plat is the resubdivision of the Umbria Addition, Phase 1, Lots 11 & 12 and a portion of Block 1 of the Mountain View Subdivision as recorded in the Book of Plats, Pages 465 and 228, of the records of the Sweetwater County Clerk. All earlier plats or portions thereof, encompassed by the boundaries of this plat are hereby vacated.

Carl Demshar, Mayor

Attest:
City Clerk

CERTIFICATE OF RECORDING – SWEETWATER COUNTY CLERK

This plat was filed for record in the Office of the Clerk and Recorder at 2:53 o'clock, P m., August 8, 2017, and is duly recorded in Book Plat, Page No. 584

County Clerk

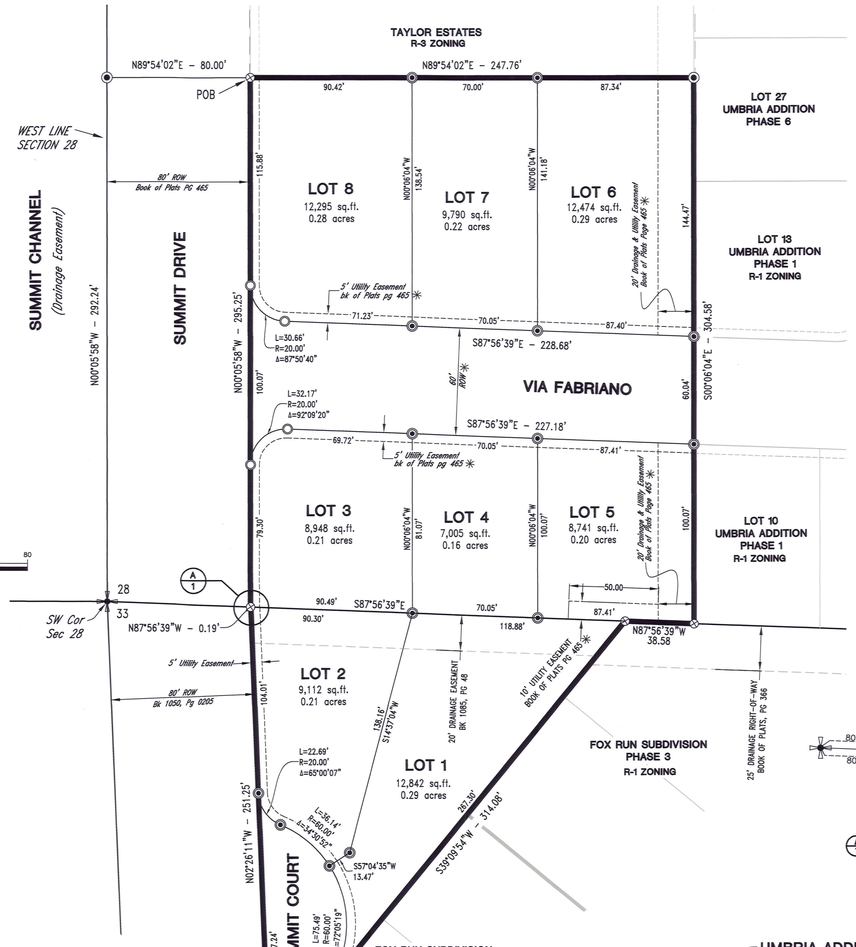
Deputy

BASIS OF BEARING

THE BASIS OF BEARING IS NORTH 00°05'58" WEST FROM THE SOUTHWEST CORNER TO THE WEST QUARTER CORNER OF SAID SECTION 28.

DEVELOPER

HUNTER'S RIDGE DEVELOPMENT, INC.
1257 PALISADES WAY
Rock Springs, Wy 82901
Phone: (307) 362-7696
Contact: Robert L. Tarufelli



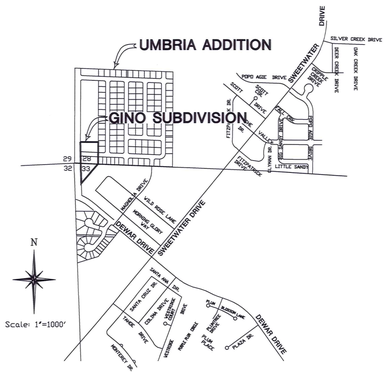
MONUMENT LEGEND

- NEW INDIVIDUAL LOT CORNERS MONUMENTED ON COMPLETION OF THE GINO SUBDIVISION, WITH A 2" ALUMINUM CAP WITH ⅜"x24" REBAR STAMPED "PROPERTY CORNER JFC PLS 2928".
- 3-1/4" BERNTSEN ALUMINUM CAP WITH 2-3/8"X30" ALUMINUM PIPE STAMPED "GINO BOUNDARY MARKER PLS 2928" SET THIS SURVEY.
- 3-1/4" BERNTSEN ALUMINUM CAP WITH 2-3/8"X30" ALUMINUM PIPE STAMPED "UMBRIA 1 BOUNDARY MARKER PLS 2928" INSTALLED DURING PHASE 1 OF THE UMBRIA ADDITION.
- EXISTING INDIVIDUAL LOT CORNERS MONUMENTED ON COMPLETION OF THE UMBRIA ADDITION, PHASE 1, WITH A 2" ALUMINUM CAP WITH ⅜"x24" REBAR STAMPED "PROPERTY CORNER JFC PLS 2928".
- SECTION CORNER – 3" Nominal iron pipe with brass cap
- ✳ DENOTES RIGHT-OF-WAY/EASEMENT REDEDICATED BY THIS PLAT

NOTE:

THIS SUBDIVISION INCLUDES A TOTAL OF 8 LOTS AND CONTAINS A TOTAL OF 2.307 ACRES INCLUDING 0.443 ACRES WITHIN STREET RIGHTS-OF-WAY.

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.



VICINITY MAP

RECORDED 8/8/2017 AT 2:53PM REC # 1050458 BK# PG#
STEVEN DALE DAVIS, CLERK of SWEETWATER COUNTY, WY Page 1 of 1

CERTIFICATE OF DEDICATION

Know all men by these presents that the undersigned HUNTER'S RIDGE DEVELOPMENT, INC., and THE CITY OF ROCK SPRINGS being the owners, proprietors, or parties of interest in the land shown on this plat, do hereby certify:

That the foregoing plat designated as the GINO SUBDIVISION is located in Federal Lot 26 of Section 28, Resurvey Township 19 North, Range 105 West and in Federal Lot 4 of Section 33, Resurvey Township 19 North, Range 105 West and is a resubdivision of Lots 11 & 12 of the Umbria Addition, Phase 1 to the City of Rock Springs and a portion of Block 1 of the Mountain View Subdivision, both as platted and filed in the office of the Sweetwater County Clerk and being more particularly described as follows:

BEGINNING at the Southwest corner of said Section 28, Resurvey Township 19 North, Range 105 West;

Thence North 00°05'58" West along the west Section line of said Section 28 and along the west boundary of said Umbria Addition, Phase 1 for a distance of 292.24 feet to the northwest corner of the Umbria Addition, Phase 1;

Thence North 89°54'02" East along the north boundary line of said Umbria Addition, Phase 1 for a distance of 80.00 feet to the TRUE POINT OF BEGINNING;

Thence continuing North 89°54'02" East along the north boundary line of said Umbria Addition, Phase 1 for a distance of 247.76 feet;

Thence South 00°06'04" East along the east boundary line of Lot 11 and Lot 12 of said Umbria Addition, Phase 1 and the conjoining projection thereof for a distance of 304.58 feet;

Thence North 87°56'39" West along the south boundary line of Section 28 and along the south boundary of said Lot 11 of the Umbria Addition, Phase 1 for a distance of 38.58 feet;

Thence South 39°09'54" West (South 39°32' West – record) along the northwesterly boundary line of the Fox Run Subdivision, Phases 3 & 4 for a distance of 314.08 feet;

Thence North 02°26'11" West along the east Right-of-Way line of Summit Drive for a distance of 251.25 feet;

Thence North 87°56'39" West along the south boundary line of Section 28 and along the south boundary of said Lot 11 of the Umbria Addition, Phase 1 for a distance of 0.19 feet;

Thence North 00°05'58" West along the east Right-of-Way line of Summit Drive for a distance of 295.25 feet to the TRUE POINT OF BEGINNING;

containing an area of 2.307 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, or rededicate 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 2ND day of AUGUST, 2017, by:

CITY OF ROCK SPRINGS, WYOMING

CARL DEMSHAR, MAYOR

Attest: CITY CLERK

HUNTER'S RIDGE DEVELOPMENT, INC.

Robert L. Tarufelli, President

STATE OF California
SS
San Francisco COUNTY

The foregoing instrument was acknowledged before me this 25 day of July, 2017, by:

Robert L. Tarufelli

as a free and voluntary act and deed.

Witness my hand and official seal.

My commission expires: 11.26.2019

PAUL TAUBE Commission # 2134234 Notary Public - California San Francisco County My Comm. Expires Nov 26, 2019

Notary Public

Rena M. Tarufelli, Secretary

STATE OF WYOMING
SS
SWEETWATER COUNTY

The foregoing instrument was acknowledged before me this 19 day of July, 2017, by:

Rena M. Tarufelli

as a free and voluntary act and deed.

Witness my hand and official seal.

My commission expires: 2-25-20

Notary Public

DIANNE M. BLAZOVICH - NOTARY PUBLIC COUNTY OF SWEETWATER STATE OF WYOMING MY COMMISSION EXPIRES FEB. 25, 2020

ACKNOWLEDGEMENT – MORTGAGEE

The undersigned UINTA BANK, herinafter 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 1196, Page 6298 (modified – Book 1203, Page 4131). MORTGAGEE, by his signature on this plat, consents to the dedication made herein and specifically releases all streets, alleys, parks, easements, open spaces and other areas dedicated to the City of Rock Springs for public use, as listed and described on this plat from the aforementioned mortgage.

MORTGAGEE
MATTHEW WARE
SENIOR VICE PRESIDENT

STATE OF WYOMING
SS
SWEETWATER COUNTY

The foregoing instrument was acknowledged before me this 20 day of July, 2017, by:

MATTHEW WARE
Senior Vice President
Uinta Bank
MORTGAGEE

as a free and voluntary act and deed.

Witness my hand and official seal.

My commission expires: 2-25-20

Notary Public

DIANNE M. BLAZOVICH - NOTARY PUBLIC COUNTY OF SWEETWATER STATE OF WYOMING MY COMMISSION EXPIRES FEB. 25, 2020

JFC ENGINEERS SURVEYORS P.O. BOX 2026 ROCK SPRINGS, WY 82902 PHONE: (307) 362-7519 FAX: (307) 362-7569 http://www.jfc-eng.com

584

June 2017

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