

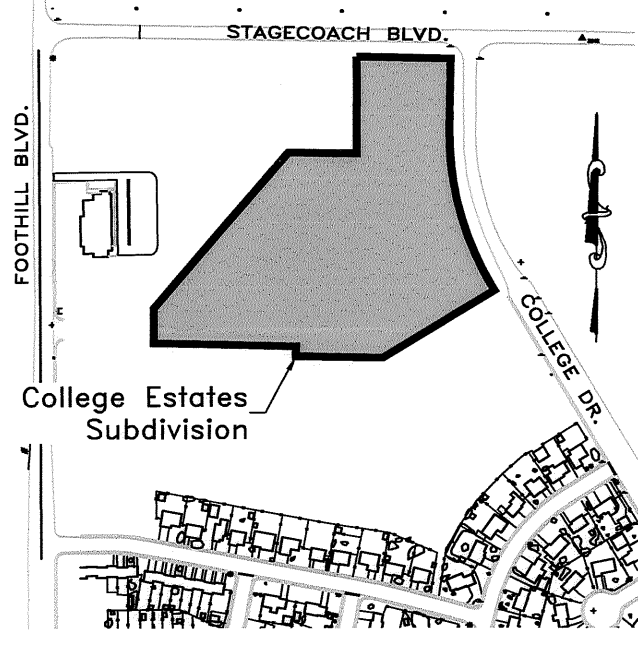
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# FINAL PLAT COLLEGE ESTATES

## NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 105 WEST SWEETWATER COUNTY, WYOMING

STAGECOACH BLVD. ROW

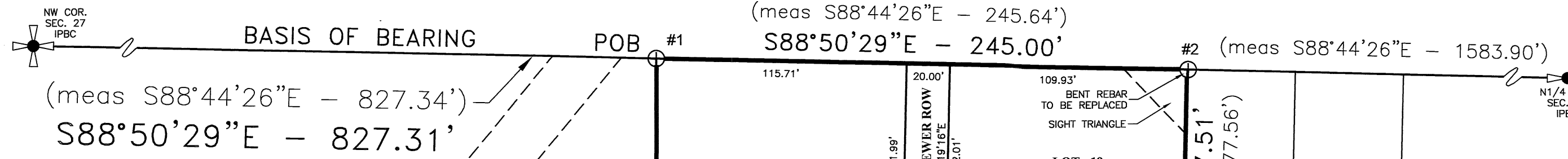
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	56.84'	180.00'	18°05'29"	N88°12'40"E	96.60'
C2	105.49'	120.00'	50°21'57"	S66°05'42"W	102.12'
C3	10.39'	90.00'	7°26'32"	S44°38'00"W	10.38'
C4	56.49'	90.00'	40°27'30"	S68°35'01"W	55.32'
C5	3.41'	90.00'	2°26'27"	N89°58'01"W	3.41'
C6	102.34'	768.26'	7°37'56"	S08°58'39"E	102.26'
C7	94.47'	768.26'	7°02'43"	S16°18'59"E	94.41'
C8	35.37'	20.00'	101°19'19"	N70°10'25"W	30.94'
C9	115.66'	868.26'	7°37'56"	N08°58'39"E	115.57'
C10	86.01'	768.26'	6°24'53"	S27°34'29"E	85.97'
C11	60.72'	768.26'	4°31'42"	S22°06'11"E	60.70'
C12	44.00'	180.00'	14°00'20"	N84°15'35"E	43.89'
C13	18.53'	180.00'	5°53'53"	S85°47'19"E	18.52'
C14	58.91'	180.00'	18°45'07"	S73°27'49"E	58.65'
C15	51.63'	120.00'	24°38'59"	S76°24'46"E	51.23'
C16	87.15'	768.26'	6°29'58"	S01°54'43"E	87.10'
C17	36.65'	20.00'	109°00'00"	S11°35'16"E	31.73'
C18	17.57'	20.00'	50°20'29"	N66°04'58"E	17.01'
C19	28.05'	20.00'	74°38'08"	S51°25'44"E	24.25'
C20	53.54'	928.26'	3°18'16"	S15°45'47"E	53.53'
C21	53.54'	928.26'	3°18'16"	S19°04'04"E	53.53'
C22	27.89'	20.00'	79°53'07"	S19°13'22"W	25.68'
C23	67.22'	120.00'	32°05'49"	S75°12'50"W	66.35'
C24	62.80'	868.26'	4°08'39"	N03°05'22"W	62.79'
C25	21.74'	20.00'	62°16'00"	N30°06'57"E	20.68'
C26	63.78'	61.00'	59°54'41"	N31°17'37"E	60.92'
C27	85.79'	61.00'	80°34'53"	N38°57'10"W	78.89'
C28	78.99'	61.00'	71°22'43"	S46°11'48"W	71.17'
C29	14.36'	20.00'	41°07'58"	S20°23'38"E	14.05'
C30	53.81'	928.26'	3°19'16"	S07°29'17"E	53.80'
C31	54.79'	61.00'	51°28'03"	S15°13'35"E	52.97'
C32	77.37'	928.26'	4°46'33"	S05°32'11"E	77.35'
C33	34.62'	20.00'	99°10'40"	S41°39'52"W	30.46'
C34	26.18'	20.00'	75°00'00"	S78°24'44"W	24.35'
C35	101.82'	868.26'	6°43'08"	S16°09'11"E	101.76'
C36	20.09'	61.00'	18°52'14"	N88°40'44"W	20.00'



VICINITY MAP  
NTS  
A TRACT IN THE NW ¼ NW ¼  
OF SECTION 27, T19N, R105W

**LEGEND**

- ⊕ 3-1/4" BERNTSEN ALUMINUM CAP WITH 2-3/8"x30" ALUMINUM PIPE STAMPED "COLLEGE ESTATES CORNER # INDICATED ON PLAT) PLS 12787"
- INDICATES 2" ALUMINUM CAP WITH 5/8"x24" REBAR STAMPED "PROPERTY CORNER JFC PLS12787"
- ⊙ FOUND ALUMINUM MONUMENT PLS 573
- ⊙ FOUND BRASS CAP LS 3514
- ⊙ FOUND ALUMINUM CAP PLS 6147



**APPROVAL - ROCK SPRINGS CITY COUNCIL**

Approved by the City Council of the City of Rock Springs, Wyoming, this 14th day of August, A.D., 2020

Timothy A. Kaumo, Mayor  
Attest: Matt McBurnett, City Clerk



**APPROVAL - PLANNING AND ZONING COMMISSION**

This plat approved by the City of Rock Springs Planning and Zoning Commission this 8th day of April, A.D., 2020.

Matt Jackman, Chairman  
Attest: Secretary

**CERTIFICATE OF DEDICATION**

Know all men by these presents that the undersigned DeBernardi Construction Company, Inc., being the owner proprietor, or parties of interest in the land shown on this plat, do hereby certify:

That the forgoing plat designated as College Estates, is located in Section 27, Township 19 North, Range 105 West, City of Rock Springs, Sweetwater County, Wyoming, and is more particularly described as follows:

A tract of land located in Section 27, Resurvey Township 19 North, Range 105 West of the Sixth Principal Meridian, City of Rock Springs, County of Sweetwater, State of Wyoming, and is more particularly described as follows:

Commencing at the northwest corner of said Section 27;

Thence South 88°50'29" East along the north line of said Section 27 for a distance of 827.31 feet to the true Point of Beginning;

Thence continuing South 88°50'29" East along the North Line of said Section 27 for a distance of 245.00 feet to a point which lies on the westerly right-of-way line of College Drive as defined in the donation quitclaim deed to the City of Rock Springs filed in book 800, page 149 in the records of the Sweetwater County Clerk;

Thence South 01°10'20" West along said westerly right-of-way line for a distance of 177.51 feet to a point which is the beginning of a tangent curve to the left having a radius of 766.20 feet;

Thence Southeasterly along said curve and along said westerly right-of-way line through a central angle of 32°07'12" for an arc distance of 429.53 feet;

Thence South 30°56'52" East along said westerly right-of-way line for a distance of 14.85 feet;

Thence South 59°02'10" West for a distance of 338.87 feet;

Thence North 88°50'29" West for a distance of 225.81 feet;

Thence North 01°09'31" East for a distance of 25.48 feet;

Thence North 88°50'29" West for a distance of 370.38 feet to a point which lies on the easterly boundary of the Cal56, LLC/Madeline L. Smith tract as recorded in book 1206, page 1993 in the records of the Sweetwater County Clerk;

Thence North 00°01'43" West along the easterly boundary of said Cal56, LLC/Madeline L. Smith tract for a distance of 59.87 feet to the southeast corner of the Sweetwater County tract described in book 1190, page 1119;

Thence continuing North 00°01'43" West along the easterly boundary of said county tract for a distance of 30.12 feet;

Thence North 40°49'58" East along the easterly boundary of said county tract for a distance of 535.59 feet to the northeast corner thereof, said point lies on the southerly boundary of the Keith Mills and Janet Jensen tract described in book 1059, page 644 in the records of the Sweetwater County Clerk;

Thence South 88°50'29" East along the southerly boundary of said Mills and Jensen tract for a distance of 178.15 feet to the southeast corner thereof;

Thence North 00°00'00" East along the easterly boundary of said Mills and Jensen tract for a distance of 250.05 feet to the northeast corner thereof and the true Point of Beginning.

and contains an area of 9.072 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 dedicate for public use.

All rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released.

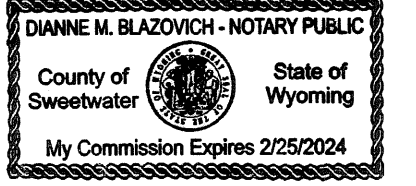
Executed this 11 day of Aug, A.D., 2020 by: Joe DeBernardi  
(President, DeBernardi Construction Company, Inc.)

STATE OF WYOMING )  
) SS.  
SWEETWATER COUNTY )

The foregoing instrument was acknowledged before me this 11 day of Aug, A.D., 2020, by Joe DeBernardi a free and voluntary act and deed.

Witness my hand and official seal.

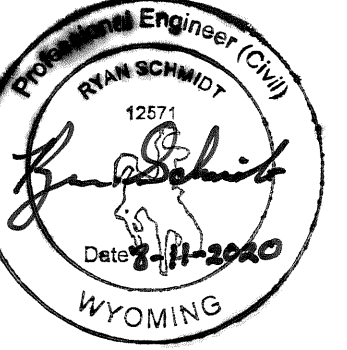
My commission expires: 02-25-2024  
Deanne M. Blaylock  
Notary Public



**REVIEW OF DEPARTMENT OF ENGINEERING & OPERATIONS**

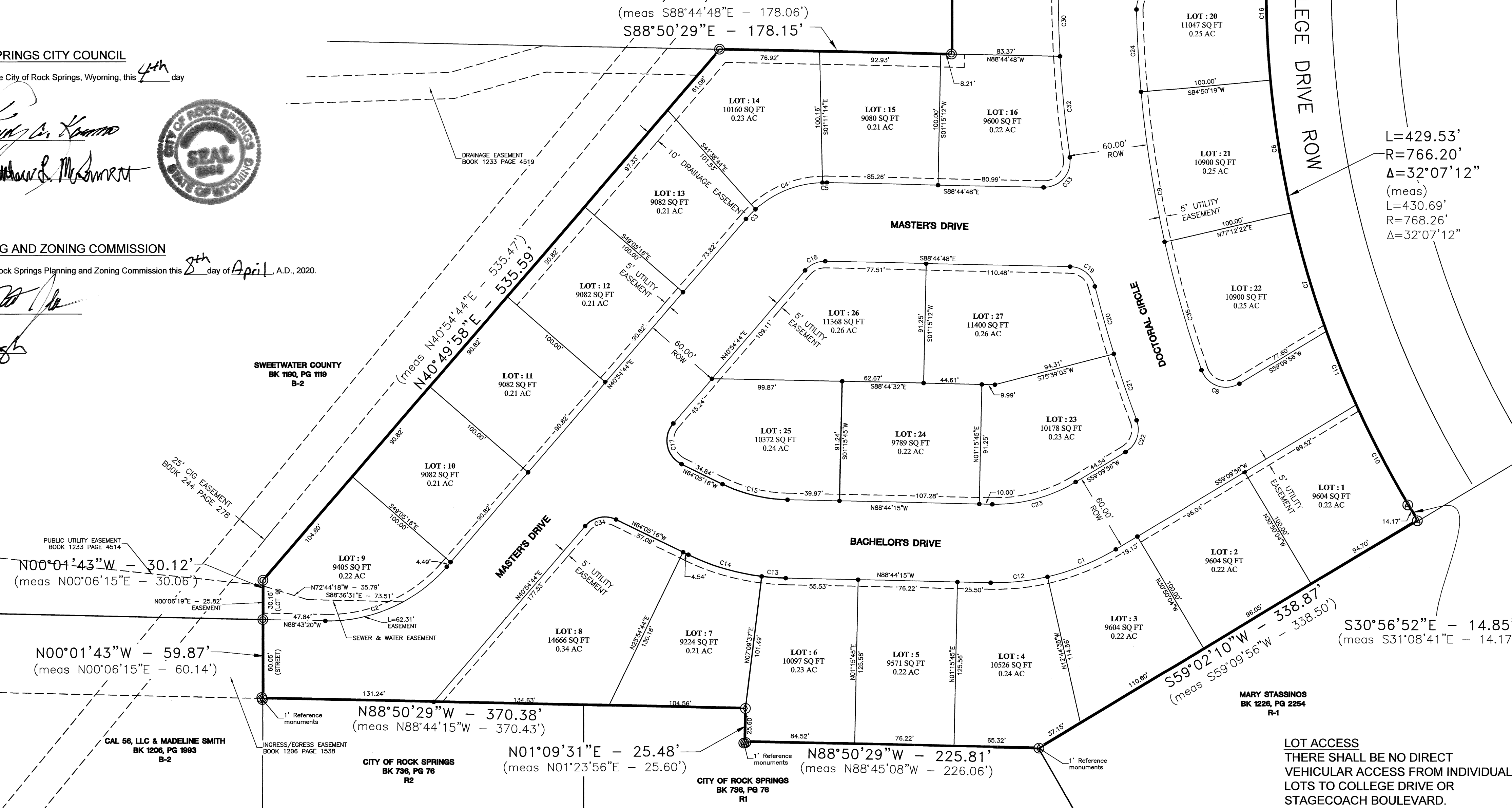
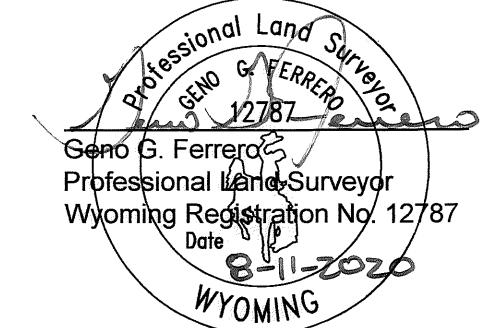
Data on this plat reviewed this 11th day of August, A.D., 2020, by a Licensed Professional Engineer on behalf of the Department of Engineering/Operations & Public Services of the City of Rock Springs, Wyoming.

Ryan Schmidt  
RYAN SCHMIDT, City Engineer



**STATEMENT OF SURVEYOR**

I, Geno G. Ferrero 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 College Estates 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).



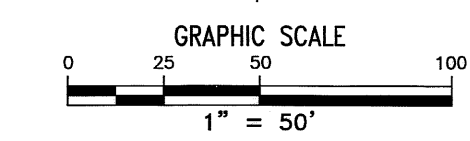
**BASIS OF BEARING:**  
THE BASIS OF BEARING FOR THIS SUBDIVISION IS SOUTH 88°50'29" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 105 WEST, SIXTH PRINCIPAL MERIDIAN.

**GENERAL NOTES:**  
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.

**TABULATION**

TOTAL LAND AREA	9.087 AC
COMPANY OF LOTS	27
AREA OF LOTS	6.405 AC
AREA OF RIGHT OF WAY	2.644 AC
AREA OF STORM SEWER RIGHT OF WAY	0.038 AC

**DEVELOPER**  
DeBERNARDI CONSTRUCTION COMPANY, INC.  
514 G. STREET  
ROCK SPRINGS, WY 82901  
PHONE: 307-382-8034



RECORDED 8/11/2020 AT 11:37 AM REC# 258148 BK# PG# DW  
CYNTHIA LANE, CLERK OF SWEETWATER COUNTY, WY Page 1 of 1

