

AMENDED FINAL PLAT of SUNDANCE VILLAGE SUBDIVISION BEING A REPLAT OF TRACT 3 OF THE COTTONWOOD VILLAGE SUBDIVISION REPLAT

IN
NE1/4 SECTION 21, T-21-N, R-87-W, 6TH P.M.
RAWLINS, CARBON COUNTY, WYOMING

CENTERLINE CURVE DATA

#	RADIUS	ARC	DELTA
C1	1700.00'	48.89'	01°41'05"
C2	1700.00'	48.89'	01°41'05"
C3	1540.00'	81.84'	35°53'20"
C4	560.00'	48.89'	05°02'03"
C5	560.00'	48.89'	05°02'03"
C6	1540.00'	81.84'	35°53'20"
C7	185.00'	80.84'	17°53'20"
C8	185.00'	80.84'	17°53'20"
C9	185.00'	148.27'	35°52'17"
C10	227.00'	221.82'	35°52'15"

SAGE HILLS ESTATES
BK 350 PG. 289

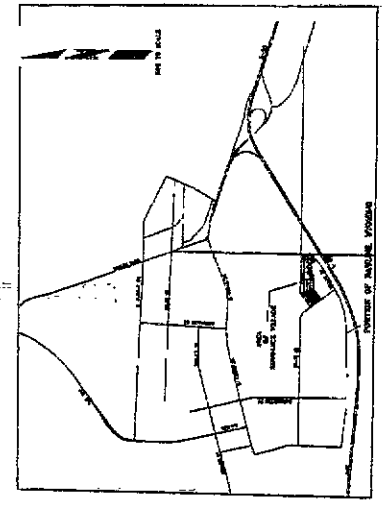
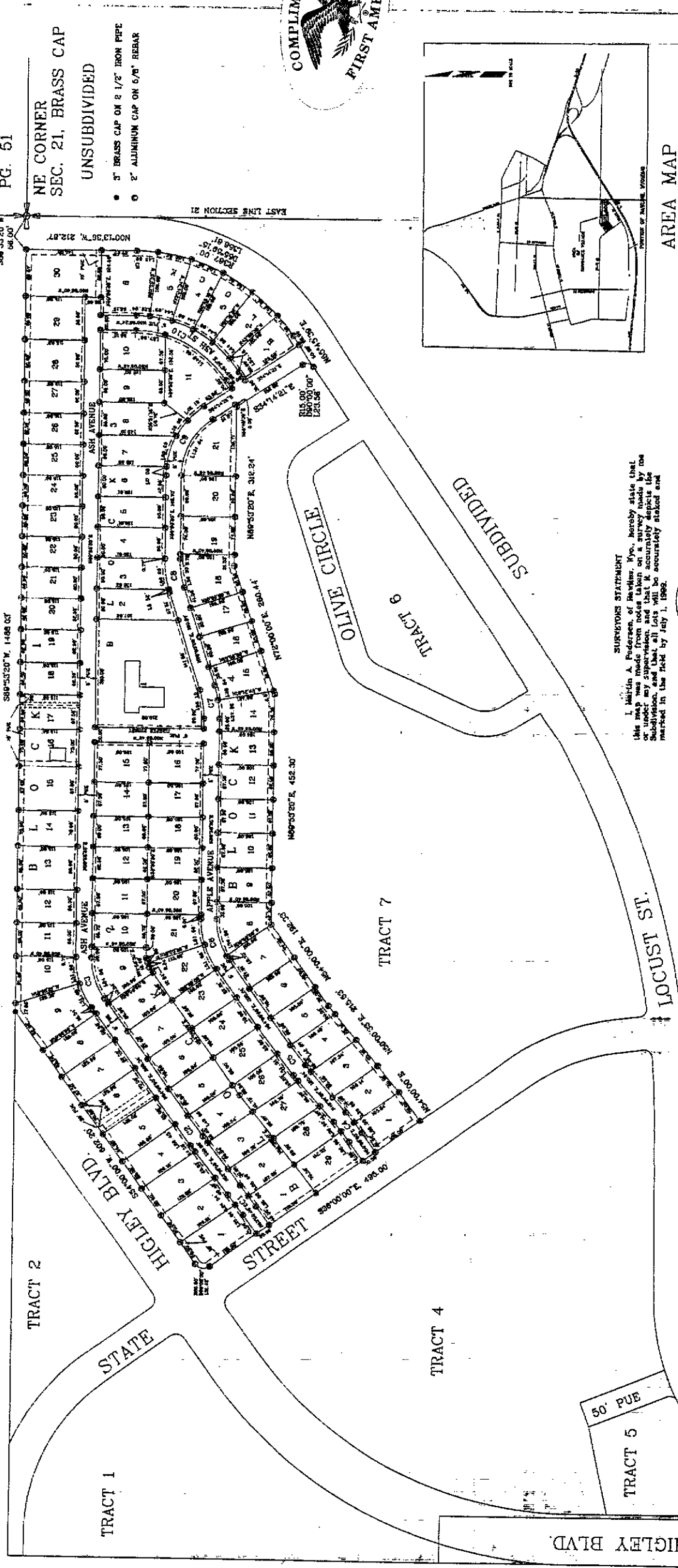
FERRIS VIEW ADD.
BK 600 PG. 25



GLENN ADDITION
BK. 537
PG. 51

NE CORNER
SEC. 21, BRASS CAP
UNSUBDIVIDED

- 3" BRASS CAP ON 2 1/2" IRON PIPE
- 2" ALUMINUM CAP ON 6" REBAR



SURVEYOR'S STATEMENT
I, Martin A. Peterson, of the State of Wyoming, hereby state that this map was made from notes taken by me or under my supervision, and that it accurately depicts the Subdivision, and that all lots will be accurately staked and marked in the field by July 1, 1992.



The foregoing instrument was acknowledged before me by
Martin A. Peterson this 27th day of October, 1992.
Witness my hand and official seal.
M. A. Peterson
Surveyor Public



My commission expires: March 4, 2003

DRAWN BY:	MAP/DES
DATE:	10/27/92
DESIGNED BY:	MAS
DATE:	10/27/92
JOB NO.:	7554
SCALE:	1" = 100'
SHEET:	1 OF 2

Robb
ROBERT JACK SMITH & ASSOC. (INC)
CONSULTING LAND SURVEYORS
P.O. BOX 1000
RAWLINS, WYOMING 82301
307-324-5588

OWNERS AND DEVELOPERS:
Gary C. and Sheron A. Corvett
Robert C. and Karla J. Boyder
Rawlins, Wyoming 82301

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IN
NE1/4 SECTION 21, T-21-N, R-87-W, 6TH P.M.
RAWLINS, CARBON COUNTY, WYOMING

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned Owners and Proprietors of the Sundance Village Subdivision hereby certify that the subdivision is located in the Northeast one-quarter of Section 21, Township 21 North, Range 87 West of the Sixth Principal Meridian, County of Carbon, State of Wyoming, being a replat of Tract 3 of the Cottonwood Village Subdivision Replat, more particularly described as follows:

Beginning at the Northwest Corner of said Tract 3, monumented with a 5/8" rebar and Aluminum cap, which bears S89°53'20"W, 75.00 ft. from the North line of said Tract 3, S89°52'20"W, 1488.00 ft. to the Northwest Corner of said Tract 3, monumented with a 5/8" rebar and Aluminum cap; thence along the Southern line of Highway 184, S54°00'00"W, 602.80 ft. to the PC of a curve to the left, monumented with a 5/8" rebar and Aluminum cap; thence around said curve to the left an arc distance of 31.42 ft. on a radius of 30.00 ft. through a central angle of 90°00'00" with a chord bearing and distance of S09°00'00"W, 28.20 ft. to the PT of said curve, monumented with a 5/8" rebar and Aluminum cap; thence along the Western line of State Street, S38°00'00"E, 146.50 ft. to the Southwest Corner of said Tract 3, monumented with a 5/8" rebar and Aluminum cap; thence along the Northern line of Tract 7, N64°00'00"E, 70.00 ft. to a point monumented with a 5/8" rebar and Aluminum cap; thence along the Northern line of Tract 7, N60°00'00"E, 211.50 ft. to a point monumented with a 5/8" rebar and Aluminum cap; thence along the Northern line of Tract 7, N64°00'00"E, 182.33 ft. to a point monumented with a 5/8" rebar and Aluminum cap; thence along the Northern line of Tract 7, N69°53'20"E, 452.33 ft. to a point monumented with a 5/8" rebar and Aluminum cap; thence along the Northern line of Tract 7, N72°00'00"E, 580.44 ft. to a point monumented with a 5/8" rebar and Aluminum cap; thence along the Northern line of Tract 7, S54°14'21"E, 102.02 ft. to the PC of a curve to the right, monumented with a 5/8" rebar and Aluminum cap; thence around said curve to the right an arc distance of 23.56 ft. on a radius of 15.00 ft. through a central angle of 90°00'00" with a chord bearing and distance of S10°45'30"W, 21.21 ft. to the PT of said curve, monumented with a 5/8" rebar and Aluminum cap; thence along the Western line of Locust Street, S68°45'30"E, 70.00 ft. to the PC of a curve to the left, monumented with a 5/8" rebar and Aluminum cap; thence around said curve to the left an arc distance of 358.61 ft. on a radius of 367.00 ft. through a central angle of 65°58'15" with a chord bearing and distance of N41°00'00"W, 344.85 ft. to the PT of said curve, monumented with a 5/8" rebar and Aluminum cap; thence along the Western line of Locust Street, N03°13'00"W, 412.07 ft. to the point of beginning, said Tract containing 20.647 acres, more or less.

That the surveying and laying out into streets, lots, alleys and easements known as Sundance Village Subdivision, is with free consent do hereby declare with the desire of the undersigned Owners and Proprietors; that they are the Owners thereof, and that they shall be 5 ft. in width on the street side of all lots and tracks, and are dedicated for the purpose of installation and maintenance of public utilities.

In witness whereof, the said Owners and Proprietors have hereunto set their hands and seals this 10th day of November 1999

Gary C. Cornwell Shoree A. Cornwell Carl Snyder
 Robert C. Leathers Robert C. Leathers Carl Snyder
 Owners and Proprietors

STATE OF WYOMING) SS
 COUNTY OF CARBON)
 The foregoing instrument was acknowledged before me by Gary and Shoree Cornwell, this 9 day of November, 1999.
 Witness my hand and official seal this 9 day of November, 1999.
Mary K. Coffield
 Notary Public
 My commission expires: May 23, 2002

STATE OF WYOMING) SS
 COUNTY OF CARBON)
 The foregoing instrument was acknowledged before me by Robert C. and Karen J. Leathers, this 9 day of November, 1999.
 Witness my hand and official seal this 9 day of November, 1999.
Mary K. Coffield
 Notary Public
 My commission expires: May 23, 2002

This Subdivision subject to the protective covenants recorded on the _____ day of _____, 19____, in Book _____ Page _____ Miscellaneous Records of the Carbon County Clerk.

This plat, approved by the City Council of Rawlins, Wyoming, on the 2nd day of November, 1999, for filing with the Clerk and Recorder of Carbon County and for conveyance to the City of Rawlins for financing or contracting of improvements on lands, streets or easements dedicated to the public except as specifically agreed to by the City Council and until all improvements shall have been completed to the satisfaction of the City Council and accepted by proper resolution.

Dated this 15th day of November, A.D. 1999.

Attest: Maria K. Snyder
 City Clerk

RECORDERS CERTIFICATE

This plat was filed for record in the Office of the Carbon County Clerk and Recorder at 4:15 o'clock P.M., November 15, 1999, and is duly recorded as Document No. 887213 in Book 574, Page No. 235.

Shoree A. Cornwell
 Clerk and Recorder
Gary C. Cornwell
 Deputy

This plat approved by the Rawlins City Planning Commission this 18th day of June, 1999

This plat approved by the Rawlins City Engineer this 15th day of November, 1999

SURVEORS STATEMENT

I, Martin A. Pedersen of Rawlins Wyoming, hereby state that the accompanying map was made from notes taken on a survey made by me or under my supervision and that it accurately depicts the Subdivision, and that all L&A will be accurately staked and marked in the State of Bearing Bearings also based upon the record bearing of the North line of the NE1/4 of Section 21, T21N, R87W, N69°53'20"W.



State of Wyoming
 County of Carbon

The foregoing instrument was acknowledged before me by Martin A. Pedersen, this 18th day of October, 1999

Witness my hand and official seal.

Dorothy Schmidt
 Notary Public
 My commission expires: March 4, 2003



DRAWN BY: MAP/DMS
 DATE: 10/27/99
 CHECKED BY: MAP
 DATE: 10/27/99
 JOB NO.: 7554
 SCALE: 1" = 100'
 SHEET: 2 OF 2



ROBERT JACK SMITH & ASSOC. INC.
 CONSULTING LAND SURVEYORS
 P.O. BOX 1104, 1015 HAZELHURST ST.
 RAWLINS, WYOMING 82301
 307-324-5362

OWNERS AND DEVELOPERS:
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 Robert C. and Karen J. Leathers
 Rawlins, Wyoming 82301