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FINAL PLAT for GARNET ADDITION

A Resubdivision of Lots 3 And 4 - Block 5 of The Beverly Hills Addition Together With Portions of Formerly Platted and Vacated Street And Alley Rights-of-Way Situate In the Northeast Quarter - Section 36, Resurvey Township 19 North, Range 105 West, 6th P.M. City Of Rock Springs, Sweetwater County, Wyoming

CERTIFICATE OF DEDICATION

Know all men by these presents that the undersigned, JUSTIN C. LEMON, being sole owner, proprietor, or party of interest in the land shown on this plat, do hereby certify:

That the foregoing plat designated as the GARNET ADDITION, is located in Section 36, Resurvey Township 19 North, Range 105 West of the Sixth Principal Meridian, City of Rock Springs, Sweetwater County, Wyoming and is more particularly described as follows:

A tract of land consisting of Lots 3 and 4 - Block 5 of the Beverly Hills Addition to the City of Rock Springs, the Official Plat thereof having been filed in the Office of the Sweetwater County Clerk, together with portions of formerly platted and vacated street and alley rights-of-way in said Beverly Hills Addition, all being situate in the Northeast Quarter of the Northeast Quarter of Section 36, Resurvey Township 19 North, Range 105 West, Sweetwater County, Wyoming; said tract being more particularly described as follows:

Beginning at the southeast corner of said Lot 4;

Thence North 0°52'00" East on the easterly boundary of said Lots 4 and 3 for a distance of 127.89 feet to the northeast corner of said Lot 3;

Thence North 89°07'46" West on the northerly boundary of said Lot 3 for a distance of 90.11 feet to the northwest corner thereof;

Thence South 1°02'33" West on the westerly boundary of said Lot 3 for a distance of 7.53 feet to the most northerly corner of a parcel that is a portion of former Garnet Street right-of-way, previously vacated and conveyed to Thomas Spicer by that quitclaim deed of record in Book 1049 - Page 1216 in said Office of County Clerk, said corner being at the beginning of a tangent curve to the right, having a radius of 50.00 feet;

Thence on the northwesterly boundary of said Thomas Spicer conveyance parcel and on said curve through a central angle of 76°49'24" for an arc distance of 67.04 feet;

Thence South 77°51'56" West on the northwesterly boundary of said Thomas Spicer conveyance parcel - for a distance of 11.90 feet to the most westerly corner thereof and the northwest corner of a parcel that is a portion of former Garnet Street right-of-way, previously vacated and conveyed to John Gosar by that quitclaim deed of record in Book 819 - Page 780 in said Office of County Clerk;

Thence South 0°27'39" West on the westerly boundary of said John Gosar conveyance parcel for a distance of 102.78 feet to the southwest corner thereof and the northwesterly corner of a parcel that is a former Garnet Street right-of-way and a public alley, previously vacated and conveyed to Darla Gosar by that quitclaim deed of record in Book 910 - Page 1252 in said Office of County Clerk;

Thence continuing South 0°27'39" West on the westerly boundary of said Darla Gosar conveyance parcel for a distance of 1.66 feet to the southwest corner thereof and the cusp of a curve to the right, having a radius of 60.00 feet and a chord bearing of South 75°04'27" East;

Thence on the southwesterly boundary of said Darla Gosar conveyance parcel and on said curve through a central angle of 29°00'57" for an arc distance of 30.39 feet to the most southerly corner thereof;

Thence North 45°35'43" East on the southeasterly boundary of said Darla Gosar conveyance parcel for a distance of 29.55 feet to the most easterly corner thereof and the southwest corner of said Lot 4 - Block 5 of the Beverly Hills Addition;

Thence North 77°19'33" East on the southeasterly boundary of said Lot 4 - for a distance of 92.35 feet to the Point of Beginning.

That said tract contains an area of 0.421 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 owner and proprietor, and that this is a correct plat of the area as it is divided into lots, blocks, streets, and easements, and that the undersigned owner of the land shown and described on this plat does hereby dedicate to the City of Rock Springs and its licensees for perpetual public use all streets, alleys, easements, and other lands within the boundary lines of the plat as indicated and not already 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 1st day of September, 2020, by Justin C. Lemon, owner:

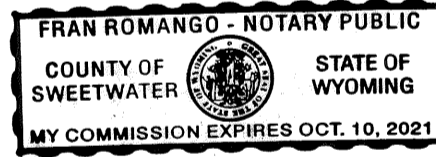
Justin C. Lemon
Justin C. Lemon

STATE OF WYOMING }
COUNTY OF SWEETWATER } SS

The foregoing instrument was acknowledged before me this 1st day of SEPTEMBER, 2020 by Justin C. Lemon as a free and voluntary act and deed.

Witness my hand and official seal.

Fran Romango
Notary Public



My commission expires: 10-10-2021

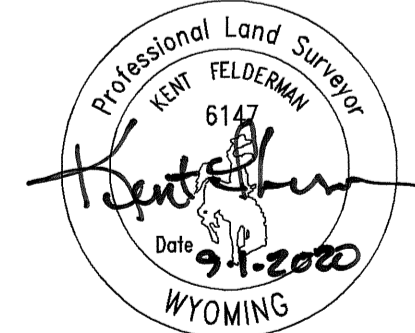
DECLARATION VACATING PREVIOUS PLATTING

This plat includes the resubdivision of Lots 3 & 4 of the Beverly Hills Addition, as recorded in the Book of Plats, Page 10, of the records of the Sweetwater County Clerk. All earlier plats or portions thereof, encompassed by the boundaries of this plat are hereby vacated.

STATEMENT OF SURVEYOR

I, Kent Felderman, 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 GARNET ADDITION 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).

Kent Felderman
Professional Land Surveyor
Wyoming Registration No. 6147

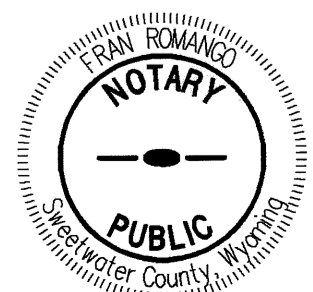


STATE OF WYOMING }
SWEETWATER COUNTY } SS

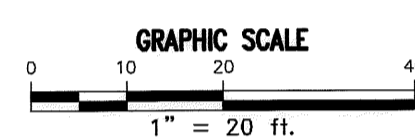
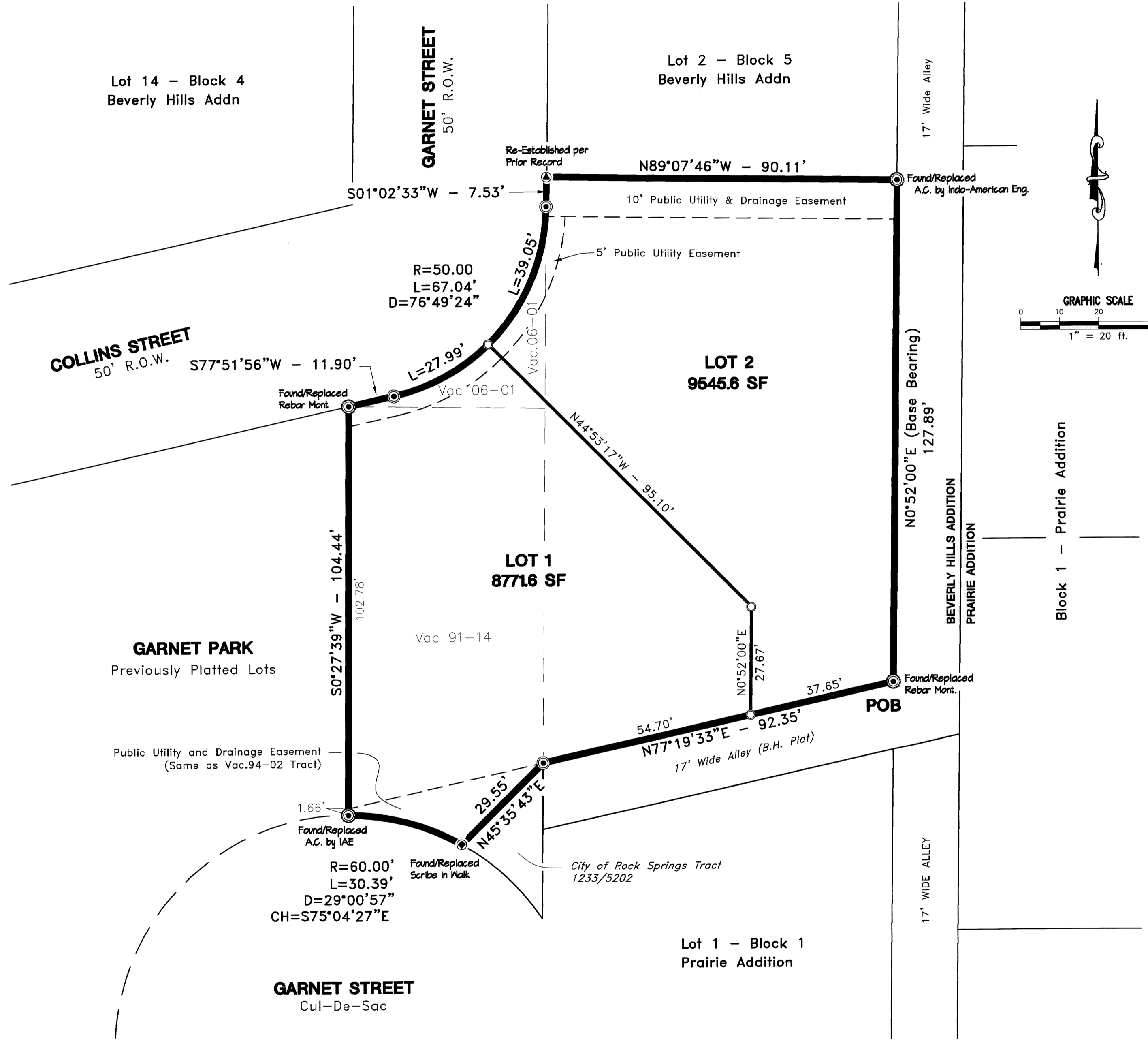
The foregoing instrument was acknowledged before me this 1st day of SEPTEMBER, 20 20, by Kent Felderman, as a free and voluntary act and deed.

Witness my hand and official seal.

Fran Romango
Notary Public



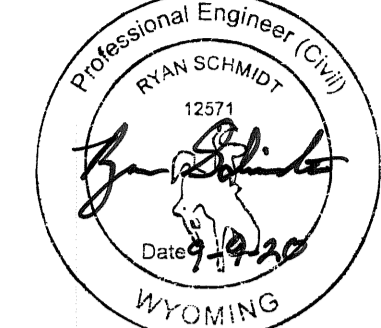
My commission expires: 10-10-2021



Certificate of Review - Department of Engineering/Operations & Public Services

Data on this plat reviewed this 9th day of September, A.D., 20 20 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



Certificate of Acceptance - City of Rock Springs Planning & Zoning Commission

This plat approved by the City of Rock Springs Planning and Zoning Commission this 11th day of March, A.D., 20 20.

Matt J. G...
Chairman

Attest: *Laura Leigh*
Secretary

Certificate of Acceptance and Approval - City Council of the City of Rock Springs

Approved by the City Council of the City of Rock Springs, Wyoming this 1st day of September, A.D., 20 20.

Greg C. Hamme
Mayor

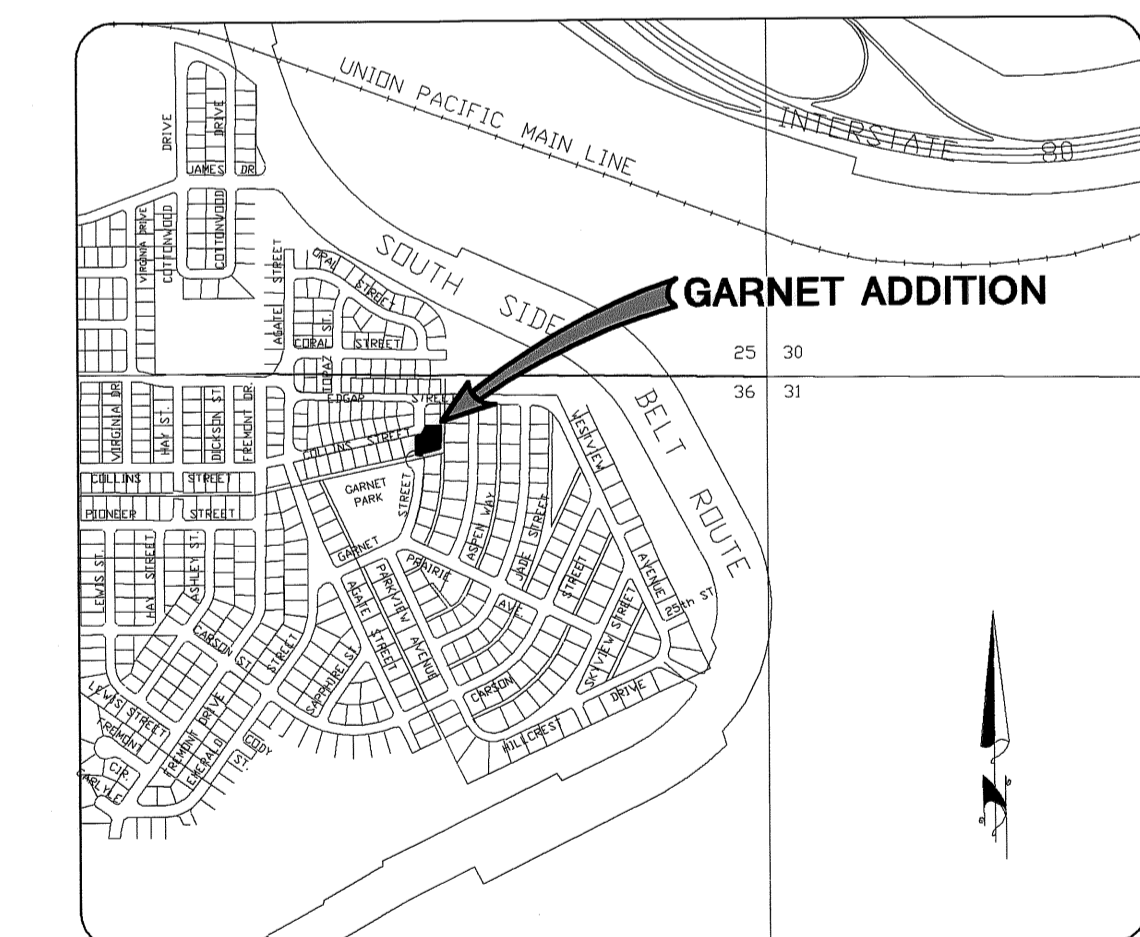
Attest: *Matthew J. McBurney*
City Clerk

MONUMENT LEGEND

- 3-1/4" ALUMINUM CAP AND ROD STAMPED "GARNET SUBDIVISION - PLS 6147"
- 2" BRASS TABLET SET IN CONCRETE STAMPED "GARNET SUB - PLS 6147"
- 2-1/2" ALUMINUM CAP STAMPED "PROPERTY CORNER JFC - PLS 6147"
- PK AND 2" ALUMINUM DISK SET IN STONE WALL STAMPED "PLS 6147"

SURVEY NOTES

All bearings reported hereon are referred to the east boundary of the Garnet Subdivision - North 0°52'00" East between found and refurbished monuments at the Southeast and Northeast Corners thereof.



VICINITY MAP

No Scale

GENERAL NOTES:

THIS RESUBDIVISION INCLUDES TWO LOTS AND CONTAINS A TOTAL OF 0.421 ACRES OF LAND WITH NO STREET R.O.W., PARKLAND, OPEN SPACE, DRAINAGE DETENTION OR OTHER PUBLIC AREAS.

THE PRESENT ZONING DESIGNATION FOR THE PROPERTY LOCATED WITHIN THIS SUBDIVISION IS R-1 (LOW DENSITY RESIDENTIAL).

THE FRONT PROPERTY LINES SHALL BE ON THE NORTHEASTERLY LOT BOUNDARIES ALONG THE COLLINS/GARNET STREET ABUTMENTS.

ALL PERMANENT STRUCTURES TO BE CONSTRUCTED UPON THE LOTS HEREIN MUST COMPLY WITH A FRONT SETBACK DISTANCE OF 20 FEET OR AT A DISTANCE RENDERED BY AN OFFSET LINE OF A MINIMUM LENGTH OF 60 FEET, WHICHEVER IS GREATER.

THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.

MORTGAGEE

The undersigned COMMERCE 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 1230, Page 2925. 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.

Tiffany Rindell
Commerce Bank of Wyoming,
A branch of Nebraskaland National Bank

CERTIFICATE OF RECORDING - SWEETWATER COUNTY CLERK

This plat was filed for record in the Office of the Sweetwater County Clerk at 8:52 o'clock, A.m.,

September 14, 2020, and is duly recorded on Page No. 596 in the Book of Plats.

Christa Lefene
(Sweetwater County Clerk)

By *Donna Wardell*
(Deputy)

LAND OWNER/DEVELOPER

JUSTIN C. LEMON
2832 FOOTHILL BLVD #103
ROCK SPRINGS, WYOMING 82901



August 2020