

**CERTIFICATE OF SURVEYOR**

I, WAYNE L. JOHNSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS IS A TRUE, CORRECT, AND COMPLETE PLAT OF "THE BLUFFS", SECOND FILING, 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 SHOWING THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS, AND STREETS OF SAID SUB-DIVISION AS THE SAME ARE STAKED UPON THE GROUND IN COMPLIANCE WITH THE CITY OF ROCK SPRINGS REGULATIONS GOVERNING THE SUB-DIVISION OF LAND TO AN ALLOTMENT OF 1 PART IN 5000.

*Wayne L. Johnson*  
 PROFESSIONAL ENGINEER AND LAND SURVEYOR  
 WYOMING REGISTRATION NUMBER 808

**FINAL PLAT**  
**"THE BLUFFS"**  
**SECOND FILING**  
**ROCK SPRINGS, WYOMING**

SEC. 27, T.19N, R.105W

SWEETWATER COUNTY, WYOMING

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED B. V. COMPANY, 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 "THE BLUFFS", SECOND FILING, IS LOCATED IN THE NORTHEAST QUARTER OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 105 WEST, 38TH PRINCIPAL MERIDIAN, ROCK SPRINGS, SWEETWATER COUNTY, WYOMING, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH LIES SOUTH 57°53'18" WEST AT A DISTANCE OF 861.56 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 27, SAID POINT BEING THE NORTHEAST CORNER OF THE INDIAN HILLS ADDITION TO THE CITY OF ROCK SPRINGS AS PLATTED AND Laid IN THE OFFICE OF CLERK AND RECORDER OF SWEETWATER COUNTY IN GREEN RIVER, WYOMING:

THENCE SOUTH 0°08'50" EAST TO SECTION 28 0°11'00" EAST; ALONG THE WESTERLY BOUNDARY OF SAID INDIAN HILLS ADDITION FOR A DISTANCE OF 578.80 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 80°48'20" EAST; RECORD SOUTH 80°48'20" EAST ALONG THE SOUTHERLY BOUNDARY OF SAID INDIAN HILLS ADDITION FOR A DISTANCE OF 555.88 FEET (RECORD-957.12) TO THE MOST SOUTHERLY CORNER THEREOF; THENCE SOUTH 27°29'11" WEST ALONG THE NORTHERLY BOUNDARY OF THAT PARCEL OF LAND AS CONVEYED TO RICHARD J. KATSCOUGH AND RECORDED IN SAID OFFICE OF THE CLERK AND RECORDER IN BOOK 331, PAGE 308, FOR A DISTANCE OF 101.61 FEET;

THENCE SOUTH 28°18'11" WEST ALONG THE NORTHERLY BOUNDARY OF THAT PARCEL OF LAND AS CONVEYED TO LEO E. DOWNING AND RECORDED IN SAID CLERK AND RECORDERS OFFICE IN BOOK 115, PAGE 085, FOR A DISTANCE OF 101.36 FEET;

THENCE SOUTH 28°24'20" WEST ALONG THE NORTHERLY BOUNDARY LINES OF THE FOLLOWING PARCELS OF LAND AS CONVEYED AND RECORDED IN SAID CLERK AND RECORDERS OFFICE: BEN M. HAUTALA (BOOK 284, PAGE 112); BEN M. HAUTALA (BOOK 143, PAGE 322); JOHN KRASOVEC (BOOK 115, PAGE 068);

FOR A TOTAL DISTANCE OF 244.72 FEET (RECORD 342.37); THENCE SOUTH 18°35'01" WEST ALONG THE NORTHERLY BOUNDARY LINES OF THE FOLLOWING PARCELS OF LAND AS CONVEYED AND RECORDED IN SAID CLERK AND RECORDERS OFFICE: ANTHONY KOTOLAR, JR. (BOOK 320, PAGE 408); JAMES K. JACKSON (BOOK 310, PAGE 298);

ANYTHE KOTOLAR, JR. (BOOK 320, PAGE 408); FOR A TOTAL DISTANCE OF 262.29 FEET (RECORD 262.40 FEET); THENCE SOUTH 2°31'28" EAST ALONG THE WESTERLY BOUNDARY LINE OF THAT PARCEL OF LAND AS CONVEYED TO RICHARD AND NAOMI GALLER AND RECORDED IN SAID CLERK AND RECORDERS OFFICE IN BOOK 511, PAGE 251, FOR A DISTANCE OF 84.87 FEET;

THENCE SOUTH 67°04'52" WEST FOR A DISTANCE OF 436.73 FEET; THENCE SOUTH 24°06'04" WEST FOR A DISTANCE OF 237.48 FEET TO A POINT WHICH LIES ON THE EASTERLY BOUNDARY OF "THE BLUFFS" ADDITION, FIRST FILING, TO THE CITY OF ROCK SPRINGS AS PLATTED AND RECORDED IN THE OFFICE OF SAID CLERK AND RECORDER.

THENCE NORTH 25°15'29" WEST ALONG SAID SUBDIVISION BOUNDARY FOR A DISTANCE OF 409.29 FEET; THENCE SOUTH 60°44'35" WEST ALONG SAID SUBDIVISION BOUNDARY FOR A DISTANCE OF 18.70 FEET;

THENCE NORTH 29°15'25" WEST ALONG SAID SUBDIVISION BOUNDARY FOR A DISTANCE OF 80.00 FEET TO A POINT WHICH IS THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 230.00 FEET, THE CENTER OF WHICH BEARS SOUTH 29°15'25" EAST;

THENCE SOUTHWESTERLY ALONG SAID CURVE AND SAID SUBDIVISION BOUNDARY THROUGH A CENTRAL ANGLE OF 22°33'43" FOR AN ARC DISTANCE OF 90.27 FEET; THENCE NORTH 63°48'46" WEST ALONG SAID SUBDIVISION BOUNDARY FOR A DISTANCE OF 384.89 FEET TO THE MOST NORTHERLY CORNER THEREOF;

THENCE NORTH 26°15'14" EAST FOR A DISTANCE OF 100.00 FEET; THENCE NORTH 52°34'30" EAST FOR A DISTANCE OF 80.00 FEET; THENCE NORTH 26°15'14" EAST FOR A DISTANCE OF 122.34 FEET; THENCE NORTH 26°15'14" EAST FOR A DISTANCE OF 100.00 FEET; THENCE SOUTH 63°48'46" EAST FOR A DISTANCE OF 20.00 FEET;

THENCE NORTH 0°08'50" WEST FOR A DISTANCE OF 87.17 FEET; THENCE NORTH 80°51'04" EAST FOR A DISTANCE OF 137.10 FEET; THENCE NORTH 0°08'50" WEST FOR A DISTANCE OF 340.00 FEET TO POINT ON THE SOUTHERLY BOUNDARY OF THAT PARCEL OF LAND AS CONVEYED TO LARRY A. TURCATO, DARRRELL R. TURCATO, JOHN BOWKER, AND JOHN TURCATO BY SUBSTITUTE SPECIAL WARRANTY DEEDS AND PROMISSORIES IN THE OFFICE OF SAID CLERK AND RECORDER IN BOOK 716, PAGE 0023;

THENCE NORTH 47°28'09" EAST ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL FOR A DISTANCE OF 183.99 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT PARCEL OF LAND AS CONVEYED TO LARRY AND MARLENE TURCATO AND RECORDED IN SAID CLERK AND RECORDERS OFFICE IN BOOK 897, PAGE 1859;

THENCE SOUTH 89°48'23" WEST ALONG THE SOUTHERLY LINE OF SAID TURCATO TRACT FOR A DISTANCE OF 178.39 FEET TO THE POINT OF BEGINNING, AND CONTAINS AN AREA OF 20.82 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 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 PERMANENT PUBLIC USE ALL STREETS, ALLEYS, EASEMENTS FOR THE PURPOSES DESIGNATED AND OTHER LANDS WITHIN THE BOUNDARY LINES OF THE PLAT AS INDICATED AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE.

EXECUTED THIS 15th DAY OF March, A. D. 1983, BY: *William C. Johnson*  
 WILLIAM C. JOHNSON, PRESIDENT, B.V. COMPANY, INC.  
 AND: *William M. Coker*  
 WILLIAM M. COKER, VICE-PRESIDENT, B.V. COMPANY, INC.

**REVIEW-CITY ENGINEER**

DATA ON THIS PLAT REVIEWED THIS 15th DAY OF March, 1983, BY THE CITY ENGINEER OF ROCK SPRINGS, WYOMING.

*Wayne Johnson*  
 CITY ENGINEER

**APPROVAL-PLANNING & ZONING COMMISSION**

THIS PLAT APPROVED BY THE CITY OF ROCK SPRINGS PLANNING AND ZONING COMMISSION THIS 26th DAY OF March, A. D. 1983.

*Frank Hrusc*  
 CHAIRMAN

*John Jones*  
 SECRETARY

**APPROVAL-CITY COUNCIL**

APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCK SPRINGS, WYOMING, THIS 16th DAY OF March, A. D. 1983.

*C. Keith Hunt*  
 MAYOR

*John Clark*  
 CITY CLERK

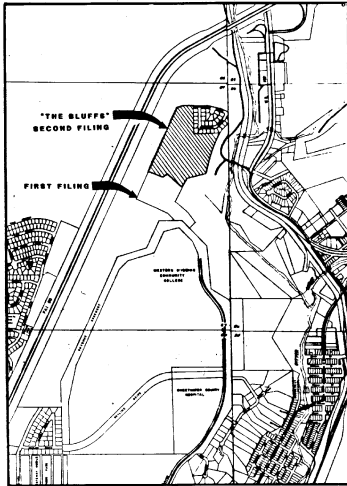
**RECORD DATE**

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 1:05 P.M. ON MARCH 22, 1983 AND IS DAILY RECORDED IN BOOK 292, PAGE NO. 232-A

*William B. Coker*  
 COUNTY CLERK

*Walter Wilton*  
 ATTEST DEPUTY

59-035



VICINITY MAP  
 1"=1000'

STATE OF WYOMING  
 COUNTY OF SWEETWATER )  
 I, S. )  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY )  
 OF March, A. D. 1983, BY William C. Johnson & Jerry M. Coker & Walter M. Coker )  
 AS A FREE AND VOLUNTARY ACT AND DEED. )  
 WITNESS MY HAND AND OFFICIAL SEAL. )  
 MY COMMISSION EXPIRES June 30, 1984 )

*John*  
 NOTARY PUBLIC

**MONUMENTS**

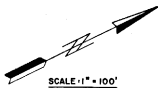
- 3/4" BERTHSEN MONUMENT WITH 3" ALUMINUM CAP
- MONUMENT DESCRIPTION AS NOTED

NOTE: THIS SUBDIVISION CONTAINS A TOTAL OF 26.82 ACRES,  
AND INCLUDES 86 LOTS AND TRACT "B".

# FINAL PLAT THE BLUFFS SECOND FILING ROCK SPRINGS, WYOMING

SECTION 27, T19N, R105W  
SWEETWATER COUNTY, WYOMING

JOHNSON-FERMELIA & CRANK, INC.  
CONSULTING ENGINEERS &  
LAND SURVEYORS



SCALE: 1" = 100'

**RECORD DATE**

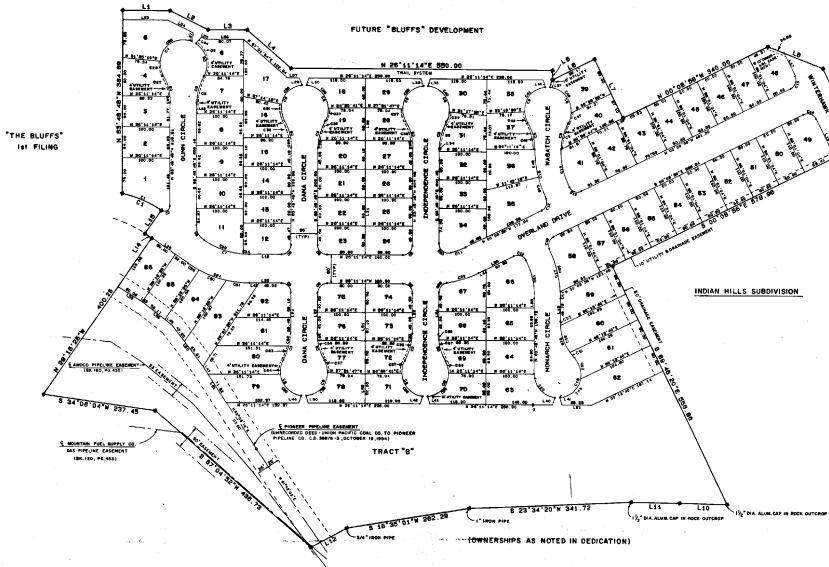
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND  
RECORDED AT \_\_\_\_\_ O'Clock P.M. March 12, 1983, AND IS NOW  
RECORDED IN BOOK Plat PAGE NO. 222

COUNTY CLERK

ATTEST: *Walter H. Wilson*

NOTARY PUBLIC

# 997045



LINE	BEARING	DISTANCE	CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD BEG
1	N 20°11'14"E	100.00	1	2°23'43"	200.00	40.97	45.88	80.88	
2	M 52°34'30"E	80.00	2	12°4'32"	11.08	24.05	21.05	15.58	N 01°32'05"W
3	N 20°11'14"E	82.82	3	3°07'23"	112.00	30.25	30.23	33.27	S 23°07'07"W
4	M 87°01'34"E	122.34	4	140°2'02"	100.00	122.83	140.88	84.23	N 23°35'17"W
5	S 83°48'46"E	20.00	5	88°02'00"	50.00	10.87	48.26	69.52	
6	N 00°50'56"W	89.17	6	0°52'38"	37.40	36.19	18.65	34.80	N 88°27'05"E
7	M 87°01'34"E	137.10	7	N 45°22'21"	170.00	152.23	52.88	102.98	N 43°27'54"E
8	M 87°01'34"E	123.89	8	80°24'38"	20.00	31.42	20.00	28.28	
9	S 83°48'46"E	179.38	9	114°28'46"	80.00	86.80	27.70	80.88	
10	S 27°30'11"W	101.81	10	105°24'38"	18.00	36.48	26.10	31.75	N 83°38'46"E
11	N 20°11'14"E	101.36	11	111°28'34"	170.00	23.41	156.76	23.35	N 00°58'51"E
12	S 83°48'46"E	84.87	12	80°20'50"	88.00	29.24	18.88	26.42	
13	N 20°11'14"E	123.58	13	120°28'56"	234.07	107.73	54.63	105.18	N 76°58'51"W
14	N 20°11'14"E	80.70	14	80°20'50"	178.27	61.86	41.73	81.27	S 76°58'51"E
15	N 20°11'14"E	80.70	15	80°20'50"	80.00	31.28	18.87	100.63	N 44°07'04"W
16	N 45°14'21"E	87.36	16	80°20'50"	50.00	31.95	20.13	28.38	S 45°12'20"W
17	N 88°48'46"E	53.84	17	284°11'10"	234.11	107.25	60.25	105.65	N 76°58'51"W
18	N 88°48'46"E	28.87	18	28°20'10"	112.00	11.24	44.40	80.55	S 85°28'17"E
19	S 83°48'46"E	48.72	19	127°31'07"	80.00	111.38	101.43	80.22	N 18°18'52"E
20	S 00°08'28"E	108.70	20	84°54'18"	80.00	71.24	25.23	80.22	
21	N 83°48'46"E	86.85	21	28°20'10"	178.41	82.01	41.74	81.28	N 76°58'51"W
22	N 03°48'46"E	89.59	22	173°21'28"	230.00	86.86	25.14	89.23	S 88°31'24"W
23	S 83°48'46"E	85.58	23	81°51'17"	20.00	38.28	17.08	28.88	S 23°18'04"E
24	N 03°48'46"E	89.59	24	34°52'24"	230.00	138.72	71.54	132.40	S 43°27'04"W
25	S 26°11'14"W	87.38	25	105°22'34"	80.00	82.00	66.67	78.38	S 05°20'03"E
26	S 00°44'32"E	108.70	26	187°02'08"	80.00	30.83	15.88	33.45	S 78°18'16"E
27	S 83°08'56"E	18.48	27	23°25'22"	112.00	45.78	23.22	45.47	S 82°18'32"E
28	N 83°48'46"E	89.59	28	48°17'08"	112.00	13.26	8.84	13.26	S 87°15'12"E
29	S 81°50'40"E	18.05	29	31°18'03"	170.00	89.80	46.03	88.88	S 45°25'23"W
30	N 83°48'46"E	18.05	30	73°18'00"	80.00	62.80	21.25	65.41	N 18°08'00"E
31	N 83°48'46"E	80.00	31	41°18'37"	80.00	36.61	18.82	35.23	S 73°23'28"E
32	N 83°48'46"E	88.80	32	187°08'58"	112.00	182.88	16.88	28.77	S 84°03'18"E
33	N 83°48'46"E	16.05	33	101°18'33"	112.00	20.09	10.07	20.06	N 88°57'02"E
34	N 83°48'46"E	8.38	34	41°18'37"	112.00	13.26	8.32	12.88	N 28°18'02"W
35	N 45°31'52"W	16.05	35	74°28'08"	112.00	18.06	7.94	15.04	
36	N 81°50'40"E	16.05	36	201°50'24"	112.00	44.20	22.89	45.71	
37	N 45°31'52"W	16.05	37	31°24'00"	80.00	20.23	14.13	21.18	
38	N 81°50'40"E	16.05	38	82°58'24"	80.00	21.81	11.13	21.73	N 48°08'00"W
39	N 45°31'52"W	16.05	39	80°20'50"	80.00	30.25	18.46	25.78	N 76°58'51"W
40	S 81°50'40"E	16.05	40	87°08'58"	80.00	76.05	47.07	88.00	S 23°07'07"E
41	S 81°50'40"E	16.05	41	27°08'58"	80.00	23.60	12.20	25.60	S 88°15'46"E
42	S 81°50'40"E	16.05	42	34°37'52"E	80.00	31.93	18.00	31.93	S 88°15'46"E
43	S 81°50'40"E	16.05	43	34°37'52"E	80.00	31.93	18.00	31.93	S 88°15'46"E
44	N 00°50'56"W	18.85	44	170°42"	112.00	3.14	1.82	3.14	S 79°50'56"W
45	N 00°50'56"W	18.85	45	170°42"	112.00	3.14	1.82	3.14	S 84°44'46"E
46	S 81°50'40"E	16.05	46	45°15'11"	112.00	21.81	11.13	21.73	S 88°15'46"E
47	S 81°50'40"E	16.05	47	45°15'11"	234.27	48.48	24.33	48.40	S 84°13'18"E
48	S 81°50'40"E	16.05	48	45°15'11"	80.00	31.28	18.87	20.87	S 88°15'46"E
49	S 81°50'40"E	16.05	49	80°20'50"	80.00	78.11	48.58	70.41	S 76°40'32"W
50	N 81°50'40"E	16.05	50	54°52'18"	80.00	47.88	25.86	48.08	N 75°37'32"W
51	N 81°50'40"E	16.05	51	37°41'01"	112.00	11.24	6.25	11.24	N 43°47'17"W
52	N 81°50'40"E	80.00	52	31°15'01"	112.00	81.09	31.33	80.34	N 83°43'32"W
53	N 81°50'40"E	80.00	53	41°15'01"	80.00	31.28	18.87	20.87	N 83°43'32"W
54	S 24°34'30"E	80.00	54	374°34"	234.41	13.25	8.99	13.24	N 85°51'02"W
55	N 81°50'40"E	100.00	55	82°08'58"	234.41	81.00	48.82	81.00	N 43°47'17"W
56	N 81°50'40"E	80.00	56	201°38"	80.00	26.26	13.50	26.08	N 78°52'02"W
57	N 81°50'40"E	80.00	57	82°08'58"	80.00	26.26	13.50	26.08	N 78°52'02"W
58	N 78°52'02"W	84.12	58	67°08"	112.00	18.03	10.02	18.03	N 85°53'27"W
59	N 84°46'51"E	78.04	59	67°08'58"	112.00	28.07	15.88	28.07	N 27°14'46"E
60	N 78°52'02"W	108.18	60	157°30"	230.00	82.23	21.31	82.04	N 45°59'28"E
61	N 81°50'40"E	80.00	61	127°08'58"	230.00	86.42	24.20	86.23	N 27°13'02"E
62	N 81°50'40"E	20.00	62	134°1'21"	112.00	26.76	13.45	26.70	S 85°58'02"E
63	N 81°50'40"E	82.23	63	187°10'00"	112.00	28.29	15.26	28.29	S 41°51'02"E
64	N 81°50'40"E	18.48	64	207°38'03"	80.00	31.37	16.22	30.86	S 51°34'47"E
65	N 81°50'40"E	18.48	65	78°18'52"	80.00	40.97	40.87	40.88	N 71°18'02"E