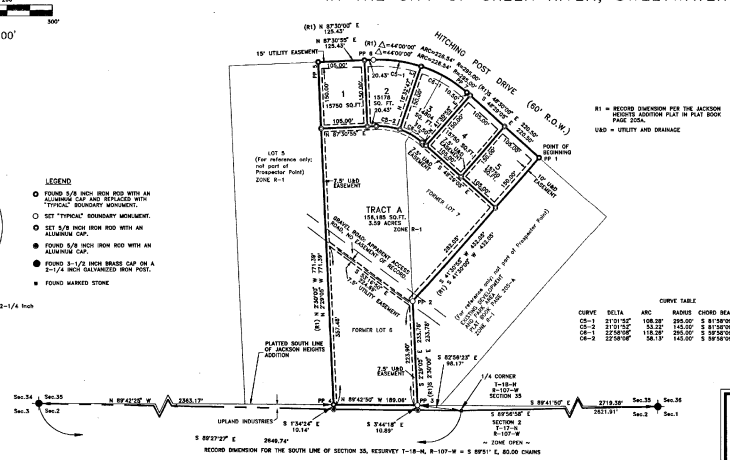
FINAL PLAT
OF
PROSPECTOR POINT SUBDIVISION
A
RESUBDIVISION OF LOTS 6 & 7, OF BLOCK 11, OF JACKSON HEIGHTS ADDITION
BEING A PART OF SECTION 35, RESURVEY T 18 N, R 107 W, 6th PRINCIPAL MERIDIAN, IN THE CITY OF GREEN RIVER, SWEETWATER COUNTY, WYOMING

N

0' 50' 100' 200' 300' 500'

SCALE: 1" = 100'



WILLIAM H. SMITH AND ASSOCIATES P.C.
PROSPECTOR POINT
CORNER PP 2
JD 2608
1995
SURVEYING CONSULTANTS FOR NO. 95029

"TYPICAL" BOUNDARY MONUMENT
Typical 3-1/2 inch brass cap affixed to 2-1/4 inch diameter by 36 inch long iron pipe.

LEGEND

- FOUND 5/8 INCH IRON ROD WITH AN ALUMINUM CAP AND REPLACED WITH "TYPICAL" BOUNDARY MONUMENT.
- SET "TYPICAL" BOUNDARY MONUMENT.
- SET 5/8 INCH IRON ROD WITH AN ALUMINUM CAP.
- FOUND 5/8 INCH IRON ROD WITH AN ALUMINUM CAP.
- FOUND 3-1/2 INCH BRASS CAP ON A 2-1/4 INCH GALVANIZED IRON POST.
- FOUND MARKED STONE

CURVE TABLE

CURVE	DELTA	ARC	RADIUS	CHORD BEARING	CHORD
C5-1	21°01'52"	108.28'	295.00'	S 81°58'06" E	107.68'
C5-2	21°01'52"	53.22'	145.00'	S 81°58'06" E	52.93'
C8-1	22°58'08"	118.28'	295.00'	S 59°58'06" E	117.47'
C8-2	22°58'08"	58.13'	145.00'	S 59°58'06" E	57.74'

NOTES

1. Total area to be developed 5.359 acres.
2. Water and sewer services to be provided by existing lines located on Hitching Post Drive.
3. The subject tracts lie in Zone C (area of minimal flooding) according to the U.S. Dept. of Housing and Urban Development Flood Insurance Rate Map Panel No. 560052-0005-B, effective date of July 17, 1978.
4. The subject lots are currently zoned R-1 according to the official zoning map of the City of Green River.
5. Soil type is sandy clay over shale and sandstone.
6. 5 potential lots and Tract A.
7. Exterior boundary monuments as noted. Upon completion of construction, exterior boundary monuments will be remonumented with a "Typical" Boundary Monument.
8. Individual lot corners monumented with a 5/8 inch iron rebar with an aluminum cap.
9. Basis of bearings is referenced to NAD 1927 grid north as determined from previous William H. Smith & Assoc. surveys.
10. (R1) = record dimensions per the Jackson Heights Addition recorded at Plat Book Page 205-A.

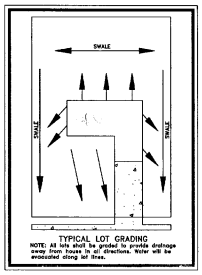
SURVEYOR'S CERTIFICATE

STATE OF WYOMING } SS
SWEETWATER COUNTY }

I, John L. DeBoer, do hereby certify that I am a professional land surveyor licensed under the laws of the State of Wyoming and that the plat hereon is a true, correct and complete plat of Prospector Point, a subdivision as laid out, platted dedicated and shown hereon and that such plat was made from an accurate survey of which is of least 1 part in 5000 of said property by me and personnel under my direct supervision and correctly shows the location and dimension of the lots and easements thereon and monuments that have or will be set at the corners of said lots or at other points as shown on said plat. Lot grades to finished elevations in compliance with the City of Green River regulations governing the subdivision.

Professional Land Surveyor John L. DeBoer 2608 WYOMING

~SEAL~



TYPICAL LOT GRADING
NOTE: All lots will be graded to provide drainage away from house in all directions. Water will be evacuated along lot lines.

DEDICATION

Know all men by these presents that the undersigned Equity Bank of Cheyenne and Frontier West Construction Co. (Steve Strauss), being the owners, proprietors, or parties of interest in the land shown on this plat, do hereby certify:

1. That the foregoing plat designated as PROSPECTOR POINT, is located in the S 1/2 of Section 35 Resurvey Township 18 North and Range 107 West in the City of Green River, Sweetwater County, Wyoming and is more particularly described by metes and bounds as follows:

"A 5.359 acre tract of land situate in the City of Green River, Sweetwater County, Wyoming in the southwest 1/4 of Section 35 in Resurvey Township 18 North and Range 107 West of the Sixth Principal Meridian, the said 5.359 acre tract being the lots 6 & 7 of Block 11 of Jackson Heights Addition as recorded in Plat Book Page 205A in the County Clerk's Office of Sweetwater County, Wyoming and being described as follows:

BEGINNING at the northeast corner of the said Lot 7 and being the most northerly corner of the Development and Park Area in said Jackson Heights Addition, said point also being on the south line of Hitching Post Drive (60 feet in width);

THENCE, South 41°30'00" West (record: South 41°30'00" West) along the southeast line of the said Lot 7 and the northwesterly line of the Development and Park Area in the said Jackson Heights Addition a distance of 432.05 feet (record: 432.00 feet) to a witness all corner of the said Lot 7 with the said Development and Park Area on the southeast line of the said Lot 6;

THENCE, South 2°30'05" East (record: South 2°30'00" East) along the southeast line of the said Lot 6 and the southwesterly line of the said Development and Park Area a distance of 233.78 feet (record: 233.78 feet) to the southeast corner of the Lot 6 and being the southwest corner of the said Development and Park Area;

THENCE, North 89°42'50" West (record: North 89°45'45" West) along the platted south line of the said Lot 6 and the southerly line of the said Development and Park Area a distance of 189.06 feet (record: 189.06 feet) to the southwest corner of the said Lot 6;

THENCE, North 2°29'05" West (record: North 2°30'00" West) along the southwest line of the said Lot 6 a distance of 771.39 feet (record: 771.39 feet) to a point on the south line of said Hitching Post Drive;

THENCE, North 87°30'00" East (record: North 87° 30'00" East) along the south line of the said Hitching Post Drive a distance 125.43 feet (record: 125.43 feet) to a Point of Curvature for a curve concave southwesterly, the center of which bears South 2°30'05" West and having a radius of 295.00 feet (record: South 2°30'00" West, 295.00 feet);

THENCE, along the said curve concave southwesterly on the south line of Hitching Post Drive through a central angle of 44°00'00" (record: 44°00'00") an arc distance of 226.54 feet (record: 226.54 feet) to the Point of Tangency of the said curve;

THENCE, South 46°29'05" East (record: South 46°30'00" East) along the said south line of Hitching Post Drive a distance of 230.50 feet (record: 230.50 feet) to the POINT OF BEGINNING and containing 5.359 acres of land.

Basis of bearings is referenced to NAD 1927 grid north as determined from previous William H. Smith & Assoc. surveys.

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 desires of the undersigned owner(s) and proprietors, and that this is a correct plat of the area as it is divided into lots and utility easements, and

That the undersigned owners of the land shown and described on this plat do hereby dedicate to the city for perpetual public use all easements 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 13th day of December A.D., 1995 by

Steve Strauss
for Frontier West Construction Co.

STATE OF WYOMING } SS
SWEETWATER COUNTY }

The foregoing instrument was acknowledged before me this 13th day of Dec A.D., 1995 by Steve Strauss as a free and voluntary act and deed.
Witness my hand and official seal.
My commission expires March 5, 1997

Brett A. Uzzle
COUNTY OF SWEETWATER STATE OF WYOMING
NOTARY PUBLIC
MY COMMISSION EXPIRES MAR. 5, 1997

Executed this 13th day of December A.D., 1995 by

Mike J. Coughlin
Corporate Officer
for the Equity Bank of Cheyenne

STATE OF WYOMING } SS
SWEETWATER COUNTY }

The foregoing instrument was acknowledged before me this 13th day of Dec A.D., 1995 by Mike J. Coughlin as a free and voluntary act and deed.
Witness my hand and official seal.
My commission expires March 5, 1997

Brett A. Uzzle
COUNTY OF SWEETWATER STATE OF WYOMING
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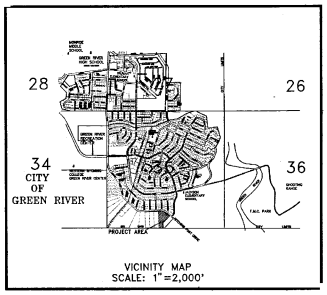

VICINITY MAP
SCALE: 1"=2,000'

CERTIFICATE OF REVIEW OF THE PUBLIC WORKS DIRECTOR
Date on this plat reviewed this 13th day of October A.D., 1995, by the Public Works Director of the City of Green River, Wyoming.

Public Works Director

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION
This plat approved by the City of Green River Planning Commission this 26th day of October A.D., 1995.

Chairman
Secretary

CERTIFICATE OF ACCEPTANCE AND APPROVAL BY THE CITY COUNCIL
Approved by the City Council of the City of Green River, Wyoming, this 22d day of November A.D., 1995.

Mayor
City Clerk

CERTIFICATE FOR RECORDING BY THE COUNTY CLERK.
This plat was filed for record in the office of the Clerk and Recorder of Sweetwater County, Wyoming and is duly recorded in Book Plat Page No. 242

County Clerk
Deputy

City Clerk

RECORDED: 12/01/1995 AT 04:00 PM REGISTRAR 1284230
FEE: $ 20.00 PAGE: 1 of 1
LORETTA SKELTON - CLERK OF SWEETWATER COUNTY, WYOMING

WILLIAM H. SMITH AND ASSOCIATES P.C.
SURVEYING CONSULTANTS
GREEN RIVER, WYOMING

FINAL PLAT
for
PROSPECTOR POINT
SUBDIVISION

Frontier West Construction Co.
2030 Carson Street
Rock Springs, Wyoming 82901

DATE	SCALE	DRAWN BY	JOB NO.	SHEET
12/01/95	1"=100'	K.W.	95029	1 OF 1