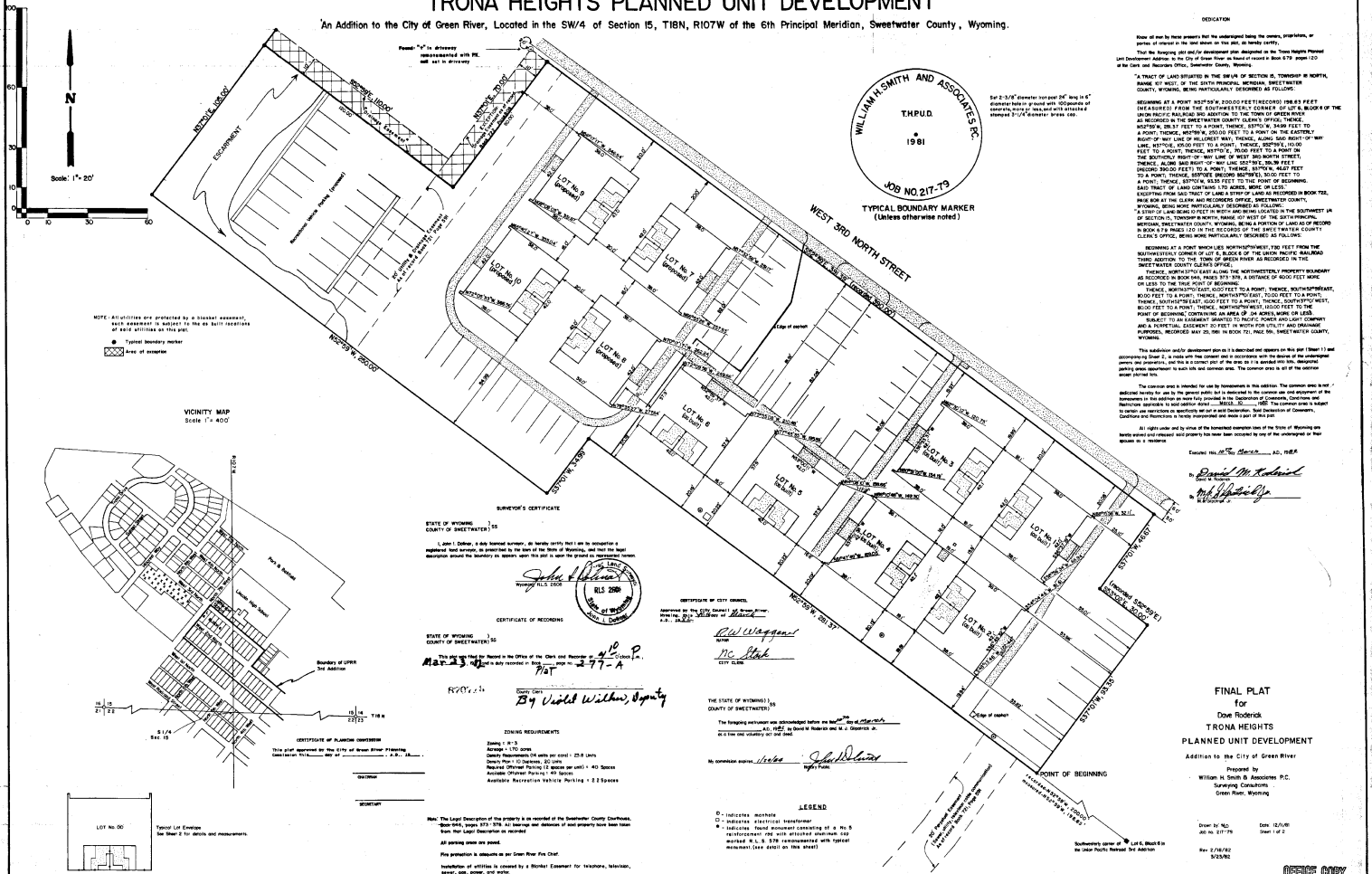
TRONA HEIGHTS PLANNED UNIT DEVELOPMENT

An Addition to the City of Green River, Located in the SW/4 of Section 15, T18N, R107W of the 6th Principal Meridian, Sweetwater County, Wyoming.



DEDICATION

Know all men by these presents that the undersigned being the owners, proprietors, or parties of interest in the land shown on this plat, do hereby certify,

That the foregoing plat and/or development plan designated on the Trona Heights Planned Unit Development Addition to the City of Green River as found of record in Book 679 page 120 of the Clerk and Recorders Office, Sweetwater County, Wyoming.

"A TRACT OF LAND SITUATED IN THE SW1/4 OF SECTION 15, TOWNSHIP 18 NORTH, RANGE 107 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, SWEETWATER COUNTY, WYOMING, BEING PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT N53°25'55"W, 200.00 FEET(RECORD 198.63 FEET (MEASURED) FROM THE SOUTHWESTERLY CORNER OF LOT 6, BLOCK 6 OF THE UNION PACIFIC RAILROAD 3RD ADDITION TO THE TOWN OF GREEN RIVER AS RECORDED IN THE SWEETWATER COUNTY CLERK'S OFFICE; THENCE, N52°55'W, 235.37 FEET TO A POINT, THENCE, S37°01'W, 34.99 FEET TO A POINT; THENCE, N53°59'W, 200.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HILLCREST WAY; THENCE, ALONG SAID RIGHT-OF-WAY LINE, N37°01'E, 105.00 FEET TO A POINT; THENCE, S52°59'E, 110.00 FEET TO A POINT; THENCE, N37°01'E, 70.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WEST 3RD NORTH STREET; THENCE, ALONG SAID RIGHT-OF-WAY LINE S52°59'E, 316.39 FEET (RECORD 316.00 FEET) TO A POINT; THENCE, S37°01'W, 16.67 FEET TO A POINT; THENCE, S53°00'E (RECORD S52°59'E), 30.00 FEET TO A POINT; THENCE, S37°01'W, 93.25 FEET TO THE POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 1.70 ACRES, MORE OR LESS.

EXCEPTING FROM SAID TRACT OF LAND A STRIP OF LAND AS RECORDED IN BOOK 722, PAGE 808 AT THE CLERK AND RECORDERS OFFICE, SWEETWATER COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND 30.00 FEET WIDE BEING LOCATED IN THE SOUTHWEST 1/4 SECTION 15, TOWNSHIP 18 NORTH, RANGE 107 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SWEETWATER COUNTY, WYOMING, BEING A PORTION OF LANDS AS OF RECORD IN BOOK 679 PAGES 120 IN THE RECORDS OF THE SWEETWATER COUNTY CLERK'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES NORTH38°00'WEST, 730 FEET FROM THE SOUTHWESTERLY CORNER OF LOT 6, BLOCK 6 OF THE UNION PACIFIC RAILROAD THIRD ADDITION TO THE TOWN OF GREEN RIVER AS RECORDED IN THE SWEETWATER COUNTY CLERK'S OFFICE;

THENCE, NORTH37°01' EAST ALONG THE NORTHWESTERLY PROPERTY BOUNDARY AS RECORDED IN BOOK 646, PAGES 573-578, A DISTANCE OF 600.0 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING;

THENCE, NORTH53°00' EAST, 60.00 FEET TO A POINT; THENCE, SOUTH52°59'EAST, 30.00 FEET TO A POINT; THENCE, NORTH37°01' EAST, 70.00 FEET TO A POINT; THENCE, SOUTH53°59' EAST, 100.00 FEET TO A POINT; THENCE, SOUTH37°01' WEST, 30.00 FEET TO A POINT; THENCE, NORTH52°59' WEST, 100.00 FEET TO THE POINT OF BEGINNING," CONTAINING AN AREA OF .04 ACRES, MORE OR LESS.

SUBJECT TO AN EASEMENT GRANTED TO MOUNTAIN FUEL SUPPLY COMPANY A PERPETUAL EASEMENT 20 FEET WIDTH FOR UTILITIES AND DRAINAGE PURPOSES, RECORDED MAY 25, 1965 IN BOOK 721, PAGE 596, SWEETWATER COUNTY, WYOMING.

This subdivision and/or development plan as it is described and appears on this plat (Sheet 1) and accompanying Sheet 2, is made with the consent and in accordance with the desires of the undersigned owners and proprietors, and this is a correct plat of the area as it is divided into lots, designated parking areas appurtenant to such lots and common area. The common area is all of the exclusive except platted lots.

The common area is intended for use by homeowners in this addition. The common area is not dedicated hereby for use by the general public but is dedicated to the common use and enjoyment of the homeowners in this addition as more fully provided in the Declaration of Covenants, Conditions and Restrictions applicable to said addition dated March 10, 1980. The common area is subject to certain use restrictions as specifically set out in said Declaration. Said Declaration of Covenants, Conditions and Restrictions is hereby incorporated and made a part of this plat.

All rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released said property has never been occupied by one of the undersigned or their spouses as a residence.

Executed this 16th day March A.D. 1982

By David M. Roderick
David M. Roderick

By M. A. Roderick Jr.
M. A. Roderick Jr.

SURVEYOR'S CERTIFICATE

STATE OF WYOMING }
COUNTY OF SWEETWATER } SS

I, John I. Dolinar, a duly licensed surveyor, do hereby certify that I am in occupation a registered land surveyor, as prescribed by the laws of the State of Wyoming, and that the legal description around the boundary as appears upon this plat is upon the ground as represented hereon.

John I. Dolinar
Wyoming R.L.S. 2505

RLS 2505 State of Wyoming John I. Dolinar

CERTIFICATE OF RECORDING

STATE OF WYOMING }
COUNTY OF SWEETWATER } SS

This Plat is hereby filed for Record in the Office of the Clerk and Recorder on March 23 1982 at 2:10 o'clock P.M. and is duly recorded in Book ____ page ____ as 477-A P/BT

Recorded

County Clerk
By Vivian Wilson, Deputy

CERTIFICATE OF CITY COUNCIL

Approved by the City Council of Green River, Wyoming, this 23rd day of March A.D., 19 82

R.W. Waggoner
Mayor

N.C. Stock
CITY CLERK

THE STATE OF WYOMING }
COUNTY OF SWEETWATER } SS

The foregoing instrument was acknowledged before me this 16th day of March A.D. 1982 by David M. Roderick and M. A. Roderick Jr. as a free and voluntary act and deed.

My commission expires 11/1/84 Notary Public

CERTIFICATE OF PLANNING COMMISSION

This plat approved by the City of Green River Planning Commission this ____ day of _____, A.D., 19____.

CHAIRMAN

SECRETARY

ZONING REQUIREMENTS

Zoning: I-R-3
Acreage: 1.70 acres
Density Requirements: 24 units per acre/ - 25.8 Units
Density Plan: 10 Dwellings, 20 Units
Required Offstreet Parking: 2 spaces per unit/ = 40 Spaces
Available Offstreet Parking: 49 Spaces
Available Recreation Vehicle Parking = 2.2 Spaces

Note: The Legal Description of the property is as recorded at the Sweetwater County Courthouse, Book 646, pages 573-578. All bearings and distances of said property have been taken from that Legal Description as recorded.

All parking areas are paved.

Fire protection is adequate as per Green River Fire Chief.

Installation of utilities is covered by a Blanket Easement for telephone, television, sewer, gas, power, and water.

LEGEND

- ⊙ - indicates manhole
- □ - indicates electrical transformer
- ● - indicates found monument consisting of a No. 5 reinforcement rod with attached aluminum cap marked R.L.S. 578 (remonumented with typical monument (see detail on this sheet)

FINAL PLAT
for
Dove Roderick
TRONA HEIGHTS
PLANNED UNIT DEVELOPMENT

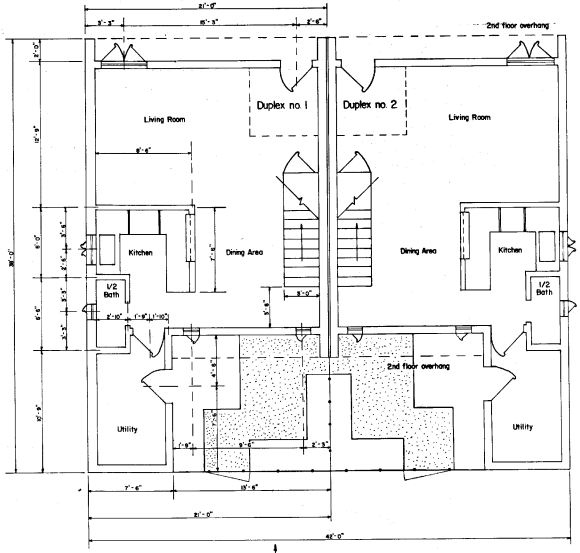
Addition to the City of Green River

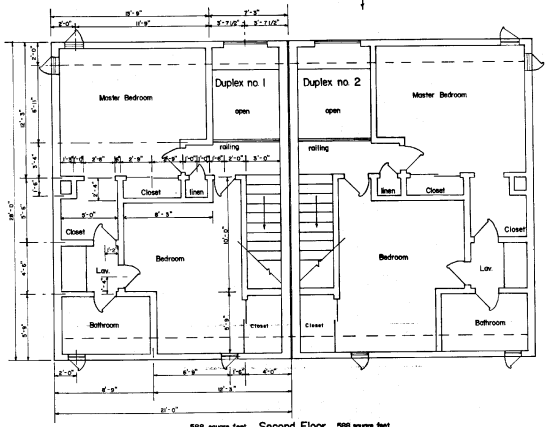
Prepared by
William H. Smith & Associates P.C.
Surveying Consultants
Green River, Wyoming

Drawn by: NJO
Job No. 217-79
Date: 12/1/81
Sheet 1 of 2
Rev 2/18/82
5/23/82

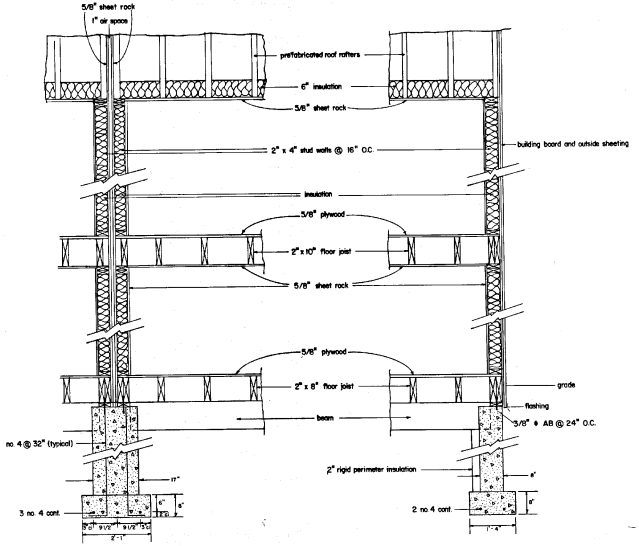
OFFICE COPY

667 square feet **First Floor** 667 square feet
1334 sqare feet





588 square feet **Second Floor** 588 square feet
176 square feet



TYPICAL WALL SECTION
Scale: 3/4" = 1'-0", Common Wall

TYPICAL WALL SECTION
Scale: 3/4" = 1'-0", End Wall

FINAL PLAT
TYPICAL LAYOUTS
VERTICAL ELEVATIONS
HORIZONTAL BOUNDARIES

for

Dave Roderick

TRONA HEIGHTS

PLANNED UNIT DEVELOPMENT

Addition to the City of Green River

Prepared by
William H. Smith & Associates P.C.
Surveying Consultants
Green River, Wyoming

Drawn by: M.J.
Job no. 217-79

Date: 12/10/81
Sheet 2 of 2

OFFICE COPY 2