

FINAL PLAT

WINSTON SUBDIVISION PHASE ONE

A SUBDIVISION OF A PORTION OF LOT 13, GATEWAY COMPLEX SUBDIVISION AN ADDITION TO THE CITY OF ROCK SPRINGS, WYOMING

SURVEYOR'S CERTIFICATE

I, HARRY J. 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 WINSTON SUBDIVISION PHASE ONE 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 SHOWS THE LOCATION AND DIMENSIONS OF THE 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.

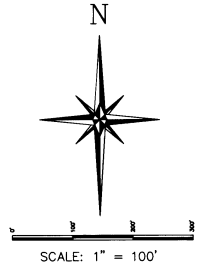
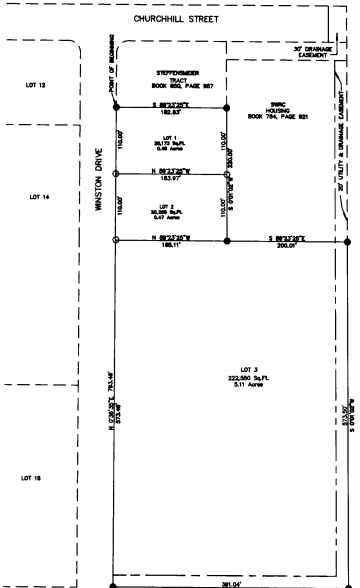
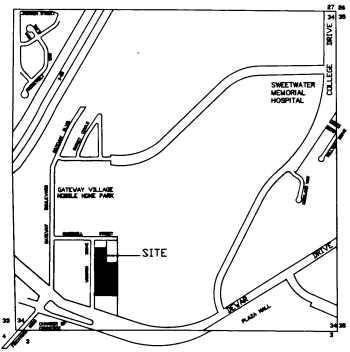
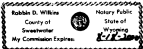
Harry J. Kessner
HARRY J. KESSNER DATE
PE/LS 2533



STATE OF WYOMING }
SWEETWATER COUNTY }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF August, A.D., 1997, BY Thomas J. Kershishnik AS A FREE AND VOLUNTARY ACT AND DEED WITNESS MY HAND AND OFFICIAL SEAL

Robin D. Wilkins
ROBIN D. WILKINS
NOTARY PUBLIC
MY COMMISSION EXPIRES: August 18, 2000



LEGEND

- 2" BRASS CAP ON A 3/4" GALVANIZED PIPE
- ALUMINUM CAP ON A STEEL ROD

SUMMARY OF LAND USE

6.04 TOTAL ACRES
3 LOTS

ZONING

PRESENT B-1
INTENDED B-1

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 PLAIN.

RECORDED: 9-27-1997 AT 02:18 PM RECEIVED: 9-22-1997
BOOK 2026 PAGE 1227-1228 PAGE 1-2
LORETTA BALLEFF, CLERK OF SWEETWATER COUNTY, LOOKING

**CERTIFICATE OF RECORDATION
COUNTY CLERK AND RECORDER**

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 2:00 O'CLOCK P.M. MONTH 27 1997, AND IS DULY RECORDED IN BOOK 2026, PAGE NO. 380 1234762

Shirley G. Smith
COUNTY CLERK
M. Anne Condie, Deputy

**CERTIFICATE OF REVIEW
CITY ENGINEER**

DATA ON THIS PLAT REVIEWED THIS 18 DAY OF August, A.D., 1995, BY THE CITY ENGINEER OF ROCK SPRINGS, WYOMING

James Simpson
CITY ENGINEER



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED GATEWAY INC, BEING THE OWNER, PROPRIETOR, OR PARTIES OF INTEREST IN THE LAND SHOWN IN THIS PLAT, DO HEREBY CERTIFY: THAT THE FOREGOING PLAT DESIGNATED AS WINSTON SUBDIVISION PHASE ONE, IS LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 105 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ROCK SPRINGS, SWEETWATER COUNTY, WYOMING, AND BEING A PORTION OF LOT 13 OF THE GATEWAY COMPLEX SUBDIVISION TO THE CITY OF ROCK SPRINGS, WYOMING, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 34; THENCE SOUTH 45°03'31" EAST, 1878.12 FEET TO THE EAST RIGHT-OF-WAY OF WINSTON DRIVE AND THE POINT OF BEGINNING; THENCE SOUTH 89°23'25" EAST, 182.83 FEET; THENCE SOUTH 0°01'02" WEST, 200.00 FEET; THENCE SOUTH 89°23'25" EAST, 200.01 FEET TO THE EAST BOUNDARY OF SAID LOT 13 OF THE GATEWAY COMPLEX SUBDIVISION; THENCE SOUTH 0°01'02" WEST, 573.50 FEET ALONG SAID EAST BOUNDARY TO THE SOUTH BOUNDARY OF SAID LOT 13; THENCE NORTH 89°23'25" WEST, 581.04 FEET ALONG SAID SOUTH BOUNDARY TO THE EAST RIGHT-OF-WAY OF WINSTON DRIVE; THENCE NORTH 0°36'35" EAST, 793.46 FEET ALONG SAID EAST RIGHT-OF-WAY OF WINSTON DRIVE TO THE POINT OF BEGINNING AND CONTAINS AN AREA OF 263.018 SQUARE FEET OR 6.04 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 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 LOTS, BLOCKS, STREETS AND EASEMENTS, AND THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF ROCK SPRINGS AND ITS LICENSEES FOR PERPETUAL PUBLIC USE ALL STREETS, ALLEYS, EASEMENTS FOR THE PURPOSES DESIGNATED AND OTHER LANDS WITHIN THE BOUNDARY LINES OF THE PLAT AS INDICATED AND NOT OTHERWISE DEDICATED FOR PUBLIC USE.

EXECUTED THIS 18TH DAY OF August, A.D., 1997

Thomas J. Kershishnik
THOMAS J. KERSHISHNIK SECRETARY
BY *Don Thomas*
DON THOMAS - TREASURER

STATE OF WYOMING }
SWEETWATER COUNTY }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF Aug, A.D., 1997, BY Thomas J. Kershishnik / Don Thomas AS A FREE AND VOLUNTARY ACT AND DEED WITNESS MY HAND AND OFFICIAL SEAL

Robin D. Wilkins
ROBIN D. WILKINS
NOTARY PUBLIC
MY COMMISSION EXPIRES: August 18, 2000



PREPARED BY:
ASPEN MOUNTAIN INC.
507 5TH STREET
ROCK SPRINGS, WYOMING
OCTOBER 18, 1996

OWNED BY
GATEWAY INC.
79 WINSTON DRIVE
ROCK SPRINGS, WYOMING
362-5666

**CERTIFICATE OF APPROVAL
ROCK SPRINGS CITY COUNCIL**

APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCK SPRINGS, WYOMING, THIS 18 DAY OF August, A.D., 1995:

Colleen A. Peterson
MAYOR
ATTEST: *Colleen A. Peterson*
CITY CLERK

**CERTIFICATE OF REVIEW
CITY OF ROCK SPRINGS
PLANNING AND ZONING COMMISSION**

THIS PLAT APPROVED BY THE CITY OF ROCK SPRINGS PLANNING AND ZONING COMMISSION THIS 22 DAY OF July, A.D. 1995.

William K. Tolson
CHAIRMAN
ATTEST: *Robin D. Wilkins*
SECRETARY