

# FINAL PLAT FOR THE BLUFFS SENIOR ESTATES, PUD

SECTION 27, 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 BLUFFS SENIOR ESTATES, PUD 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).

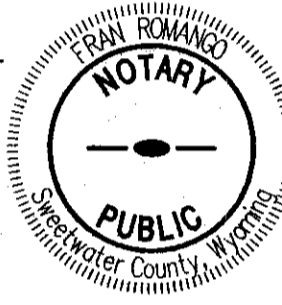
*Craig A. Shavers*  
Professional Land Surveyor  
2928  
CRAIG A. SHAVERS  
Professional Land Surveyor  
Wyoming Registration No. 2928  
Date: 2/12/07  
WYOMING

STATE OF WYOMING  
SWEETWATER COUNTY

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of FEB., 2007 by:

Craig A. Shavers  
as a free and voluntary act and deed.  
Witness my hand and official seal.  
My commission expires: 10-10-09

*Fran Romango*  
Notary Public



### ACCEPTANCE AND APPROVAL - ROCK SPRINGS CITY COUNCIL

Approved by the City Council of the City of Rock Springs, Wyoming, this 15<sup>th</sup> day of March, A.D. 2005.

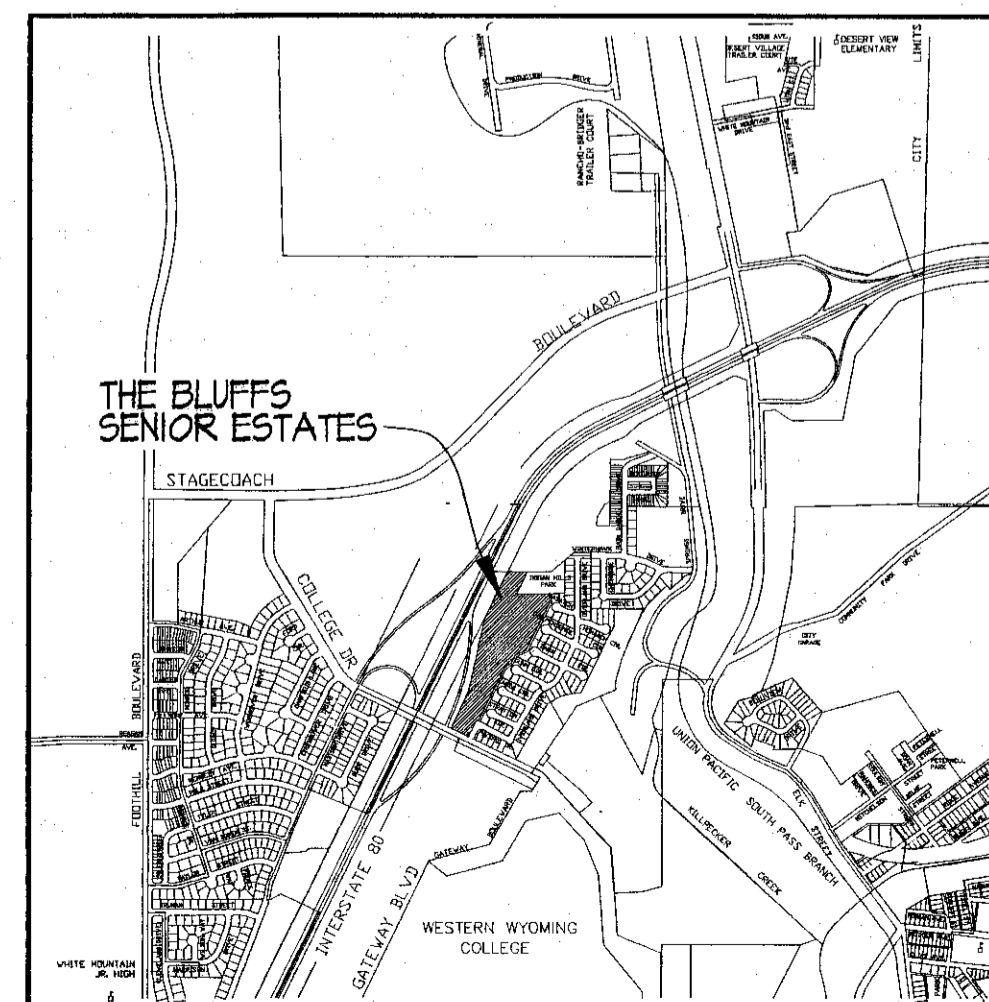
*Timothy A. Kaumo*  
TIMOTHY A. KAUMO, Mayor  
*Lisa M. Taruffelli*  
ATTEST:  
LISA M. TARUFFELLI, City Clerk



### RECORDING - PLANNED UNIT DEVELOPMENT CONFORMANCE

This plat conforms with THE BLUFFS SENIOR ESTATES, a Planned Unit Development, as approved by the Mayor and City Council of the City of Rock Springs, Wyoming, this 15<sup>th</sup> day of March, A.D. 2005, and may be used as the necessary recording instrument for said Planned Unit Development.

*Timothy A. Kaumo*  
TIMOTHY A. KAUMO, Mayor  
*Lisa M. Taruffelli*  
ATTEST:  
LISA M. TARUFFELLI, City Clerk

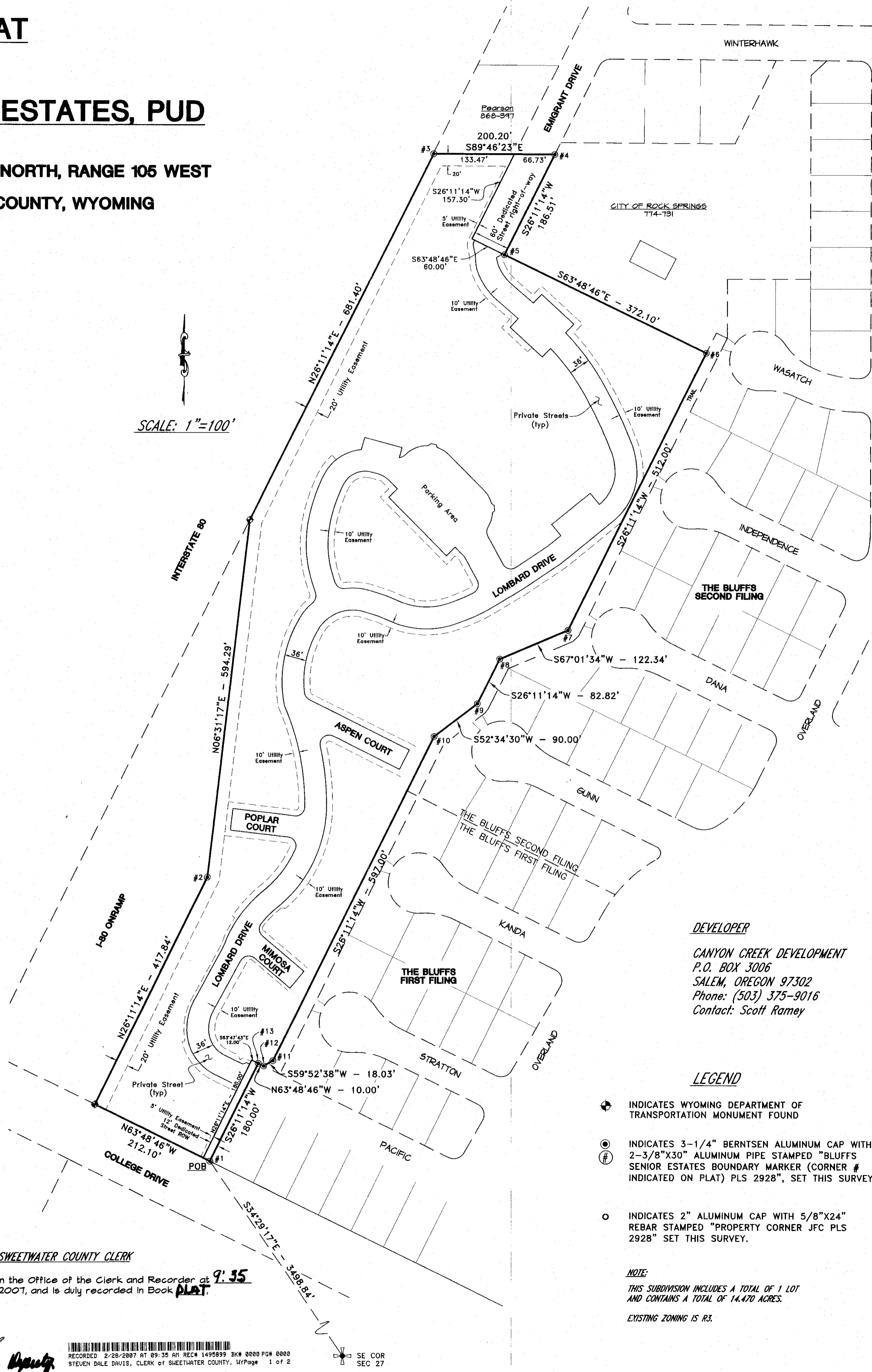


VIGNITY MAP  
SCALE: 1"=2000'  
SECTION 27, T19N, R105W, 6th P.M.  
ROCK SPRINGS, WYOMING

### CERTIFICATE OF RECORDING - SWEETWATER COUNTY CLERK

This plat was filed for record in the Office of the Clerk and Recorder at 9:35 o'clock, A.M. on Feb. 23, 2007, and is duly recorded in Book PLAT. Page No. 490

*DALE DAVIS*  
DALE DAVIS, County Clerk  
*My: Marjorie Beck*  
RECORDED 2/23/2007 AT 09:35 AM REC# 1495999 BCK 0000 PGM 0000  
STEVEN DALE DAVIS, CLERK OF SWEETWATER COUNTY, WYOMING 1 of 2



SCALE: 1"=100'

DEVELOPER  
CANYON CREEK DEVELOPMENT  
P.O. BOX 3006  
SALEM, OREGON 97302  
Phone: (503) 375-9016  
Contact: Scott Ramey

### LEGEND

- INDICATES WYOMING DEPARTMENT OF TRANSPORTATION MONUMENT FOUND
- INDICATES 3-1/4" BERNTSEN ALUMINUM CAP WITH 2-3/8"x30" ALUMINUM PIPE STAMPED "BLUFFS SENIOR ESTATES BOUNDARY MARKER (CORNER # INDICATED ON PLAT) PLS 2928", SET THIS SURVEY.
- INDICATES 2" ALUMINUM CAP WITH 5/8"x24" REBAR STAMPED "PROPERTY CORNER JFC PLS 2928" SET THIS SURVEY.

NOTE:  
THIS SUBDIVISION INCLUDES A TOTAL OF 1 LOT AND CONTAINS A TOTAL OF 14.470 ACRES.  
EXISTING ZONING IS R3.

### DEDICATION

Know all men by these presents that the undersigned CANYON CREEK DEVELOPMENT, INC., being the owner, proprietor, or parties of Interest in the land shown on this plat, do hereby certify:  
That the foregoing plat designated as the THE BLUFFS SENIOR ESTATES, PUD is located in the Northeast Quarter of Section 27, 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 southeast corner of said Section 27;

- Thence North 34°29'11" West for a distance of 3,498.84 feet to a point which is the intersection of the northerly right-of-way line of College Drive and the westerly boundary of the Bluffs Subdivision, First Filing as platted and filed in the office of the Sweetwater County Clerk, said point being the TRUE POINT OF BEGINNING;
- Thence North 63°48'46" West along said northerly College Drive right-of-way line for a distance of 212.10 feet to a point which lies on the southeasterly right-of-way line of Interstate 80;
- Thence North 26°11'14" East along said Interstate 80 right-of-way line for a distance of 417.84 feet;
- Thence North 06°31'17" East along said Interstate 80 right-of-way line for a distance of 594.29 feet;
- Thence North 26°11'14" East along said Interstate 80 right-of-way line for a distance of 681.40 feet to a point which lies on the southerly boundary of the William & Betty J. Fearson tract as described in Book 868, Page 347 in the records of said County Clerk;
- Thence South 89°46'23" East along said Pearson boundary for a distance of 200.20 feet to a point which lies on the northwesterly boundary of the City of Rock Springs tract as described in Book T14, Page 731;
- Thence South 26°11'14" West along said northwesterly City tract boundary for a distance of 106.51 feet to the most westerly corner thereof;
- Thence South 63°48'46" East along the southwesterly boundary of said City tract for a distance of 372.10 feet to a point which lies on the westerly boundary of The Bluffs Subdivision, Second Filing;
- Thence South 26°11'14" West along said westerly Bluffs boundary for a distance of 512.00 feet;
- Thence South 67°01'34" West along said westerly Bluffs boundary for a distance of 122.34 feet;
- Thence South 26°11'14" West along said westerly Bluffs boundary for a distance of 82.82 feet;
- Thence South 52°34'30" West along said westerly Bluffs boundary for a distance of 90.00 feet;
- Thence South 26°11'14" West along said westerly Bluffs boundary for a distance of 547.00 feet;
- Thence South 54°52'38" West along said westerly Bluffs boundary for a distance of 18.03 feet;
- Thence North 63°48'46" West along said westerly Bluffs boundary for a distance of 10.00 feet;
- Thence South 26°11'14" West along said westerly Bluffs boundary for a distance of 180.00 feet to the TRUE POINT OF BEGINNING.

and contains a total area of 14.470 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 13<sup>th</sup> day of February, 2007 by:

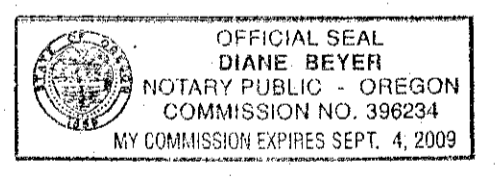
*Michael Deines*  
MICHAEL DEINES, President  
*Daniel Fish*  
DANIEL FISH, Secretary

STATE OF Oregon  
COUNTY OF Marion

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of Feb., 2007 by:

MICHAEL DEINES and DANIEL FISH  
as a free and voluntary act and deed.

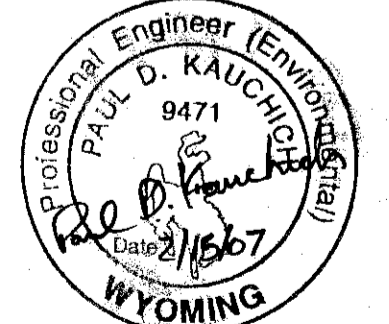
Witness my hand and official seal.  
My commission expires: 9/4/09  
*Diane Beyer*  
Diane Beyer  
Notary Public



### REVIEW - CITY ENGINEER

Data on this plat reviewed this 15<sup>th</sup> day of FEBRUARY, A.D. 2007 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 9<sup>th</sup> day of March, A.D. 2005.

*Zygmunt Samiec*  
ZYGMUNT SAMIEC, Chairman  
*Laura Crandall*  
Attest:  
LAURA CRANDALL, Secretary



