

# FINAL PLAT OF PHASE ONE PLUMTREE VILLAGE

A CONDOMINIUM DEVELOPMENT ON A PARCEL OF LAND LYING  
THE W 1/2 OF SECTION 33, T.19 N., R.105 W., OF THE SIXTH  
PRINCIPAL MERIDIAN, SWEETWATER COUNTY, WYOMING

### OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, SYNCRETICS, A UTAH LIMITED PARTNERSHIP, BEING THE SOLE OWNER OF THE LAND SHOWN ON THIS PLAT, DOES HEREBY CERTIFY THAT THE FOREGOING PLAT DESIGNATED AS PLUM TREE VILLAGE, PHASE ONE, A CONDOMINIUM DEVELOPMENT, IS LOCATED IN THE WEST 1/2 OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 105 WEST, 6th PRINCIPAL MERIDIAN, SWEETWATER COUNTY, WYOMING, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY CORNER OF BLOCK 2, MOUNTAIN VIEW SUB-DIVISION, A SUBDIVISION LOCATED IN THE WEST 1/2 OF SAID SECTION 33, AS RECORDED IN THE OFFICE OF THE SWEETWATER CLERK AND RECORDER AND RUNNING THENCE SOUTH 60°17'33" EAST 627.30 FEET ALONG THE NORTHERLY LINE OF SAID BLOCK 2 TO THE POINT OF A 910.00 FOOT RADIUS CURVE TO THE RIGHT, THENCE SOUTHEASTERLY 45.00 FEET ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY LINE TO THE NORTHERLY LINE OF A PARCEL OF LAND HERETOFORE CONVEYED TO THE CITY OF ROCK SPRINGS, THENCE SOUTH 53°18'38" WEST 628.30 FEET ALONG THE NORTHERLY LINE OF SAID CITY OF ROCK SPRINGS PARCEL TO A POINT ON THE EASTERLY LINE OF BLOCK 6, OF SAID MOUNTAIN VIEW SUBDIVISION, THENCE SOUTH 30°39'42" EAST 150.00 FEET ALONG THE EASTERLY LINE OF SAID BLOCK 6, THENCE SOUTH 84°00'00" WEST 39.00 FEET, THENCE NORTH 98°10'11" WEST 280.04 FEET, THENCE SOUTH 86°04'00" WEST 35.00 FEET, THENCE NORTH 89°13'51" WEST 125.88 FEET TO A POINT ON THE WESTERLY LINE OF SAID BLOCK 6, THENCE NORTH 30°42'27" EAST 147.00 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 6, THENCE NORTH 30°42'27" EAST 503.20 FEET ALONG THE WESTERLY LINE OF SAID BLOCK 6 TO THE POINT OF BEGINNING. CONTAINS 101.6 ACRES, MORE OR LESS. 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 UNITS, COMMON ELEMENTS, STREETS AND UTILITY EASEMENTS. ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED. EXECUTED THIS 22nd DAY OF NOVEMBER, A.D., 1982, BY:

*Robert D. Kent, Jr.*  
ROBERT D. KENT, JR., SECRETARY  
SYNCRETICS, A UTAH LIMITED PARTNERSHIP  
BY LANGER INDUSTRIES, INC. - GENERAL PARTNER

### ACKNOWLEDGEMENT

STATE OF WYOMING )  
SWEETWATER COUNTY ) SS  
I, the FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF NOVEMBER, A.D., 1982, BY ROBERT D. KENT, JR. AS A FREE AND VOLUNTARY ACT AND DEED. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 13th SEPTEMBER, 1984.

### SURVEYOR'S CERTIFICATE

I, W. WAYNE GUDGELL, ROCK SPRINGS, WYOMING, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING. I ALSO CERTIFY THAT THIS PLAT IS A CONDOMINIUM DEVELOPMENT, AS PLATED, PLATTED, DEDICATED AND SHOWN HEREON, THAT SAID PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE UNITS, COMMON AREA, STREETS AND UTILITY EASEMENTS OF SAID SUBDIVISION AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH ROCK SPRINGS, WYOMING REGULATIONS GOVERNING THE SUBDIVISION OF LAND TO AN ACREAGE OF 1/4 ACRES OR MORE. EXECUTED THIS 22nd DAY OF NOVEMBER, A.D., 1982, BY W. WAYNE GUDGELL, S. W. 1/4, BOX 206.

### ACKNOWLEDGEMENT

STATE OF WYOMING )  
COUNTY OF SWEETWATER ) SS  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF NOVEMBER, A.D., 1982 BY W. WAYNE GUDGELL. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 13th SEPTEMBER, 1984.

### GENERAL NOTES

- CONSTRUCTION WITHIN EASEMENTS, EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, AND WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING.
- SPECIAL EASEMENT COVERED BY A BLANKET EASEMENT UPON, ACROSS, OVER AND UNDER COMMON AREAS FOR INGRESS, EGRESS, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE AND OPERATION OF ALL UTILITIES, INCLUDING, BUT NOT LIMITED TO WATER, SEWERS, GAS, TELEPHONE, ELECTRICITY, AND FOR INGRESS AND EGRESS OF EMERGENCY VEHICLES AND RESCUE COLLECTION. BY VIRTUE OF THIS EASEMENT IT SHALL BE EXPRESSLY PERMISSIBLE FOR THE PROVIDING TELEPHONE, GAS, WATER, SEWER, AND/OR ELECTRICAL COMPANY TO ERECT, REPLACE AND MAINTAIN NECESSARY EQUIPMENT ON SAID PROPERTY AND BURRY UNDERGROUND CONDUITS, WIRES, A BURIED CABLE SYSTEM, GAS LINES, WATER AND SEWER LINES, TOGETHER WITH ALL THE NECESSARY AND APPROPRIATE TO THIS EASEMENT SHALL IN NO WAY AFFECT ANY OTHER RECORDED EASEMENT ON SAID PREMISES. SAID EASEMENT SHALL NOT LIMIT CONSTRUCTION OF BUILDINGS OR OTHER IMPROVEMENTS AS MAY BE PURSUED BY THE DEVELOPER.
- THE CITY OF ROCK SPRINGS, WYOMING IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT THE MAINTENANCE OF PRIVATE UTILITIES, PRIVATE STREETS, PRIVATE LANDSCAPED AREAS, OR OTHER PRIVATE FACILITIES WITHIN THE PROPERTY NOW OR AT ANY FUTURE TIME.
- EACH OWNER WILL BE LEGALLY RESPONSIBLE FOR THE PAYMENT OF ASSESSMENTS ASSESSED AGAINST SUCH OWNER'S CONDOMINIUM BY THE BOARD OF CO-OWNERS FOR THE HORIZONTAL, PROPERTY RESUME, AND CO-CovenANTS, CONDITIONS AND RESTRICTIONS. SUCH DECLARATION SET FORTH THE DETAILS REGARDING THE PAYMENT OF ALL ASSESSMENTS BY OWNER AND THE IMPOSITION OF LIENS AGAINST THE OWNERS' UNIT AND THE IMPOSITION OF OTHER LEGAL REMEDIES AGAINST SUCH DEFAULTING OWNERS TO THE EXTENT SUCH ASSESSMENTS ARE NOT PAID WHEN DUE OR OTHER OBLIGATIONS OF THE OWNERS UNDER THE ABOVE REFERENCED DECLARATION ARE NOT COMPLIED WITH IN A TIMELY FASHION.

- "UNIT" MEANS THE PORTIONS OF THE HORIZONTAL RESUME WHICH ARE NOT OWNED IN COMMON WITH THE OTHER OWNERS OF OTHER CONDOMINIUM. EACH UNIT IS A SEPARATELY DESIGNATED PARCEL OF LAND SPACE AS SHOWN ON THE PLAT, INTENDED FOR THE INDEPENDENT USE OF THE OWNER THEREOF. THE BOUNDARY LINES OF EACH UNIT SHALL BE MEASURED BY THE HORIZONTAL AND VERTICAL DIMENSIONS SHOWN ON THE PLAT. ONE BALCONY WITH STORAGE SPACE AND ONE PARKING SPACE, AS SHOWN ON THE PLAT, ARE RESERVED FOR THE EXCLUSIVE USE OF EACH UNIT OWNER. EACH UNIT'S HORIZONTAL BOUNDARY SHALL BE THE UPSIDE OF OR OF THE FINISHED BUT UNDEGRADED CEILING AND THE TOP OF THE FINISHED BUT UNDEGRADED FLOOR. EACH UNIT'S VERTICAL BOUNDARY SHALL BE THE INTERIOR OF THE UNITS' OUTSIDE FINISHED BUT UNDEGRADED WALLS.
- IN INTERPRETING DEEDS AND OTHER DOCUMENTS RELATED TO THIS HORIZONTAL RESUME, ALL UNRESERVED PHYSICAL BOUNDARIES OF A UNIT OR OF A UNIT SUBSEQUENTLY RECONSTRUCTED IN SUBSTANTIAL ACCORDANCE WITH THE ORIGINAL PLANS, SHALL BE CONSIDERABLY PRESUMED TO BE ITS BOUNDARIES, RATHER THAN THE BOUNDARIES EXPRESSLY AND DELINEATED ON THE PLAT, REGARDLESS OF SETBACKS OR LATERAL MOVEMENT OF THE BUILDING, AND REGARDLESS OF WHICH BARRIERS BETWEEN BOUNDARIES SHOWN ON THE PLAT PORTIONS OF THE "COMMON ELEMENTS" ARE RESERVED AND SET ASIDE AS PARKING SPACES FROM THE RESTRICTED USE OF THE RESPECTIVE NUMBERED UNITS, TO BE DESIGNATED BY THE TOWNOR OR CO-OWNERS OF THE RESUME, PURSUANT TO THE DECLARATION OF HORIZONTAL PROPERTY RESUME AND CO-CovenANTS, CONDITIONS AND RESTRICTIONS. ALL PARKING SPACES SO ASSIGNED TO EACH UNIT ARE APPROPRIATE TO SUCH UNIT AND ARE RESERVED AS AN EXCLUSIVE EASEMENT FOR THE OWNER OF SUCH UNIT.

### MORTGAGEE

BY WELLS FARGO NATIONAL BANK  
CHIEF CREDIT OFFICER  
BY F. EDWARD BENNETT  
VICE PRESIDENT

### ACKNOWLEDGEMENT

STATE OF UTAH )  
COUNTY OF SALT LAKE ) SS  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF NOVEMBER, A.D., 1982 BY F. EDWARD BENNETT. WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 13th SEPTEMBER, 1984.

### APPROVALS

APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCK SPRINGS, WYOMING THIS 18th DAY OF NOVEMBER, 1982.  
WITNESSES: W. WAYNE GUDGELL ATTEST: W. WAYNE GUDGELL  
TOWNOR  
APPROVED BY THE CITY ENGINEER OF THE CITY OF ROCK SPRINGS, WYOMING THIS 22nd DAY OF NOVEMBER, 1982.  
WITNESSES: W. WAYNE GUDGELL ATTEST: W. WAYNE GUDGELL  
CITY ENGINEER  
APPROVED BY THE ROCK SPRINGS PLANNING AND ZONING COMMISSION THIS 22nd DAY OF NOVEMBER, 1982.  
WITNESSES: W. WAYNE GUDGELL ATTEST: W. WAYNE GUDGELL  
SECRETARY  
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER AT 11:00 O'CLOCK A.M. THIS 24th DAY OF NOVEMBER, 1982 AND IS SO RECORDED IN BOOK 100 PAGE 100.  
WITNESSES: W. WAYNE GUDGELL ATTEST: W. WAYNE GUDGELL  
COUNTY CLERK AND RECORDER

**PLUMTREE VILLAGE**  
(Rock Springs, Wyo.)

### SHEET INDEX

- COVER SHEET
- UNDERGROUND PARKING
- FIRST FLOOR UNITS
- SECOND FLOOR UNITS

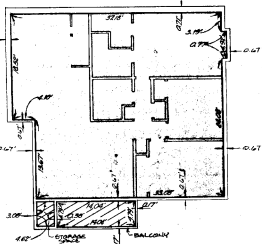
BUSH & GUDGELL, INC.	
REGISTERED	SCALE
DRAWN	DATE
CHECKED	BY
APPROVED	NO.

OFFICE COPY



# FINAL PLAT OF PHASE ONE PLUMTREE VILLAGE

A CONDOMINIUM DEVELOPMENT ON A PARCEL OF LAND LYING  
IN THE W 1/2 OF SECTION 33, T.19N., R.105W. OF THE  
SIXTH PRINCIPAL MERIDIAN, SWEETWATER COUNTY, WYOMING



CONDOMINIUM UNITS  
PER ABOVE DETAIL:  
A B C UNITS

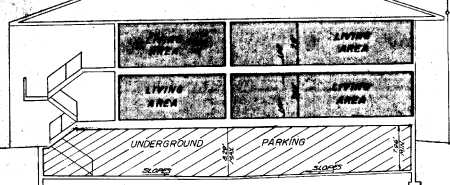
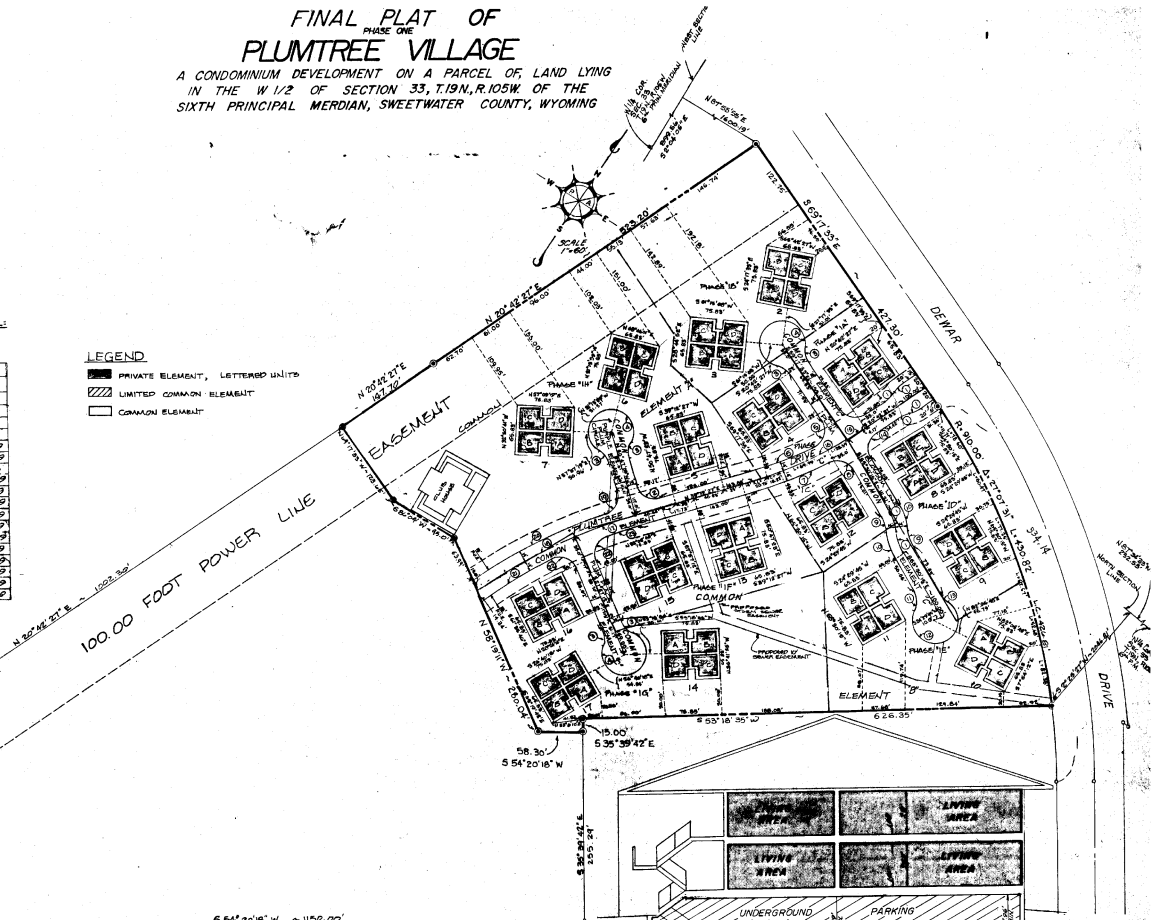
CONDOMINIUM UNITS  
REVERSE ABOVE DETAIL:  
B C C UNITS

BLDG NO.	UNDERGROUND PARKING	ELEVATIONS*				AREA
		FLOOR	FLOOR	FLOOR	CEILING	
1		6225.02	6278.51	6278.49	6276.10	6291.81
2		6244.50	6272.72	6274.23	6283.30	6291.09
3		6264.50	6272.72	6274.23	6283.30	6291.09
4		6264.50	6272.72	6274.23	6283.30	6291.09
5		6264.50	6272.72	6274.23	6283.30	6291.09
6		6264.50	6272.72	6274.23	6283.30	6291.09
7		6264.50	6272.72	6274.23	6283.30	6291.09
8		6264.50	6272.72	6274.23	6283.30	6291.09
9		6264.50	6272.72	6274.23	6283.30	6291.09
10		6264.50	6272.72	6274.23	6283.30	6291.09
11		6264.50	6272.72	6274.23	6283.30	6291.09
12		6264.50	6272.72	6274.23	6283.30	6291.09
13		6264.50	6272.72	6274.23	6283.30	6291.09
14		6264.50	6272.72	6274.23	6283.30	6291.09
15		6264.50	6272.72	6274.23	6283.30	6291.09
16		6264.50	6272.72	6274.23	6283.30	6291.09
17		6264.50	6272.72	6274.23	6283.30	6291.09

\* FINISHED BUT UNDECORATED  
ELEVATION IN GROUND FLOOR

**LEGEND**

- PRIVATE ELEMENT, LETTERED UNITS
- LIMITED COMMON ELEMENT
- COMMON ELEMENT



CERTIFICATE OF APPROVAL OF THE CITY ENGINEER AS FOLLOWS:  
APPROVED THIS 15th DAY OF OCTOBER 1981 BY THE CITY ENGINEER OF ROCK SPRINGS, WYOMING

CERTIFICATE OF APPROVAL BY THE ROCK SPRINGS PLANNING COMMISSION AS FOLLOWS:  
THIS PLAT APPROVED BY THE ROCK SPRINGS PLANNING AND ZONING COMMISSION THIS 22nd DAY OF OCTOBER 1981.

CERTIFICATE OF ACCEPTANCE AND APPROVAL BY THE CITY ENGINEER OF ROCK SPRINGS, WYOMING:  
THIS PLAT APPROVED BY THE CITY ENGINEER OF ROCK SPRINGS, WYOMING THIS 15th DAY OF JANUARY 1982.

CERTIFICATE OF RECORDING BY COUNTY CLERK AND RECORDER AS FOLLOWS:  
THIS PLAT FILED BY RECORDS IN THE OFFICE OF CLERK AND RECORDER AT ROCK SPRINGS, WYOMING AND IS DAILY RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

NOTES: (1) ALL TIES TO CONDOMINIUM UNIT ARE EITHER PERIPHERAL OR RADIAL UNLESS NOTED OTHERWISE. ALSO, TIES ARE TO OUTSIDE WALL. (2) CURVE DATA ON SHEET "E" OF 4 THIS PLAT.

LEGEND:  
● INDICATES SET 1/2" REVISION UNLESS NOTED OTHERWISE

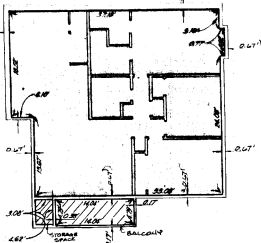
**TYPICAL SECTION  
PLUMTREE VILLAGE**  
(Rock Springs, Wyo) OFFICE COPY

**FIRST FLOOR**  
BUSH & GUDGELL, INC.  
CONSULTIVE ENGINEERS & LAND SURVEYORS  
2306 FOOTBALL BLVD.  
ROCK SPRINGS, WYOMING 82403

JOB NO. 1256  
REPL. 1981

274-B SHEET 2 OF 4

**FINAL PLAT OF**  
PHASE ONE  
**PLUMTREE VILLAGE**  
 A CONDOMINIUM DEVELOPMENT ON A PARCEL OF LAND LYING  
 IN THE W 1/2 OF SECTION 33, T.19N., R.108W. OF THE  
 SIXTH PRINCIPAL MERIDIAN, SWEETWATER COUNTY, WYOMING



CONDOMINIUM UNITS  
 PER ABOVE DETAIL:  
 E & H UNITS

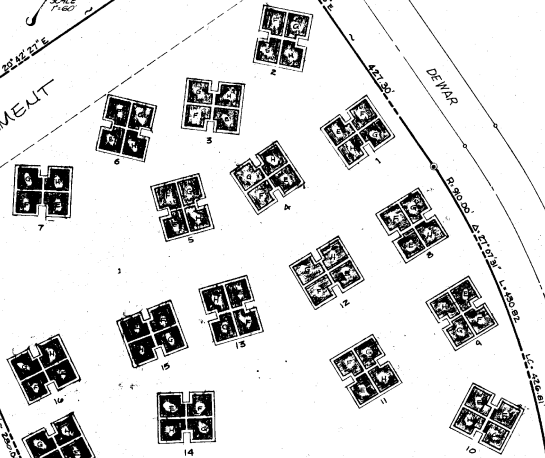
CONDOMINIUM UNITS  
 REVERSE ABOVE DETAIL:  
 F & G UNITS

**LEGEND**

- PRIVATE ELEMENT, LETTERED UNITS
- LIMITED COMMON ELEMENT
- COMMON ELEMENT



100.00 FOOT POWER  
 LINE EASEMENT



CERTIFICATE OF APPROVAL OF THE CITY ENGINEER AS FOLLOWS:  
 APPROVED THIS 30 DAY OF JANUARY, 1982, BY THE CITY ENGINEER OF ROCK SPRINGS, WYOMING.  
*John Jensen*  
 CITY ENGINEER

CERTIFICATE OF APPROVAL BY THE ROCK SPRINGS PLANNING COMMISSION AS FOLLOWS:  
 THIS PLAT APPROVED IN THE ROCK SPRINGS PLANNING AND ZONING COMMISSION THIS 30 DAY OF JANUARY, 1982.  
*Paul Hurd*  
 CHAIRMAN

CERTIFICATE OF ACCEPTANCE AND APPROVAL BY THE CITY CLERK OF ROCK SPRINGS, WYOMING AS FOLLOWS:  
 THIS PLAT APPROVED BY THE CITY CLERK OF ROCK SPRINGS, WYOMING THIS 30 DAY OF JANUARY, 1982.  
*C. K. [Signature]*  
 CITY CLERK

CERTIFICATE OF RECORDING BY COUNTY CLERK AND RECORDER AS FOLLOWS:  
 THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF CLERK AND RECORDER AT 0 O'CLOCK M, 19 AND IS NOW RECORDED IN BOOK 1 PAGE 1.  
 COUNTY RECORDER  
 CLERK

**PLUMTREE VILLAGE**  
 (Rock Springs, Wyo.)

OFFICE COPY

**SECOND FLOOR**  
 BUSH & BUDGELL, INC.  
 CONSULTING ENGINEERS & LAND SURVEYORS  
 2006 POTOMAC BLVD., P.O. BOX 144  
 ROCK SPRINGS, WYOMING 82901  
 JOB NO. 1356 B  
 SHEET 274-C SHEET 4 OF 4