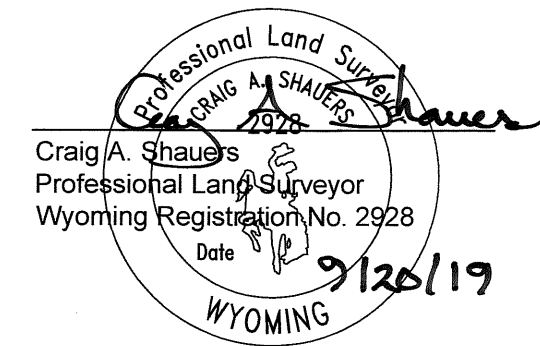


STATEMENT OF SURVEYOR

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 REPLAT OF LOT 6, LOT 7 and LOT 8 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
SS
SWEETWATER COUNTY

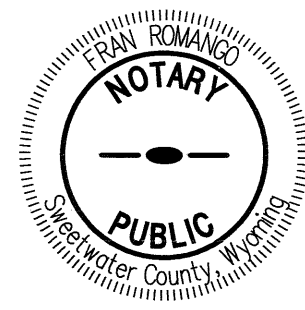
The foregoing instrument was acknowledged before me this 20th day of SEPT., 2019, by:

Craig A. Shauers
as a free and voluntary act and deed.

Witness my hand and official seal.

My commission expires: 10-10-2021

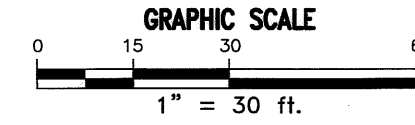
Sean Romango
Notary Public



APPROVAL - CITY PLANNER

This plat approved by the City Planner for the City of Rock Springs
this 10th day of SEPTEMBER, A.D., 2019.

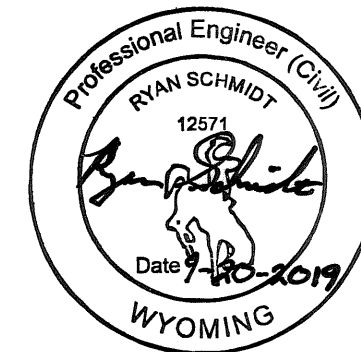
Paul D. Kauchich
City Planner



APPROVAL - CITY ENGINEER

Data on this plat reviewed this 20th day of September, A.D., 2019
by a licensed Professional Engineer on behalf of the Department of
Engineering/Operations & Public Services of the City of Rock Springs, Wyoming.

Ryan Schmidt
RYAN SCHMIDT - CITY ENGINEER
Licensed Professional Engineer



DECLARATION VACATING PREVIOUS PLATTING

This plat is the resubdivision of Lots 6, 7 and 8 of the Gino Subdivision,
as recorded in the Book of Plats, Page 584, of the records of the
Sweetwater County Clerk. All earlier plats or portions thereof,
encompassed by the boundaries of this plat are hereby vacated.

FINAL PLAT FOR GINO SUBDIVISION A REPLAT OF LOTS 6, 7 and 8

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

CERTIFICATE OF DEDICATION

Know all men by these presents that the undersigned HUNTER'S RIDGE DEVELOPMENT, INC. and ROBERT M. AND DEBRA K. SPICER, being the owners, proprietors, or parties of interest in the land shown on this plat, does hereby certify:

That the foregoing plat designated as the GINO SUBDIVISION, A REPLAT OF LOTS 6, 7 and 8 is located in Federal Lot 26 of Section 28, Resurvey Township 19 North, Range 105 West of the Sixth Principal Meridian, Rock Springs, Sweetwater County, Wyoming, being a REPLAT of Lots 6, 7 and 8 of the Gino Subdivision, as platted and filed in the office of the Sweetwater County Clerk and is more particularly described as follows:

LOT 6, LOT 7 and LOT 8 OF THE GINO SUBDIVISION AS PLATTED AND RECORDED IN THE OFFICE OF THE SWEETWATER COUNTY CLERK ON AUGUST 8, 2017 AT 2:53 PM and being more particularly described as follows: Commencing at the Southwest corner of said Section 28; Thence North 00°05'58" West along the west line of said Section 28 for a distance of 292.24 feet; Thence North 89°54'02" East for a distance of 80.00 feet to the TRUE POINT OF BEGINNING; Thence continuing North 89°54'02" East for a distance of 247.76 feet; Thence South 00°06'04" East for a distance of 144.47 feet; Thence North 87°56'39" West for a distance of 228.68 feet to a point which is the beginning of a tangent curve to the right having a radius of 20.00 feet; Thence northwesterly along said curve through a central angle of 87°50'40" for an arc distance of 30.66 feet; Thence North 00°05'58" West for a distance of 115.88 feet to the TRUE POINT OF BEGINNING;

and contains an area of 0.793 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, and 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.

The above described tract lies within the Gino Subdivision to the City of Rock Springs, Wyoming. It is our desire to VACATE the above described portion of the original plat in order that this new subdivision plat may be recorded in its place. We declare that the aforesaid portion of said original plat is hereby vacated, from and after the date of execution hereof.

Executed this 22 day of September, 2019, by:

HUNTER'S RIDGE DEVELOPMENT, INC.
Owner of Lot 6 and Lot 7, Gino Subdivision

Robert L. Taruffelli
ROBERT L. TARUFFELLI
President - Hunter's Ridge Development, Inc.

Lisa Taruffelli
LISA TARUFFELLI
Secretary, Hunter's Ridge Development, Inc.

STATE OF Wyoming } SS
COUNTY OF Sweetwater }

The foregoing instrument was acknowledged before me this 22 day of Sept., 2019, by:

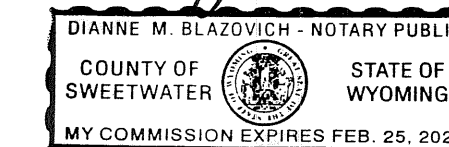
ROBERT L. TARUFFELLI

as a free and voluntary act and deed.

Witness my hand and official seal.

My commission expires: 2-25-2020

Dianne M. Blazovich
Notary Public



STATE OF Wyoming } SS
COUNTY OF Sweetwater }

The foregoing instrument was acknowledged before me this 22 day of Sept., 2019, by:

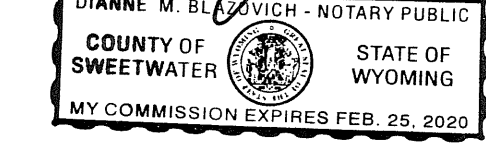
LISA TARUFFELLI

as a free and voluntary act and deed.

Witness my hand and official seal.

My commission expires: 2-25-2020

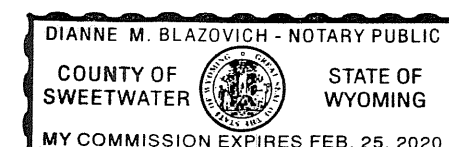
Dianne M. Blazovich
Notary Public



ROBERT M. & DEBRA K. SPICER
Owners of Lot 8, Gino Subdivision

Robert M. Spicer
ROBERT M. SPICER

Debra K. Spicer
DEBRA K. SPICER



STATE OF WYOMING } SS
SWEETWATER COUNTY }

The foregoing instrument was acknowledged before me this 22 day of Sept., 2019, by:

ROBERT M. & DEBRA K. SPICER

as a free and voluntary act and deed.

Witness my hand and official seal.

My commission expires: 2-25-2020

Dianne M. Blazovich
Notary Public

MORTGAGEE

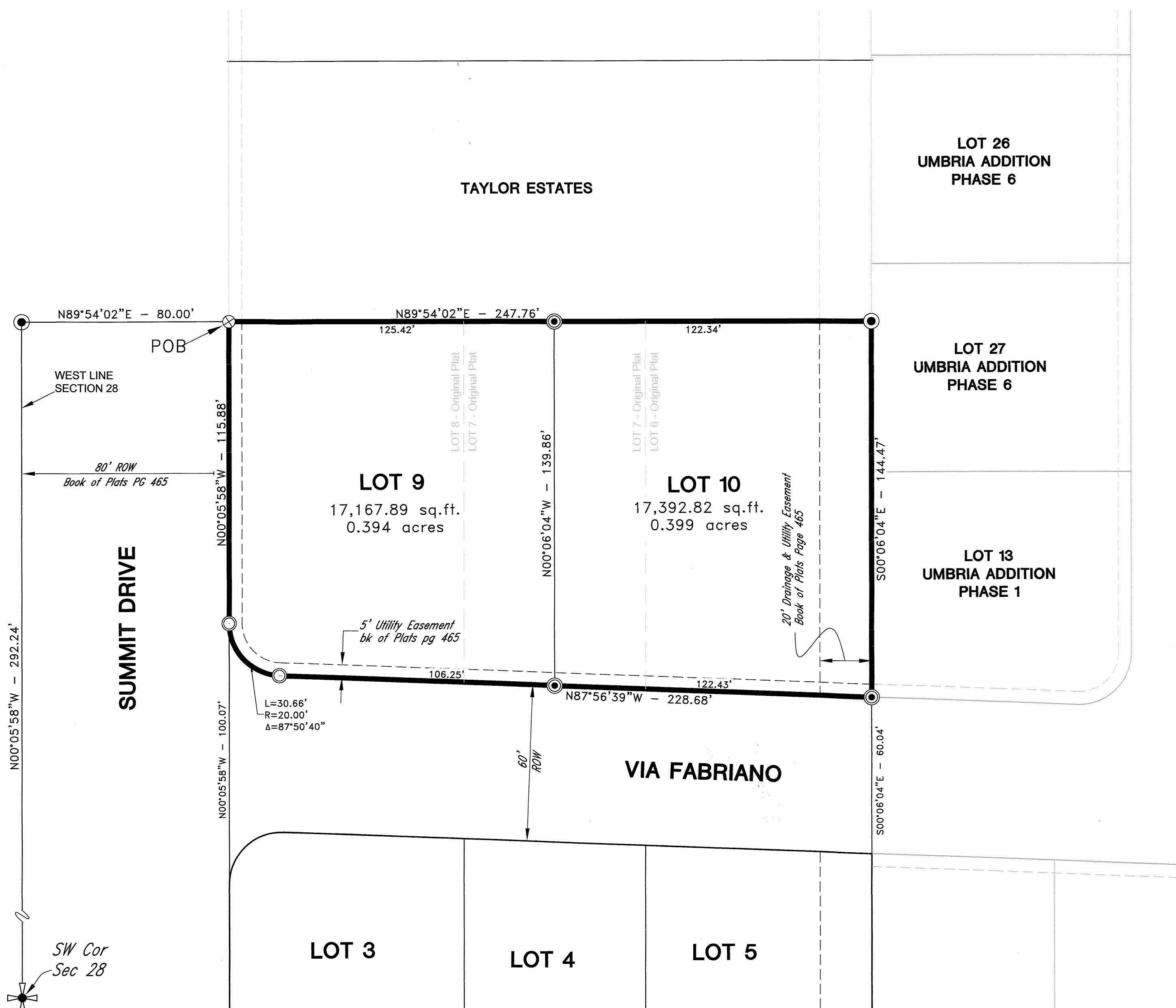
The undersigned UINBA BANK, hereinafter MORTGAGEE, holds a mortgage in and to a portion of the property embraced by this subdivision plat, which mortgage was filed with the Sweetwater County Clerk in Book 1221, Page 3814 and a Modification of Mortgagee's Interest filed in Book 1225, Page 6832 in the Records of said Sweetwater County Clerk. 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.

Uinba Bank
Uinba Bank

CERTIFICATE OF RECORDING - SWEETWATER COUNTY CLERK

This plat was filed for record in the Office of the Sweetwater County Clerk at 2:30 o'clock, P.M.,
September 23, 2019, and is duly recorded in Book of Plats, Page No. 591

Debra K. Spicer
Sweetwater County Clerk
By: *Rummy Wick*, Deputy



NOTE:
THIS RESUBDIVISION INCLUDES A TOTAL OF 2 LOTS AND CONTAINS A TOTAL OF 0.793 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.

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.

DEVELOPERS
ROBERT M. SPICER & DEBRA K. SPICER
3439 VIA FABRIANO DRIVE
ROCK SPRINGS, WYOMING 82901
Phone: 307-350-8420

HUNTER'S RIDGE DEVELOPMENT, INC.
1257 PALISADES WAY
ROCK SPRINGS, WYOMING 82901
Phone: (307) 362-7696
Contact: LISA TARUFFELLI



- MONUMENT LEGEND**
- LOT CORNERS MONUMENTED WITH A 2" ALUMINUM CAP WITH 3/8"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 3/8"x24" REBAR STAMPED "PROPERTY CORNER JFC PLS 2928".
 - ⊕ SECTION CORNER - 3" Nominal iron pipe with brass cap

