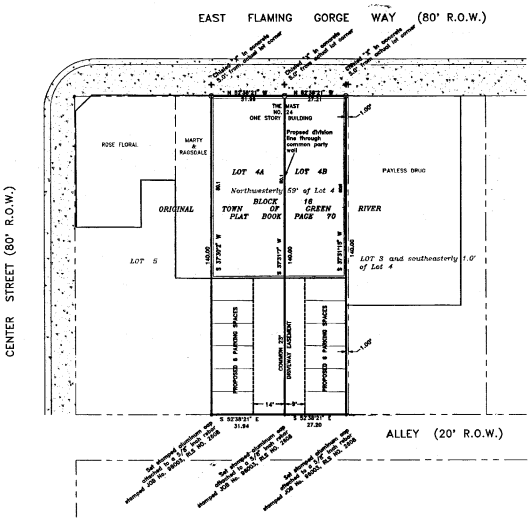
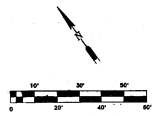
FINAL PLAT

LOT 4A AND LOT 4B

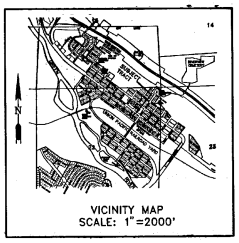
A SUBDIVISION OF THE NORTHWESTERLY 59' LOT 4, BLOCK 16 ORIGINAL TOWN OF GREEN RIVER, WYOMING

NE 1/4 SECTION 22, T18N, R107W, 6th PRINCIPAL MERIDIAN





SCALE: 1"=20'



DEDICATION

Know all men by these presents that the undersigned Paula Doody and Edward Doody, 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 THE NORTHWESTERLY 59 FEET OF LOT 4, BLOCK 16 OF THE ORIGINAL TOWN OF GREEN RIVER, is located in the northeast 1/4 of Section 22 Fractional 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 4 in Block 16 of the Original Town of Green River as described in Plat Book Page 70 in the Sweetwater County Clerk of Records Office.

Save and except from the said Lot 4 the southeasterly one (1) foot bordering Lot 3 in the said Block 16."

That this subdivision, as it is described and as it appears on this plat, is made with the free consent and is in accordance with the desires of the undersigned owners 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 relinquished.

Executed this 19th day of June A.D., 1996 by

Paula Doody

Executed this 19th day of June A.D., 1996 by

Edward Doody

STATE OF WYOMING } SS
SWEETWATER COUNTY }

The foregoing instrument was acknowledged before me this 19th day of June A.D., 1996, by Edward Doody and Paula Doody as a free and voluntary act and deed.
Witness my hand and official seal.
My commission expires 6-11-98

Notary Public

County of Sweetwater, State of Wyoming
My Commission Expires 6-11-98

SURVEYOR'S CERTIFICATE

STATE OF WYOMING } SS
SWEETWATER COUNTY }

I, John I. Ballmer, 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 Lot 4A and Lot 4B, Block 16 a subdivision as laid out, platted Subdivided and shown hereon and that such plat was made from an accurate survey made by me or under my part in accordance with the laws of the State of Wyoming governing surveys and that all dimensional and geodetic details are correctly shown the location and dimension of the lots and easements of said subdivision in compliance with the City of Green River regulations governing the subdivision.

John I. Ballmer 2509 Professional Land Surveyor WYOMING

SEAL

NOTES:

1. The basis of bearings for this survey is referenced to NAD 83 grid north from NGS station Green River (41°32'05.0844" N/ 109°27'46.1371" W) and NGS station RIDGE (41°27'14.8053" N/ 109°29'54.8853" W).
2. Water, sanitary sewer, electric, gas, telephone and television service lines are existing and service the existing building (2 separate services).
3. The subject lots are currently zoned C-2, according to the official zoning map of the City of Green River, Wyoming.
4. Two (2) lots: 4A and 4B.
5. Exterior monuments as noted.
6. The subject lots 5e 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) and Zone X (areas determined to be outside the 500-year flood) per the Federal Insurance and Urban Development Flood Insurance Rate Map Panel No. 560065-0005-B, effective date of July 17, 1978.
7. Use is intended per Zone B2 regulations for light business (retail and wholesale).
8. Time of completion of proposed development is one (1) year after approval.
9. All streets and alleys are existing; no street development is involved.
10. No phasing of development is required on existing lot and structures.
11. 12 parking spaces approved in variance of the City of Green River regulations.

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 THE NORTHWESTERLY 59' OF LOT 4, 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.b – Requirement of 3 inch brass cap on subdivision boundary.

Owner/Developer

Paula and Edward Doody
24 East Flaming Gorge Way
Green River, Wyoming
Telephone: 875-4555

Total area subdivided = 8284 Sq. Ft. = 0.1896 acre
(Northwesterly 59 feet of Lot 4)
Area of Lot 4A = 4475 Sq. Ft. = 0.1156 acre
Area of Lot 4B = 3808 Sq. Ft. = 0.0874 acre

CERTIFICATE OF REVIEW OF THE PUBLIC WORKS DIRECTOR

Reviewed this 19th day of June A.D., 1996, by the Public Works Director of the City of Green River, Wyoming.

City Public Works Director

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

This development by the City of Green River Planning Commission this 2nd day of July A.D., 1996.

Chairman

Secretary

CERTIFICATE OF ACCEPTANCE AND APPROVAL BY THE CITY COUNCIL

Approved by the City Council of the City of Green River, Wyoming, this 2nd day of July 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 at 11:25 o'clock A.M. July 2nd A.D., 1996 and is duly recorded in Book Plat Page 70

County Clerk

Deputy

1216967

RECORDED 8-21-1996 AT 11:19 AM RECEPTION# 1216967
BOOK 0000 PAGE 0000
FEE: $10.00
LORETTA BAILEY, CLERK OF SWEETWATER COUNTY, WYOMING

WILLIAM H. SMITH AND ASSOCIATES P.C.
SURVEYING CONSULTANTS
P.O. BOX 830
GREEN RIVER, WYOMING 82935
PHONE: (307) 875-2606
FAX: (307) 875-2640

FINAL PLAT:
LOT 4, BLOCK 16
ORIGINAL TOWN – GREEN RIVER

Paula and Edward Doody
24 East Flaming Gorge Way
Green River, Wyoming

DATE	SCALE	DRAWN BY	JOB NO.	SHEET
6/05/96	1"=20'	JD	96005	SHEET 1 OF 1