

REVIEW - CITY ENGINEER

Date on this plat reviewed this 10th day of May, A.D., 2012 by a Licensed Professional Engineer on behalf of the Department of Engineering and Operations of the City of Rock Springs, Wyoming

APPROVAL - PLANNING & ZONING COMMISSION

This Plat Approved by the City of Rock Springs Planning & Zoning Commission this 11th day of April, A.D., 2012.

Mary Hanrahan, Chairman; JANK McCARRON, Secretary

ACCEPTANCE AND APPROVAL - ROCK SPRINGS CITY COUNCIL

Approved by the City Council of the City of Rock Springs, Wyoming, this 15th day of May, A.D., 2012.

Carol Demshar, Mayor; LISA M. TARUFFELLI, City Clerk

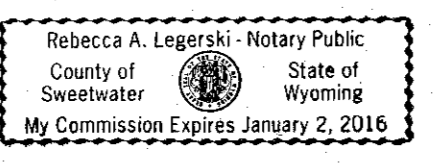
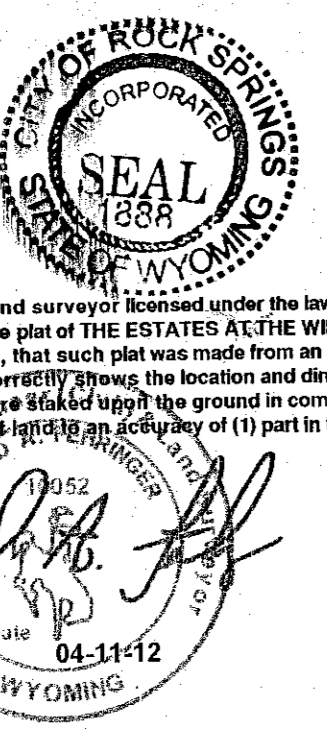
STATEMENT OF SURVEYOR

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 THE ESTATES AT THE WIND RIVERS

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

STATE OF WYOMING, SWEETWATER COUNTY. The foregoing instrument was acknowledged before me this 11th day of April, 2012, by:

David A. Fehringer, Notary Public; Rebecca A. Legerski, Notary Public



THE ESTATES AT THE WIND RIVERS FINAL PLAT

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

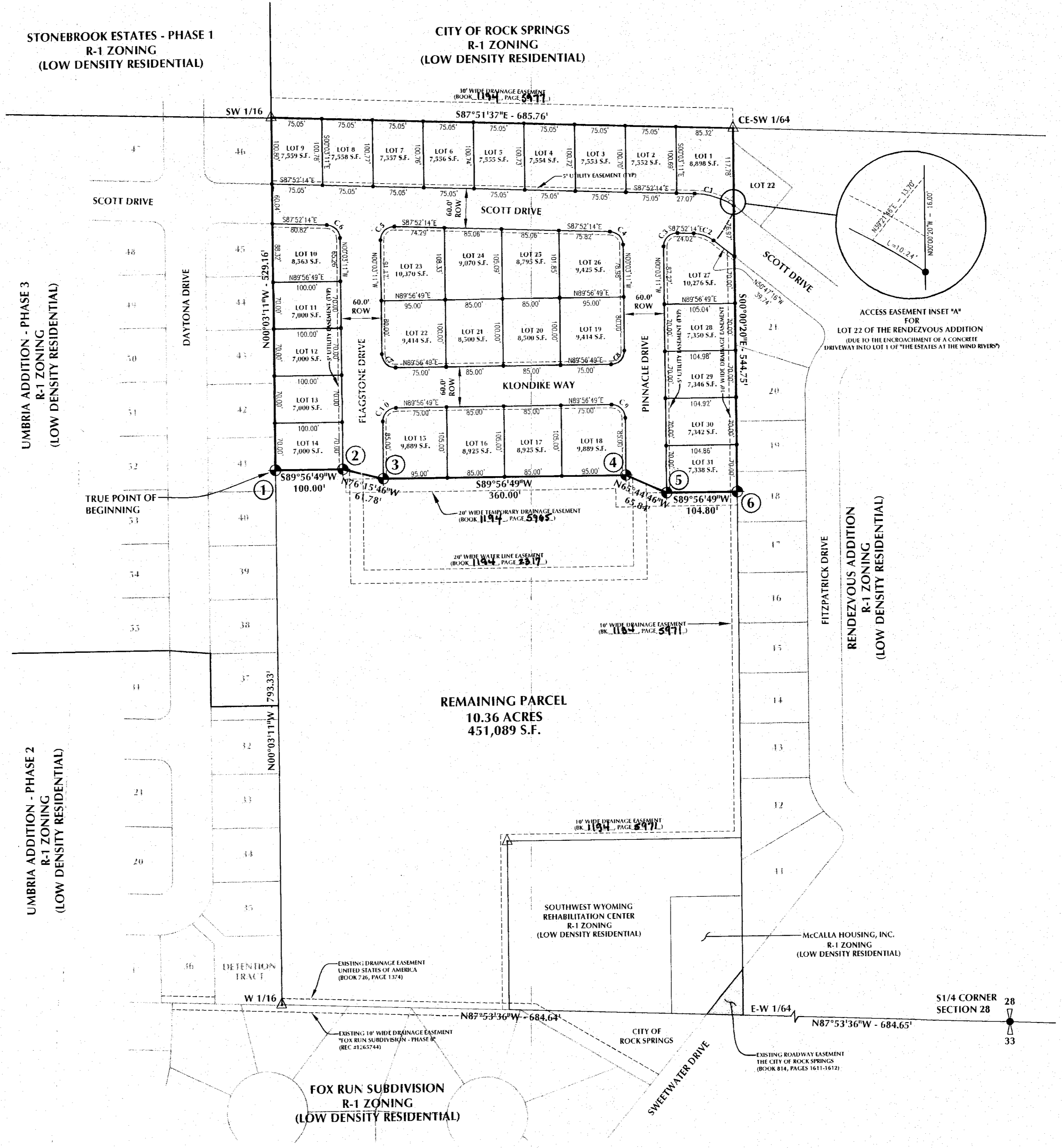


Table with 2 columns: SURVEY CORNER SET LEGEND and BASIS OF BEARING. Legend includes 3-1/4" BERNTSEN ALUMINUM CAP WITH 2-3/8"x30" ALUMINUM PIPE STAMPED.

Table with 2 columns: SURVEY CORNER LEGEND and BASIS OF BEARING. Legend includes SUBDIVISION BOUNDARY CORNERS TO BE SET, 3" ALUMINUM CAP FOUND, LOT CORNERS TO BE SET.

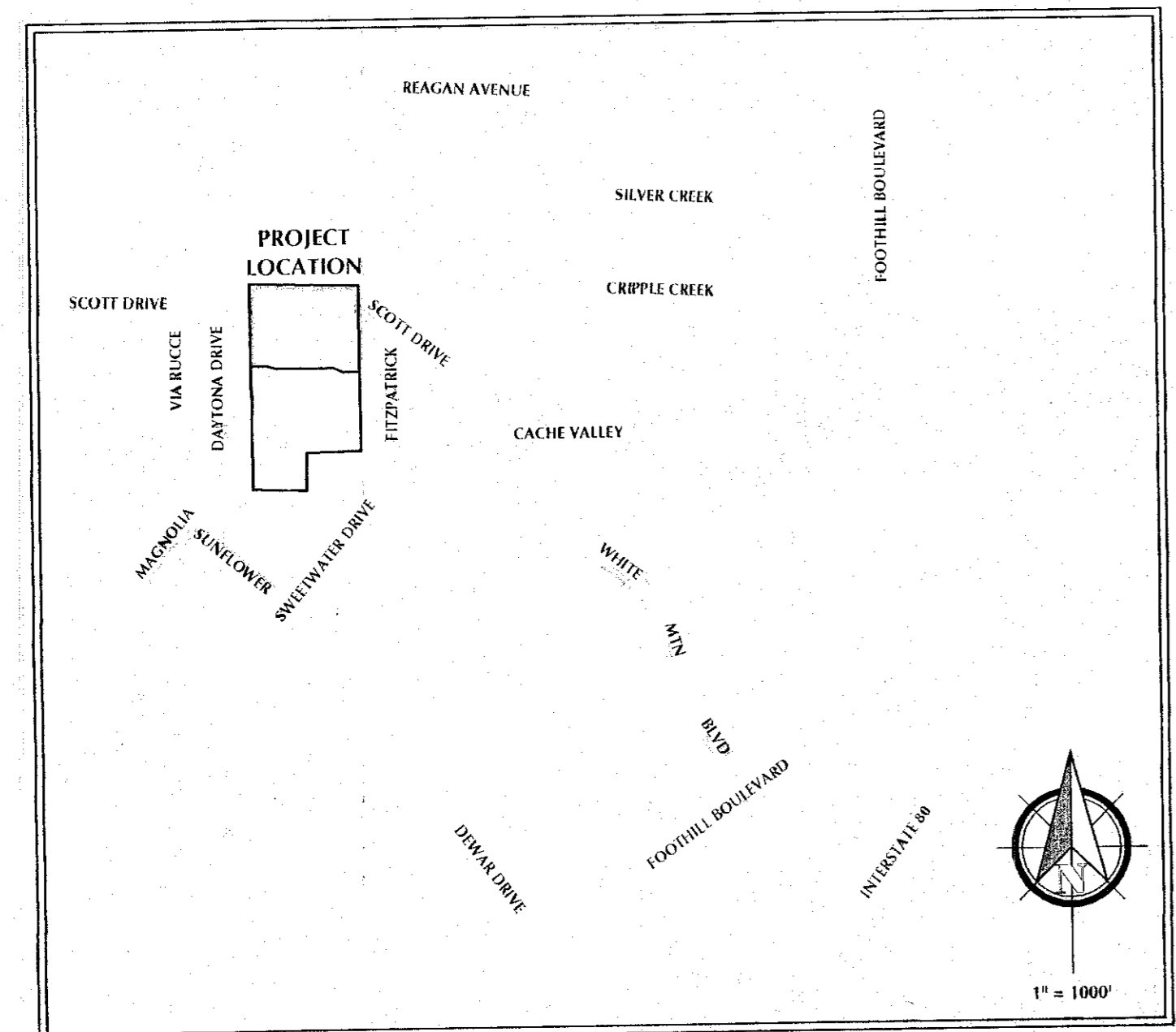


Table with 2 columns: THE ESTATES AT THE WIND RIVERS. Rows include TOTAL PARCEL ACREAGE (8.38 ACRES), TOTAL LOTS (5.89 ACRES 31 LOTS), STREETS/PUBLIC R.O.W. (2.49 ACRES).

Table with 2 columns: TOPOGRAPHIC LEGEND. Legend includes SUBDIVISION BOUNDARY, LOT LINES, EASEMENT LINES.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, CHORD B., CHORD L. Lists curves C1 through C10 with their respective dimensions.

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.

ALL LOTS WITHIN THIS SUBDIVISION SHALL BE GRADED SUCH THAT RETAINING WALLS WILL NOT BE REQUIRED.

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 ESTATES AT THE WIND RIVERS is located in Federal Lot 28, Section 28, T 19 N, R 105 W of the 6th P.M., Rock Springs, Sweetwater County, Wyoming, being more particularly described as follows:

- Commencing at the S1/4 Corner of said Section 28; Thence N 87° 53' 36" W, 684.65 feet (TIE) along the South line of said Section 28 to the E-W1/64TH CORNER; Thence continuing N 87° 53' 36" W, 684.64 feet (TIE) along the South boundary of said Federal Lot 28 and the South line of said Section 28 to the W1/16 Corner of said Section 28; Thence N 00° 03' 11" W, 793.33 feet (TIE) along the West boundary of said Federal Lot 28 to the Southwest Corner of said PARCEL and the TRUE POINT OF BEGINNING; Thence N 00° 03' 11" W, 529.16' along the West boundary of said Federal Lot 28 to the SW 1/16 Corner of said Section 28 and the Northwest Corner of said PARCEL; Thence S 87° 51' 37" E, 685.76 feet along the North boundary of said Federal Lot 28 to the CE-SW 1/64 Corner of said Section 28 and the Northeast Corner of said PARCEL; Thence S 00° 00' 20" E, 544.75 feet along the East boundary of said Federal Lot 28 to the Southeast Corner of said PARCEL; Thence S 89° 56' 49" W, 104.80 feet along the South boundary of said PARCEL; Thence N 65° 44' 46" W, 65.84 feet along the South boundary of said PARCEL; Thence S 89° 56' 49" W, 360.00 feet along the South boundary of said PARCEL; Thence N 76° 15' 46" W, 61.78 feet along the South boundary of said PARCEL; Thence S 89° 56' 49" W, 100.00 feet along the South boundary of said PARCEL to the Southwest corner of said PARCEL and the TRUE POINT OF BEGINNING;

and contains a total area of 8.38 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.

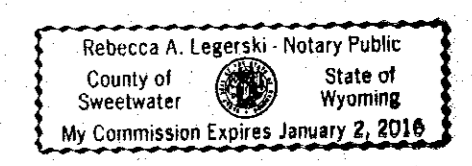
All rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released.

Executed this 11th day of April, 2012, by:

A & T Land Development, LLC; TODD GNOSE (OWNER)

STATE OF WYOMING, SWEETWATER COUNTY. The foregoing instrument was acknowledged before me this 11th day of April, 2012, by:

Jodd Gnose, Notary Public; Rebecca A. Legerski, Notary Public



CERTIFICATE OF RECORDING - SWEETWATER COUNTY CLERK

This plat was filed for record in the Office of the Clerk and Recorder at _____ o'clock, _____, 2012, and is duly recorded in Book 550, Page No. _____

Signature of County Clerk and Deputy; DEPUTY

OWNER INFORMATION

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

CHOICE ENGINEERING SERVICES

404 "N" Street - Suite 201 | Rock Springs, WY 82901 Phone 307-362-6065 | Fax 307-362-6064

DATE OF PREPARATION: 04-11-2012

