

RESOLUTION 2019- 96

A RESOLUTION APPROVING AND ACCEPTING THE FINAL PLAT FOR THE DOAK SUBDIVISION, A PROPOSED SUBDIVISION LOCATED WITHIN ONE-MILE OF THE CITY OF ROCK SPRINGS IN SWEETWATER COUNTY, WYOMING, AND COVERING A 39.841 ACRE TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 19 NORTH, RANGE 105 WEST OF THE 6TH P.M., SWEETWATER COUNTY, WYOMING.

WHEREAS, after proper review before the Planning and Zoning Commission of the City of Rock Springs, Wyoming, on June 12, 2019, it was resolved that said Commission recommend to the Governing Body of the City of Rock Springs that the Final Plat of the Doak Subdivision, a subdivision located in Sweetwater County and within one mile of the City of Rock Springs, be approved and accepted by the Governing Body of the City of Rock Springs; and,

WHEREAS, after due and proper review and hearing held on June 18, 2019, the Governing Body of the City of Rock Springs has accepted the recommendation of the Rock Springs Planning and Zoning Commission and has accepted and approved the Final Plat of the Doak Subdivision, a subdivision located in Sweetwater County within one mile of the City of Rock Springs; and,

WHEREAS, the Governing Body of the City of the City of Rock Springs finds that it is in the best interest of the City of Rock Springs and Sweetwater County to recommend approval of said subdivision to the Board of County Commissioners.

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

Section 1. That the Final Plat of Doak Subdivision be and the same is hereby, approved and accepted as a Final Plat for a subdivision located within one mile of the City of Rock Springs and that the City's recommendation for its approval shall be forwarded to the Sweetwater County Board of County Commissioners.

Section 2. That the following described parcel of ground comprising said DOAK SUBDIVISION, be, and the same is hereby accepted as a "subdivision" located within one-mile of the City of Rock Springs, said division to be known as THE DOAK SUBDIVISION:

The Southeast Quarter of the Northwest Quarter of Section 2, Township 19 North, Range 105 West of the 6th P.M., Sweetwater County, Wyoming being more particularly described as follows:

Commencing at the northwest corner of said Section 2;

AMS  
6/13/19

Thence South 89°23'16" East along the north line of said Section 2 for a distance of 1316.86 feet to the northeast corner of Federal Lot 8;

Thence South 00°11'37" West for a distance of 1307.41 feet to the northwest corner of said Southeast Quarter of the Northwest Quarter (SE1/4NW1/4) and the Point of Beginning;

Thence South 89°16'26" East along the north boundary of said SE1/4NW1/4 for a distance of 1316.10 feet to the northeast corner thereof;

Thence South 00°12'59" West along the east boundary of said SE1/4NW1/4 for a distance of 1318.20 feet to the southeast corner thereof;

Thence North 89°20'02" West along the south boundary of said SE1/4NW1/4 for a distance of 1315.57 feet to the southwest corner thereof;

Thence North 00°11'37" East along the west boundary of said SE1/4NW1/4 for a distance of 1319.58 feet to the Point of Beginning.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE HIGHWAY COMMISSION OF WYOMING BY INSTRUMENT RECORDED JUNE 15, 1976 IN BOOK 617, PAGES 576 - 578 AND FURTHER EXCEPTING THEREFROM THAT PORTION WHICH LIES WITHIN THE BOUNDARIES OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY.

Containing an area of 39.841 acres, more or less.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
President of the Council

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

**CERTIFICATE OF DEDICATION**

Know all men by these presents that the undersigned, JON B. DOAK and TRUDY A. DOAK in their capacity as Co-Trustees of the JON B. DOAK REVOCABLE LIVING TRUST, 1/3 dated March 7, 2011, an undivided one-half (1/2) interest and TRUDY A. DOAK and JON B. DOAK, in their capacity as Co-Trustees of the TRUDY A. DOAK REVOCABLE LIVING TRUST, 1/3 dated March 7, 2011, on undivided one-half (1/2) interest, being the sole owners of the land shown on this plat, do hereby certify:

That the foregoing plat designated as the DOAK SUBDIVISION, is located in the Southeast Quarter of the Northwest Quarter of Section 2, Township 19 North, Range 105 West of the Sixth Principal Meridian, Sweetwater County, Wyoming and is more particularly described as follows:

The Southeast Quarter of the Northwest Quarter of Section 2, Township 19 North, Range 105 West of the 6th P.M., Sweetwater County, Wyoming being more particularly described as follows:

Commencing at the northeast corner of said Section 2;

Thence South 89°23'16" East along the north line of said Section 2 for a distance of 1316.86 feet to the northeast corner of Federal Lot 6;

Thence South 02°11'32" West for a distance of 1307.41 feet to the northeast corner of said Southeast Quarter of the Northwest Quarter (SQ2NW) and the Point of Beginning;

Thence South 89°16'28" East along the north boundary of said SQ2NW for a distance of 1316.10 feet to the northeast corner thereof;

Thence South 02°12'53" West along the west boundary of said SQ2NW for a distance of 1316.28 feet to the southeast corner thereof;

Thence North 89°20'02" West along the south boundary of said SQ2NW for a distance of 1315.57 feet to the southwest corner thereof;

Thence North 02°11'32" East along the west boundary of said SQ2NW for a distance of 1319.58 feet to the Point of Beginning.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE HIGHWAY COMMISSION OF WYOMING BY INSTRUMENT RECORDED JUNE 13, 1976 IN BOOK 817, PAGE 578 - 579 AND FURTHER EXCEPTING THEREFROM THAT PORTION WHICH LIES WITHIN THE BOUNDARIES OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY;

and contains an area of 39.841 acres, more or less, and

That this subdivision as it is described and as it appears on this plat is made with the free consent and in accordance with the interests of the undersigned owner and proprietor; and that this is a correct and true plat of the same as it is divided into lots, blocks, streets, and utility easements; and

That the undersigned owners of the land shown and described on this plat do hereby dedicate to the public use all streets, utility easements, and other lands within the boundary lines of the plat as indicated and not already otherwise dedicated for public use. All rights under and by virtue of the Homestead Exemption laws of the State of Wyoming are hereby waived and released.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2019, by:

JON B. DOAK, REVOCABLE LIVING TRUST      TRUDY A. DOAK, REVOCABLE LIVING TRUST  
1345 KENTUCKY STREET                      1345 KENTUCKY STREET  
GREEN RIVER, WYOMING                      GREEN RIVER, WYOMING

JON B. DOAK, TRUSTEE                          TRUDY A. DOAK, TRUSTEE

TRUDY A. DOAK, TRUSTEE                      JON B. DOAK, TRUSTEE

STATE OF WYOMING } SS  
SWEETWATER COUNTY }

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019, by JON B. DOAK, TRUSTEE and TRUDY A. DOAK, TRUSTEE

as a free and voluntary act and deed.

Witness my hand and official seal.  
My commission expires: \_\_\_\_\_

Notary Public

**CERTIFICATE OF SURVEYOR**

I, Craig A. Shauer, do hereby certify that I am a Land Surveyor registered under the laws of the State of Wyoming, and that this plat is a true, correct, and complete plat of the DOAK SUBDIVISION, as laid out, platted, dedicated, and shown hereon, that such plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, easements, and streets of said subdivision as the same are staked upon the ground in compliance with Sweetwater County regulations governing the subdivision of land.



Professional Land Surveyor  
Registration Number 2928  
Date: \_\_\_\_\_  
(SEAL)

**ACCEPTANCE AND APPROVAL  
SWEETWATER COUNTY BOARD OF COMMISSIONERS**

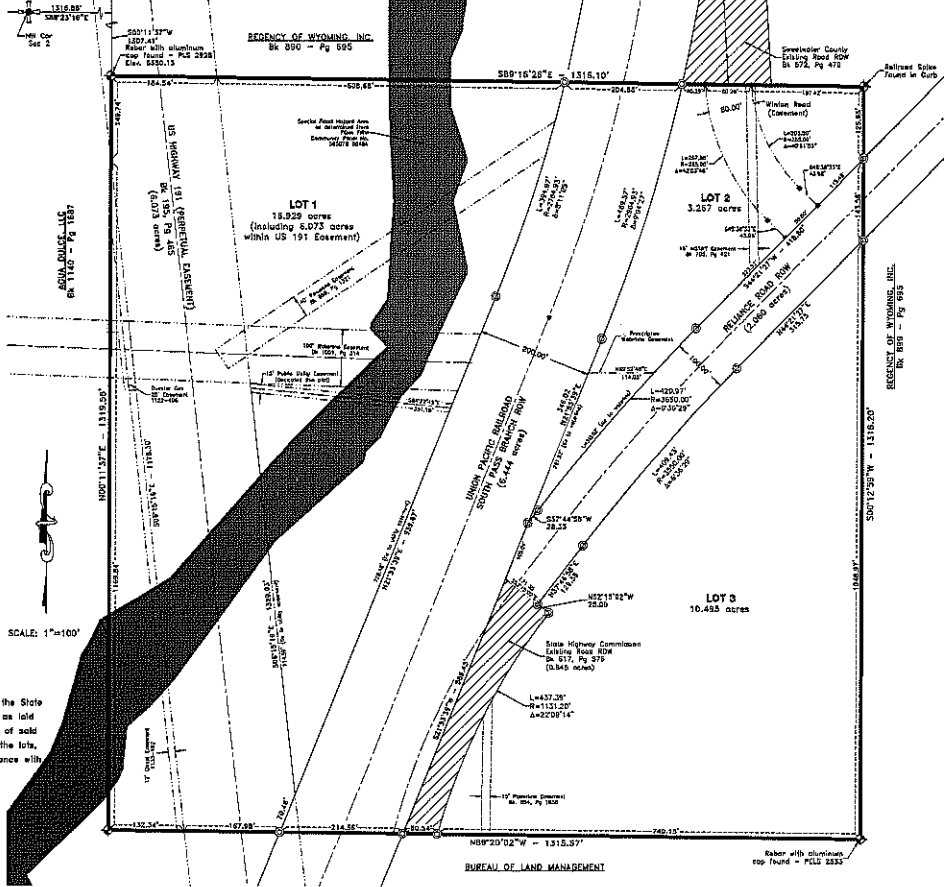
This plat approved by the Board of County Commissioners of Sweetwater County, Wyoming, this \_\_\_\_\_ day of \_\_\_\_\_, 2019, for filing with the Clerk and Recorder of Sweetwater County, and for conveyance to the County of the public dedications shown hereon, subject to the provision that approval in no way obligates Sweetwater County for financing or construction of improvements on lands, streets, or easements dedicated to the public except as specifically agreed to by the Board of County Commissioners, and further that said approval shall in no way obligate Sweetwater County for maintenance of streets which are not dedicated to the public nor until all improvements shall have been completed to the satisfaction of the Board of County Commissioners.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

CHAIRMAN

**FINAL PLAT  
DOAK SUBDIVISION**

**SOUTHEAST QUARTER NORTHWEST QUARTER, SECTION 2, TOWNSHIP 19 NORTH, RANGE 105 WEST  
SWEETWATER COUNTY, WYOMING**



**APPROVAL - COUNTY ENGINEER**

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2019, by the  
County Engineer of Sweetwater County, Wyoming.

GENE LIGERSKI, P.E.  
Sweetwater County Engineer

**APPROVAL - SWEETWATER PLANNING AND ZONING COMMISSION**

This plat approved by the Sweetwater County Planning and Zoning  
Commission this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

CHAIRMAN

**NOTES:**

1. This subdivision contains 3 industrial lots and includes a total of 39.841 acres, including 0.643 acres within existing street right-of-way, 2.050 acres within the proposed Balance Road right-of-way, 8.444 acres within the existing South Pass Branch right-of-way, 6.073 acres within the U.S. 191 Easement.
2. This property is zoned I-1, Light Industrial.
3. Individual lot owners are required to submit a Drainage Plan at the time of Application for a Construction/Use Permit for the permitted use. The Drainage Plan must be approved and stamped by a Wyoming Professional Engineer. The applicant/property owner is responsible for implementing and maintaining the drainage plan.
4. NO WATER RIGHTS ARE CONVEYED WITH THIS PROPERTY.
5. SOILS REPORT - "Since soil conditions may vary significantly at each lot, a geotechnical engineer should inspect each excavation to verify soil types and identify potential problem soils."
6. Maintenance and upkeep of drainage easements outside the County Right-of-Way will be the responsibility of the Individual lot owner. Fences, wells or footings that would impede drainage flows within these drainage easements and grading of drainage easements shall not be permitted. Drainage ditches that parallel the roads will be maintained by the County.
7. Each individual lot owner must obtain a permit to construct, from Sweetwater County Environmental Health, 333 Broadway Street, Suite 010, Rock Springs, Wyoming 82801, before constructing or modifying a septic system.
8. Lot 1 will access from U.S. Highway 191, Lot 2 will access from Winton Road, and Lot 3 will access from Balance Road.
9. NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM.
10. NO PROPOSED DOMESTIC WATER SOURCE.
11. The existing waterline is a transmission supply line and is not available for individual service type or fire hydrants.
12. Each individual lot owner is responsible to have a professional engineer, licensed with the State of Wyoming, to obtain a Chapter 5 permit to construct from the Wyoming Department of Environmental Quality Division, to authorize all construction and/or modifications that involve a water main serving the Doak Subdivision. The permit application must be submitted for approval prior to any construction and/or modification of water main for the Doak Subdivision to the Southwest District Engineer Water Quality Division, 510 Meadowview Drive, Lander Wyoming 82520.

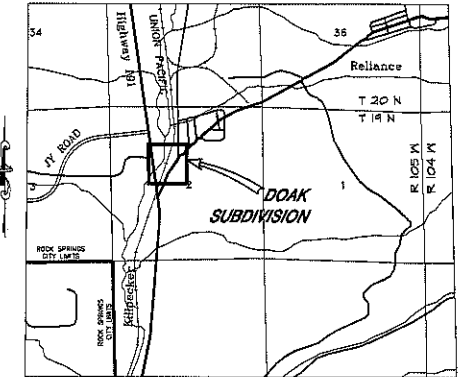
The Wyoming Department of Environmental Quality recommends that all cluster water supply systems be designed by a licensed professional engineer. The Wyoming Department of Environmental Quality recommends that water be obtained from a community water system regulated by the U.S. Environmental Protection Agency and then hauled to each cluster by a water hauler regulated by the Wyoming Department of Agriculture.

**APPROVAL - CITY OF ROCK SPRINGS**

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2019, by the  
Governing Body of the City of Rock Springs, Sweetwater County, Wyoming.

TIMOTHY A. KAUMO, Mayor

City Clerk



**VICINITY MAP**  
Scale: 1"=2000'

**CERTIFICATE OF RECORDING**

This plat was filed for record in the Office of the County Clerk and Recorder  
of \_\_\_\_\_, 2019, and is duly recorded in Book \_\_\_\_\_, Page \_\_\_\_\_

CHRY LANE, Clerk and Recorder

**LEGEND**

- 3-1/4" BERNTSEN ALUMINUM CAP WITH 2-3/8"X30" ALUMINUM PIPE STAMPED "DOAK (CORNER # INDICATED ON PLAT) PLS 2928"
- INDIVIDUAL LOT CORNERS ARE MONUMENTED WITH A 5/8" REBAR WITH ALUMINUM CAP STAMPED "PROPERTY CORNER JFD PLS 2928"

**LAND OWNER/DEVELOPER**  
JON B. DOAK REVOCABLE LIVING TRUST  
TRUDY A. DOAK REVOCABLE LIVING TRUST  
1345 KENTUCKY STREET  
GREEN RIVER, WYOMING 82935

