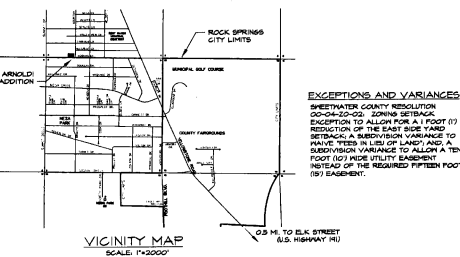


# FINAL FLAT ARNOLDI ADDITION

## SECTION 4, TOWNSHIP 19 NORTH, RANGE 105 WEST, SWEETWATER COUNTY, WYOMING



### INDIVIDUAL LOT OWNERS ARE REQUIRED TO SUBMIT A DRAINAGE AND GRADING PLAN AND A SOLID AND LIQUIDATION REPORT AS PART OF THE APPLICATION FOR A BUILDING PERMIT IS SUBMITTED. THE DRAINAGE AND GRADING PLAN MUST SHOW THAT INDIVIDUAL LOT OWNERS ARE PROVIDING THEIR OWN DRAINAGE IN A MANNER THAT DOES NOT ADVERSELY AFFECT THE NEIGHBORING PROPERTIES. THE DRAINAGE REPORT SHALL BE PREPARED, DATED, AND STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF WYOMING. ANY DRAINAGE IMPROVEMENT SHALL BE INSTALLED BEFORE ANY CONSTRUCTION BEGINS. IF APPROVED, LOT OWNERS ARE PROHIBITED FROM OBSTRUCTING OR ALTERING ANY DRAINAGE WAY.

**SEWER AND WATER SERVICE**  
SEWER, DISCHARGE, AND WATER WILL BE PROVIDED BY THE WHITE MOUNTAIN PUMP AND TREATMENT PLANT.

**SUMMARY OF LAND USE**  
TOTAL AREA = 0.95 AC  
RESIDENTIAL AREA = 0.95 AC  
OPEN SPACE AREA = 0  
LAND IN RIGHTS-OF-WAY = 0

**LOT WIDTH TO DEPTH RATIO**  
LOT 1 WIDTH TO DEPTH RATIO = 1.01  
LOT 2 WIDTH TO DEPTH RATIO = 1.21

**STREETS AND DRAINAGE**  
NO STREETS ARE TO BE DEEMED PUBLIC USE.

**DEVELOPMENT PHASING**  
THE ENTIRE PROJECT WILL BE CONSTRUCTED AT ONE TIME.

**SOIL TYPES**  
SOIL TYPES AS INDICATED BY DATA SUPPLIED BY THE NATIONAL SOILS INFORMATION SERVICE ARE: TYPICAL SANDY LOESS OF LESS THAN 50 INCHES DEEP WITH SLOPES OF 15 PERCENT. DEVELOPED SHOALSIDE. SOILS WITH DEEPER THAN 50 INCHES DEEP WITH SLOPES OF 15 PERCENT. DEVELOPED SHOALSIDE AND ALLUVAL MUD WITH BEST PLANT GROWTH.

**STATEMENT OF SURVEYOR**  
I, BARRY K. RENT DO HEREBY CERTIFY THAT I AM A LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF WYOMING, AND THAT THIS FLAT IS A TRUE, CORRECT, AND COMPLETE FLAT OF ARNOLDI ADDITION AS LAID OUT PLATTED, DEDICATED, AND BOUND HEREON. THIS FLAT HAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION AND CONSTRUCTION OF THE EVIDENCE AND INFORMATION OF THE SURVEYORS AND OTHERS. I HAVE DEDICATED AND BOUND THIS FLAT AS SHOWN AND SET BY THIS SECOND INSTRUMENT WITH THE SWEETWATER COUNTY REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

**EXCEPTIONS AND VARIANCES**  
SWEETWATER COUNTY RESOLUTION NO. 2000-02-03-27, ZONING VARIANCE, EXCEPTION TO ALLOW FOR A FOOT (1') REDUCTION OF THE EAST SIDE WALK TO PLAYERS (YES IN LIEU OF LAND) AND, A WALKWAY VARIANCE TO ALLOW A TEN FOOT (10') WIDE UTILITY EASEMENT INSTEAD OF THE REQUIRED FIFTEEN FOOT (15') EASEMENT.

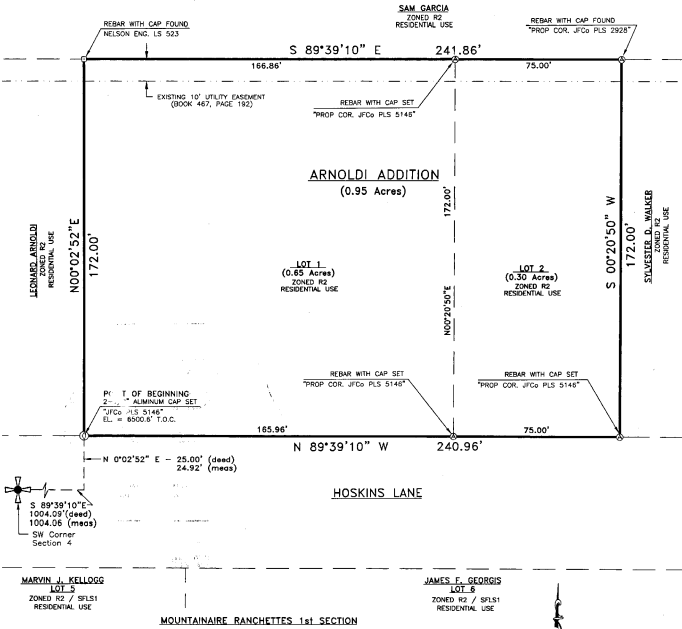
**CERTIFICATE OF APPROVAL OF CITY ENGINEER**  
APPROVED BY THE BOARD OF A.D. 2000 BY THE COUNTY ENGINEER OF SWEETWATER COUNTY, WYOMING.

**CERTIFICATE OF APPROVAL SWEETWATER COUNTY PLANNING AND ZONING COMMISSION**  
THIS PLAN WAS APPROVED BY THE SWEETWATER COUNTY PLANNING AND ZONING COMMISSION THIS 24<sup>TH</sup> DAY OF JULY, A.D. 2000.

**CERTIFICATE OF APPROVAL SWEETWATER COUNTY BOARD OF COUNTY COMMISSIONERS**  
THIS PLAN IS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SWEETWATER COUNTY, WYOMING, WITH THE CLERK, AND RECORDER OF SWEETWATER COUNTY, WYOMING, AND FOR COVENANCE TO THE COUNTY OF THE PUBLIC DEDICATIONS SHOWN HEREON, SUBJECT TO THE PROVISION THAT APPROVAL IN NO WAY OBLIGATES SWEETWATER COUNTY FOR FINANCING OR CONSTRUCTING IMPROVEMENTS ON LANDS, STREETS, OR EASEMENTS DEDICATED TO THE PUBLIC EXCEPT AS SPECIFICALLY ORDERED BY THE BOARD OF COUNTY COMMISSIONERS. THIS PLAN SHALL IN NO WAY OBLIGATE SWEETWATER COUNTY TO THE PUBLIC OR UNTIL ALL IMPROVEMENTS SHALL HAVE BEEN CONSTRUCTED BY THE BOARD OF COUNTY COMMISSIONERS.

DATED THIS 15<sup>TH</sup> DAY OF August, 2000.

BY: *[Signature]*  
CLERK AND RECORDER



**FLOOD PLAIN**  
THE SUBDIVISION IS NOT LOCATED IN ANY FLOODZONE INDICATED ON THE FLOOD INVENTORY RATE MAP COMMAUNITY PANEL NO. 9060007 0440 A. EFFECTIVE DATE: AUGUST 1, 1996.

**ADJACATED WATER RIGHT**  
THE WELL AND HOLE TO CONTINUE TO BENEFICALLY USE WATER UNDER THE TERMS OF PERMIT NUMBER P10074 - ARNOLDI IS 2 WELLS WILL BE RETAINED ON LOT 2 OF ARNOLDI ADDITION.

**CERTIFICATE OF APPROVAL CITY OF ROCK SPRINGS**  
APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCK SPRINGS WYOMING, THIS 24<sup>TH</sup> DAY OF August, 2000.

MAYOR *[Signature]*  
CITY CLERK *[Signature]*

**GRAPHIC SCALE**  
1" = 20' 0"

**CERTIFICATE OF DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, SYLVESTER D. WALKER, BEING THE OWNER OF THE LAND SHOWN ON THIS FLAT, DOES HEREBY CERTIFY:

THAT THE FOREGOING FLAT DESIGNATED ARNOLDI ADDITION IS LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 105 WEST, SIXTH PRINCIPAL MERIDIAN, SWEETWATER COUNTY, WYOMING, DESCRIBED AS FOLLOWS:

CORNER AT THE SOUTHWEST CORNER OF SAID SECTION 4, THENCE SOUTH 04°10'00" EAST ALONG THE SOUTH LINE OF SAID SECTION 4 (OLD PLAT SOUTH 84°10'00" EAST) A DISTANCE OF 1500.00 FEET, THENCE NORTH 01°02'00" EAST A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING, HENCE NORTH BY A 5/8" ROD WITH 2 1/2" ALUMINUM CAP MARKED JFGC PLS 3146,

THENCE NORTH 01°02'00" EAST A DISTANCE OF 1720.00 FEET TO A POINT MONUMENTED WITH A REBAR AND ALUMINUM CAP MARKED NELSON ENG. LB 5253,

THENCE SOUTH 84°54'10" WEST A DISTANCE OF 241.86 FEET TO A POINT MONUMENTED WITH A REBAR AND ALUMINUM CAP MARKED JFGC PLS 3142B,

THENCE SOUTH 01°02'00" WEST A DISTANCE OF 1720.00 FEET TO A POINT MONUMENTED WITH A REBAR AND ALUMINUM CAP MARKED JFGC PLS 3146,

THENCE NORTH 84°54'10" WEST A DISTANCE OF 240.96 FEET TO THE POINT OF BEGINNING.

SAID ARNOLDI ADDITION CONTAINS AN AREA OF 0.95 ACRES, MORE OR LESS.

THAT THIS SUBDIVISION AS IT IS DESCRIBED AND AS IT APPEARS ON THIS FLAT IS MADE UP OF THE FREE CONSENT AND IN ACCORDANCE WITH THE TERMS OF THE DEDICATION OF CONVEYANCE AND THAT THIS IS A CORRECT COPY OF THE INSTRUMENT AS IT IS DIVIDED INTO LOTS, BLOCKS, STREETS, AND UTILITY EASEMENTS AND

THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS FLAT DOES HEREBY DEDICATE TO THE PUBLIC USE AND ALIEN RIGHTS, ALL RIGHTS, EASEMENTS, AND OTHER LANDS WITHIN THE BOUNDARY LINES OF THE FLAT AS INDICATED AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE, AND

THAT ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

DATED THIS 15<sup>TH</sup> DAY OF August, 2000, BY:

*[Signature]*  
SYLVESTER D. WALKER

STATE OF WYOMING } 55  
SWEETWATER COUNTY }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15<sup>TH</sup> DAY OF AUGUST, 2000, BY:

*[Signature]*  
SYLVESTER D. WALKER

AS A SWORN PUBLIC OFFICER AND FREE WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC *[Signature]*  
MY COMMISSION EXPIRES 11-5-2001

**ARNOLDI ADDITION**  
SOUTHWEST QUARTER (SW 1/4) OF SECTION 4,  
TOWNSHIP 19 NORTH, RANGE 105 WEST, SIXTH PRINCIPAL MERIDIAN,  
SWEETWATER COUNTY, WYOMING

PREPARED BY:  
JFC ENGINEERS ARCHITECTS SURVEYORS  
1515 NINTH STREET, SUITE A  
ROCK SPRINGS, WYOMING  
(307) 362-7519  
MAY 24, 2000

OWNED BY:  
SYLVESTER D. WALKER  
810 JADE  
ROCK SPRINGS, WYOMING 82401  
(307) 362-7440

