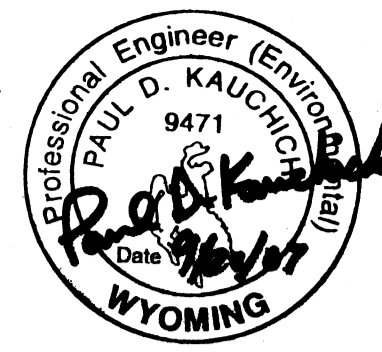


REVIEW - CITY ENGINEER

Data on this plat reviewed this 20th day of Sept., 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



STONEBROOK ESTATES, PHASE 3 FINAL PLAT

SECTION 28, TOWNSHIP 19 NORTH, RANGE 105 WEST, 6TH PRINCIPAL MERIDIAN
ROCK SPRINGS, SWEETWATER COUNTY, WYOMING

OWNER / DEVELOPER INFORMATION

A & T LAND DEVELOPMENT, LLC
2280 WEST TETON
GREEN RIVER, WYOMING 82935
PHONE: 1-307-389-9762
CONTACT: TODD GNOSE

APPROVAL - PLANNING & ZONING COMMISSION

This Plat Approved by the City of Rock Springs Planning & Zoning Commission this 12th day of Sept., A.D., 2007.

Zygmunt Samiec
ZYGMUNT SAMIEC, Chairman

Attest:
Laura Crandall
LAURA CRANDALL, Secretary

ACCEPTANCE AND APPROVAL - ROCK SPRINGS CITY COUNCIL

Approved by the City Council of the City of Rock Springs, Wyoming, this 18th day of Sept., A.D., 2007.

Timothy A. Krumo
TIMOTHY A. KRUMO, Mayor

Lisa M. Taruffelli
LISA M. TARUFFELLI, City Clerk



MORTGAGEE CONSENT

The undersigned James M. Smith, hereinafter MORTGAGEE, holds a mortgage in and to the property embraced by this subdivision plat, which mortgage was filed with the Clerk of Sweetwater County and Ex-Officio Recorded of Deeds at Book 1063, Page 600. MORTGAGEE, by his signature on this plat, consents to the dedication made herein and specifically releases all streets, alleys, parks, easements, open spaces and other areas dedicated to the City of Rock Springs for public use, as listed and described on this plat from the aforementioned mortgage.

James M. Smith
JAMES M. SMITH, President - WKF Corporation

STATEMENT OF SURVEYOR

I, David A. Fehringer do hereby certify 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 STONEBROOK ESTATES, PHASE 3 FINAL PLAT as laid out, plotted, dedicated, and shown hereon, that such plat was made from an accurate survey of said property by me or 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 (1) part in ten thousand (10,000).

David A. Fehringer
DAVID A. FEHRINGER
PROFESSIONAL ENGINEER (CIVIL) & LAND SURVEYOR
WYOMING REGISTRATION NUMBER 10052

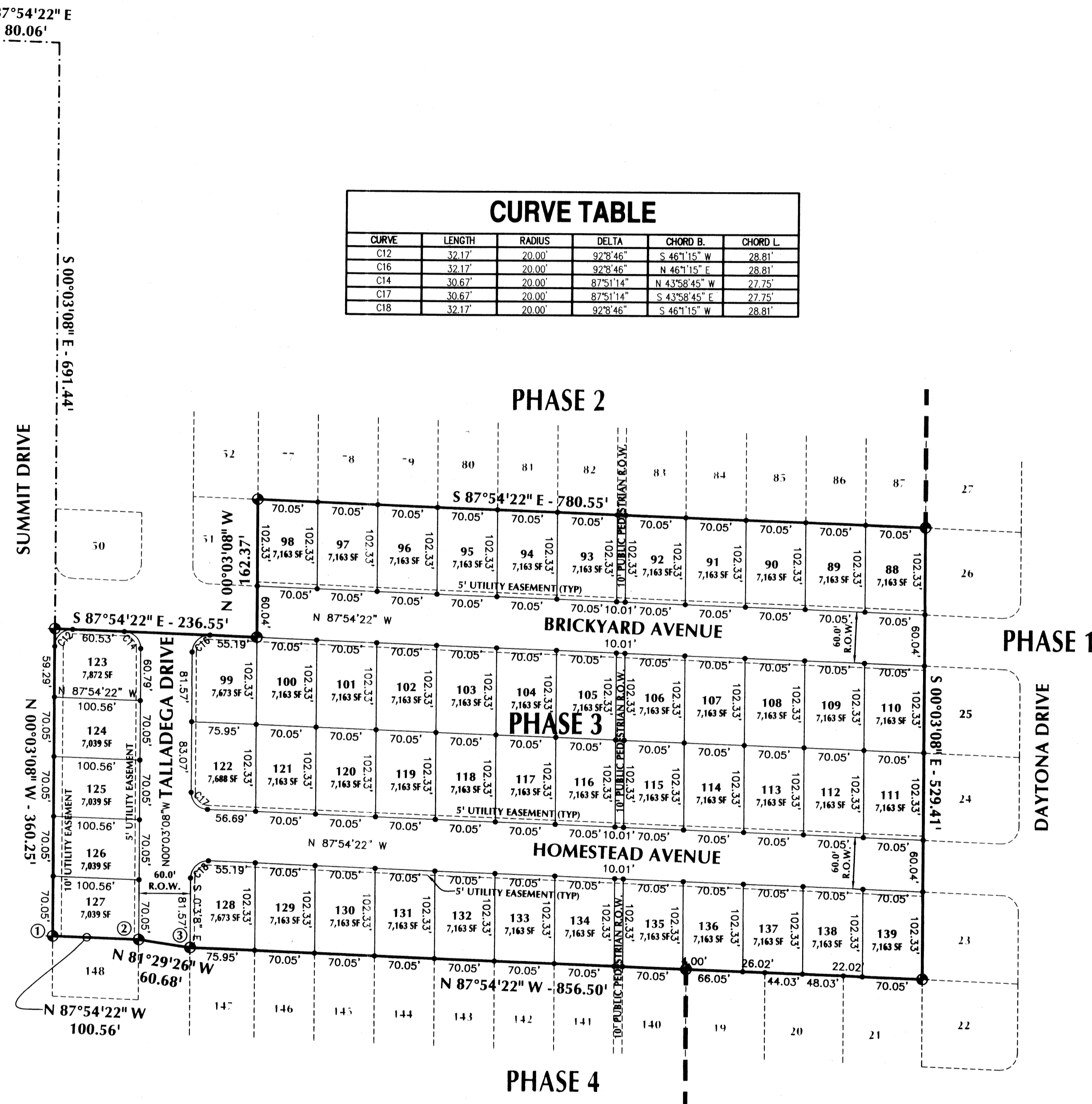
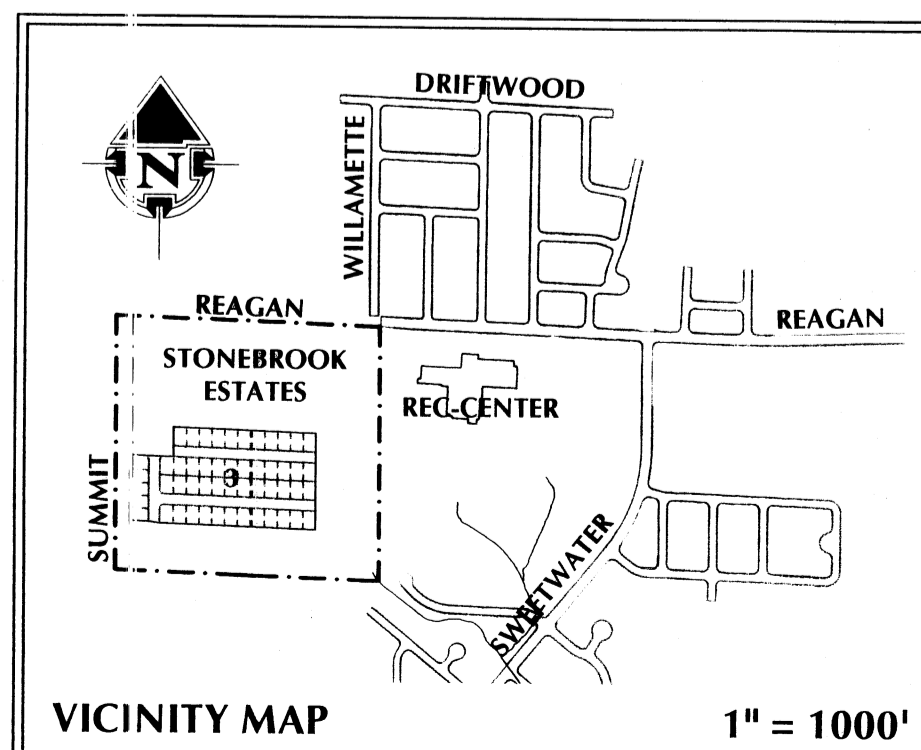
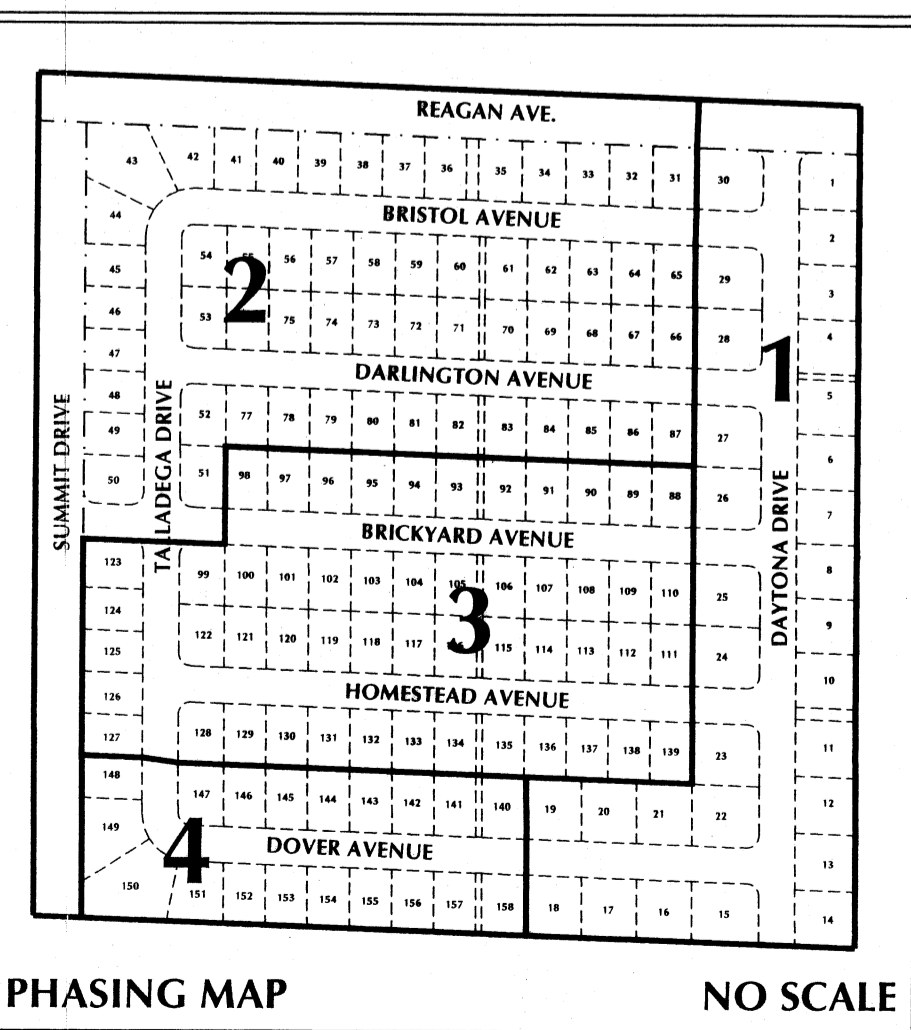
STATE OF WYOMING SS
SWEETWATER COUNTY
The foregoing instrument was acknowledged before me this 2nd day of Sept., 2007, by:

David A. Fehringer
as a free and voluntary act and deed.

Witness my hand and official seal.

My commission expires:

David Brown
NOTARY PUBLIC



CURVE	LENGTH	RADIUS	DELTA	CHORD B.	CHORD L.
C12	32.17	20.00	92°38'46"	S 46°15'15" W	28.81
C16	32.17	20.00	92°38'46"	N 46°15'15" E	28.81
C14	30.67	20.00	87°51'14"	N 43°58'45" E	27.75
C17	30.67	20.00	87°51'14"	S 43°58'45" E	27.75
C18	32.17	20.00	92°38'46"	S 46°15'15" W	28.81

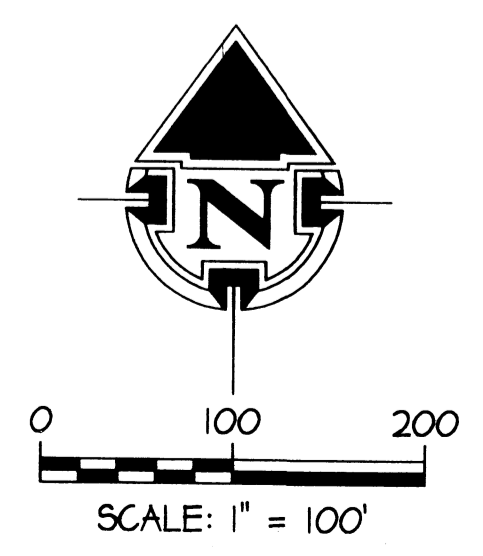
TOTAL PHASE 3 ACREAGE	11.45 ACRES
TOTAL LOTS - PHASE 3	8.59 ACRES 52 LOTS
STREETS/PUBLIC R.O.W.	2.86 ACRES

- SURVEY CORNER SET LEGEND**
- 3-1/4" BERNTSEN ALUMINUM CAP WITH 2-3/8"x30" ALUMINUM PIPE STAMPED "STONEBROOK ESTATES 3 BOUNDARY MARKER (CORNER # INDICATED ON PLAT) PELS 10052"
 - INDIVIDUAL LOT CORNERS MONUMENTED WITH A 5/8" REBAR AND WITH ALUMINUM CAP STAMPED "PROPERTY CORNER PELS 10052"
 - BOUNDARY MONUMENT SET PREVIOUS PHASE

BASIS OF BEARING
THE BASIS OF BEARING IS SOUTH 87°54'22" EAST ALONG THE EAST-WEST CENTER QUARTER LINE OF SECTION 28.

- TOPOGRAPHIC LEGEND**
- SUBDIVISION BOUNDARY
 - PROPERTY LINES
 - EASEMENT LINES

- SURVEY CORNER LEGEND**
- BRASS CAP FOUND
 - ALUMINUM CAP FOUND
 - BOUNDARY MARKER
 - LOT CORNER SET



CERTIFICATE OF DEDICATION

The Undersigned A & T Land Development, LLC, being the owner, proprietor, or party of interest in the land shown on this plat, does hereby certify:

That the foregoing plat designated as the STONEBROOK ESTATES, PHASE 3 FINAL PLAT is located in a portion of Lot 12, also described as the NW 1/4 of the SW 1/4 of Section 28, T 19 N, R 105 W of the 6th P.M., Sweetwater County, Wyoming, being more particularly described as follows:

- Commencing at the west 1/4 corner of said Section 28;
- Thence S 87° 54' 22" E along the east-west center quarter line of said Section 28, 80.06 feet;
 - Thence S 00° 03' 08" E, 691.44 feet along the Easterly right of way line of Summit Drive to the TRUE POINT OF BEGINNING;
 - Thence S 87° 54' 22" E, 236.55 feet;
 - Thence N 00° 03' 08" W, 162.37 feet;
 - Thence S 87° 54' 22" E, 780.55 feet;
 - Thence S 00° 03' 08" E, 529.41 feet;
 - Thence N 87° 54' 22" W, 856.50 feet;
 - Thence N 81° 29' 26" W, 60.68 feet;
 - Thence N 87° 54' 22" W, 100.56 feet;
 - Thence N 00° 03' 08" W, 360.25 feet to the TRUE POINT OF BEGINNING.

and contains a total area of 11.451 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 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 10th day of September, 2007, by:

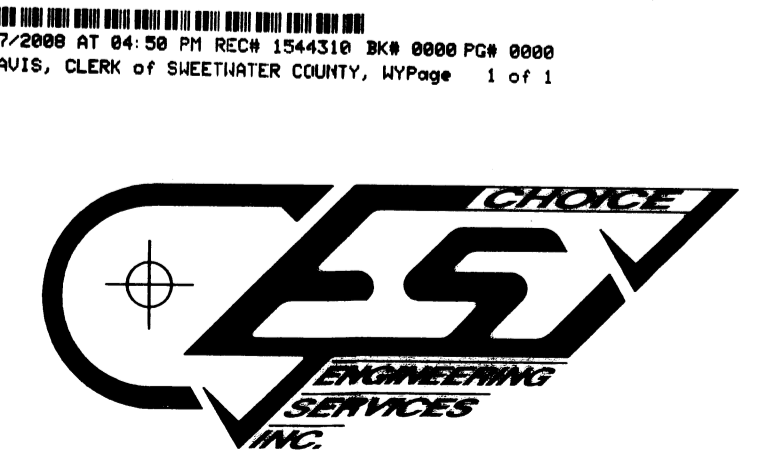
A & T LAND DEVELOPMENT, LLC
Todd Gnose
TODD GNOSE, MANAGER A&T LAND DEVELOPMENT, LLC

STATE OF WYOMING SS
SWEETWATER COUNTY
The foregoing instrument was acknowledged before me this 10th day of September, 2007, by:

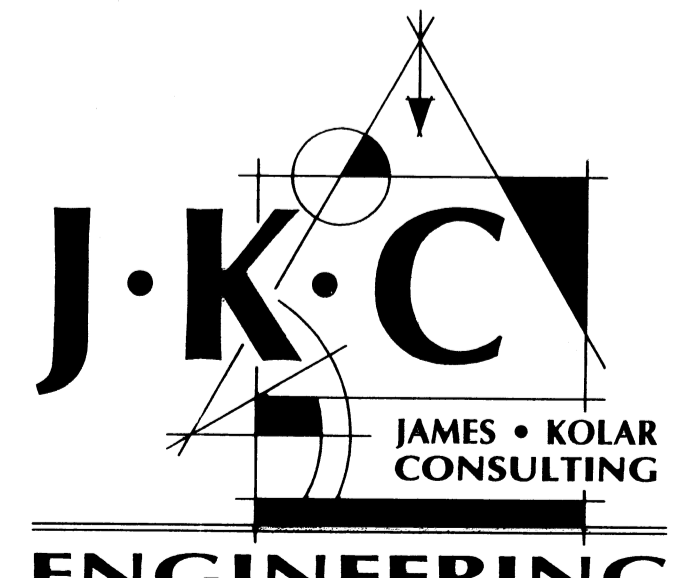
Todd Gnose
as a free and voluntary act and deed.
Witness my hand and official seal.
My commission expires:
David Brown
NOTARY PUBLIC

CERTIFICATE OF RECORDING - SWEETWATER COUNTY CLERK
This plat was filed for record in the Office of the Clerk and Recorder at 4:50 o'clock pm, Sept. 17, 2007 and is duly recorded in Book 1112, Page No. 622

Steve Dale Davis
COUNTY CLERK
Mary Kay Seaba
DEPUTY



450 South Main • Rock Springs, Wyoming 82901
Ph: (307)-362-6065 • Fax: (307)-362-6064



5830 East 2nd Street • Casper, Wyoming 82609
Ph: (307)-265-4601 • Fax: (307)-265-4672