



First American Title™

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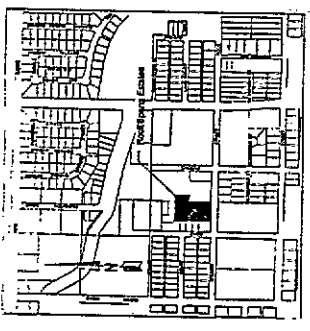
*Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.*



Western Research & Development, Ltd.  
 Gay H. Gray P.E. & P.L.S.  
 Roger H. Kum P.E. & P.L.S.  
 5808 Yellowstone Road  
 Cheyenne, Wyoming 82009  
 Phone (307) 632-6656

A portion of the SE 1/4 of the NW 1/4  
 of Section 27, T. 14N., R. 66W.,  
 Laramie County, Wyoming.

DATE: 12-20-2004  
 DRAWING TITLE: FINAL PLAT



VICINITY MAP

- Note:
1. THIS PLAT INTENDS TO VACATE ALL EXISTING LOT LINES AND BUILD-UP WAYS PREVIOUSLY SHOWN ON THIS PLAT.
  2. THE PLAT SHOWS THE LOCATION OF ALL EXISTING UTILITY LINES AND THE LOCATION OF ALL NEW UTILITY LINES TO BE INSTALLED AS SHOWN ON THIS PLAT.
  3. WATER AND SANITARY SERVICE SHALL BE PROVIDED BY THE CITY OF CHEYENNE AND A MAINTENANCE FUND PROVIDED BY THE CITY OF CHEYENNE.
  4. THE ABOVE DESCRIBED LOTS ARE SUBJECT TO THE EXISTING EASEMENTS AND ENCUMBRANCES SHOWN ON THIS PLAT.

PROPERTY DESCRIPTION:  
 A REPART OF MIDDLE CREEK SUBDIVISION, A PORTION OF TRACT 306, SUNNYSIDE 7TH FILING, LARAMIE COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**SURVEYORS CERTIFICATE**  
 I, Roger H. Kum, a Professional Engineer and Land Surveyor registered in the State of Wyoming, do hereby certify that this Final Plat of Rock Springs Estates was prepared from the records of a survey conducted under my direct supervision and that all dimensions and other details are correct to the best of my knowledge and belief.

*Roger H. Kum*  
 Roger H. Kum, P.E. & P.L.S. #2013

This document is valid only if it is affixed therewith an original signature, the Surveyor has seen the land and that it is in fact as shown on the document, and if the same is not properly colored, this drawing is a copy and may contain unapproved alterations. A copy should not be read upon or used in any manner for any purpose.

Basis of Bearing: City of Cheyenne Horizontal Control Data  
 Stations: Ridge Road #9 and Ridge Road # 11.

LEGEND:  
 ① 2" REMARK W/ 2" AL CAP  
 ② 1" REMARK W/ 2" AL CAP  
 ③ 1" REMARK W/ 2" AL CAP

SCALE: 1" = 20'-0"  
 0 10 20 40 60

ALL INTERIOR LOT CORNERS MONUMENTED BY 5/8" REBAR WITH 2" AL CAP STAMPED PE PLS #2813.

**FINAL PLAT OF  
 ROCK SPRINGS ESTATES**  
 A REPART OF MIDDLE CREEK SUBDIVISION, AND A PORTION OF TRACT 306,  
 SUNNYSIDE ADDITION, SEVENTH FILING  
 A SUBDIVISION SITUATE IN  
 SECTION 27 TOWNSHIP 14 NORTH RANGE 66 WEST  
 CITY OF CHEYENNE,  
 LARAMIE COUNTY, WYOMING

Section 27 Township 14 North Range 66 West  
 City of Cheyenne,  
 LARAMIE COUNTY, WYOMING

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4. THE ABOVE DESCRIBED LOTS ARE SUBJECT TO THE EXISTING EASEMENTS AND ENCUMBRANCES SHOWN ON THIS PLAT.

ALL EASEMENTS AND RIGHTS OF WAY THAT MAY HAVE BEEN DEEMED NECESSARY TO ANY OF THE ABOVE DESCRIBED LOTS ARE SHOWN ON THIS PLAT.

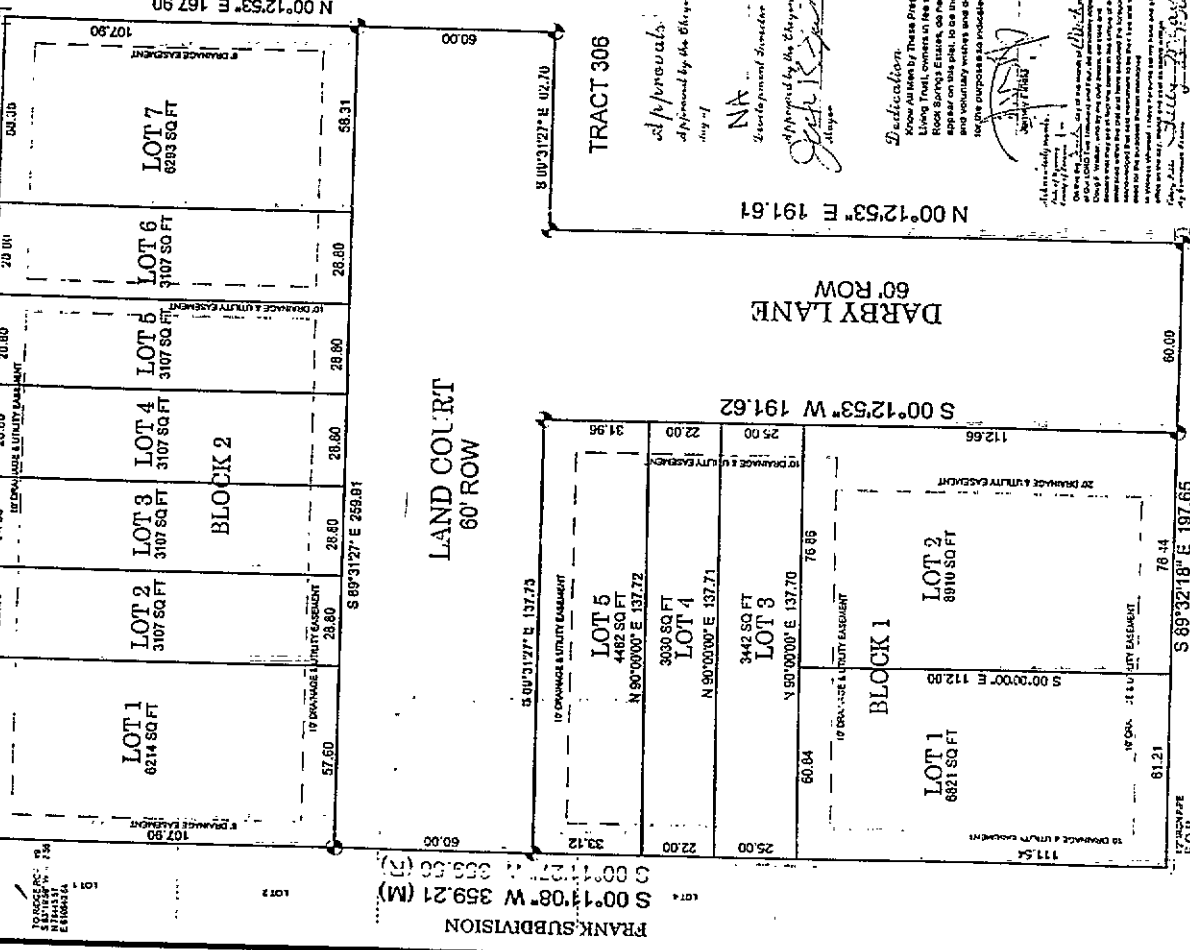
SUNNYSIDE 7TH FILING

TRACT 306  
 APPROVED BY THE CHEYENNE LARAMIE COUNTY Regional Planning Commission On: 1/20/04  
 NA  
 Development Director  
 Approved by the Cheyenne City Council on: 1/20/04  
 City Clerk

*John K. ...*  
 City Clerk

*Roger H. Kum*  
 Surveyor

Filing Record  
 the State of Wyoming  
 County of Laramie



17' 5.4" FOI  
 57' 7.4" FOI  
 57' 7.4" FOI

FRANK SUBDIVISION  
 S 00°13'08" W 359.21 (M)  
 S 00°11'27" W 359.50 (M)

ROCK SPRINGS STREET  
 60' ROW

SUNNYSIDE 7TH  
 COULSON SUBDIVISION

RECORDED MAR 9 1951 AT 1:51 o'clock P.M.

BOOK 406

406

EXCEPTION No. 557611

LESTER E. COFF, Recorder

Frank R. Dildine and Hattie C. Dildine, husband and wife of

Laramie County, State of Wyoming

for and in consideration of ten dollars and other good and valuable considerations in hand paid, convey and warrant to L. C. Forbes and Hattie M. Cole

the following described real estate, situated in the County of Laramie State of Wyoming

more particularly known and described as follows, to wit, all tracts numbered 305 and 306 in SUNNY SIDE ADDITION to the CITY OF WYOMING, Seventh filing, as shown by the plat of said Sunny Side Addition, on file with the County Clerk, and ex officio Registrar of Deeds in and for Laramie County, Wyoming, subject to any and all reservations contained in any and all prior conveyances of said real estate. There is hereby further reserved a right of way for all public roads, streets, adjacent to said tracts as shown by said plat, and a right of way for all County Roads and State Highways, if any, established on, over, or across said tracts, or any portion thereof.

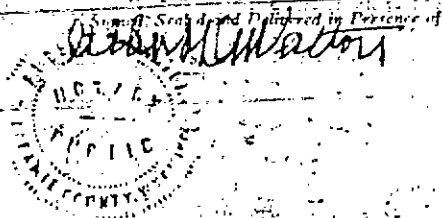


Grantors hereby covenant with Grantees that they are

seemiser; that they are free from encumbrances, and they warrant the beneficial claims of all persons whomsoever, except

Hereby releasing and waiving any and all rights under and by virtue of the Homestead Exemption Laws of this State.

Dated this, the 20th day of July A.D. 19 50



Frank R. Dildine [Signature] [Notary Seal]