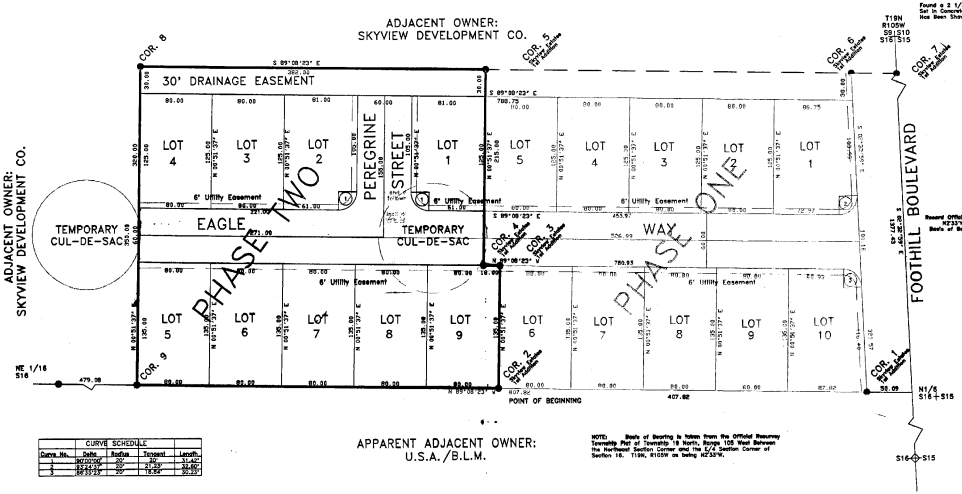
FINAL PLAT

SKYVIEW ESTATES 2ND ADDITION

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

SCALE: 1"=50'



CURVE SCHEDULE				
Curve No.	Delta	Radius	Tangent	Length
1	090°00'00"E	20'	20'	31.42'
2	83°23'47"E	20'	17.33'	29.10'
3	89°59'23"E	20'	19.99'	30.25'

NOTE: Basis of Bearing is taken from the Official Basis of Bearing Township Plat of Township 19 North, Range 105 West Between the Northeast Section Corner and the East Quarter Section Corner of Section 16; T19N, R105W as being N23°W.

"TYPICAL" LOT CORNER
Typical 1-1/4 inch diameter aluminum cap attached to a 5/8"x24" reinforcement rod.

JOB NO. 960605
PLS 2608

"TYPICAL" BOUNDARY MONUMENT
Typical 3-1/2 inch brass cap attached to 2-1/4 inch diameter by 36 inch long iron pipe.

WILLIAM H. SMITH AND ASSOCIATES P.C.
SKYVIEW ESTATES 2ND ADDITION
COR No. 8
JID 2608
1996
SURVEYING CONSULTANTS
JOB NO. 960605

DEDICATION

Know all men by these presents that the undersigned Skyview Development Co., a corporation, is the owner, proprietor or purchaser under contract in fee simple absolute of the following described tract of land to-wit: Lots 1 through 10, inclusive, of Skyview Estates 2nd Addition, which is located in the NE¼ of the NW¼ (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 a point which is bearing N23°39'W'E, 1277.45 feet from the NE corner of said Section 16, T19N, R105W, said point being the NE corner of the NE¼ of the NE¼, (Lot 8), commonly known as the N 1/16, Section 16/15;

THENCE, S89°08'23"E, 407.82 feet to the TRUE POINT OF BEGINNING, said point beginning being the SW segment corner of Skyview Estates 1st Addition (Cor. No. 2) and being the SE corner of Skyview Estates 2nd Addition;

THENCE, S89°08'23"E along the North 1/16 line between Lot 1 and Lot 8 of Section 16, T19N, R105W, 400.00 feet to a point, said point being the SW corner of Skyview Estates 2nd Addition (Cor. No. 9);

THENCE, N0°51'37"E, 250.00 feet to a point, said point being the NW corner of Skyview Estates 2nd Addition (Cor. No. 9);

THENCE, S89°08'23"E, 382.00 feet to a point, said point being the NE corner of Skyview Estates 2nd Addition and the NW corner of Skyview Estates 1st Addition (Cor. No. 5);

THENCE, S0°51'37"W along the westerly boundary of Skyview Estates 1st Addition 215.00 feet to a point (Cor. No. 4);

THENCE, S89°08'23"E along the southerly boundary of Eagle Way also a boundary of Skyview Estates 1st Addition 18.00 feet to a point (Cor. No. 3);

THENCE, S0°51'37"W and thru the southerly boundary of Lot 8 of Skyview Estates 1st Addition 125.00 feet to the TRUE POINT OF BEGINNING (Cor. No. 2).

Said Skyview Estates 2nd Addition contains an area of 3.125 acres, more or less and that said subdivision as it is described and as it appears on this plat is made with our free consent and in accordance with the desires of the undersigned proprietors, proprietors and that this is a correct plat of the same as it is divided into, lots, blocks, streets and easements, and that the undersigned owners of this tract hereby dedicate to the use of the public forever all streets, alleys and easements for the purposes designated unto other lands within the boundary lines of the plat as included and not otherwise dedicated for public use.

All rights under and by virtue of the homestead exemption laws of the State of Wyoming, are hereby waived and released.
Executed this ____ day of August, A.D., 19 96.

MORTGAGEE
Community First National Bank
Rock Springs, Wyoming.
By: J. Nick Haney
President
By: _____
Attest

OWNER
Skyview Development Co.
735 Yates Street
Green River, Wy. 82935
By: W. Gail Kenworthy
General Manager
By: Donald W. Farley
Member

NOTARY
STATE OF WYOMING } ss.
SWEETWATER COUNTY }

The foregoing instrument was acknowledged before me this 30 day of August, A.D., 19 96, by J. Nick Haney as President and Donald W. Farley as Member.
Witness my hand and official seal.
My commission expires: 4-4-2001

EMILY HAMM
Notary Public
Sweetwater County, WY
My Commission Expires
July 20, 2001

Notary Public

SURVEYOR'S CERTIFICATE

STATE OF WYOMING } ss.
SWEETWATER COUNTY }

I, John L. Sullivan 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 Skyview Estates 2nd Addition 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 accordance with the City of Rock Springs' regulations governing the subdivision of land to the accuracy of 1 part in 10,000.

John L. Sullivan
2608
REGISTERED LAND SURVEYOR
WYOMING
SEAL

NOTARY
STATE OF WYOMING } ss.
SWEETWATER COUNTY }

The foregoing instrument was acknowledged before me this 31st day of December, A.D., 19 96, by John L. Sullivan as a free and voluntary act and deed.
Witness my hand and official seal.
My commission expires: May 9, 2000

Notary Public

Certificate of review of the City Engineer as follows:
Date of this plat reviewed this 17th day of September, 19 96 by the City Engineer of Rock Springs, Wyoming.
William Hopkins
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 27th day of August, A.D., 19 96.
William R. Halpin
Chairman
Attest:
Walter A. Horton
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 September, A.D., 19 96.
Paul D. Abbott
Mayor
Attest:
Colleen A. Peterson
City Clerk

Certificate for recording by the County Clerk and Recorder as follows:
This plat was filed for record in the Office of the Clerk and Recorder at 2:02 o'clock p.m. on the 16 day of 19 97 and is duly recorded in Book PLAT, Page No. 376
1293446
Carolyn J. Evans, Deputy

RECORDED 16-JAN-1997 AT 02:02 PM MYRA CRAWFORD, BOX 4000 PCS 5000
"SWEETWATER COUNTY, WY" Page 1 of 1

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

FINAL PLAT
FOR
SKYVIEW ESTATES 2ND ADDITION

PREPARED FOR
SKYVIEW DEVELOPMENT COMPANY
735 YATES STREET
GREEN RIVER, WYOMING 82935

DATE	DRAWN BY	CHECKED BY	JOB NO.
7/22/96	dsd	JHS	960605.DWG

SHEET 1 OF 1