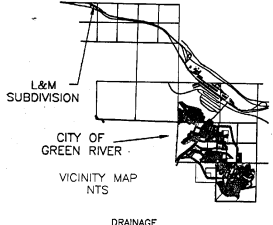


# FINAL PLAT

## L&M COMMERCIAL SUBDIVISION

### A REPLAT OF TRACT 2, PARK VIEW SUBDIVISION, BEING PORTIONS OF LOTS 5 AND 10, SECTION 7, TOWNSHIP 18 NORTH, RANGE 107 WEST, SWEETWATER COUNTY, WYOMING

NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM      NO PUBLIC MAINTENANCE OF STREETS AND ROADS



**SUMMARY OF LAND USE**

TOTAL AREA = 5,000 AC  
 NUMBER OF LOTS = 2  
 COMMERCIAL AREA = 5,000 AC  
 OPEN SPACE AREA = 0  
 LAND IN RIGHTS-OF-WAY = 0

**ZONING**  
(FOR THIS PLAT AND SURROUNDING LAND)  
 PRESENT: COMMERCIAL      INTENDED: COMMERCIAL

**LOT WIDTH-DEPTH RATIO**

THE LOTS HAVE A DEPTH-TO-WIDTH RATIO OF APPROXIMATELY 1:0 WHICH WAS APPROVED BY VARIANCE UNDER RESOLUTION NUMBER 98-07-2002.

**WATER SERVICE**

WATER SERVICE WILL BE PROVIDED BY EXTENSION OF THE MAINS OF THE JAMESTOWN-RO VISTA WATER & SEWER DISTRICT. THIS INCLUDES FIRE HYDRANTS.

**STREETS AND DRAINAGE**

NO STREETS ARE TO BE DEDICATED FOR PUBLIC USE.

**DEVELOPMENT PHASING**

THE ENTIRE PROJECT WILL BE CONSTRUCTED AT ONE TIME.

**FLOOD PLAIN**

THE SUBDIVISION IS NOT LOCATED IN ANY FLOOD ZONE INDICATED ON THE FLOOD INSURANCE RATE MAP WHICH WAS REVISED ON AUGUST 1, 1978.

**CERTIFICATE OF APPROVAL  
OF COUNTY ENGINEER**

I, John A. Williams, A.S. E., A.C.E., A.D. 1999, BY THE COUNTY ENGINEER OF SWEETWATER COUNTY, WYOMING

**CERTIFICATE OF APPROVAL  
SWEETWATER COUNTY  
PLANNING AND ZONING COMMISSION**

THIS PLAT WAS APPROVED BY THE SWEETWATER COUNTY PLANNING AND ZONING COMMISSION THIS 12th DAY OF JULY, A.D. 1999.

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

THIS PLAT APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SWEETWATER COUNTY, WYOMING, THIS 12th DAY OF JULY, A.D. 1999, FOR PLUMB WITH THE CLERK AND RECORDER OF SWEETWATER COUNTY, AND FOR CONFORMANCE WITH THE PUBLIC DEDICATIONS SHOWN HEREON, SUBJECT TO THE PROVISIONS 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 FINANCED BY THE BOARD OF COUNTY COMMISSIONERS, AND FINANCED THAT SAID APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A PUBLIC USE OR PUBLIC IMPROVEMENTS SHALL HAVE BEEN COMPLETED TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS.

DATED THIS 12th DAY OF July, 1999.

**CERTIFICATE FOR RECORDING  
BY COUNTY CLERK AND RECORDER**

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER AT 4:00 P.M. ON JULY 22, 1999, AND IS DULY RECORDED IN BOOK PAGE 1, TRACT 2, 1999.

INDIVIDUAL LOT OWNERS ARE REQUIRED TO SUBMIT A DRAINAGE AND GRADING PLAN AND A SEWER INSTALLATION REPORT AT THE TIME AN APPLICATION FOR A BUILDING PERMIT IS SUBMITTED. THE DRAINAGE AND GRADING PLAN MUST SHOW THAT NEIGHBORING OWNERS ARE CONVEYING HISTORIC AND DEVELOPED DRAINAGE IN A MANNER THAT DOES NOT ADVERSELY AFFECT THE NEIGHBORING PROPERTIES. THESE REPORTS SHALL BE PREPARED, SIGNED, AND STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF WYOMING.

ANY DRAINAGE IMPROVEMENT SHALL BE INSTALLED BEFORE ANY CONSTRUCTION HEREON IS APPROVED.

LOT OWNERS ARE PROHIBITED FROM OBSTRUCTING OR ALTERING ANY DRAINAGE WAY.

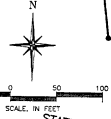
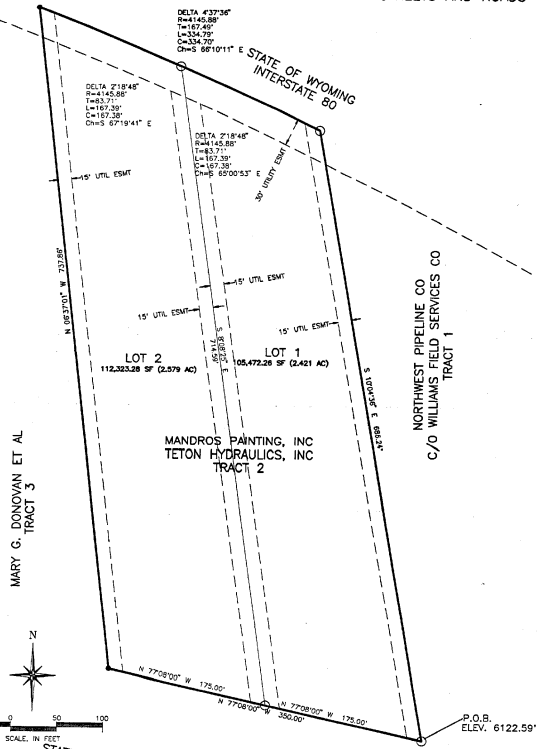
**SEWER SERVICE**

SEWAGE DISPOSAL WILL BE PROVIDED BY ON-SITE SYSTEMS ON LOT 2. SPECIAL ENGINEERING DESIGN FOR SEPTIC SYSTEMS MUST BE EMPLOYED TO ACHIEVE ACCEPTABLE EFFLUENT CONCENTRATION RATES. THE BOTTOM OF DRAIN FIELD TRENCHES SHALL BE A MINIMUM OF 4 FEET ABOVE BEDROCK IN ALL AREAS.

- LEGEND**
- EXISTING 1 1/2" ALUMINUM CAP ON A 5/8"x24" REINFORCING BAR
  - 1 1/2" ALUMINUM CAP ON A 5/8"x24" REINFORCING BAR

**SURVEYOR'S CERTIFICATE**

I, HARRY J. KESSNER, DO HEREBY CERTIFY THAT I AM A LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF WYOMING AND THAT THIS PLAT IS TRUE, CORRECT AND COMPLETE UNDER THE LAWS OF THE STATE OF WYOMING. I HAVE REVIEWED THE RECORDS OF THE COUNTY ENGINEER AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON THAT SUCH PLAT IS TRUE, CORRECT AND COMPLETE UNDER THE LAWS OF THE STATE OF WYOMING AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS, AND STREETS OF SAID SUBDIVISION AS THE SAME ARE SHOWN UPON THE RECORD IN COMPLIANCE WITH THE SWEETWATER COUNTY REGULATIONS GOVERNING THE SUBDIVISION OF LAND.



**CERTIFICATE OF RECORDING**

BOOK ALL ACTS BY THESE PRESENTS THAT THE UNDERSIGNED, HENRY J. KESSNER, REGISTERED PROFESSIONAL LAND SURVEYOR, HAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF SWEETWATER COUNTY, WYOMING, THIS 22nd DAY OF JULY, 1999, A REPLAT OF TRACT 2, PARK VIEW SUBDIVISION, BEING PORTIONS OF LOTS 5 AND 10, SECTION 7, TOWNSHIP 18 NORTH, RANGE 107 WEST, SWEETWATER COUNTY, WYOMING, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON THAT SUCH PLAT IS TRUE, CORRECT AND COMPLETE UNDER THE LAWS OF THE STATE OF WYOMING AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS, AND STREETS OF SAID SUBDIVISION AS THE SAME ARE SHOWN UPON THE RECORD IN COMPLIANCE WITH THE SWEETWATER COUNTY REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

THIS PLAT APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SWEETWATER COUNTY, WYOMING, THIS 12th DAY OF JULY, A.D. 1999, FOR PLUMB WITH THE CLERK AND RECORDER OF SWEETWATER COUNTY, AND FOR CONFORMANCE WITH THE PUBLIC DEDICATIONS SHOWN HEREON, SUBJECT TO THE PROVISIONS 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 FINANCED BY THE BOARD OF COUNTY COMMISSIONERS, AND FINANCED THAT SAID APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A PUBLIC USE OR PUBLIC IMPROVEMENTS SHALL HAVE BEEN COMPLETED TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS.

DATED THIS 12th DAY OF July, 1999.

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

THIS PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SWEETWATER COUNTY, WYOMING, THIS 12th DAY OF JULY, A.D. 1999, FOR PLUMB WITH THE CLERK AND RECORDER OF SWEETWATER COUNTY, AND FOR CONFORMANCE WITH THE PUBLIC DEDICATIONS SHOWN HEREON, SUBJECT TO THE PROVISIONS 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 FINANCED BY THE BOARD OF COUNTY COMMISSIONERS, AND FINANCED THAT SAID APPROVAL OF THIS PLAT DOES NOT CONSTITUTE A PUBLIC USE OR PUBLIC IMPROVEMENTS SHALL HAVE BEEN COMPLETED TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS.

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**CERTIFICATE OF APPROVAL  
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I, John A. Williams, A.S. E., A.C.E., A.D. 1999, BY THE COUNTY ENGINEER OF SWEETWATER COUNTY, WYOMING

**CERTIFICATE OF APPROVAL  
SWEETWATER COUNTY  
PLANNING AND ZONING COMMISSION**

THIS PLAT WAS APPROVED BY THE SWEETWATER COUNTY PLANNING AND ZONING COMMISSION THIS 12th DAY OF JULY, A.D. 1999.

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DATED THIS 12th DAY OF July, 1999.

**CERTIFICATE FOR RECORDING  
BY COUNTY CLERK AND RECORDER**

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER AT 4:00 P.M. ON JULY 22, 1999, AND IS DULY RECORDED IN BOOK PAGE 1, TRACT 2, 1999.

L&M COMMERCIAL SUBDIVISION  
 A REPLAT OF TRACT 2, PARK VIEW SUBDIVISION  
 PORTION OF LOTS 5 AND 10, SECTION 7, TOWNSHIP 18  
 NORTH, RANGE 107 WEST, SIXTH PRINCIPAL MERIDIAN  
 SWEETWATER COUNTY, WYOMING

PREPARED BY:  
 ASPEN MOUNTAIN, INC  
 507 FIFTH STREET, ROCK SPRINGS WY 82901  
 (307) 585-5444  
 JUNE 11, 1999

OWNED BY:  
 TETON HYDRAULICS, INC. AND MANDROS PAINTING, INC  
 900 BOULDER STREET, GREEN RIVER WY 82906  
 (307) 876-3092