

REVIEW - CITY ENGINEER

Data on this plat reviewed this 20<sup>th</sup> day of ~~September~~ May, 2002 by the City Engineer of Rock Springs, Wyoming.

Paul D. Kauchich  
City Engineer



APPROVAL - PLANNING & ZONING COMMISSION

The plat approved by the City of Rock Springs Planning and Zoning Commission this 28<sup>th</sup> day of May, AD, 2002.

Rudy Magaña  
RUDY MAGAÑA, Chairman

Laura Leigh  
LAURA LEIGH, Secretary

SUMMARY OF LAND USE

THIS SUBDIVISION CONTAINS A TOTAL OF 4.04 ACRES AND CONTAINS 14 RESIDENTIAL LOTS. 0.75 ACRES ARE INCLUDED IN STREET RIGHT-OF-WAY.

ZONING

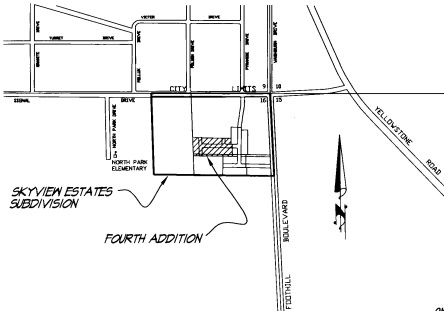
EXISTING ZONING IS R-6. PROPOSED ZONING IS R-6.

FLOOD PLAIN

THIS SUBDIVISION IS LOCATED IN ZONE "X" ON THE CITY OF ROCK SPRINGS FLOOD INSURANCE RATE MAP REVISED JULY 28, 1998. ZONE "X" IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

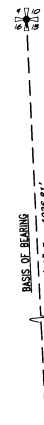
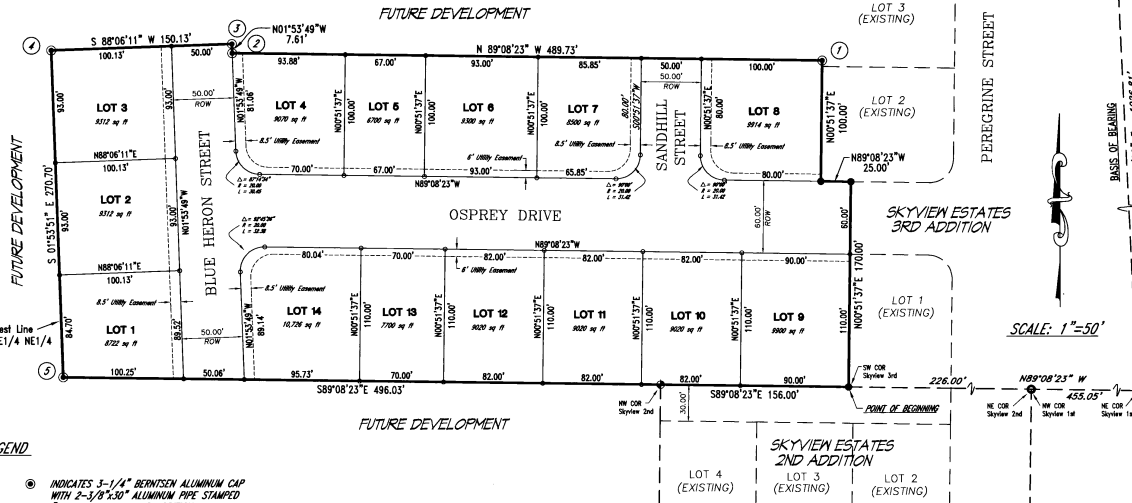
LEGEND

- INDICATES 3-1/2" IRON PIPE WITH BRASS CAP STAMPED "WILLIAM H. SMITH AND ASSOCIATES SKYVIEW ESTATES 3RD ADDITION FOUND THIS SURVEY"
INDICATES 3-1/4" BERNISEN ALUMINUM CAP WITH 2-3/8"x30" ALUMINUM PIPE STAMPED "SKYVIEW ESTATES 3RD ADDITION (CORNER # INDICATED ON PLAT) PLS 2928". SET THIS SURVEY
INDICATES 3-1/4" BERNISEN ALUMINUM CAP WITH 2-3/8"x30" ALUMINUM PIPE STAMPED "SKYVIEW ESTATES 3RD ADDITION (CORNER # INDICATED ON PLAT) PLS 2928". FOUND THIS SURVEY
INDICATES 2" ALUMINUM CAP WITH 5/8"x24" REBAR STAMPED "PROPERTY CORNER JFC PLS 2928". SET THIS SURVEY



OWNER/DEVELOPER
SKYVIEW DEVELOPMENT, LLC
735 YATES
GREEN RIVER, WYOMING 82935
PH: 307-875-3284

FINAL PLAT FOR SKYVIEW ESTATES FOURTH ADDITION SECTION 16, RESURVEY TOWNSHIP 19 NORTH, RANGE 105 WEST ROCK SPRINGS, SWEETWATER COUNTY, WYOMING



STATEMENT OF SURVEYOR

I, Craig A. Shavers do hereby certify that I am a Registered Professional Land Surveyor licensed under the laws of the State of Wyoming, that this plat is a true, correct, and complete plat of the Skyview Estates Fourth 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 compliance with the City of Rock Springs regulations governing the subdivision of land to an accuracy of one (1) part in ten thousand (10,000).

Craig A. Shavers
Professional Land Surveyor
Wyoming Registration No. 29428
Date: 5/13/02

STATE OF WYOMING
SWEETWATER COUNTY
The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of May, 2002, by Craig A. Shavers as a free and voluntary act and deed. Witness my hand and official seal. My commission expires: 10-10-2005



CERTIFICATE OF DEDICATION

Know all men by these presents that the undersigned Skyview Development, LLC AND Community First National Bank, being the owners, proprietors, or parties of interest in the land shown on this plat, do hereby certify:

That the foregoing plat designated as the Skyview Estates Fourth Addition is located in Federal Lot 1 of Section 16, Resurvey Township 19 North, Range 105 West of the Sixth Principal Meridian, Rock Springs, Sweetwater County, Wyoming, and is more particularly described as follows:

- Commencing at the Northeast corner of said Section 16, Thence South 02°33'00" East along the east line of said Section 16 for a distance of 1,026.61 feet to the northeast corner of Skyview Estates First Addition; Thence North 84°08'23" West along the northerly boundary of said First Addition for a distance of 455.05 feet to the northwest corner thereof, said point also being the northeast corner of Skyview Estates Second Addition; Thence continuing North 84°08'23" West along the northerly boundary of said Second Addition for a distance of 226.00 feet to the southwest corner of Skyview Estates Third Addition, said point being the TRUE POINT OF BEGINNING; Thence North 00°51'31" East along the westerly boundary of said Third Addition for a distance of 170.00 feet; Thence North 84°08'23" West along the northerly boundary of said Third Addition for a distance of 100.00 feet; Thence North 00°51'31" East along the westerly boundary of said Third Addition for a distance of 23.00 feet; Thence North 84°08'23" West for a distance of 484.73 feet; Thence North 01°53'44" West for a distance of 7.61 feet; Thence South 88°06'11" West for a distance of 150.19 feet to a point on the west line of the northeast quarter of the northeast quarter; Thence South 01°53'51" East along said west line for a distance of 270.70 feet; Thence South 84°08'23" East for a distance of 446.03 feet to the northwest corner of Skyview Estates Second Addition; Thence continuing South 84°08'23" East along the northerly boundary of said Second Addition for a distance of 156.00 feet to the TRUE POINT OF BEGINNING.

and contains an area of 4.038 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, 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 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.

All rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released.

Executed this 21<sup>st</sup> day of May, 2002, by:

SKYVIEW DEVELOPMENT, LLC
P.O. BOX 802
GREEN RIVER, WYOMING 82905

Ronald H. Farley
GENERAL MANAGER / MEMBER

Dan Scheer, Jr.
GENERAL MANAGER / MEMBER

Ronald H. Farley
MEMBER

COMMUNITY FIRST NATIONAL BANK
200 NORTH CENTER STREET
ROCK SPRINGS, WYOMING 82901

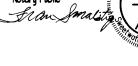
Pete Delaurante
SENIOR VICE PRESIDENT

STATE OF WYOMING } 55
SWEETWATER COUNTY }

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of May, 2002, by:
6. Dan Scheer, Jr.
as a free and voluntary act and deed.
Witness my hand and official seal.
My commission expires: 10-10-2005

My commission expires: 10-10-2005

Notary Public

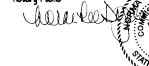


STATE OF WYOMING } 55
COUNTY OF KANE }

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of May, 2002, by:
Ronald H. Farley
as a free and voluntary act and deed.
Witness my hand and official seal.
My commission expires: 01-10-2005

My commission expires: 01-10-2005

Notary Public



STATE OF WYOMING } 55
SWEETWATER COUNTY }

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of May, 2002, by:
Pete Delaurante
as a free and voluntary act and deed.
Witness my hand and official seal.
My commission expires: Aug 31, 2001

My commission expires: Aug 31, 2001

Notary Public



ACCEPTANCE AND APPROVAL - ROCK SPRINGS CITY COUNCIL

Approved by the City Council of the City of Rock Springs, Wyoming, this 21<sup>st</sup> day of May, AD, 2002.

Paul S. Oblock
PAUL S. OBLOCK, Mayor

Colleen A. Peterson
ATTENY: COLLEEN PETERSON, City Clerk

CERTIFICATE OF RECORDING - SWEETWATER COUNTY CLERK

This plat was filed for record in the Office of the Clerk and Recorder at 10:30 o'clock a.m., September 24, 2002, and is duly recorded in Book # 141, Page No. 212.

County Clerk
Deputy

