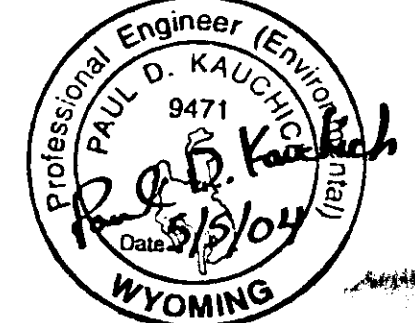


REVIEW - CITY ENGINEER

Data on this plat reviewed this 5TH day of MAY, A.D., 2004 by a licensed Professional Engineer on behalf of the Department of Engineering and Operations of the City of Rock Springs, Wyoming.

Paul Kauchich
PAUL KAUCHICH - CITY ENGINEER
Licensed Professional Engineer



APPROVAL - PLANNING & ZONING COMMISSION

This plat approved by the City of Rock Springs Planning and Zoning Commission this 14TH day of April, A.D., 2004.

Rose M. Mosbey
ROSE M. MOSBEY, Chairman
Laura Grandall
LAURA GRANDALL, Secretary

ACCEPTANCE AND APPROVAL - ROCK SPRINGS CITY COUNCIL

Approved by the City Council of the City of Rock Springs, Wyoming, this 14TH day of MAY, A.D., 2004.

Timothy A. Kaumo
TIMOTHY A. KAUMO, Mayor
Colleen Peterson
COLLEEN PETERSON, City Clerk



STATEMENT OF SURVEYOR

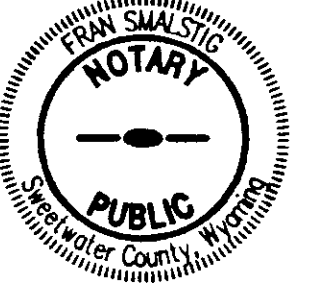
I, Craig A. Shavers do hereby certify that I am a Registered Professional Land Surveyor licensed under the laws of the State of Wyoming, that this plat is a true, correct, and complete plat of the Sweetwater Station Addition, Phase I as laid out, plotted, dedicated, and shown hereon, that such plat was 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. 2422
Date 4/14/04
WYOMING

STATE OF WYOMING
SWEETWATER COUNTY

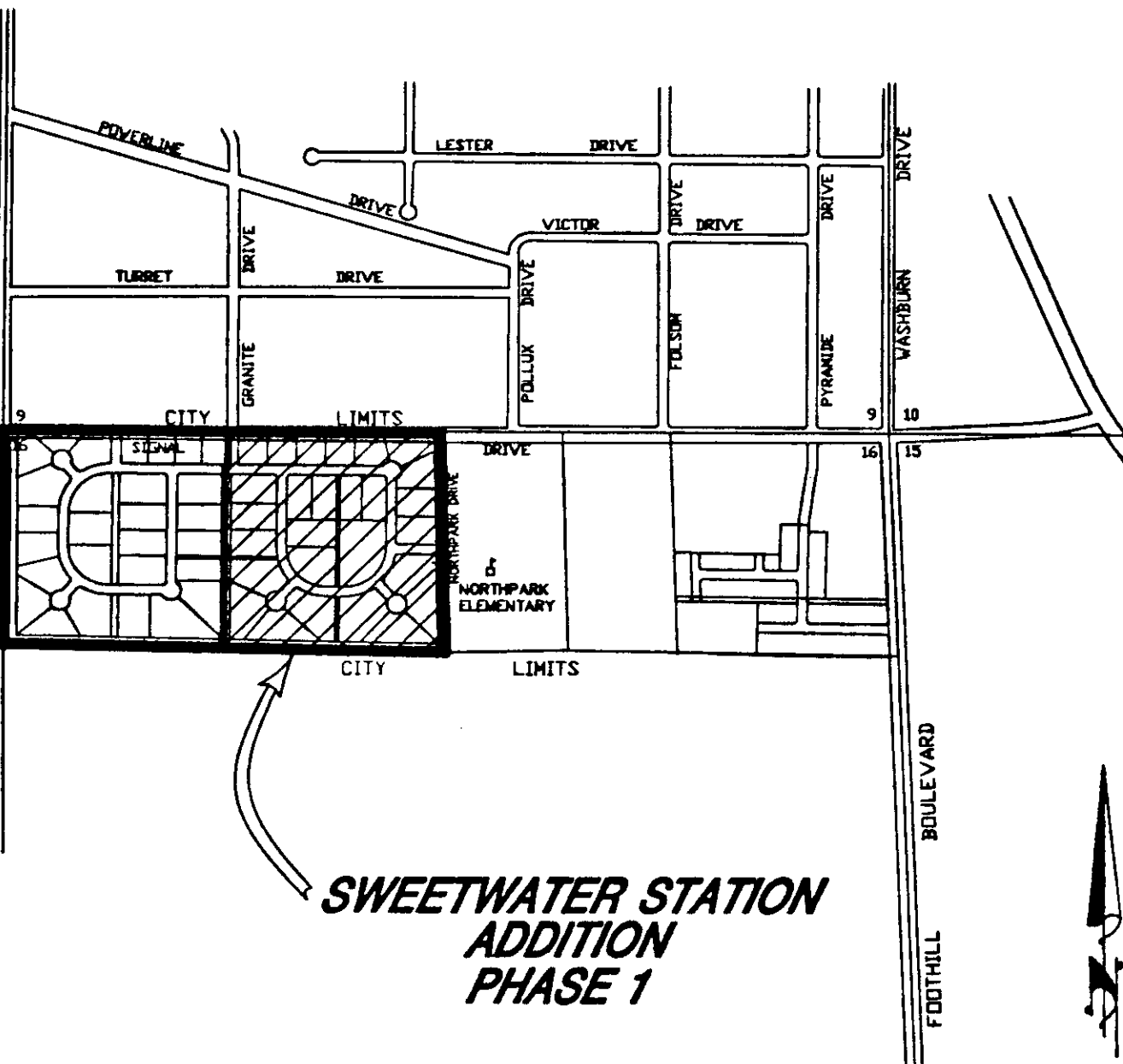
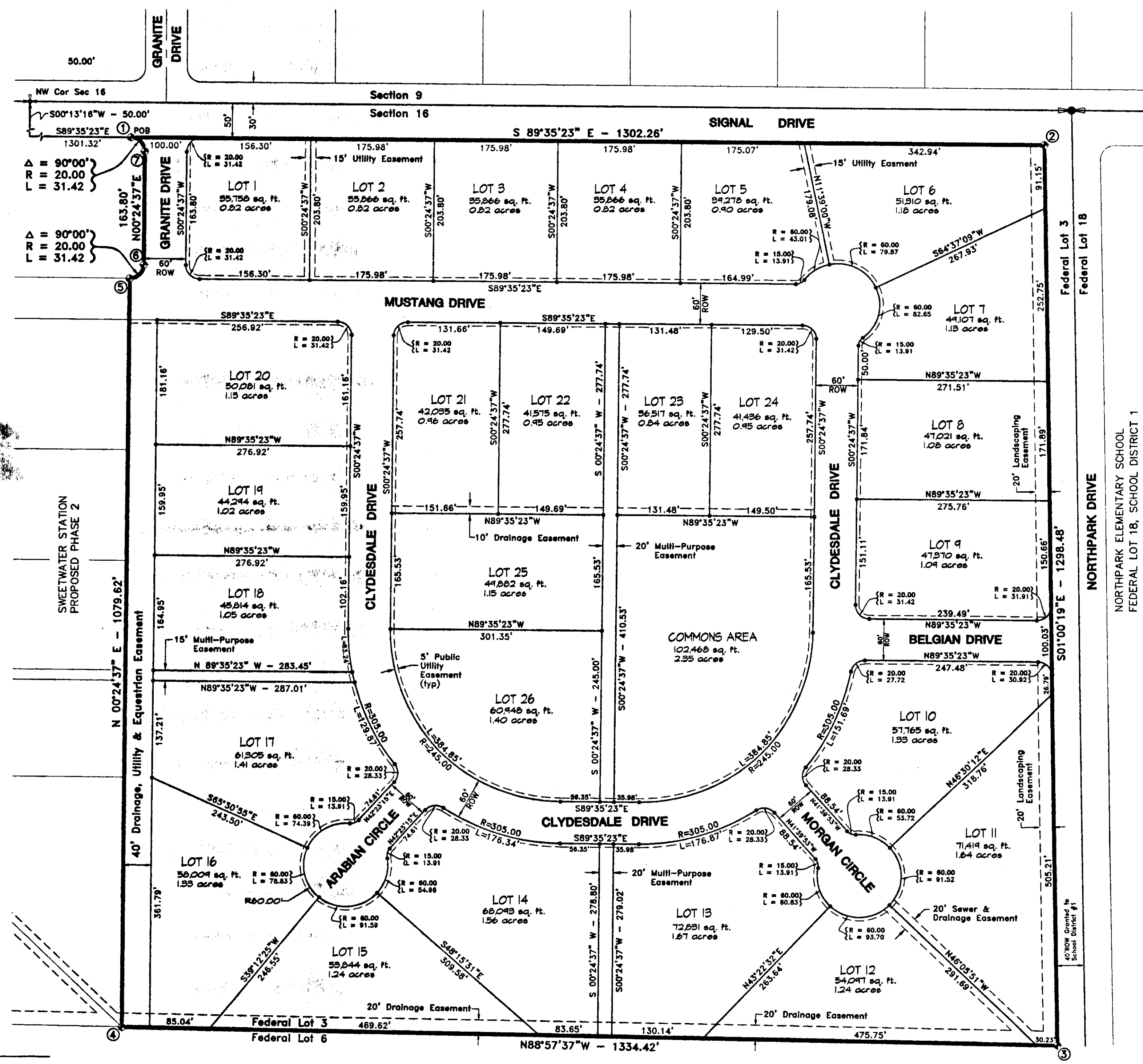
The foregoing instrument was acknowledged before me this 14TH day of APRIL, 2004, by:

Craig A. Shavers
as a free and voluntary act and deed.
Witness my hand and official seal.
My commission expires: 10-10-05
Fran Smalitz
Notary Public



FINAL PLAT FOR SWEETWATER STATION ADDITION, PHASE 1

SECTION 16, RESURVEY TOWNSHIP 19 NORTH, RANGE 105 WEST ROCK SPRINGS, SWEETWATER COUNTY, WYOMING



NOTE:
THIS SUBDIVISION INCLUDES A TOTAL OF 26 LOTS AND CONTAINS A TOTAL OF 38.971 ACRES.

MAINTENANCE AND UPKEEP OF DRAINAGE EASEMENTS WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER. FENCES, WALLS OR FOOTINGS THAT WOULD IMPED DRAINAGE FLOWS WITHIN THOSE DRAINAGE EASEMENTS AND REGRADING OF DRAINAGE EASEMENTS SHALL NOT BE PERMITTED.

DEVELOPER
RED TOP LIMITED PARTNERSHIP
2201 Skyview Drive
Rock Springs, WY 82901
Phone: (307) 362-7751
Contact: Thomas E. Spicer

SCALE: 1"=100'

- LEGEND**
- 3-1/4" BERNTSEN ALUMINUM CAP WITH 2-3/8"X30" ALUMINUM PIPE STAMPED "SWEETWATER STATION (CORNER # INDICATED ON PLAT) PLS 2928"
- INDICATES 2" ALUMINUM CAP WITH 5/8"X24" REBAR STAMPED "PROPERTY CORNER JFC PLS 2928"



LEGAL DESCRIPTION

Know all men by these presents that the undersigned Red Top Limited Partnership, being the owner, proprietor, or parties of interest in the land shown in this plat, do hereby certify:
That the foregoing plat designated as Sweetwater Station Addition, Phase I, is located in Federal Lots 3 and 4, 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 Northwest corner of said Section 16;
Thence South 0°13'16" West along the west line of said Section 16 for a distance of 50.00 feet;
Thence South 84°55'23" East along the southerly right-of-way line of Signal Drive for a distance of 1501.32 feet to the TRUE POINT OF BEGINNING.
Thence continuing South 84°55'23" East along said southerly right-of-way line for a distance of 1502.26 feet to a point located on the westerly right-of-way line of North Park Drive granted to School District No. 1 by BLM Permit No. T4854;
Thence South 01°00'14" East along said westerly right-of-way line for a distance of 1298.48 feet to a point located on the southerly boundary of Federal Lot 3;
Thence North 88°57'37" West along the southerly boundary of Federal Lots 3 and 4 for a distance of 1354.42 feet;
Thence North 00°24'37" East for a distance of 1079.62 feet to a point which is the beginning of a non-tangent curve, concave northwesterly, having a radius of 20.00 feet the center of which bears North 00°24'37" East;
Thence northeasterly along said curve through a central angle of 90°00'00" for an arc distance of 31.42 feet;
Thence North 00°24'37" East for a distance of 163.80 feet to a point which is the beginning of tangent curve to the left having a radius of 20.00 feet;
Thence northwesterly along said curve through a central angle of 90°00'00" for an arc distance of 31.42 feet to the TRUE POINT OF BEGINNING.
and contains an area of 38.971 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 22ND day of APRIL, 2004, by:

RED TOP LIMITED PARTNERSHIP

Thomas E. Spicer
Manager

STATE OF WYOMING
SWEETWATER COUNTY

The foregoing instrument was acknowledged before me this 22ND day of APRIL, 2004, by:

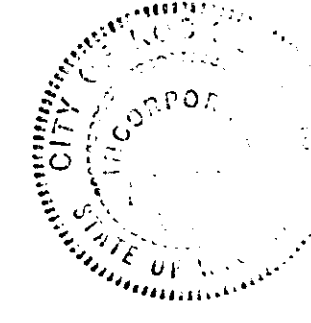
THOMAS E. SPICER
as a free and voluntary act and deed.
Witness my hand and official seal.
My commission expires: 10-10-05
Fran Smalitz
Notary Public



RECORDING - PLANNED UNIT DEVELOPMENT CONFORMANCE

This plat conforms with Sweetwater Station Addition, Phase I, a Planned Unit Development, as approved by the Mayor and City Council of the City of Rock Springs, Wyoming, this 14TH day of MAY, 2004, and may be used as the necessary recording instrument for said Planned Unit Development.

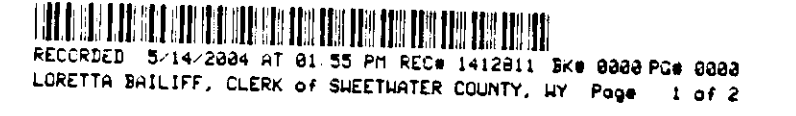
Timothy A. Kaumo
TIMOTHY A. KAUMO, Mayor
Colleen Peterson
COLLEEN PETERSON, City Clerk



CERTIFICATE OF RECORDING - SWEETWATER COUNTY CLERK

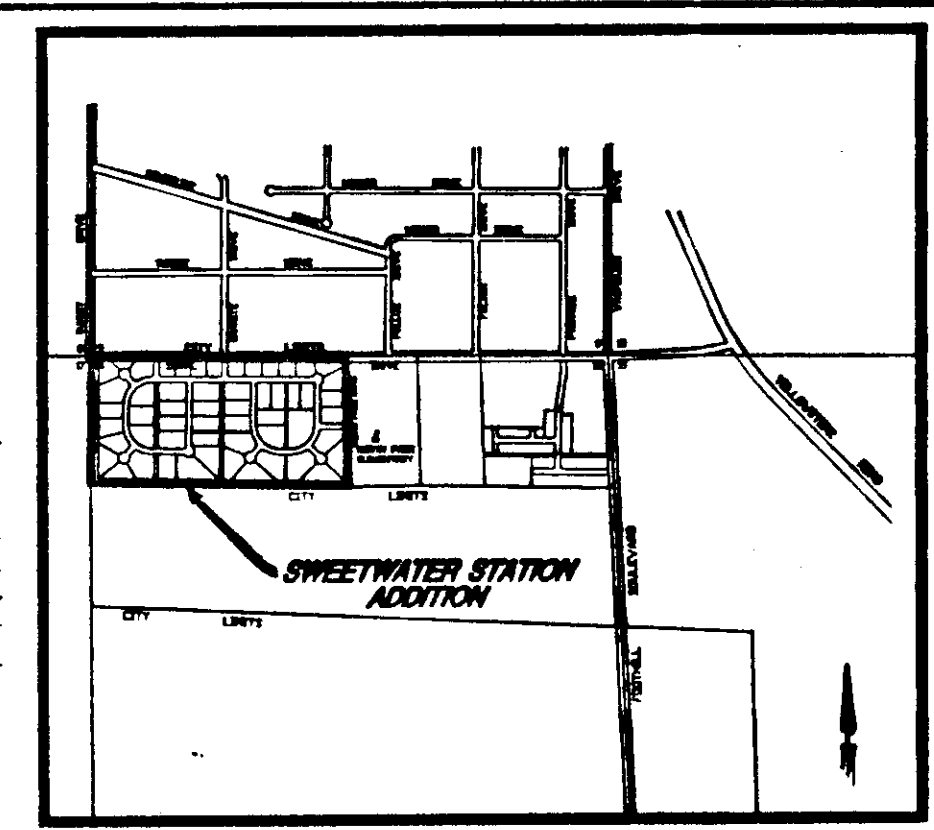
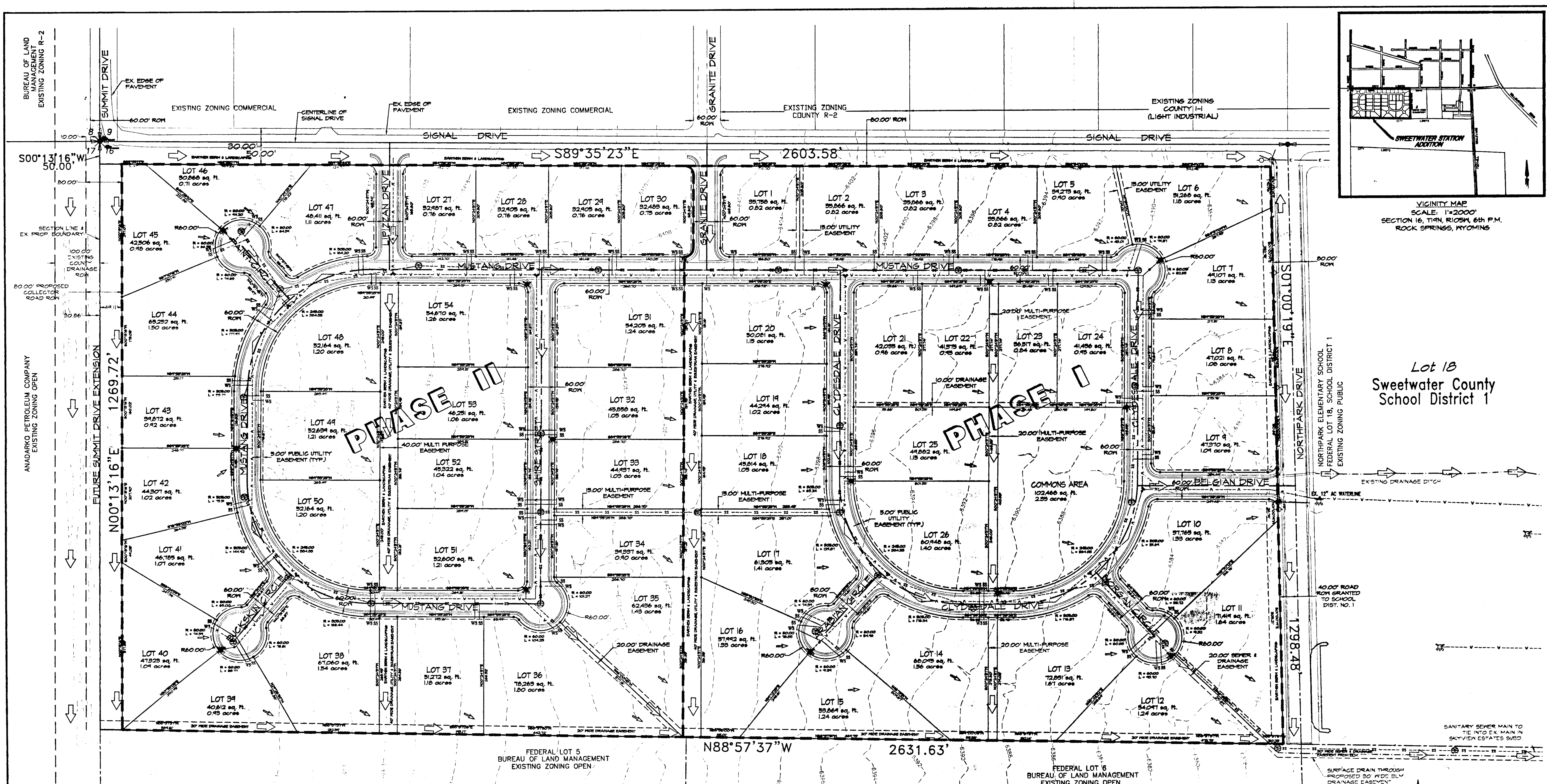
This plat was filed for record in the Office of the Clerk and Recorder at 1:55 clock P.M. May 14, 2004, and is duly recorded in Book PLAT, Page No. 422

County Clerk
Deputy



BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SUBDIVISION IS SOUTH 0°13'16" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 19 NORTH, RANGE 105 WEST.



VICINITY MAP
SCALE: 1"=2000'
SECTION 16, T14N, R105M, 6th P.M.
ROCK SPRINGS, WYOMING

Lot 18
Sweetwater County
School District 1

**ARTICLE II.
USE RESTRICTIONS**

Section 1. The Common Areas and all Lots, whether or not the instruments of conveyance or assignment shall refer to this Declaration, shall be subject to the covenants, conditions, restrictions, easements, reservations and other provisions contained in this Declaration, as the same may be amended from time to time. The covenants, restrictions, reservations and conditions contained herein shall run with the land and shall be binding upon all persons purchasing, leasing, sub-leasing or occupying any lot or lots in the development and shall remain in full force and effect until a majority of the owners of all of the planned lots in the subdivision shall direct otherwise, as provided in Article VII, section 4.

Section 2. All Lots shall be used primarily for residential purposes only. Permitted uses shall relate to those uses allowed in the applicable Rural Estates Zoning District of the Property as stated in the Zoning Ordinance of the City of Rock Springs, Wyoming, including requirements for setbacks.

Section 3. Each lot shall have a single-family residence, site built. A statement of approval from the Design and Review Committee shall accompany all site plan and building submissions to the City of Rock Springs, and no construction shall take place without the approval of the Design and Review Committee.

Section 4. Each single-family residence must contain a minimum livable area of 2,000 square feet if a single level home. For multi-level homes, the footprint of the ground level livable area, excluding porches and garage areas, must be at least 1,600 square feet.

Section 5. There shall be no more than a single residence on any single lot. If there is a need for servants' quarters or guest quarters, those quarters must be built as a part of the residence under a single roof and shall be available only for non-paying guests or actual servants of occupants of the single family residence.

Section 6. Garages which are structurally part of the residence must have their garage door entrance not facing the front of the property.

Section 7. The following provisions shall govern buildings adjacent to the main residence on a lot, so-called "Outbuildings."

(a) There may be accessory or auxiliary garages, barns or tack rooms incidental to the single-family residence, but all accessory buildings must maintain the same architectural "look and feel" as the residence (e.g. no stucco residence with a steel barn out back).

(b) No garage, barn or stable or similar accessory structure shall be erected on any lot until construction of the primary single-family residence shall have been commenced on said lot. No garage, barn or other accessory building may be accepted or used until the single-family residence is finished and occupied.

(c) No garage, barn, stable, tack room, trailer, guest house, mobile home, motor vehicle or any temporary structure of any nature may be used temporarily or permanently as a residence on any lot.

(d) All structures on the lots must be site-built; no buildings or structures may be moved from another location onto the lots (other than custom designed manufactured structures).

(e) Total coverage of the lot by structures shall not exceed thirty percent (30%) of the lot's total square foot area unless a plan for adequate fire-protection is prepared and approved by the Rock Springs Fire Department.

(f) Each Owner must maintain a route for fire protection vehicles from the front of the Lot to the rear of the Lot.

Section 8. No lot may be subsequently subdivided nor shall any conveyance be made or recognized for less than a whole lot except for necessary easements for public utilities.

Section 9. No owner may interfere with the established drainage pattern over his Lot to the detriment of adjacent lots or open areas.

Section 10. No hotel, store, multi-family dwelling, boarding house, guest ranch, or any other place of business of any kind, and no hospital, sanitarium, or other place for the care or treatment of the sick or disabled nor any facility for the care or treatment of sick or disabled animals shall ever be erected or permitted upon the premises.

Section 11. No business of any kind or character whatsoever shall be conducted in or from any residence or building on any of said lots or tracts.

Section 12. All Lots are subject to easements for public utilities, irrigation and bridle paths purposes; no excavation, planting fence, building structure, or other item may be placed or permitted to remain at any point on said bridle path easement.

Section 13. No more than 2 (two) horses are allowed per lot. (A colt becomes a "horse" for the purposes of this definition when it has attained the age of 12 months). Each sheltered pony, mare or donkey constitutes one horse. Other than household pets (dogs and cats) and horses noted above, no other animal (pigs, sheep, goats, rabbits, etc.) are allowed.

Section 14. All garbage shall be kept in closed containers and must be concealed from view of the surrounding lots and streets.

Section 15. No motorized vehicles of any kind shall be permitted to use the bridle paths or horse arena areas except for the limited necessary use of horse trailers and vehicles for supply, material delivery, or maintenance.

Section 16. Dust Control. All surfaces used for vehicular traffic shall be covered with gravel or asphalt; no surface can remain a dirt surface that contributes to the dust.

TYPICAL EQUESTRIAN SETBACKS

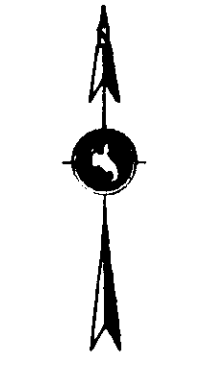
- TYPICAL SETBACKS AS PROPOSED FOR THE RESIDENTIAL UNIT PLAN
- A. EQUESTRIAN USAGE RESTRICTED TO REAR PORTION OF THE LOT.
 - B. MAXIMUM EQUESTRIAN AREA IS 3000 SQUARE FEET.
 - C. MINIMUM REAR EQUESTRIAN SETBACK IS 5 FEET.
 - D. MINIMUM SIDE EQUESTRIAN SETBACK IS 10 FEET; EXCEPT THAT EQUESTRIAN FENCES MAY BE PLACED ON A PROPERTY LINE IF USED IN COMMON WITH EQUESTRIAN FENCE ON ADJOINING LOT.
 - E. MINIMUM STREET SIDE EQUESTRIAN SETBACK IS 15 FEET.

TABULATION

ZONING	RE (PUD)
TOTAL LAND AREA	75.64 AC
PROPOSED RIGHT-OF-WAY DEDICATION	4.6242 (2% OF TOTAL AREA)
PROPOSED NUMBER OF SINGLE FAMILY DETACHED DWELLING UNITS	54 (85% OF TOTAL AREA)
PHASE 1	26 LOTS (50.97 ACRES)
PHASE 2	28 LOTS (36.12 ACRES)
PROPOSED DENSITY	0.714 DU/AC
PROPOSED COMMONS AREA	2.35 AC (3% OF TOTAL AREA)

LEGEND

- 6312 EXISTING GRADE CONTOUR
- LOT DRAINAGE DIRECTION
- STREET/DITCH DRAINAGE DIRECTION
- NEW 8" SANITARY SEWER MAIN
- NEW 4" SAN. SEWER SERVICE
- NEW WATER MAIN
- WATER SERVICE



This Final Development Plan conforms with the approved Preliminary Development Plan. Certified this 14th day of April, 2004.
Olivia Crandall
Zoning Administrator

JFC ENGINEERS SURVEYORS
1515 NINTH STREET
ROCK SPRINGS, WY 82901
PHONE (307) 362-7519
FAX (307) 362-7569
http://www.jfc-wyo.com

SCALE:
1"=100'
DRAWN BY:
RJH

**SWEETWATER STATION ADDITION
PUD FINAL DEVELOPMENT PLAN**
PREPARED FOR
RED TOP LIMITED PARTNERSHIP/THOMAS E. SPICER
2201 SKYVIEW DRIVE
ROCK SPRINGS, WYOMING 362-7751

DATE:
MAR. 26, 2004
PROJECT NO:
6188-03E
SHEET NO:
1 OF 1