


FINAL PLAT
ESTATES AT MUSTANG RIDGE - PHASE 1

LOCATED IN THE SOUTH HALF OF SECTION 21,
TOWNSHIP 19 NORTH, RANGE 105 WEST, 6TH P.M.,
ROCK SPRINGS, SWEETWATER COUNTY, WYOMING
SHEET 1 OF 2

CERTIFICATE OF REGISTERED LAND SURVEYOR

I, Todd M. Whittaker 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 Estates at Mustang Ridge - Phase 1 Subdivision as laid out, plotted, dedicated, and shown hereon, that such plat was made from an accurate survey of said property by me and under my supervision and correctly show 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).


Todd M. Whittaker
Registered Land Surveyor
Wyoming Registration No. 12291


STATE OF WYOMING)
SWEETWATER COUNTY)

The foregoing instrument was acknowledged before me this 20th day of APRIL, 2022
by: Todd M. Whittaker, PLS
as a free and voluntary act and deed.

Witness my hand and official seal.

My commission expires: 3-20-2025

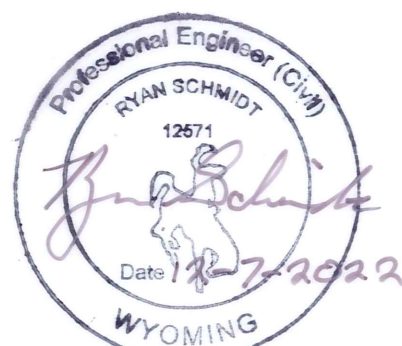



Tanner Borneschein
Notary Public

CERTIFICATE OF REVIEW OF THE DEPARTMENT OF ENGINEERING AND OPERATIONS

Data on this plat reviewed this 7th day of November, A.D., 2022
by a Licensed Professional Engineer on behalf of the Department of
Engineering and Operations and Public Services of the City of Rock Springs,
Wyoming.

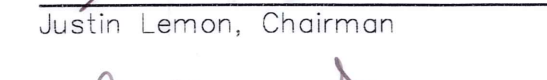

Ryan Schmidt - City Engineer
Licensed Professional Engineer



CERTIFICATE OF APPROVAL BY THE CITY OF ROCK SPRINGS PLANNING & ZONING COMMISSION

This plat approved by the City of Rock Springs Planning & Zoning Commission this
13th day of APRIL, A.D., 2022

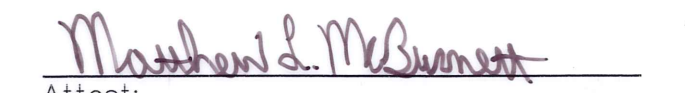

Justin Lemon, Chairman

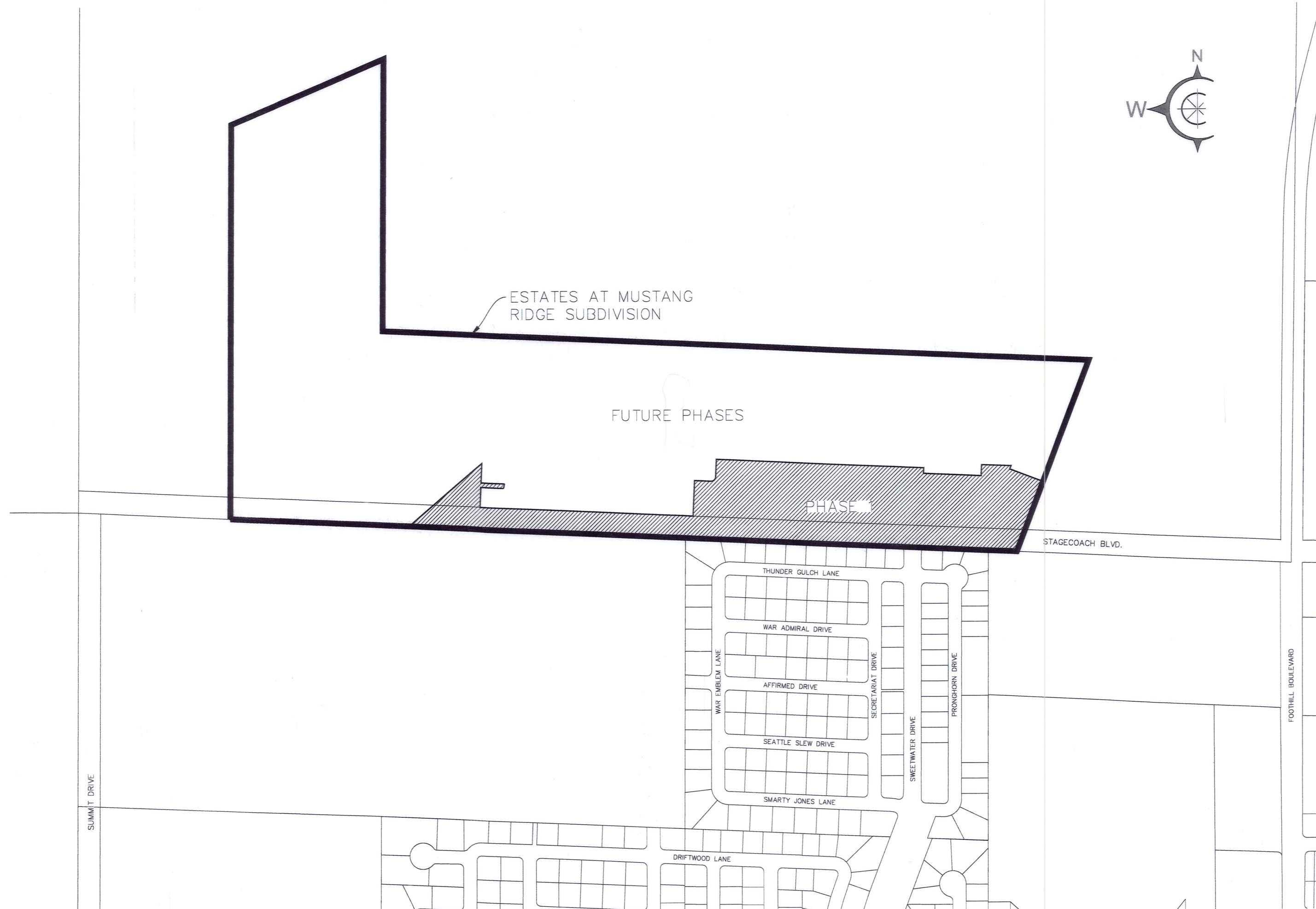

Cathy Greene, Secretary

CERTIFICATE OF ACCEPTANCE AND APPROVAL BY THE CITY COUNCIL OF THE CITY OF ROCK SPRINGS

Approved by the City Council of the City of Rock Springs, Wyoming this 17th day of
MAY, A.D., 2022


Timothy A. Kauma, Mayor


Attest:
Matt McBurnett, City Clerk



VICINITY MAP:
NOT TO SCALE

CERTIFICATE OF MORTGAGEE CONSENT

The undersigned RSNB Bank, hereinafter MORTGAGEE,
holds a mortgage in and to the property embraced by this
subdivision plat, which mortgage was filed with the Sweetwater
County Clerk in Book 1240, Page 2920 on 6/30/2021 as
document number 1683317, MORTGAGEE, by 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.


Heather Anderson, Senior Loan Officer - RSNB Bank

CERTIFICATE OF DEDICATION


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

That the foregoing Plat designated as Estates at Mustang Ridge - Phase 1, is located in the South half of Section 21, Township 19 North, Range 105 West, 6th P.M., Rock Springs, Sweetwater County, Wyoming, more particularly described as follows:

Commencing at the southeast corner of said Section 21, from whence the east quarter corner of said Section 21 bears North 00°47'52" East, a distance of 2555.64 feet;
Thence coincident with said south section line North 87°25'56" West, a distance of 1242.57 feet to the POINT OF BEGINNING;
Thence continuing coincident with said south section line North 87°25'56" West, a distance of 1497.38 feet to the south 1/4 corner of said Section 21;
Thence North 87°25'34" West, a distance of 1248.96 feet;
Thence departing said south section line North 49°11'15" East, a distance of 434.03 feet to a point;
Thence South 02°34'26" West, a distance of 88.14 feet to a point;
Thence South 87°25'34" East, a distance of 106.44 feet to the start of a non-tangent curve, concave easterly, having a radius of 230.00 feet;
Thence southerly along said curve, through a central angle of 05°04'41" on an arc distance of 20.38 feet to a point;
Thence North 87°25'34" West, a distance of 102.53 feet to a point;
Thence South 02°34'26" West, a distance of 90.00 feet to the north Stagecoach Boulevard Right-of-Way boundary;
Thence coincident with said north Stagecoach Boulevard Right-of-Way boundary South 87°25'34" East, a distance of 933.53 feet to a point;
Thence continuing coincident with said north Stagecoach Boulevard Right-of-Way boundary South 87°25'56" East, a distance of 29.30 feet to a point;
Thence departing said north Stagecoach Boulevard Right-of-Way boundary the following two courses, North 02°34'04" East, a distance of 160.00 feet;
Thence South 87°25'56" East, a distance of 75.00 feet to the start of a tangent curve, concave northwesterly, having a radius of 20.00 feet;
Thence northeasterly along said curve, through a central angle of 90°00'00" on an arc distance of 31.42 feet to a point of tangency;
Thence the following nine courses, North 02°34'04" East, a distance of 80.00 feet;
Thence South 87°25'56" East, a distance of 937.83 feet;
Thence South 02°34'04" West, a distance of 25.00 feet;
Thence South 87°25'56" East, a distance of 260.00 feet;
Thence North 02°34'04" East, a distance of 50.00 feet;
Thence South 87°25'56" East, a distance of 133.42 feet;
Thence South 20°46'18" West, a distance of 16.11 feet;
Thence South 69°13'42" East, a distance of 160.00 feet;
Thence South 20°46'18" West, a distance of 336.56 feet to the POINT OF BEGINNING.

And contains an area of 15.609 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(s) and proprietor(s), 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(s) 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.

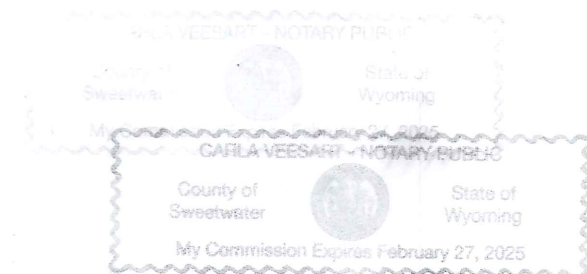
Executed this 26 day of April, A.D., 2022, BY: 
(President, Amundsen Construction Company, Inc.)


STATE OF WYOMING)
SWEETWATER COUNTY)

The foregoing instrument was acknowledged before me this 26th day of April, A.D., 2022, by:
Bart Amundsen
as a free and voluntary act and deed.

Witness my hand and official seal.

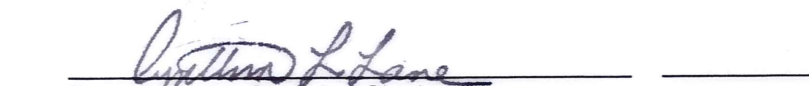
My commission expires: Feb. 27, 2025

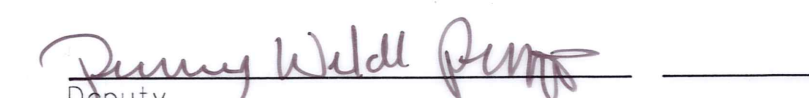



Carla Vento
Notary Public

CERTIFICATE OF RECORDING BY THE COUNTY CLERK

This plat was filed for record in the office of the Sweetwater County Clerk at
2:18 o'clock P.m. 12 14, 2022 and is duly recorded in
book of plats, page no. 1411


Cynthia L. Lane
Sweetwater County Clerk

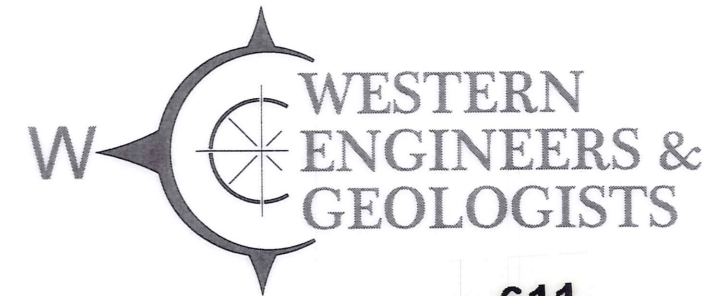

Danny Wildt
Deputy



DEVELOPER:



AMUNDSEN CONSTRUCTION, INC.
P.O. BOX 339
ROCK SPRINGS, WY 82402
307-362-5180
307-389-9138

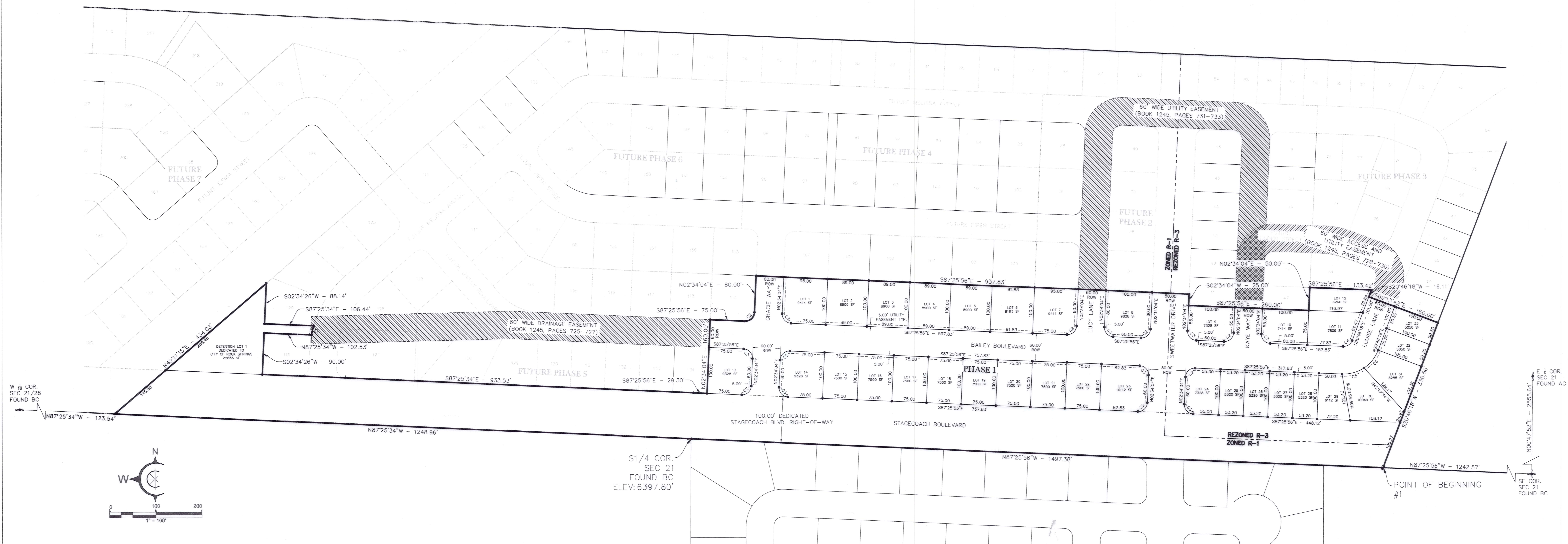


1329 NINTH STREET
ROCK SPRINGS, WY 82901
307-362-5180
WESTERN@WESTERNEGL.COM
WWW.WESTERNEGL.COM

611

PLAT DATE: 04/20/2022

FINAL PLAT
ESTATES AT MUSTANG RIDGE - PHASE 1
LOCATED IN THE SOUTH HALF OF SECTION 21,
TOWNSHIP 19 NORTH, RANGE 105 WEST, 6TH P.M.,
ROCK SPRINGS, SWEETWATER COUNTY, WYOMING
SHEET 2 OF 2



- NOTES:**
1. 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.
 2. DIRECT VEHICLE ACCESS WILL NOT BE ALLOWED FROM LOTS ONTO STAGECOACH BLVD. OR SWEETWATER DRIVE. LOCATIONS OF THE DRIVEWAYS FOR LOTS 8, 9, 13, 14, 23, AND 24 SHALL BE APPROVED BY THE CITY OF ROCK SPRINGS ENGINEERING DEPARTMENT.

ELEVATIONS:
ELEVATIONS LISTED ON THIS PLAT WERE OBTAINED FROM AN OPUS OBSERVATION.

BASIS OF BEARINGS:
THE BASIS OF BEARING IS NORTH 00°47'52" EAST ALONG THE EAST SECTION LINE OF SECTION 21 FROM THE FOUND SOUTHEAST CORNER OF SECTION 21 TO THE FOUND EAST QUARTER CORNER COMMON TO SECTIONS 21 AND 22.

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	20.38'	230.00'	05°04'41"	N13°37'13"E	20.38'
C2	31.42'	20.00'	90°00'00"	S47°34'04"W	28.28'
C3	31.42'	20.00'	90°00'00"	S42°25'56"E	28.28'
C4	25.06'	20.00'	71°47'46"	N56°40'11"E	23.45'
C5	50.12'	80.00'	35°53'53"	S74°37'07"W	49.31'
C6	50.12'	80.00'	35°53'53"	S38°43'14"W	49.31'

- LEGEND**
- 3-1/4" BERNTSEN ALUMINUM CAP WITH 2-3/8"x30" ALUMINUM PIPE STAMPED "ESTATES AT MUSTANG (CORNER # INDICATED ON PLAT) PLS 12291" TO BE SET.
 - DENOTES 2" ALUMINUM CAP ON 3/4" REBAR STAMPED "PROP COR PLS 12291" TO BE SET.
 - PHASE 1 SUBDIVISION BOUNDARY
 - LOT LINE
 - EASEMENT LINE

PHASE 1 SUMMARY TABLE	
TOTAL AREA	15.609 ACRES OR 679,948 SQ. FT.
NUMBER OF LOTS	33
RIGHT-OF-WAY AREA	9.250 ACRES OR 402,938 SQ. FT.
DETENTION LOT 1 (OPEN SPACE AREA)	0.525 ACRES OR 22,855 SQ. FT.

DEVELOPER:

AMUNDSEN CONSTRUCTION, INC.
P.O. BOX 339
ROCK SPRINGS, WY 82902
307-389-9138

WESTERN ENGINEERS & GEOLOGISTS
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PLAT DATE: 04/20/2022