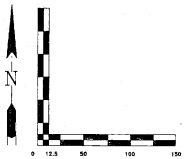
FINAL PLAT

SKYVIEW ESTATES 1ST ADDITION

A PART OF SEC. 16, T19N, R105W, 6TH P.M., SWEETWATER COUNTY, WYOMING



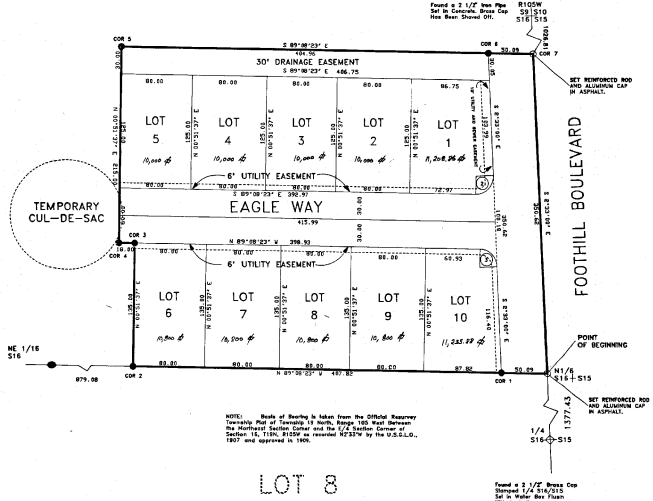
SCALE: 1"=50'

"TYPICAL"
LOT CORNER

TYPICAL 1 1/2" DIAMETER ALUMINUM CAP ATTACHED TO A 5/8"X24" REINFORCEMENT ROD.

"TYPICAL"
BOUNDARY MONUMENT

TYPICAL 3 1/2" BRASS CAP ATTACHED TO A 2 1/4" DIAMETER BY 30" LONG IRON PIPE.



NOTE: Basis of Bearing is taken from the Official Resurvey Township Plat of Township 19 North, Range 105 West Between the Northeast Section Corner and the 1/4 Section Corner of Section 16, T19N, R105W as recorded N73°W by the U.S.G.L.O., 1907 and approved in 1909.

CURVE SCHEDULE				
Curve No.	Delta	Radius	Tangent	Length
1	82°24'37"	20'	21.23'	32.69'
2	94°59'23"	20'	18.84'	30.15'

DEDICATION

Know all men by these presents that the undersigned Skyview Development Limited Liability Company, being the owner, proprietor, or proprietors of the following described tract of land, to wit, to-wit; That the foregoing plat designated as Skyview Estates 1st Addition is located in the NE/4, of the NE/4, (Lot 1), of Section 16, Township 19 North, Range 105 West of the 6th Principal Meridian, Sweetwater County, State of Wyoming, and is more particularly described by metes & bounds as follows:

Beginning at the N 1/16 Section Corner common to Section 15 and 16 which is located S2°32'00"E, 1327.45 feet from the section corner common to Sections 9,10,15,and 16, along the centerline of Foothill Boulevard; thence S 13 and 16 ties being the centerline of Foothill Boulevard.

Thence N89°08'23"W along the 1/16 line between, Lot 1 and Lot 8 of Section 16, Township 19 North, Range 105 West, 407.82 feet to the SW Corner of Skyview Estates 1st Addition, Thence N0°51'37"E, along the Westerly Subdivision Boundary 135.00 feet, to a point,
Thence, N89°08'23"W, 18.00 feet, to a point,
Thence, N0°51'37"E, 313.00 feet, to a point,
Thence S89°08'23"E, 404.86 feet to a point being on the Westerly Easement Line of Foothill Boulevard.
Thence S89°08'23"E, 50.09 feet to the NE Corner of the Skyview Estates 1st Addition,
Thence S2°32'00"E, along the East line of Section 16, and the center line of Foothill Boulevard 350.82 feet to the SE Corner of Skyview Estates 1st Addition and the true Point of Beginning. Said Skyview Estates 1st Addition contains an area of 3.604 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 correct plat of the area as it is divided into lots, streets and easements, and that the undersigned owners of the land shown and described on this plat does (do) hereby dedicate to the City of Rock Springs and its licensees for perpetual public use all streets, alleys and easements for the purposes designated and other lands within the boundary lines of the plat as indicated and not otherwise dedicated for public use. Said property is subject to all easements of record.

All rights under and by virtue of the homestead exemption laws the State of Wyoming are hereby waived and released.
Executed this 27th day of April A.D., 19 94, by:

OWNER:
Skyview Development Limited Liability Company
P.O. Box 812
Green River, Wyoming 82935
By: R. Dan Scheer Jr.
R. Dan Scheer Jr.
General Manager/Member
By: Ronald W. Fernley
Ronald W. Fernley
Member

MORTGAGEE:
Metropolitan Federal Bank, F.S.B.
By: Richard A. Reynders
Richard A. Reynders
Assistant Vice President
Commercial Loan Officer
ATTEST:
By: Donna Hurst
Title: Operation Supervisor

~SEAL~

NOTARY
STATE OF WYOMING } ss.
SWEETWATER COUNTY }

The foregoing instrument was acknowledged before me this 27th day of April A.D., 19 94, by R. Dan Scheer, Jr., Ronald W. Fernley and Richard A. Reynders
as a free and voluntary act and deed.
Witness my hand and official seal.
My commission expires: 12-16-95
Donna Hurst
Notary Public

~SEAL~

SURVEYOR'S CERTIFICATE

STATE OF WYOMING } ss.
SWEETWATER COUNTY }

I, John L. Dollner 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, and correct plat of Skyview Estates 1st Addition as laid out, platted, and designated on this plat; that this plat was made from an accurate survey of said property by me or 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 accordance with the City of Rock Springs regulations governing the subdivision of land to the accuracy of 1 part in 10,000.

John L. Dollner
Registered Land Surveyor
WYOMING

NOTARY
STATE OF WYOMING } ss.
SWEETWATER COUNTY }

The foregoing instrument was acknowledged before me this 4th day of April A.D., 19 94, by John L. Dollner
as a free and voluntary act and deed.
Witness my hand and official seal.
My commission expires: September 3, 1994
Notary Public

Certificate of review of the City Engineer as follows:

Date on this plat reviewed this 19th day of May A.D., 19 94, by the City Engineer of Rock Springs, Wyoming.
By: [signature]
City Engineer

Certificate of approval by the City of Rock Springs Planning and Zoning Commission as follows:

This plat approved by the City of Rock Springs Planning and Zoning Commission this 25th day of April A.D., 19 94.
James J. Hunter
Chairman
Stephen A. Hahn
Secretary

Certificate of acceptance and approval by the City Council of the City of Rock Springs as follows:

Approved by the City Council of the City of Rock Springs, Wyoming, this 17th day of May A.D., 19 94.
[signature]
Mayor
[signature]
City Clerk

Certificate for recording by the Sweetwater County Clerk and Recorder as follows:

This plat was filed for record in the Office of the Clerk and Recorder of Sweetwater County, Wyoming at 12:40 o'clock P m. May 6 A.D., 19 94, and is duly recorded in Book Plat, Page No. 334
Sweetwater County Clerk
By: [signature]

1162197

NO.	DATE	REVISIONS	BY	CHK.	APPR.

AUTOCAD FILE "FINAL"

WILLIAM H. SMITH AND ASSOCIATES P.C.
SURVEYING CONSULTANTS
GREEN RIVER, WYOMING

FINAL PLAT
FOR
SKYVIEW ESTATES 1ST ADDITION
PREPARED FOR
SKYVIEW DEVELOPMENT
LIMITED LIABILITY COMPANY
P.O. BOX 812
GREEN RIVER, WYOMING 82935

PC.	Date	Work By	Ck.	SHEET 2 OF 10
	4/3/92	noted	LSW	90182.00