

SUMMIT VIEW ESTATES PHASE 3

A RE-PLAT OF
BLOCK 9, MOUNTAIN VIEW SUBDIVISION OF A PORTION OF THE W $\frac{1}{2}$
OF SECTION 33, T.19 N., R.105 W., 6th P.M., CITY OF ROCK
SPRINGS, SWEETWATER COUNTY, WYOMING.

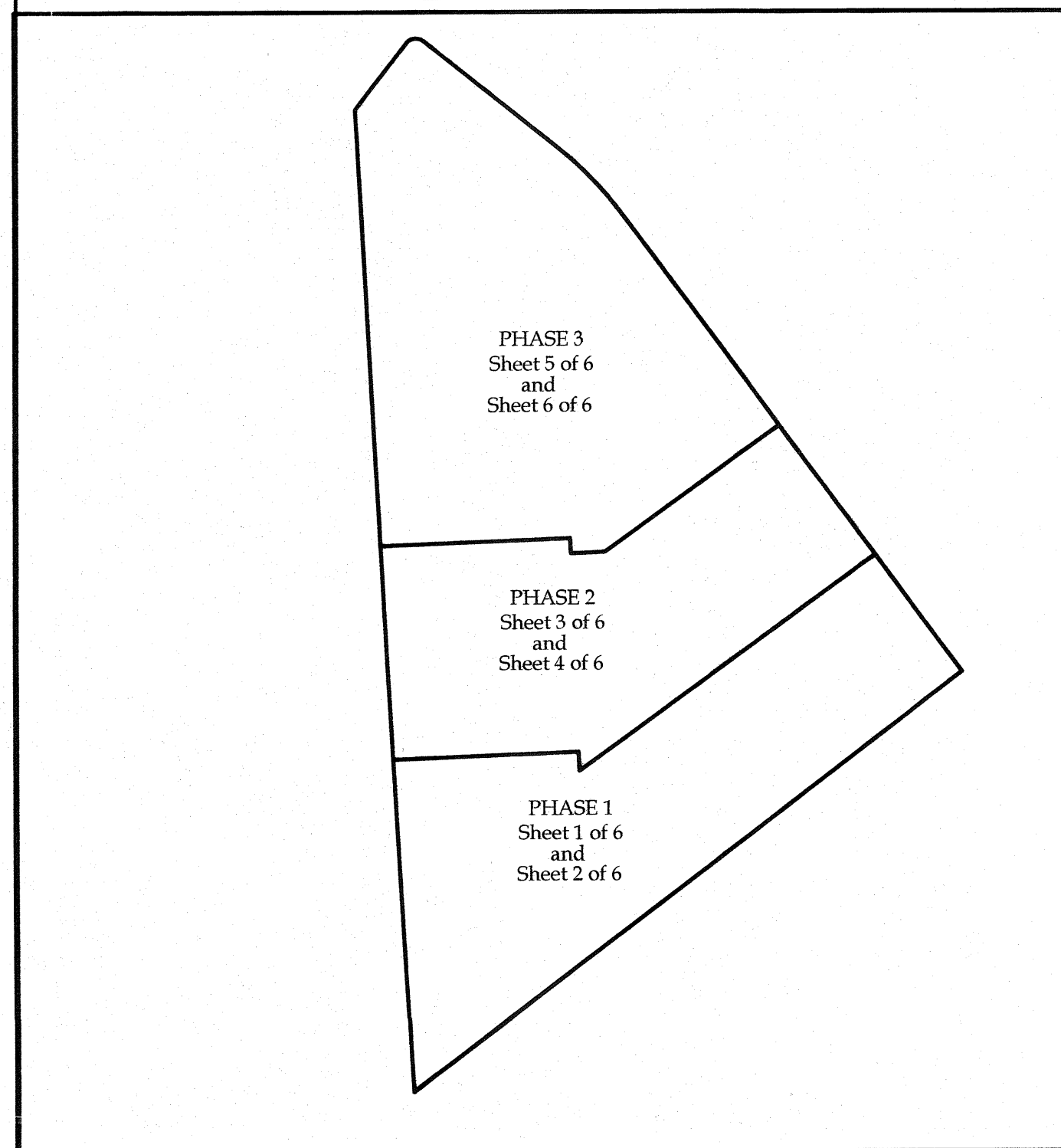
NOTES

- Maintenance and upkeep of drainage easements will be the responsibility of the individual lot owner. fences, walls or footings that would impede drainage flows within those drainage easements and regrading of drainage easements shall not be permitted.
- Subject property does not fall within approximate special 100 year flood hazard area as shown by F.E.M.A. map panel no. 560051-0005-E
- The 3 Stage Summit Drainage Project relieves all upstream drainage flow onto the proposed site. detention requirements, if any, will be calculated and addressed in the construction plans.
- All lot and block corners monumented with a 2" aluminum cap on No.5 x 24 rebar, stamped "PLS 9834" and appropriate data.
- This subdivision is not located over known mined areas.

USAGE SUMMARY

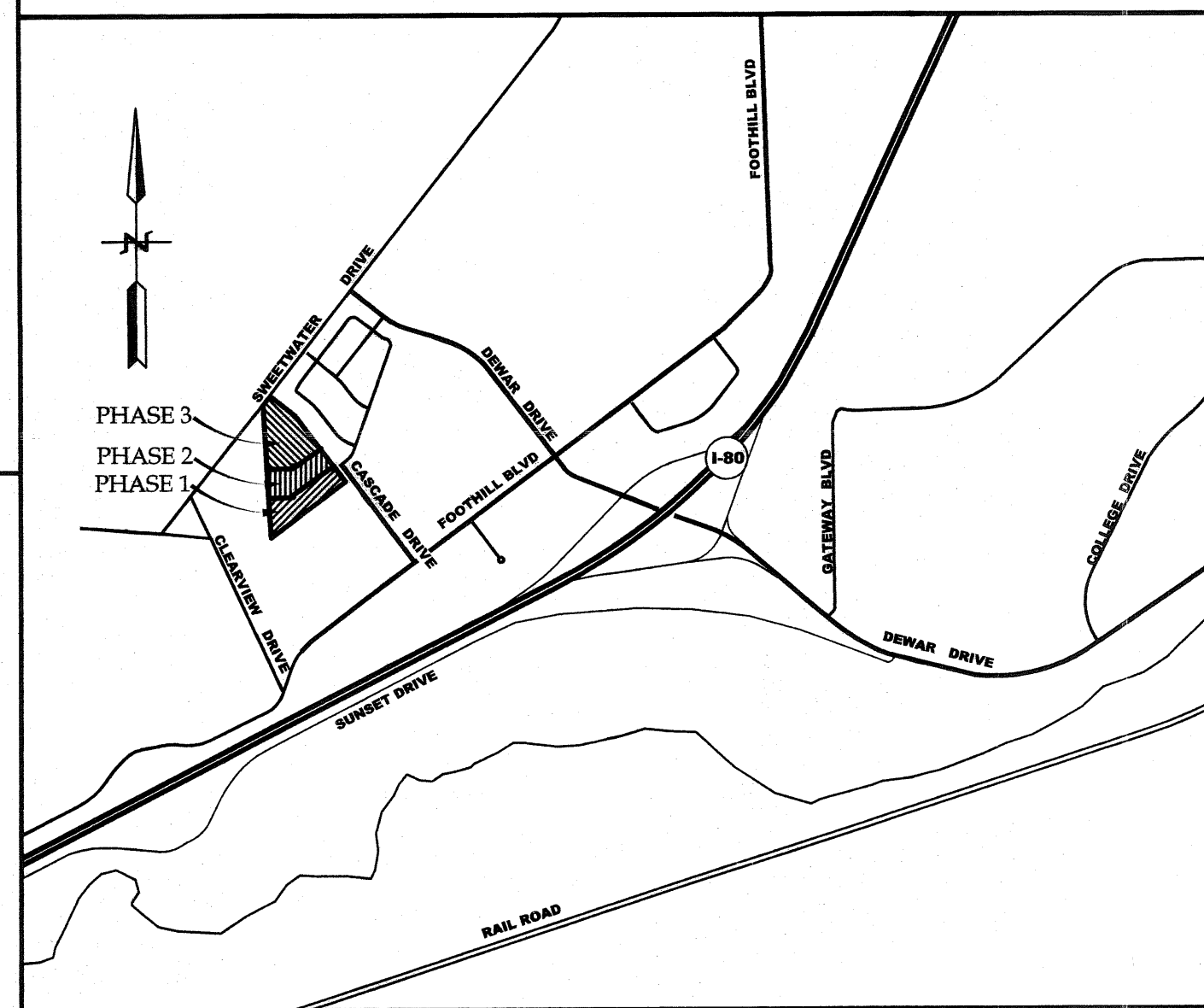
TOTAL ACREAGE	NUMBER OF LOTS
21.06	144
TOTAL ACREAGE	NUMBER OF LOTS
8.24	53

MAP KEY



VICINITY MAP

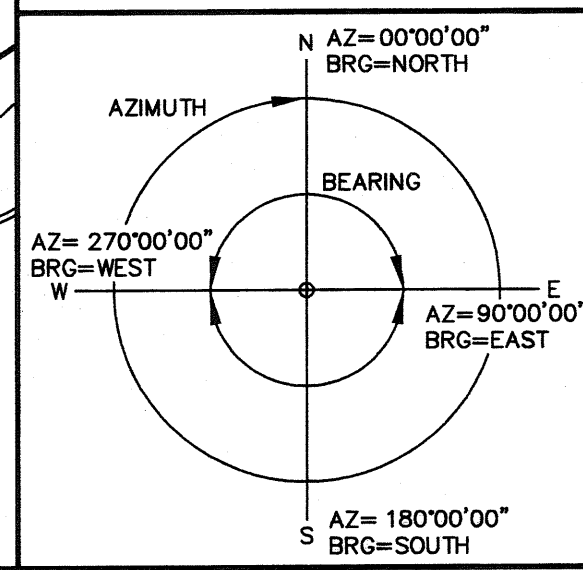
SCALE: 1" = 2000'



VACATION STATEMENT

It is the intent of this replat to vacate all easements, alleys, streets and lot lines as platted by Mountain View Subdivision contained within the boundaries of this plat not previously vacated.

AZIMUTH



FILING RECORD

Reception _____
The State of Wyoming } SS
County of Sweetwater }
This instrument was filed for record
at _____ o'clock _____ M. on the
_____ day of _____
A.D. 19 _____ and duly recorded in
P/C _____ lot _____
County Clerk & Ex-Officio Register at Deeds
By _____ Deputy

DEDICATION

Know all men by these presents that the undersigned Rock Springs Land Development Company, Inc., a Wyoming Corporation, being the owner, proprietor, or parties of interest in the land shown in this plat and that this subdivision, as it is described as follows:

That the foregoing plat designated as Summit View Estates, is located in the West $\frac{1}{2}$ of Section 33, Township 19 North, Range 105 West of the 6th P.M., City of Rock Springs, Sweetwater County, Wyoming, and is more particularly described as follows:

Point of Beginning being the West quarter corner of Section 33, T.19 N., R.105 W., of the 6th P.M., being a found brass cap.

Commencing N. 02°04'05"W., a distance of 196.12 feet to a found aluminum cap on the south right-of-way of Sweetwater Drive; Thence N. 39°32'00"E., a distance of 138.78, along the southerly right-of-way of Sweetwater Drive to found aluminum cap; Thence along a tangent curve having a chord bearing of S. 84°32'00"W., a chord distance of 28.28 feet to a found aluminum cap on the westerly right-of-way of Cascade Drive, said curve having a radius of 20 feet an internal angle of 90°00'00" and an arc length of 31.42 feet; Thence S. 50°28'00"E., a distance of 282.17 feet along the westerly right-of-way of Cascade Drive to a found aluminum cap; Thence continuing along the westerly right-of-way of Cascade Drive, along a tangent curve having a chord bearing of S. 43°03'52"E., a chord distance of 144.30 feet to a found aluminum cap, said curve having a radius of 559.98 feet an internal angle of 14°48'20" and an arc length of 144.70 feet; Thence continuing along the westerly right-of-way of Cascade Drive, S. 35°39'42"E., a distance of 412.47 feet to a set aluminum cap; Thence S. 54°20'18"W., a distance of 366.15 feet to a set aluminum cap; Thence S. 87°51'55"W., a distance of 56.15 to a set aluminum cap; Thence S. 02°08'11"E., a distance of 27.43 feet to a set aluminum cap; thence S. 87°45'56"W a distance of 293.43 feet to a point on the west line of Section 33, T.19 N., R.105 W., being a set aluminum cap; Thence N. 02°01'47"W., along the West line of said Section a distance of 514.35 feet to the point of beginning.

Containing 8.24 acres more or less,

and as it appears on this plat, is made with 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 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, the 100 foot wide Summit Drive Stormwater Drainage Easement, all streets, alleys, parks and easements for the purposes designated and other lands within the boundary lines of the plat as indicated and not otherwise dedicated for public use, do hereby certify:

All rights under and by virtue of the Homestead Exemption Laws of the State of Wyoming are hereby waived and released.

Executed this 31st day of January, 2006, by: G. Kevin Keller

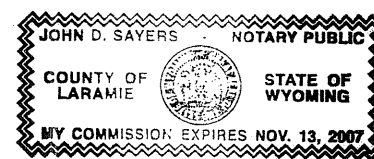
G. Kevin Keller, President
Rock Springs Development Co., Inc.

DEDICATION ACKNOWLEDGEMENT

STATE OF WYOMING)
LARAMIE COUNTY) SS

The foregoing instrument was acknowledged before me this 31st day of January, 2006, by: G. Kevin Keller as a free and voluntary act and deed.

Witness my hand and official seal.
My commission expires: 11-13-07

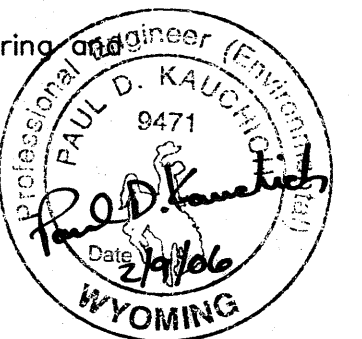


Notary Public

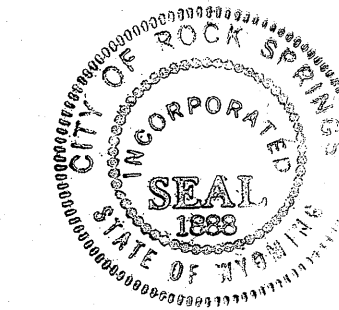
CERTIFICATES OF APPROVAL

Date on this plat reviewed this 9th day of February, A.D., 2006
by a Licensed Professional Engineer on behalf of the Department of Engineering
Operations of the City of Rock Springs, Wyoming.

Paul D. Kauchich
Licensed Professional Engineer



Approved this 7th day of February, 2006, by the governing body of
the City of Rock Springs, Sweetwater County, Wyoming.



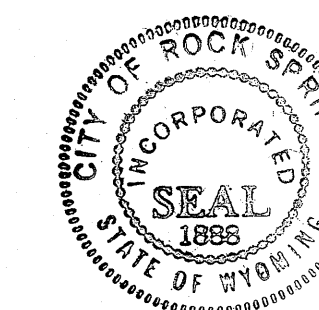
Timothy A. Kauno
Mayor
Tom Jaruffelli
City Clerk

This plat approved by the City of Rock Springs Planning and Zoning Commission
this 11th day of January, 2006.

Ray M. Meadley
Chairman

This plat approved by the City of Rock Springs, Sweetwater County, Wyoming,
this 7th day of February, 2006, for filing with the Clerk and Recorder of
Sweetwater County, and for conveyance to the City of Rock Springs of public
dedications shown hereon, subject to the provisions that approval in no way obligates
the City of Rock Springs for financing or constructing of improvements on lands,
streets or easements dedicated to the public except as specifically agreed to by the
City of Rock Springs, and further that said approvals shall in no way obligate the City
of Rock Springs for maintenance of streets which are not dedicated to the public nor
until all improvements shall have been completed to the satisfaction of the City of
Rock Springs.

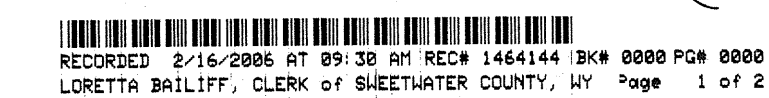
Dated this _____ day of _____, 2006.



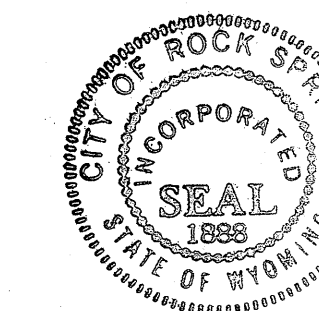
Timothy A. Kauno
Mayor
Tom Jaruffelli
City Clerk

This plat was filed for record in the Office of the County Clerk and Recorder at
9:30 o'clock a.m. Feb. 14, 2006, and is duly recorded in Book PLAT 414 Page No. _____

Loretta Bailiff
Clerk and Recorder
By: Ray M. Claxton
Deputy



This Plat conforms with Summit View Estates, a Planned Unit Development, as
approved by the Mayor and City Council of the City of Rock Springs, Wyoming, this
7th day of February, 2006, and may be used as the necessary
recording instrument for said Planned Unit Development.



Timothy A. Kauno
Mayor
Tom Jaruffelli
Attest: City Clerk

CERTIFICATE OF SURVEYOR

I, Cotton D. Jones do hereby state 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 Summit View Estates Phase 3 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 direct 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 part in ten thousand (10,000).

DATE: _____
(Registered Under License No. _____)
No. _____
Date: _____

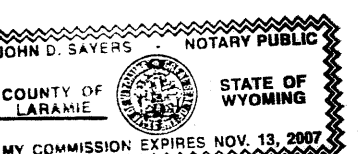


STATE OF WYOMING)
LARAMIE COUNTY) SS

The foregoing instrument was acknowledged before me this 31st day of January, A.D.
2005, by: Cotton D. Jones as a free and voluntary act and deed.

Witness my hand and official seal.
My commission expires: 11-13-07

John D. Jones
Notary Public



IGC MANAGEMENT INC.
1807 Capitol Ave. STE 300
Cheyenne, Wyoming
82001
Office: (307) 635.5773
Fax: (307) 635.7227

Sheet 1 of 2 - PHASE III
Sheet 5 of 6

Prepared May 4, 2004

