

MAK
3/11/19

RESOLUTION NO. 2019-50

A RESOLUTION ACCEPTING AND APPROVING A DEDICATION AGREEMENT FROM A&R REAL ESTATE HOLDINGS, LLC, A WYOMING LIMITED LIABILITY COMPANY, AND AUTHORIZING TIMOTHY A. KAUMO, AS MAYOR OF THE CITY OF ROCK SPRINGS, WYOMING, AND MATTHEW L. MCBURNETT, AS CITY CLERK OF THE CITY OF ROCK SPRINGS, TO EXECUTE SAID AGREEMENT ON BEHALF OF THE CITY.

WHEREAS, A&R Real Estate Holdings, LLC, a Wyoming Limited Liability Company, does hereby agree to give, grant and dedicate to the City of Rock Springs the property described and fully set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein, together with all improvements installed in or upon said property, for use by the general public as a public street and right-of-way forever; and,

WHEREAS, the Governing Body of the City of Rock Springs has said Dedication Agreement before it and has given it careful review and consideration.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF ROCK SPRINGS, STATE OF WYOMING:

Section 1. That the terms and provisions of the Dedication Agreement with A&R Real Estate Holdings, LLC, a Wyoming Limited Liability Company, attached hereto and by this reference made a part hereof, is hereby accepted and approved by the City of Rock Springs, Wyoming.

Section 2. That the Mayor of the City of Rock Springs be, and he is hereby, authorized, empowered and directed to execute said Dedication Agreement on behalf of said City; and that the City Clerk of said City, be and he is hereby, authorized and directed to attest to said Dedication Agreement and to attach to said agreement a certified copy of this resolution.

PASSED AND APPROVED this _____ day of _____, 2019.

President of the Council

Mayor

Attest:

City Clerk

DEDICATION AGREEMENT

A&R REAL ESTATE HOLDINGS, LLC, a Wyoming Limited Liability Company, whose address is 4016 Springs Drive, Rock Springs, WY 82901, for and in consideration of the mutual covenants, terms and conditions herein contained, does hereby agree to give, grant and dedicate to the City of Rock Springs, Sweetwater County, Wyoming the property described and fully set forth in Exhibits "A" and "B", attached hereto and by this reference incorporated herein, together with all improvements installed in or upon said property, for use by the general public as a public street and right-of-way, forever.

The City of Rock Springs, Sweetwater County, Wyoming agrees to accept said gift, grant and dedication of a public street and right-of-way upon the following terms and conditions, to wit:

1. From and after the date hereof the City will accept all responsibility for maintenance and repair of said street and right-of-way and shall keep and maintain said as a public street and right-of-way and sewer line and shall perform all duties and obligations imposed upon it for such purposes.

2. The City shall indemnify, defend and hold harmless A&R REAL ESTATE HOLDINGS, LLC from and against any and all suits, actions, legal or administrative proceedings, claims, demands, damages, liabilities, interests, attorney's fees, costs and expenses of whatsoever kind or nature arising or in any manner caused, occasioned or contributed to in whole or in part by reason of any action, omission, fault or negligence of the City in operation, maintenance or repair of the facilities conveyed by this agreement.

Dated this 4/8/19 day of _____, 2019.

A&R Real Estate Holdings, LLC,

By: [Signature]
ROBERT WIRE, MANAGER

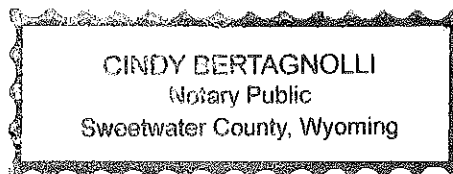
State of Wyoming)
 :SS
County of Sweetwater)

The foregoing instrument was acknowledged before me by ROBERT WIRE this 8 day of April, 2019.

Witness my hand and official seal.

[Signature]
Notary Public

My Commission Expires: 8/16/21



City of Rock Springs, Wyoming,

By: _____
MAYOR TIMOTHY A. KAUMO

Attest:

City Clerk

State of Wyoming)
 :SS
County of Sweetwater)

The foregoing instrument was acknowledged before me by Timothy A. Kaumo,
this _____ day of March, 2019.

Witness my hand and official seal.

Notary Public

My Commission Expires: _____



P.O. BOX 2026
ROCK SPRINGS, WYOMING 82902-2026
PHONE: (307) 362-7519
FAX: (307) 362-7569
email@jfc-wyo.com

Legal Description

March 8, 2019

JFC File 10031-18S

Identification: **Proposed Street Dedication**
STAGECOACH BOULEVARD
Located in Federal Lot 20,
Section 22, T 19 N, R 105 W, 6th P.M.,
Rock Springs, Sweetwater County, Wyoming

Land Owner: **A&R Real Estate Holdings, LLC**

A parcel of land located in Federal Lot 20 of Section 22, Resurvey Township 19 North, Range 105 West of the Sixth Principal Meridian, Rock Springs, Sweetwater County, Wyoming and being more particularly described as follows:

Commencing at the East Quarter Corner of said Section 22;

Thence North 89°43'10" West along the East-West Centerline of said Section 22 for a distance of 1320.80 feet to the northwest corner of said Federal Lot 20;

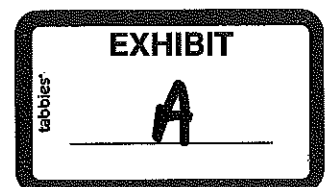
Thence South 0°24'05" West along the west line of said Federal Lot 20 for a distance of 1028.50 feet to the TRUE POINT OF BEGINNING, said point lies on the centerline of Stagecoach Boulevard as defined in Book 1194, Page 1659 in the records of the Sweetwater County Clerk and is the beginning of a non-tangent curve to the right having a radius of 1562.61 feet, the center of which bears South 50°52'05" East;

Thence northeasterly along said curve and along said centerline through a central angle of 39°17'00" for an arc distance of 1071.36 feet;

Thence North 78°24'55" East along said centerline for a distance of 28.25 feet to a point which lies on the east line of said Federal Lot 20;

Thence South 0°14'57" West along the east line of said Federal Lot 20 for a distance of 34.47 feet;

Thence South 45°52'36" West for a distance of 30.24 feet to a point which is the beginning of a non-tangent curve to the left having a radius of 1512.61 feet, the center of which bears South 11°44'54" East;

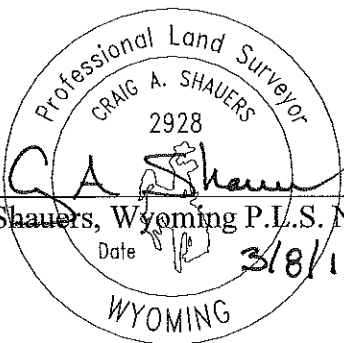


Proposed Street Dedication
STAGECOACH BOULEVARD
Located in Federal Lot 20,
Section 22, T 19 N, R 105 W, 6th P.M.,
Rock Springs, Sweetwater County, Wyoming
Page 2

Thence southwesterly along said curve through a central angle of $41^{\circ}32'45''$ for an arc distance of 1096.81 feet to a point which lies on the west line of said Federal Lot 20;

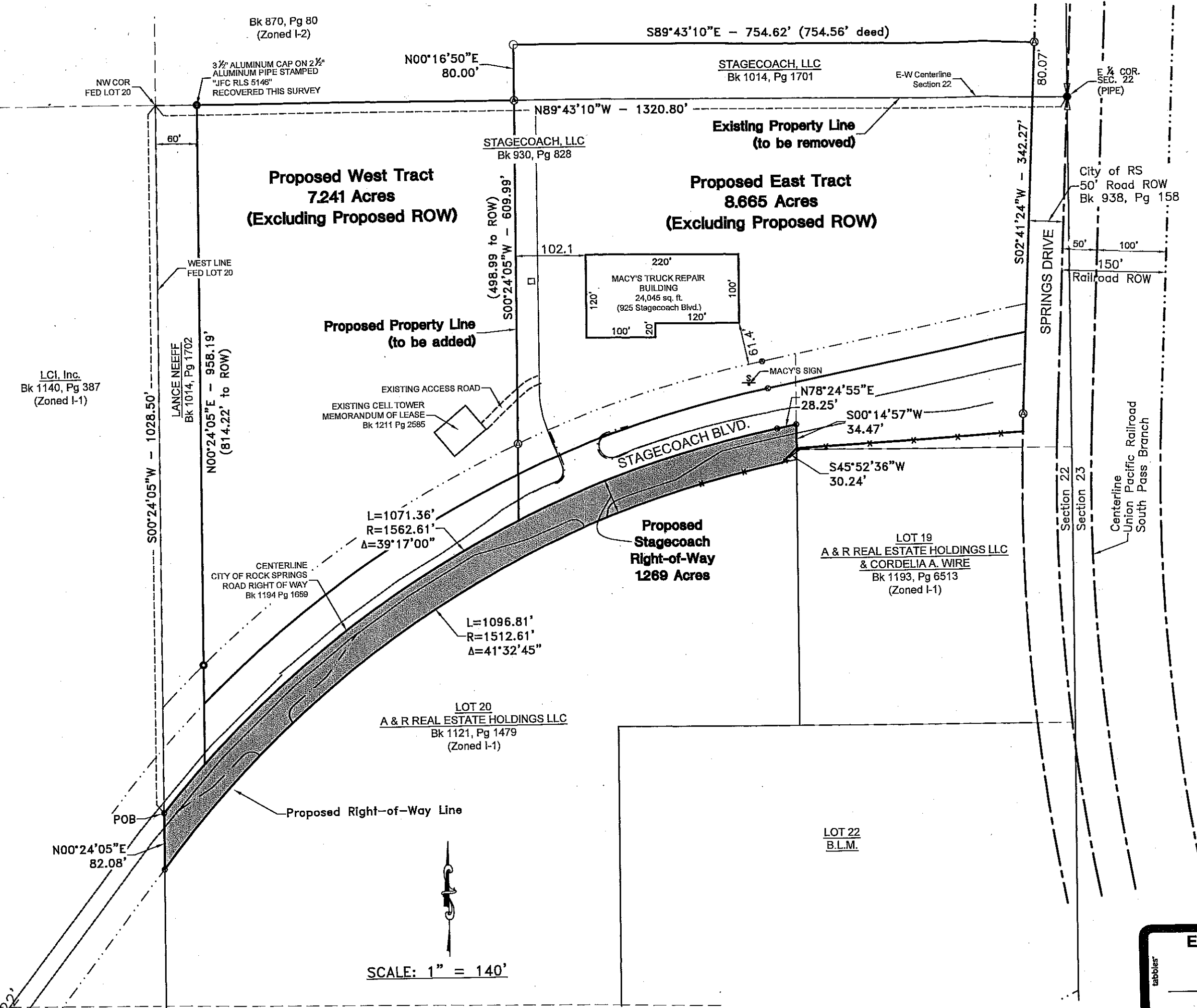
Thence North $0^{\circ}24'05''$ East along said west line for a distance of 82.08 feet to the TRUE POINT OF BEGINNING.

The above described tract contains an area of 1.269 acres, more or less, and is subject to any rights-of-way and/or easements which have been legally acquired. The basis of bearing for said parcel is North $89^{\circ}43'10''$ West along the East-West Centerline of said Section 22.


Craig A. Shauers, Wyoming P.L.S. No. 2928
Date 3/8/19

3/8/2019 12:49:56 PM

ASHAUERS J:\Data\10031tak\DWG\WIRE_50 ROW.dwg



SCALE: 1" = 140'

tabbles

EXHIBIT

B

JFC ENGINEERS SURVEYORS

PROJECT TITLE:
**A & R REAL ESTATE HOLDINGS, LLC
 PROPOSED STREET DEDICATION
 FEDERAL LOT 20, SECTION 22, T19N, R105W
 ROCK SPRINGS, WYOMING**

DRAWING TITLE:
EXHIBIT B

DRAWN BY:
 TLW/CAS

SCALE:
 AS NOTED

DATE:
 3/8/19

PROJECT NO:
 10031-18S

SHEET NO:
SHEET 1

PROJECT TITLE:
**A & R REAL ESTATE HOLDINGS, LLC
 PROPOSED STREET DEDICATION
 FEDERAL LOT 20, SECTION 22, T19N, R105W
 ROCK SPRINGS, WYOMING**

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