

FINAL PLAT

WHITE MOUNTAIN COUNTRY ESTATES, PHASE 2

SECTION 5, TOWNSHIP 19 NORTH, RANGE 105 WEST, SWEETWATER COUNTY, WYOMING

ZONED R2/SF L52

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED JAY C. DEWART AND TERRY J. DEWART, HUSBAND AND WIFE, BEING THE SOLE OWNERS OF THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THE FOREGOING PLAT DESIGNATED WHITE MOUNTAIN COUNTRY ESTATES, PHASE 2 IS LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 105 WEST, SIXTH PRINCIPAL MERIDIAN, SWEETWATER COUNTY, WYOMING, AND IS PART OF A PLAT FIRST DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 5, THENCE NORTH 07° 11' 00" WEST ALONG THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 5 A DISTANCE OF 33.00 FEET TO THE THIRD POINT OF BEGINNING, MONUMENTED WITH A BRASS AND BRASS CAP MARKED S. 2175.

THENCE NORTH 07° 11' 00" WEST ALONG THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 5 A DISTANCE OF 106.11 FEET TO A POINT, MONUMENTED WITH A BRASS CAP MARKED S. 2175.

THENCE SOUTH 07° 11' 00" EAST A DISTANCE OF 94.73 FEET TO A POINT, MONUMENTED WITH A BRASS CAP MARKED S. 2175.

THENCE SOUTH 07° 11' 00" EAST A DISTANCE OF 146.19 FEET TO A POINT, MONUMENTED WITH A BRASS CAP MARKED S. 2175.

THENCE SOUTH 07° 11' 00" WEST A DISTANCE OF 106.11 FEET TO THE NORTHWEST CORNER OF THE WHITE MOUNTAIN COUNTRY ESTATES SUBDIVISION, PHASE 1 AS RECORDED IN THE BOOK OF PLATS PAGE 98 OF THE SWEETWATER COUNTY RECORDS OFFICE, MONUMENTED WITH A BRASS CAP MARKED S. 2175.

THENCE SOUTH 07° 11' 00" WEST A DISTANCE OF 618.00 FEET ALONG THE WEST SUBDIVISION LINE OF SAID WHITE MOUNTAIN COUNTRY ESTATES SUBDIVISION, PHASE 1 TO THE SOUTHWEST CORNER THEREOF AND THE NORTH LINE OF HOSKINS LANE ROAD (EASEMENT AS RECORDED IN BOOK 824, PAGE 188 TO 190 IN THE SWEETWATER COUNTY RECORDS OFFICE, MONUMENTED WITH A BRASS CAP MARKED S. 2175).

THENCE NORTH 07° 11' 00" WEST A DISTANCE OF 106.11 FEET ALONG THE SAID NORTH LINE OF HOSKINS LANE ROAD (EASEMENT TO THE ROOF OF BEGINNING).

SAID WHITE MOUNTAIN COUNTRY ESTATES, PHASE 2 CONTAINS AN AREA OF 16.51 ACRES, MORE OR LESS, BASED ON MEASUREMENTS MADE BY THE SURVEYOR ALONG THE SOUTH SECTION LINE OF SAID SECTION 5 FROM THE SOUTHWEST CORNER TO THE SOUTH QUARTER CORNER.

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, AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, BLOCKS, STREETS, AND UTILITY EASEMENTS.

THAT THE UNDERSIGNED OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DO HEREBY DEDICATE TO THE PUBLIC THE ALL STREETS, ALLEYS, EASEMENTS, AND OTHER LANDS OTHER THAN THE FOREGOING LOTS OF LAND AS INDICATED AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE, AND THAT ALL RIGHTS UNDER AND BY VIRTUE OF THE FORESTED EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

EXECUTED THIS 21st DAY of October, 2002, by:

JAY C. DEWART
TERRY J. DEWART

STATE OF WYOMING
SWEETWATER COUNTY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME JAMES J. O'NEILL, Notary Public, on this 21st day of October, 2002, by JAY C. DEWART and TERRY J. DEWART.

NOTARY PUBLIC
JAMES J. O'NEILL

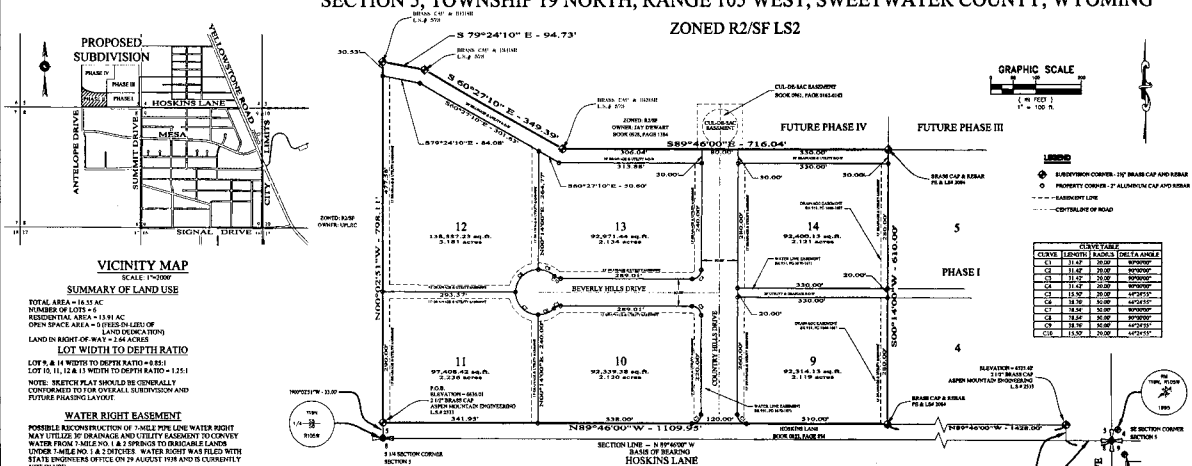
WHITE MOUNTAIN COUNTRY ESTATES SUBDIVISION PHASE 2

SOUTHWEST QUARTER (SE 1/4) OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 105 WEST, SIXTH PRINCIPAL MERIDIAN, SWEETWATER COUNTY, WYOMING

OWNED BY:
JAY C. DEWART
P.O. BOX 1574
ROCK SPRINGS, WY 82901
(307) 362-6262

PREPARED BY:
JFC ENGINEERS ARCHITECTS SURVEYORS
1515 NORTH STREET, SUITE A
ROCK SPRINGS, WY 82901
(307) 362-7519

OCTOBER 28, 2002
JFC PROJECT NO. 5728-02E



VICINITY MAP
SCALE: 1"=100'

SUMMARY OF LAND USE
TOTAL AREA = 16.51 AC
NUMBER OF LOTS = 6
RESIDENTIAL AREA = 11.51 AC
LAND IN RIGHT OF WAY = 2.24 AC
OPEN SPACE AREA = 0.76 AC (AND 0.00 AC)
TOTAL LOT AREA = 16.51 AC

LOT WIDTH TO DEPTH RATIO
LOT # 9 & 14 WIDTH TO DEPTH RATIO = 1.00
LOT # 10, 11, 12 & 13 WIDTH TO DEPTH RATIO = 1.00
NOTE: SKETCH PLAT SHOULD BE GENERALLY CONFORMED TO FOR OVERALL SUBDIVISION AND FUTURE PHASING PLANS.

WATER RIGHT EASEMENT
POSSIBLE RECONSTRUCTION OF 1" DRAINAGE PIPE LINE WATER RIGHT MAY BE REQUIRED TO BE OBTAINED AND TO BE ADJUSTED TO CONVEY WATER FROM 7.4125" (NO. 1) 2" SPRINGS TO BRACKLE LANDS UNDER TABLE NO. 1 & 2 TABLES. WATER RIGHT WAS FILED WITH STATE ENGINEERS OFFICE ON 24 AUGUST 1998 AND IS CURRENTLY NOT IN USE.

FLOOD PLAIN
THE SUBDIVISION IS NOT LOCATED IN ANY FLOOD ZONE INDICATED ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 500919 00A4. EFFECTIVE DATE: AUGUST 1, 1978.

DRAINAGE/SOILS
INDIVIDUAL LOT OWNERS SHALL BE REQUIRED TO SUBMIT A DRAINAGE/IRREGULAR PLAN AND REPORT AT THE TIME OF APPLICATION FOR THE INITIAL SWEETWATER COUNTY CONSTRUCTION PERMIT OR SIGNIFICANTLY CHANGING LOT DRAINAGE SYSTEM. THE DRAINAGE/IRREGULAR PLAN MUST SHOW THAT THE INDIVIDUAL LOT OWNERS ARE CORRECTLY IDENTIFYING AND DEVELOPING DRAINAGE IN A MANNER THAT DOES NOT ADVERSELY AFFECT NEIGHBORING PROPERTIES. THIS REPORT SHALL BE PREPARED, SIGNED AND STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF WYOMING. ANY IMPROVEMENTS IDENTIFIED BY THIS REPORT SHALL BE INSTALLED PRIOR TO THE BEGINNING OF ANY SWEETWATER COUNTY CONSTRUCTION. PERMITS, LOT OWNERS ARE PERMITTED TO SUBMIT COMMENTS TO ALL LOCAL AGENCY DRAINAGE WAYS. NO WATER RIGHTS ARE BEING CONVEYED WITH THIS PLAT.

STREETS AND DRAINAGE
STREETS AND DRAINAGE RIGHTS (WAYS) SHOWN ARE TO BE DEDICATED FOR PUBLIC USE. DRIVE WAYS OR OPEN SPACES WILL BE THE RESPONSIBILITY OF INDIVIDUAL LOT OWNERS. LOT ACCESS WILL BE OFF OF LOCAL HIGHWAY STREETS ONLY. ACCESS OFF OF HOSKINS LANE IS PROHIBITED.

DEVELOPMENT PHASING
THE ENTIRE PROJECT WILL BE CONSTRUCTED AT ONE TIME. CONSTRUCTION OF UTILITIES, DRAINAGE IMPROVEMENTS, WATER LINES, FIRE HYDRANTS, SEWER LINES AND OTHER IMPROVEMENTS WILL BE PERFORMED BEFORE FALL OF 2002.

SOIL TYPES
SOIL TYPES AS INDICATED BY DATA SUPPLIED BY THE NATIONAL RESOURCES CONSERVATION SERVICE ARE THINER, FINE SANDY CLAYM OF MEDIUM TO HEAVY DEEP WITH FLUVED OR A PRESENT. CHANNELS OR BARRIERS. SOILS WITH THIS SUBDIVISION ARE SUCEPTIBLE TO WIND EROSION AND THEIR SOILS ARE ALKALINE. MAY RESTRICT PLANT GROWTH.

SOILS REPORT
SOIL CONDITIONS MAY VARY SIGNIFICANTLY WITHIN THE SUBDIVISION. TO ENCOURAGE SOUND BUILDING CONSTRUCTION, A GEOTECHNICAL ENGINEER SHOULD REFER TO THE SUBDIVISION SOILS REPORT FOR THE SUBDIVISION AND INSPECT THE BUILDING SITE AND FOUNDATION DESIGNATION FOR POTENTIAL SOIL PROBLEMS. THE ENGINEER SHOULD, IF NECESSARY, MAKE CORRECTIVE RECOMMENDATIONS TO ADDRESS THE POTENTIAL NEGATIVE EFFECTS OF ANY IDENTIFIED PROBLEMS.

CERTIFICATE OF ACCEPTANCE AND APPROVAL BY THE SWEETWATER COUNTY BOARD OF COUNTY COMMISSIONERS

THIS PLAT APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SWEETWATER COUNTY, WYOMING, THIS 21st DAY OF OCTOBER, 2002, FOR FILING WITH THE CLERK AND RECORDER OF SAID COUNTY, AND FOR CONVEYANCE TO THE COUNTY OF THE PUBLIC DEDICATION SHERIFF SHERIFF, SUBJECT TO THE PROVISIONS THAT APPEAR IN NO WAY OBLIGATED 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 FURTHER THAT SAID APPROVAL SHALL IN NO WAY OBLIGATE SWEETWATER COUNTY FOR MAINTENANCE OF STREETS WHICH ARE NOT DEDICATED TO THE PUBLIC NOR LINES, ALL IMPROVEMENTS SHALL HAVE BEEN COMPLETED TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS.

DATED THIS 21st DAY OF Oct., 2002.

[Signature]
TERRY J. DEWART
SENIOR VICE PRESIDENT

STATE OF WYOMING
SWEETWATER COUNTY

CERTIFICATE OF JOINDER

ROBERT AND JANITA O'NEILL, BEING AN OWNER OF INTEREST IN THE LAND PRESENTLY BEING PLATTED AS THE WHITE MOUNTAIN COUNTRY ESTATES, PHASE 2 DO HEREBY RATIFY AND JOIN IN ALL PROVISIONS OF THE CERTIFICATE OF DEDICATION ATTACHED TO SAID PLAT AS FULLY AND COMPLETELY AS IF WE HAD EXECUTED THE ORIGINAL CERTIFICATE OF DEDICATION.

DATED THIS 21st DAY OF October, 2002, by:

[Signature]
ROBERT O'NEILL
ROBERT O'NEILL

STATE OF MONTANA
YELLOWSTONE COUNTY

CERTIFICATE OF JOINDER

ROBERT AND JANITA O'NEILL, BEING AN OWNER OF INTEREST IN THE LAND PRESENTLY BEING PLATTED AS THE WHITE MOUNTAIN COUNTRY ESTATES, PHASE 2 DO HEREBY RATIFY AND JOIN IN ALL PROVISIONS OF THE CERTIFICATE OF DEDICATION ATTACHED TO SAID PLAT AS FULLY AND COMPLETELY AS IF WE HAD EXECUTED THE ORIGINAL CERTIFICATE OF DEDICATION.

DATED THIS 21st DAY OF October, 2002, by:

[Signature]
ROBERT O'NEILL
ROBERT O'NEILL

STATE OF MONTANA
YELLOWSTONE COUNTY

DRAINAGE CERTIFICATION

I, STEVEN B. ROYER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL ENGINEER REGISTERED UNDER THE LAWS OF THE STATE OF WYOMING AND THAT THE DRAINAGE PLAN IS DESIGNED BY ME OR UNDER MY SUPERVISION IN ACCORDANCE WITH THE SWEETWATER COUNTY SUBDIVISION REGULATIONS.

[Signature]
STEVEN B. ROYER

PROFESSIONAL ENGINEER, WYOMING REGISTRATION NO. 7638

STATEMENT OF SURVEYOR

I, JERRY W. HANAFOR, DO HEREBY CERTIFY THAT I AM A LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF WYOMING, AND THAT THIS PLAT IS A TRUE, CORRECT, AND COMPLETE PLAT OF WHITE MOUNTAIN COUNTRY ESTATES, PHASE 2 AS ALLEGEDLY PLATTED, DEDICATED, AND SHOWN HEREON THAT SAID PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS, AND STREETS OF SAID SUBDIVISION AS THE SAME ARE STATED UPON THE GROUNDS IN COMPLIANCE WITH THE SWEETWATER COUNTY REGULATIONS GOVERNING THE SUBDIVISION OF LANDS.

[Signature]
JERRY W. HANAFOR

LAND SURVEYOR, WYOMING REGISTRATION NO. 575

CERTIFICATE FOR RECORDING BY COUNTY CLERK AND RECORDER

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER THIS 21st DAY OF OCTOBER, 2002, AND WAS RECORDED IN BOOK 824, PAGE 188 TO 190.

[Signature]
JAY C. DEWART

CLERK AND RECORDER

CERTIFICATE OF APPROVAL OF COUNTY ENGINEER

APPROVED THIS 21st DAY OF Oct., 2002, BY THE COUNTY ENGINEER OF SWEETWATER COUNTY, WYOMING.

[Signature]
TERRY J. DEWART

COUNTY ENGINEER

CERTIFICATE OF APPROVAL PLANNING AND ZONING COMMISSION

THIS PLAT WAS APPROVED BY THE SWEETWATER COUNTY PLANNING AND ZONING COMMISSION THIS 21st DAY OF OCTOBER, 2002.

[Signature]
TERRY J. DEWART

STATEMENT OF SURVEYOR

I, JERRY W. HANAFOR, DO HEREBY CERTIFY THAT I AM A LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF WYOMING, AND THAT THIS PLAT IS A TRUE, CORRECT, AND COMPLETE PLAT OF WHITE MOUNTAIN COUNTRY ESTATES, PHASE 2 AS ALLEGEDLY PLATTED, DEDICATED, AND SHOWN HEREON THAT SAID PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS, AND STREETS OF SAID SUBDIVISION AS THE SAME ARE STATED UPON THE GROUNDS IN COMPLIANCE WITH THE SWEETWATER COUNTY REGULATIONS GOVERNING THE SUBDIVISION OF LANDS.

[Signature]
JERRY W. HANAFOR

LAND SURVEYOR, WYOMING REGISTRATION NO. 575