

FINAL PLAT

COMMANCHE HILLS SUBDIVISION PHASE IV

AN ADDITION TO THE CITY OF ROCK SPRINGS
T19N, R105W, SEC. 27 & 22

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED LANDLAD DEVELOPERS, A GENERAL PARTNERSHIP CONSISTING OF GARY A. BONOMO, LARRY A. TURCATO, JOHN B. MORGAN AND FRED MORGAN, FEBRUARY 20, 1985, FAMILY TRUST BEING THE SOLE OWNER, PROPRIETOR, OR PARTNER OF EITHER OF THE LAND SHOWN ON THIS PLAT, DO HEREBY DEDICATE:

THAT THE FOREGOING PLAT DESIGNATED AS COMMANCHE HILLS SUBDIVISION PHASE FOUR IS LOCATED IN THE NORTHEAST QUARTER OF SECTION 27 AND THE SOUTHWEST QUARTER OF SECTION 22, RESERVE 19, TOWNSHIP 19 NORTH, RANGE 105 WEST OF THE 20TH PRINCIPAL MERIDIAN, ROCK SPRINGS, SWEETWATER COUNTY, WYOMING, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 27;
THENCE SOUTH 82°46'28" EAST 1139.20 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A 2.5" BRASS CAP ON A STEEL PIPE LOCATED ON AN EXTENSION OF THE NORTHERLY RIGHT-OF-WAY LINE OF WINTERHAWK DRIVE AS PLATTED ON THE SUBJECT SECOND FILING AND COMMANCHE HILLS SUBDIVISION WHICH IS ALSO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.0 FEET;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°57'28" AN ARC LENGTH OF 31.40 FEET (CORD BEARING NORTH 45°14' EAST, 28.57 FEET) TO A 2.5 IN BRASS CAP ON A STEEL PIPE;
THENCE NORTH 07°05'09" EAST, 80.01 FEET TO A 2.5 INCH BRASS CAP ON A STEEL PIPE;
THENCE NORTH 88°42'33" WEST, 89.84 FEET TO A 2.5 INCH BRASS CAP ON A STEEL PIPE;
THENCE NORTH 01°33'37" EAST, 160.00 FEET TO A 2.5 INCH BRASS CAP ON A STEEL PIPE;
THENCE NORTH 88°42'33" WEST, 3.23 FEET TO A 2.5 INCH BRASS CAP ON A STEEL PIPE;
THENCE NORTH 01°33'37" EAST, 181.30 FEET TO A 2.5 INCH BRASS CAP ON A STEEL PIPE;
THENCE NORTH 31°08'40" EAST, 178.11 FEET TO A 2.5 INCH BRASS CAP ON A STEEL PIPE;
THENCE SOUTH 88°17'22" EAST, 449.02 FEET TO A 2.5 INCH BRASS CAP ON A PIPE;
THENCE SOUTH 01°10'07" WEST, 40.08 FEET TO A 2.5 INCH BRASS CAP ON A STEEL PIPE;
THENCE SOUTH 80°05'09" WEST, 65.71 FEET TO A 2.5 INCH BRASS CAP ON A STEEL PIPE;
THENCE SOUTH 30°05'09" WEST, 150.00 FEET TO A 2.5 INCH BRASS CAP ON A STEEL PIPE;
THENCE SOUTH 50°05'09" WEST, 95.00 FEET TO A 2.5 INCH BRASS CAP ON A STEEL PIPE;
THENCE NORTH 88°45'51" WEST, 84.00 FEET TO A 2.5 INCH BRASS CAP ON A STEEL PIPE;
THENCE SOUTH 01°10'07" WEST, 65.74 FEET TO A 2.5 INCH BRASS CAP ON A STEEL PIPE;
THENCE NORTH 88°45'51" WEST, 135.51 FEET TO A 2.5 INCH BRASS CAP ON A STEEL PIPE;
THENCE NORTH 01°10'28" EAST, 8.80 FEET TO A 2.5 INCH BRASS CAP ON A STEEL PIPE;
THENCE NORTH 81°03'35" WEST, 103.57 FEET TO A 2.5 INCH BRASS CAP ON A STEEL PIPE;
THENCE SOUTH 7°46'33" WEST, 22.54 FEET TO A 2.5 INCH BRASS CAP ON A STEEL PIPE;
THENCE NORTH 88°45'51" WEST, 89.86 FEET TO A 2.5 INCH BRASS CAP ON A STEEL PIPE;
THENCE SOUTH 01°10'09" WEST, 208.71 FEET TO A 2.5 INCH BRASS CAP ON A STEEL PIPE;
THENCE NORTH 88°46'23" WEST, 84.09 FEET TO THE POINT OF BEGINNING, AND CONTAINING AN AREA OF 4.024 ACRES MORE OR LESS;
AND THAT THE SUBDIVISION AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND AGREEMENT 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, 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 TO THE PUBLIC USE ALL STRAIGHT ALLEYS, EASEMENTS FOR THE PURPOSES DESIGNATED AND OTHER LANDS WITH THE BOUNDARY LINES OF THE PLAT AS INDICATED AND NOT OTHERWISE DEDICATED FOR PUBLIC USE.

EXECUTED THIS 14 DAY OF Sept. A.D. 1994 BY:

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

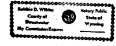
John B. Turcato *John B. Morgan*
JOHN B. TURCATO JOHN B. MORGAN

Fred Morgan
FRED MORGAN, FEBRUARY 20, 1985, FAMILY TRUST

STATE OF WYOMING
SWEETWATER COUNTY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF Sept. A.D. 1994, BY Gary A. Bonomo, Larry A. Turcato, John B. Turcato, and John B. Morgan.

Richard D. Wilkin
NOTARY PUBLIC
MY COMMISSION EXPIRES August 14, 1996



SURVEYOR'S CERTIFICATE
I, HARRY A. KESSNER 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 COMMANCHE HILLS SUBDIVISION PHASE FOUR AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SAID PLAT WAS MADE FROM ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS, AND STREETS OF SAID SUBDIVISION AS THE SAME ARE STATED 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.



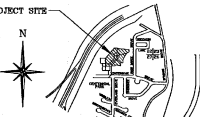
STATE OF WYOMING
SWEETWATER COUNTY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF Sept. A.D. 1994, BY Gary A. Bonomo, Larry A. Turcato, John B. Turcato, and John B. Morgan.

AS A FREE AND VOLUNTARY ACT AND DEED IN PRESENCE OF ME AND OTHERS AS WITNESSES BY HAND AND OFFICIAL SEAL.

Richard D. Wilkin
NOTARY PUBLIC
MY COMMISSION EXPIRES August 14, 1996

SUMMARY OF LAND USE
4.024 TOTAL ACRES
5 LOTS
0.778 ACRES OF STREET RIGHT-OF-WAY



SCALE
1" = 1000'

VICINITY MAP

THE SUBDIVISION AND ADJACENT LANDS ARE ZONED R-1 OR R-3. THE SUBDIVISION IS LOCATED IN ZONE "X" ON THE ROCK SPRINGS CITY FLOOD INSURANCE RATE MAP WHICH WAS REVISED ON SEPTEMBER 15, 1989. ZONE "X" IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAN.

*SEE AFFIDAVIT FOR CORRECTIONS
RECORDED IN:
BOOK 878 PAGE 373 ON 8/20/96

K. ELSBORN
COUNTY SURVEYOR
8/28/97

CERTIFICATE OF APPROVAL ROCK SPRINGS CITY COUNCIL

APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCK SPRINGS WYOMING, THIS 17th DAY OF Sept., A.D. 1994:

John B. Turcato
CITY CLERK

CERTIFICATE OF RECORDATION COUNTY CLERK AND RECORDER

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT ROCK SPRINGS, WYOMING, ON SEPTEMBER 14, 1994, AND IS FULLY RECORDED IN BOOK 878 PAGE 373.

John B. Turcato
COUNTY CLERK AND RECORDER

CERTIFICATE OF REVIEW PLANNING AND ZONING COMMISSION

THIS PLAT APPROVED BY THE CITY OF ROCK SPRINGS PLANNING AND ZONING COMMISSION THIS 17th DAY OF August A.D. 1994.

John B. Turcato
ATTORNEY

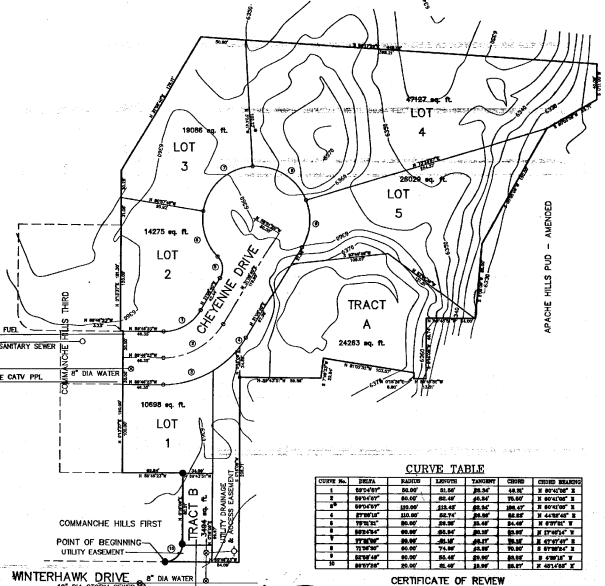
CERTIFICATE OF REVIEW CITY ENGINEER



DATA ON THIS PLAT REVEALED THIS 17th DAY OF Sept. A.D. 1994, BY THE CITY ENGINEER OF ROCK SPRINGS, WYOMING.

PREPARED BY:
ASPEN MOUNTAIN INC.
507 - 5th STREET
ROCK SPRINGS, WYOMING 82901
(307) 382-5445
JULY 27, 1994

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



CURVE TABLE

CURVE NO.	BEGINN	END	LENGTH	TANGENT	CHORD	CHORD BEARING
1	89°57'28"	89°57'28"	31.40	20.00	20.00	S 89°57'28" E
2	89°57'28"	89°57'28"	31.40	20.00	20.00	S 89°57'28" E
3	89°57'28"	89°57'28"	31.40	20.00	20.00	S 89°57'28" E
4	89°57'28"	89°57'28"	31.40	20.00	20.00	S 89°57'28" E
5	89°57'28"	89°57'28"	31.40	20.00	20.00	S 89°57'28" E
6	89°57'28"	89°57'28"	31.40	20.00	20.00	S 89°57'28" E
7	89°57'28"	89°57'28"	31.40	20.00	20.00	S 89°57'28" E
8	89°57'28"	89°57'28"	31.40	20.00	20.00	S 89°57'28" E
9	89°57'28"	89°57'28"	31.40	20.00	20.00	S 89°57'28" E
10	89°57'28"	89°57'28"	31.40	20.00	20.00	S 89°57'28" E