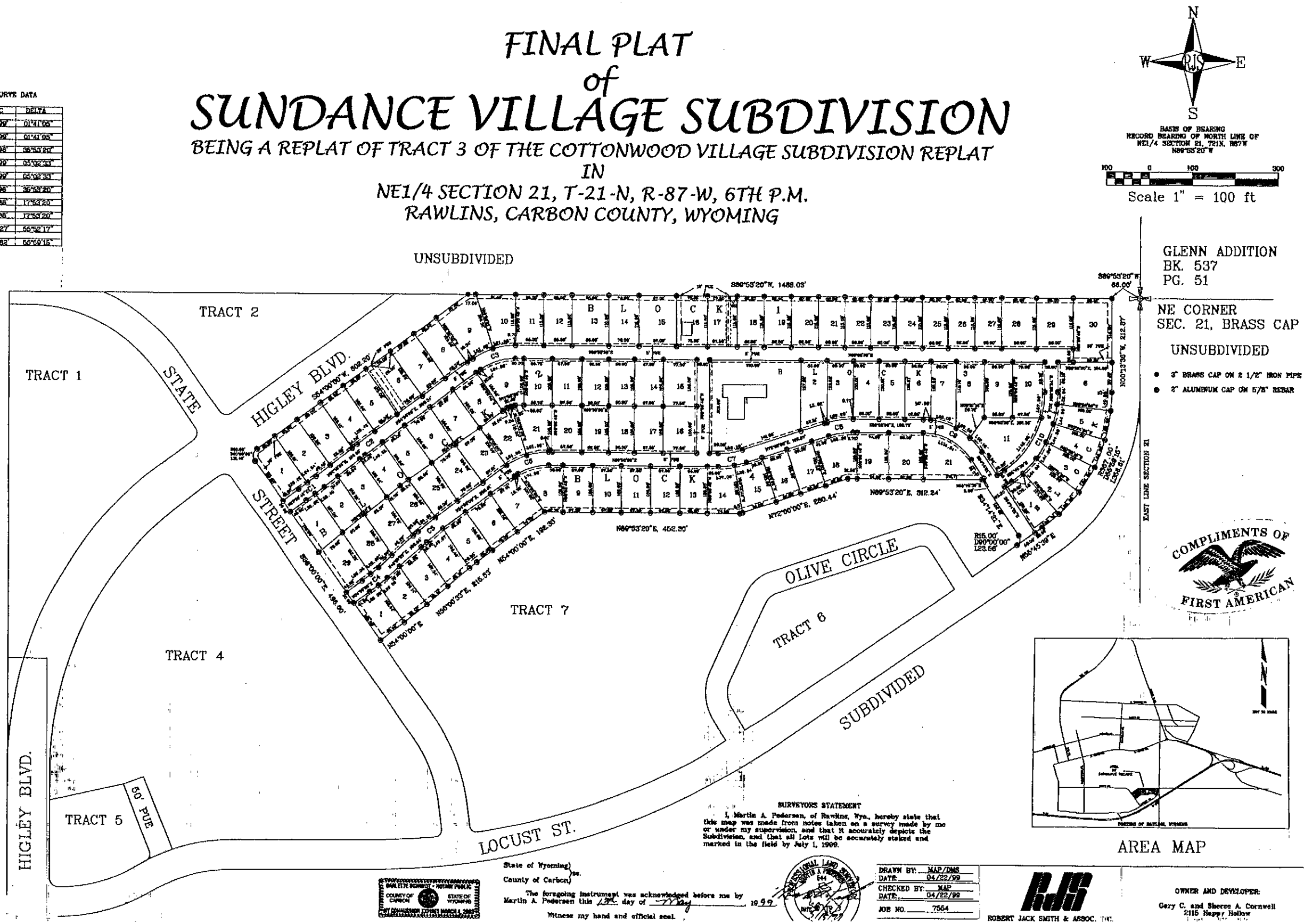
FINAL PLAT
of
SUNDANCE VILLAGE SUBDIVISION

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'	49.99'	01°41'05"
C2	1700.00'	49.99'	01°41'05"
C3	150.00'	93.98'	35°53'20"
C4	568.00'	49.99'	05°02'33"
C5	568.00'	49.99'	05°02'33"
C6	150.00'	93.98'	35°53'20"
C7	195.00'	60.88'	17°53'20"
C8	195.00'	60.88'	17°53'20"
C9	150.00'	144.27'	55°06'17"
C10	227.00'	221.82'	56°59'15"



SURVEYORS STATEMENT

I, Martin A. Pedersen, of Rawlins, Wyo., hereby state that this 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 Lots will be accurately staked and marked in the field by July 1, 1999.

State of Wyoming)
ss.
County of Carbon)

The foregoing instrument was acknowledged before me by Martin A. Pedersen this 13th day of May, 1999.

Witness my hand and official seal.

DARLETTE SCHMIDT - NOTARY PUBLIC
COUNTY OF CARBON STATE OF WYOMING
MY COMMISSION EXPIRES MARCH 6, 2001

PROFESSIONAL LAND SURVEYOR
MARTIN A. PEDERSEN
544
WYOMING

DRAWN BY:	MAP/DMS
DATE:	04/22/99
CHECKED BY:	MAP
DATE:	04/22/99
JOB NO.	7564

ROBERT JACK SMITH & ASSOC. INC.

OWNER AND DEVELOPER:
Gary C. and Sheree A. Cornwell
2115 Happy Hollow

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

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned Owners and Proprietors of the Sundance Village Subdivision hereby certify that this Subdivision is located in the Northeast one-quarter of Section 21, Township 21 North, Range 87 West of the Sixth Principal Meridian, Rawlins, 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 Northeast Corner of said Tract 3, monumented with a 5/8" rebar and Aluminum cap, which bears S89°53'20"W, 66.00 ft. from the Northeast Corner of said Section 21;
Thence along the North line of said Tract 3, S89°53'20"W, 1488.03 ft. to the Northwest Corner of said Tract 3, monumented with a 2 1/2" iron pipe and Brass cap;
Thence along the Southerly line of Higley Blvd., S54°00'00"W, 502.20 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 20.00 ft. through a central angle of 90°00'00" with a chord bearing and distance of S09°00'00"W, 28.28 ft. to the PT of said curve, monumented with a 5/8" rebar and Aluminum cap;
Thence along the Easterly line of State Street, S36°00'00"E, 495.00 ft. to the Southwest Corner of said Tract 3, monumented with a 5/8" rebar and Aluminum cap;
Thence along the Northerly line of Tract 7, N54°00'00"E, 70.00 ft. to a point monumented with a 5/8" rebar and Aluminum cap;
Thence along the Northerly line of Tract 7, N60°00'33"E, 216.53 ft. to a point monumented with a 5/8" rebar and Aluminum cap;
Thence along the Northerly line of Tract 7, N54°00'00"E, 192.33 ft. to a point monumented with a 5/8" rebar and Aluminum cap;
Thence along the Northerly line of Tract 7, N58°53'20"E, 452.30 ft. to a point monumented with a 5/8" rebar and Aluminum cap;
Thence along the Northerly line of Tract 7, N72°00'00"E, 280.44 ft. to a point monumented with a 5/8" rebar and Aluminum cap;
Thence along the Northerly line of Tract 7, N66°53'20"E, 312.24 ft. to a point monumented with a 5/8" rebar and Aluminum cap;
Thence along the Northerly line of Tract 7, S34°14'21"E, 152.02 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°46'39"W, 21.21 ft. to the PT of said curve, monumented with a 5/8" rebar and Aluminum cap;
Thence along the Westerly line of Locust Street, N55°46'39"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 356.81 ft. on a radius of 367.00 ft. through a central angle of 55°59'15" with a chord bearing and distance of N27°46'01"E, 344.52 ft. to the PT of said curve, monumented with a 5/8" rebar and Aluminum cap;
Thence along the Westerly line of Locust Street, N00°13'36"W, 212.87 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 and in accordance with the desire of the undersigned Owners and Proprietors; that they are the Owners thereof, and that they do hereby dedicate to the public use, said Public Utilities. The City specifically, by this reference, does not accept ownership and maintenance of said streets and will not do so until they are in compliance with local codes and requirements. Said ownership and responsibility for maintenance of said streets shall remain with the Owner until accepted by the City. Public Utility Easements, unless otherwise shown, shall be 5 ft. in width on the street side of all lots and tracts, and are dedicated for the purpose of installation and maintenance of public utilities.

In witness whereof, the said Owners and Proprietors have here onto set their hands and seals this 17 day of June, 1999.

Gary Cornwell

Sheree Cornwell

STATE OF WYOMING)
SS
COUNTY OF CARBON)

Before me appeared Gary Cornwell and Sheree Cornwell, Owners of the property within the above described area, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed

Witness my hand and official seal this 17th day of June 1999

My commission expires January 11, 2003

Notary Public

This Subdivision subject to the protective covenants recorded on the 28th day of June, 1999 in Book 973, Page 82 Miscellaneous Records of the Carbon County Clerk.

This plat, approved by the City Council of Rawlins, Wyoming, on the 15th day of September 1998, for filing with the Clerk and Recorder of Carbon County and for conveyance to the City of the public dedications shown hereon; subject to the provisions that approval in no way obligates the City of Rawlins for financing or constructing 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 JUNE A.D., 1999.

Attest:
City Clerk

Mayor

RECORDERS CERTIFICATE

This plat was filed for record in the Office of the Carbon County Clerk and Recorder at 2:47 o'clock P M., JUNE 24 1999, and is duly recorded as Document No. 335467 in Book 973 Page No. 82

Clerk and Recorder

Deputy

This plat approved by the Rawlins City Planning Commission this 16 day of JUNE, 1999.

Chairman

This plat approved by the Rawlins City Engineer this 17TH day of JUNE 1999.

City Engineer

SURVEYORS 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 Lots will be accurately staked and marked in the field by July 1, 1999.
Basis of Bearing: Bearings are based upon the record bearing of the North line of the NE1/4 of Section 21, T21N, R87W, N89°53'20"W.

State of Wyoming)
ss.
County of Carbon)

The foregoing instrument was acknowledged before me by Martin A. Pedersen, this 13th day of May, 1999.

Witness my hand and official seal.

Notary Public

My commission expires: March 4, 2003

DRAWN BY: MAP/DMS	
DATE: 04/22/99	
CHECKED BY: MAP	
DATE: 04/22/99	
JOB NO. 7554	
SCALE 1" = 100'	
SHEET 2 OF 2	

ROBERT JACK SMITH & ASSOC. INC.
CONSULTING LAND SURVEYORS
P.O. BOX 1104, 1015 HARSHMAN ST.
RAWLINS, WYOMING 82301
307-324-5282

OWNER AND DEVELOPER:
Gary C. and Sheree A. Cornwell
2116 Happy Hollow
Rawlins, WY 82301
307-324-7771

COMPLIMENTS OF
FIRST AMERICAN