

## PUBLIC HEARING NOTICE

**TAKE NOTICE** that a request has been filed with the City of Rock Springs by Gerhard Tschabitzer of 1<sup>st</sup> Arrow Corporation (property owner) and represented by JFC Engineers & Surveyor for **PRELIMINARY PLAT** approval for College Estates, a proposed 27 lot, single family residential subdivision in the City of Rock Springs.

The property is generally located southwest of the College Drive/Stagecoach Blvd. intersection and is legally described as follows:

A TRACT OF LAND LOCATED IN SECTION 27, RESURVEY TOWNSHIP 19 NORTH, RANGE 105 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF ROCK SPRINGS, COUNTY OF SWEETWATER, STATE OF WYOMING, SAID TRACT IS A PORTION OF THE 1ST ARROW CORPORATION TRACT DESCRIBED IN BOOK 1001, PAGE 1370 IN THE RECORDS OF THE SWEETWATER COUNTY CLERK AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27; THENCE SOUTH 88°50'29" EAST ALONG THE NORTH LINE OF SAID SECTION 27 FOR A DISTANCE OF 827.31 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 88°50'29" EAST ALONG THE NORTH LINE OF SAID SECTION 27 FOR A DISTANCE OF 245.00 FEET TO A POINT WHICH LIES ON THE WESTERLY RIGHT-OF-WAY LINE OF COLLEGE DRIVE AS DEFINED IN THE DONATION QUITCLAIM DEED TO THE CITY OF ROCK SPRINGS FILED IN BOOK 800, PAGE 149 IN THE RECORDS OF THE SWEETWATER COUNTY CLERK; THENCE SOUTH 1°10'20" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 177.51 FEET TO A POINT WHICH IS THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 766.20 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 32°07'12" FOR AN ARC DISTANCE OF 429.53 FEET; THENCE SOUTH 30°56'52" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 14.85 FEET; THENCE SOUTH 59°02'10" WEST FOR A DISTANCE OF 338.87 FEET; THENCE NORTH 88°50'29" WEST FOR A DISTANCE OF 225.81 FEET; THENCE NORTH 1°09'31" EAST FOR A DISTANCE OF 25.48 FEET; THENCE NORTH 88°50'29" WEST FOR A DISTANCE OF 370.38 FEET TO A POINT WHICH LIES ON THE EASTERLY BOUNDARY OF THE CAL56, LLC/MADELINE L. SMITH TRACT AS RECORDED IN BOOK 1206, PAGE 1993 IN THE RECORDS OF THE SWEETWATER COUNTY CLERK; THENCE NORTH 0°01'43" WEST ALONG THE EASTERLY BOUNDARY OF SAID CAL56, LLC/MADELINE L. SMITH TRACT FOR A DISTANCE OF 59.87 FEET TO THE SOUTHEAST CORNER OF THE SWEETWATER COUNTY TRACT DESCRIBED IN BOOK 1190, PAGE 1119; THENCE CONTINUING NORTH 0°01'43" WEST ALONG THE EASTERLY BOUNDARY OF SAID COUNTY TRACT FOR A DISTANCE OF 30.12 FEET; THENCE NORTH 40°49'58" EAST ALONG THE EASTERLY BOUNDARY OF SAID COUNTY TRACT FOR A DISTANCE OF 535.59 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT LIES ON THE SOUTHERLY BOUNDARY OF THE KEITH MILLS AND JANET JENSON TRACT DESCRIBED IN BOOK 1059, PAGE 644 IN THE RECORDS OF THE SWEETWATER COUNTY CLERK; THENCE SOUTH 88°50'29" EAST ALONG THE SOUTHERLY BOUNDARY OF SAID MILLS AND JENSON TRACT FOR A DISTANCE OF 178.15 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 0°00'00" EAST ALONG THE EASTERLY BOUNDARY OF SAID MILLS AND JENSON TRACT FOR A DISTANCE OF 250.05 FEET TO THE NORTHEAST CORNER THEREOF AND THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT CONTAINS AN AREA OF 9.072 ACRES AND IS SUBJECT TO ANY EASEMENTS AND OR RIGHTS-OF-WAY WHICH HAVE BEEN LEGALLY ACQUIRED.

A **PUBLIC HEARING** will be held by the Rock Springs City Council, where all interested parties and citizens may appear and be heard regarding this request. Said public hearing will take place on **Tuesday**,

**January 7, 2020 at 7:00 p.m.** in the City Hall Council Chambers, 212 'D' Street, Rock Springs, Wyoming.  
The public is invited to attend.

Dated this 14th day of December 2019.

(s) Laura Leigh, City Planner, Secretary to the Planning & Zoning Commission

Bill to: City of Rock Springs

Publish: 12/14/2019

