

FINAL PLAT COMMANCHE HILLS SUBDIVISION

SURVEYORS CERTIFICATE

I, HARRY J. KESSNER DO HEREBY CERTIFY 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 COMMANCHE HILLS SUBDIVISION AS Laid OUT PLATTED, DEDICATED, AND SHOWN HEREON, THAT SAID PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF 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 1 PART IN 10,000.



STATE OF WYOMING)
SWEETWATER COUNTY)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3RD DAY OF March, 1992, BY: *Harry J. Kessner*

AS A FREE AND VOLUNTARY ACT AND DEED WITNESSED BY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES: August 18, 1992.

Robin J. Chivvis

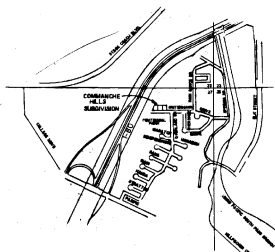


PREPARED BY

BENNETT-CARDER & ASSOCIATES, INC
507-5TH STREET
ROCK SPRINGS, WYOMING 82901
(307)382-5445

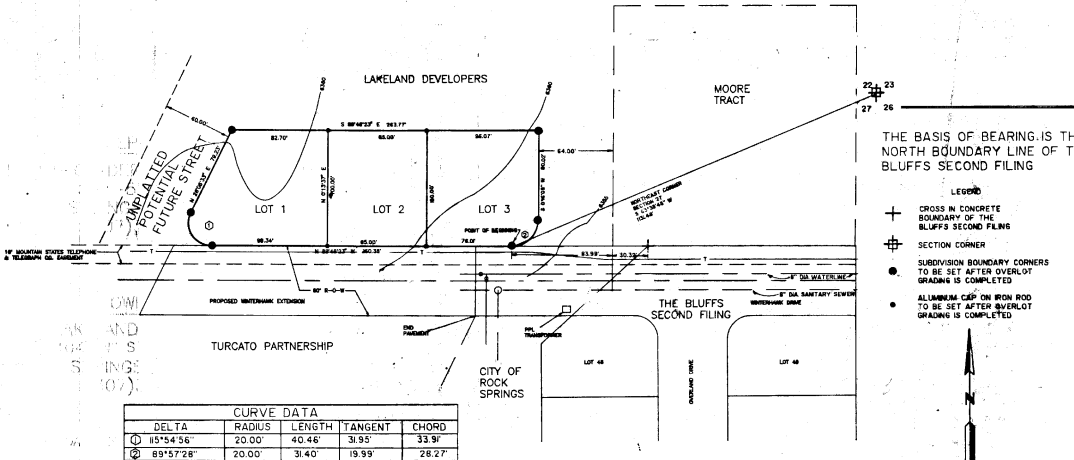
OWNED BY

LAKELAND DEVELOPERS
404 "N" STREET - No. 207
ROCK SPRINGS, WYOMING 82901
(307)362-8673



VICINITY MAP

DATE: DECEMBER 16, 1991
SCALE: AS NOTED



THE BASIS OF BEARING IS THE NORTH BOUNDARY LINE OF THE BLUFFS SECOND FILING

- LEGEND
- ⊕ CROSS IN CONCRETE BOUNDARY OF THE BLUFFS SECOND FILING
 - ⊕ SECTION CORNER
 - SUBDIVISION BOUNDARY CORNERS TO BE SET AFTER OVERLOT GRADING IS COMPLETED
 - ALUMINUM CAP ON IRON ROD TO BE SET AFTER OVERLOT GRADING IS COMPLETED

CURVE DATA					
	DELTA	RADIUS	LENGTH	TANGENT	CHORD
①	115°4'56"	20.00'	40.46'	31.95'	33.91'
②	89°57'28"	20.00'	31.40'	19.99'	28.27'

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED LAKELAND DEVELOPERS, A GENERAL PARTNERSHIP, CONSISTING OF GARY A. BONOMO, LARRY A. TURCATO, JOHN B. TURCATO AND FRED MORGANZO, FEBRUARY 20, 1985, FAMILY TRUST BEING THE SOLE OWNER, PROPRIETOR, OR PARTIES OF INTEREST IN THE LAND SHOWN IN THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS COMMANCHE HILLS SUBDIVISION IS LOCATED IN THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 10 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ROCK SPRINGS, SWEETWATER COUNTY, WYOMING, AND MORE OR LESS FOLLOWING:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27;

THENCE SOUTH 85°42'37" WEST 185.77 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A 3/4" HIGH BRASS CAP ON A STEEL PIPE LOCATED ON AN EXTENSION OF THE NORTHERLY RIGHT-OF-WAY LINE OF WATERWORKS DRIVE AS PLATTED ON THE BLUFFS SECOND FILING;

THENCE NORTH 85°46'27" WEST 262.35 FEET ALONG SAID WATERWORKS DRIVE EXTENSION TO AN ALUMINUM CAP ON A STEEL ROD AND THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00 FEET TO THE RIGHT HAVING A RADIUS OF 20.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°14'56" AN ARC LENGTH OF 40.46 FEET (CHORD BEARING NORTH 31°48'53" WEST, 33.91 FEET) TO AN ALUMINUM CAP ON A STEEL ROD;

THENCE NORTH 26°08'33" EAST 79.23 FEET TO AN ALUMINUM CAP ON A STEEL ROD, THENCE SOUTH 0°18'03" WEST 80.03 FEET TO AN ALUMINUM CAP ON A STEEL ROD; AND THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 81°57'28" AN ARC LENGTH OF 31.40 FEET (CHORD BEARING NORTH 0°54'42" EAST, 28.27 FEET) TO THE POINT OF BEGINNING, AND CONTAINS AN AREA OF 0.654 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 COMPLETE PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS, AND THAT THE UNDERSIGNED OWNERS OF THE SAME HAVE AND DECIDED ON THIS PLAT TO HEREBY DEDICATE TO THE CITY OF ROCK SPRINGS AND ITS LICENSEES FOR PERPETUAL PUBLIC USE ALL STREETS, ALLEYS, EASEMENTS FOR THE PURPOSES DESCRIBED AND OTHER LINES WITHIN THE BOUNDARY LINES OF THE PLAT AS INDICATED AND NOT OTHERWISE DEDICATED FOR PUBLIC USE.

EXECUTED THIS 3RD DAY OF March, A.D. 1992, BY:

Gary A. Bonomo *Larry A. Turcato*
GARY A. BONOMO LARRY A. TURCATO
LARRY A. TURCATO

John B. Turcato *Fred Morganzo*
JOHN B. TURCATO FRED MORGANZO
FRED MORGANZO, FEBRUARY 20, 1985, FAMILY TRUST

STATE OF WYOMING)
SWEETWATER COUNTY)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3RD DAY OF March, 1992, BY: *Gary A. Bonomo, Larry A. Turcato, John B. Turcato, Fred Morganzo*

AS A FREE AND VOLUNTARY ACT AND DEED WITNESSED BY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES: August 18, 1992.

Robin J. Chivvis

NOTARY PUBLIC CERTIFICATE OF REVIEW - CITY ENGINEER

DATE ON THIS PLAT REVIEWED THIS 20TH DAY OF Feb., A.D. 1992, BY ENGINEER: *Robin J. Chivvis*, CITY OF ROCK SPRINGS, WYOMING.

ATTEST: *Robin J. Chivvis*
CITY ENGINEER CERTIFICATE OF APPROVAL - CITY OF ROCK SPRINGS PLANNING AND ZONING COMMISSION

THIS PLAT APPROVED BY THE CITY OF ROCK SPRINGS PLANNING AND ZONING COMMISSION THIS 20TH DAY OF Feb., A.D. 1992.

ATTEST: *Robin J. Chivvis*
CITY ENGINEER SECRETARY

CERTIFICATE OF APPROVAL - CITY OF ROCK SPRINGS

APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCK SPRINGS, WYOMING, THIS 20TH DAY OF Feb., A.D. 1992.

ATTEST: *Robin J. Chivvis*
CITY ENGINEER CITY CLERK

CERTIFICATE OF RECORDATION - COUNTY CLERK & RECORDER

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER ON 3RD DAY OF March, 1992, AND IS DULY RECORDED IN BOOK 664, PAGE NO. 237.

Robin J. Chivvis
COUNTY CLERK By *Robin J. Chivvis*, Deputy

