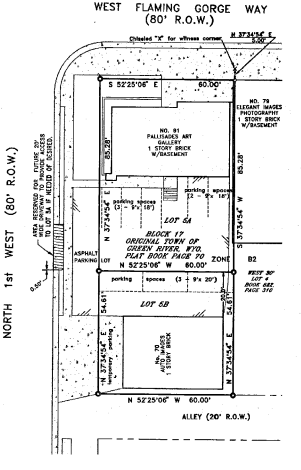
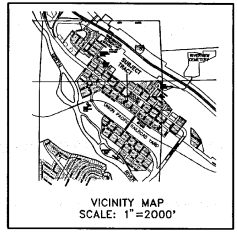
FINAL PLAT
LOT 5A and LOT 5B
A SUBDIVISION OF LOT 5, BLOCK 17
ORIGINAL TOWN OF GREEN RIVER, WYOMING
NE 1/4 SECTION 22, T18N, R107W, 6th PRINCIPAL MERIDIAN



SCALE: 1"=20'



VICINITY MAP
SCALE: 1"=2000'

SURVEYOR'S STATEMENT

STATE OF WYOMING
SWEETWATER COUNTY } SS

I, Ronald C. Remke, state that the plat hereon is a correct representation of a survey made by me and personnel under my direct supervision in February, 1996 of the shown Lot 5A and Lot 5B, Block 17 in which the Ratio of Error did not exceed 1 part in 5,000 parts (1:5,000) as required in the subdivision regulations of the City of Green River, Wyoming.

Professional Land Surveyor
Ronald C. Remke
Wyoming

~SEAL~

NOTES:

1. The basis of bearings for this survey is referenced to NAD 83 grid north from NGS station Green River (41°32'09.0684" N/ 109°27'48.1371" W) and NGS station RIDGE (41°27'14.8053" N/ 109°29'54.4853" W).
2. Water, sanitary sewer, electric, telephone and television service lines are available to the shown Lot 5A and Lot 5B (existing buildings (3 separate services).
3. The subject lots are currently zoned B-2, according to the official zoning map of the City of Green River, Wyoming.
4. Two (2) lots: 5A and 5B.
5. Exterior monuments as noted.
6. The subject lots lie in Zone B (areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one foot or where the contributing drainage area is less than one square mile; or areas protected by levees from 100-year flood) according to the U.S. Department of Housing and Urban Development Flood Insurance Rate Map Panel No. 560050-0005-B, effective date of July 17, 1978.
7. Use is intended per Zone B2 regulations for light business (retail and wholesale).
8. All streets and alleys are existing; no street development is required.
9. 3 parking spaces required for Lot 5A.
10. 4 parking spaces required for Lot 5B.
11. No development or construction is required on the existing lot and structures.
12. No easements of record lie on or within the lines of the shown Lot 5A and Lot 5B.
13. Ingress and egress to/from Lot 5A with North 1st West is provided from a 20 feet wide driveway reserved in the shown location if needed.

THE FOLLOWING VARIANCES TO THE CITY OF GREEN RIVER SUBDIVISION REGULATIONS ARE GRANTED BY THE CITY OF GREEN RIVER PLANNING COMMISSION FOR THE SHOWN SUBDIVISION OF LOT 5, BLOCK 17 IN THE ORIGINAL TOWN OF GREEN RIVER.

1. Section 7 – DEDICATION OF PUBLIC LAND.
2. Section 5.C.6.a – Requirement for grade contour map.
3. Section 5.B.2.h – Requirement of 3" inch brass cap on subdivision boundary.

Owner/Developer

Phillip E. Steel and Marcia L. Steel
91 West Flaming Gorge Way
Green River, Wyoming

Total area subdivided = 8393 Sq. Ft. = 0.193 acre

Area of Lot 5A = 5117 Sq. Ft. = 0.117 acre
Area of Lot 5B = 3276 Sq. Ft. = 0.075 acre

LEGEND

● Set a 5/8 inch iron rod with a 1-1/2 inch aluminum cap inscribed "JOB NO 96010, PLS 6098"

○ Calculated corner position, unable to set due to obstructions

DEDICATION

Know all men by these presents that the undersigned Phillip E. Steel and Marcia L. Steel, being the owners, proprietors, or parties of interest in the land shown on this plat, do hereby certify:

That the foregoing plat designated as A SUBDIVISION OF LOT 5 IN BLOCK 17 OF THE ORIGINAL TOWN OF GREEN RIVER, is located in the northeast 1/4 of Section 22 Reservoy Township 18 North and Range 107 West of the Sixth Principal Meridian in the City of Green River, Sweetwater County, Wyoming and is more particularly described as follows:

"All of Lot 5 in Block 17 of the Original Town of Green River as described in Plat Book Page 70 in the Sweetwater County Clerk of Records Office."

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 owners and proprietors of the land, and that it 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 13 day of June A.D., 19 96 by

Phillip E. Steel

Executed this 13 day of June A.D., 19 96 by

Marcia L. Steel

STATE OF WYOMING
SWEETWATER COUNTY } SS

The foregoing instrument was acknowledged before me this 13 day of June A.D., 19 96 by Phillip E. Steel and Marcia L. Steel as a free and voluntary act and deed.
Witness my hand and official seal, Joanne
My commission expires Jan. 1, 1998

JO ANN L. HARMON
Notary Public
Albany County, WY
My Commission Expires
April 1, 1998

NOTARY PUBLIC

CERTIFICATE OF REVIEW OF THE PUBLIC WORKS DIRECTOR

Duly on this plat reviewed this 20th day of March A.D., 1996, by the Public Works Director of the City of Green River, Wyoming.

Roy Rob Wong Director

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

This plat approved by the City of Green River Planning Commission this 24th day of March A.D., 19

Chairman

Secretary

CERTIFICATE OF ACCEPTANCE AND APPROVAL BY THE CITY COUNCIL

Approved by the City Council of the City of Green River, Wyoming, this 20th day of March A.D., 1996

Mayor

City Clerk

CERTIFICATE FOR RECORDING BY THE COUNTY CLERK

This plat was filed for record in the office of the Clerk and Recorder and duly recorded in Book 2 of Plats Page 70 and is duly recorded in Book 2 of Plats Page 70

County Clerk

By Deputy Clerk

#1216384

WILLIAM H. SMITH AND ASSOCIATES P.C. SURVEYING CONSULTANTS P.O. BOX 820 GREEN RIVER, WYOMING 82935 PHONE: (307) 875-3838 FAX: (307) 875-2646			
FINAL PLAT: LOT 5, BLOCK 17 ORIGINAL TOWN – GREEN RIVER			
Phillip E. & Marcia L. Steel 91 West Flaming Gorge Way Green River, Wyoming			
DATE 4/05/96	SCALE 1"=20'	DRAWN BY RCR	JOB NO. 96010
			SHEET 1 OF 1