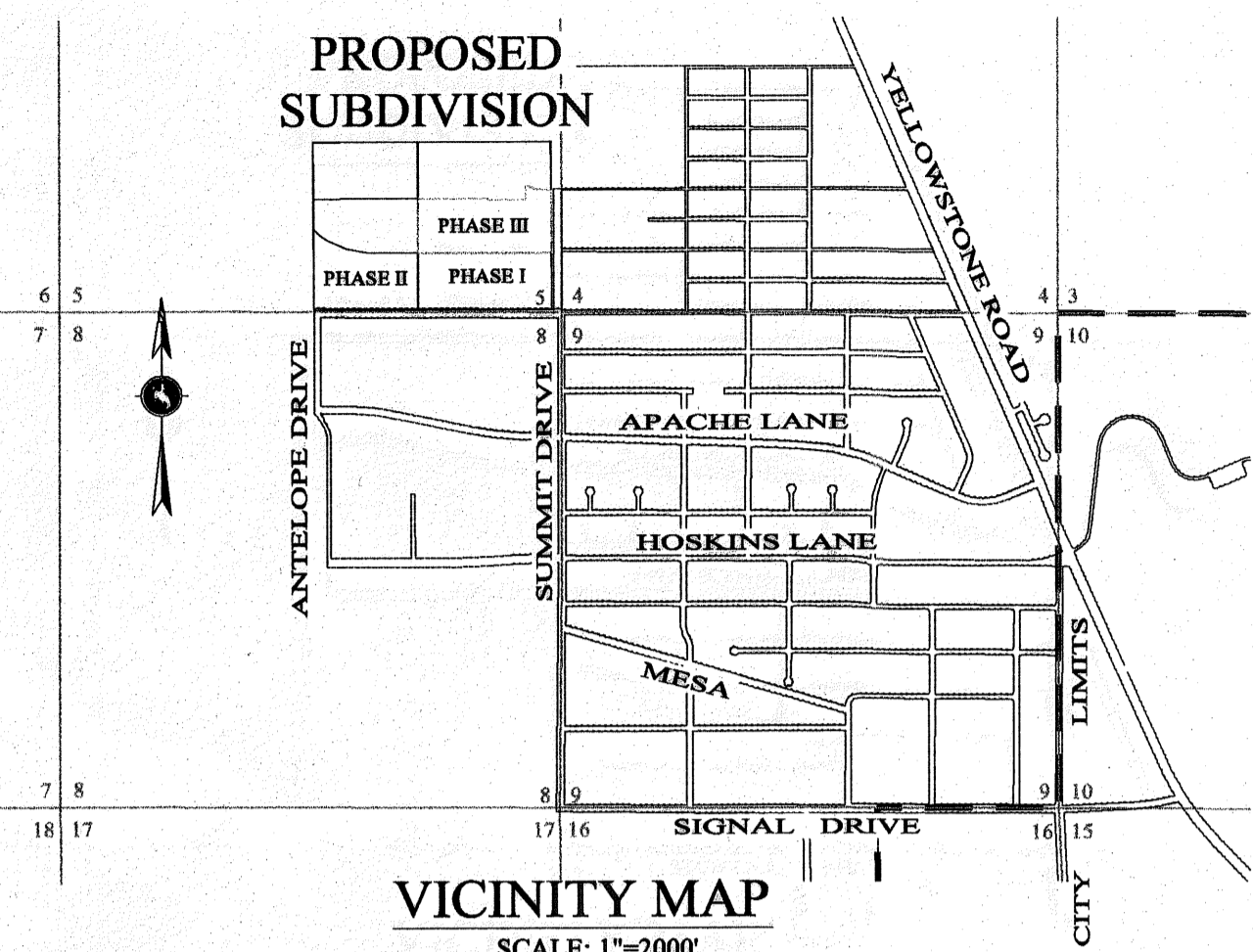


# FINAL PLAT

## WHITE MOUNTAIN COUNTRY ESTATES, PHASE 3

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

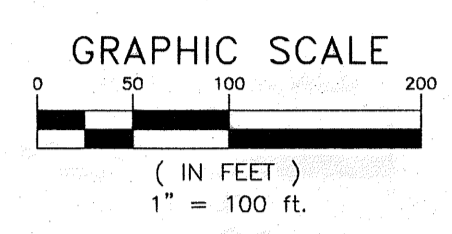
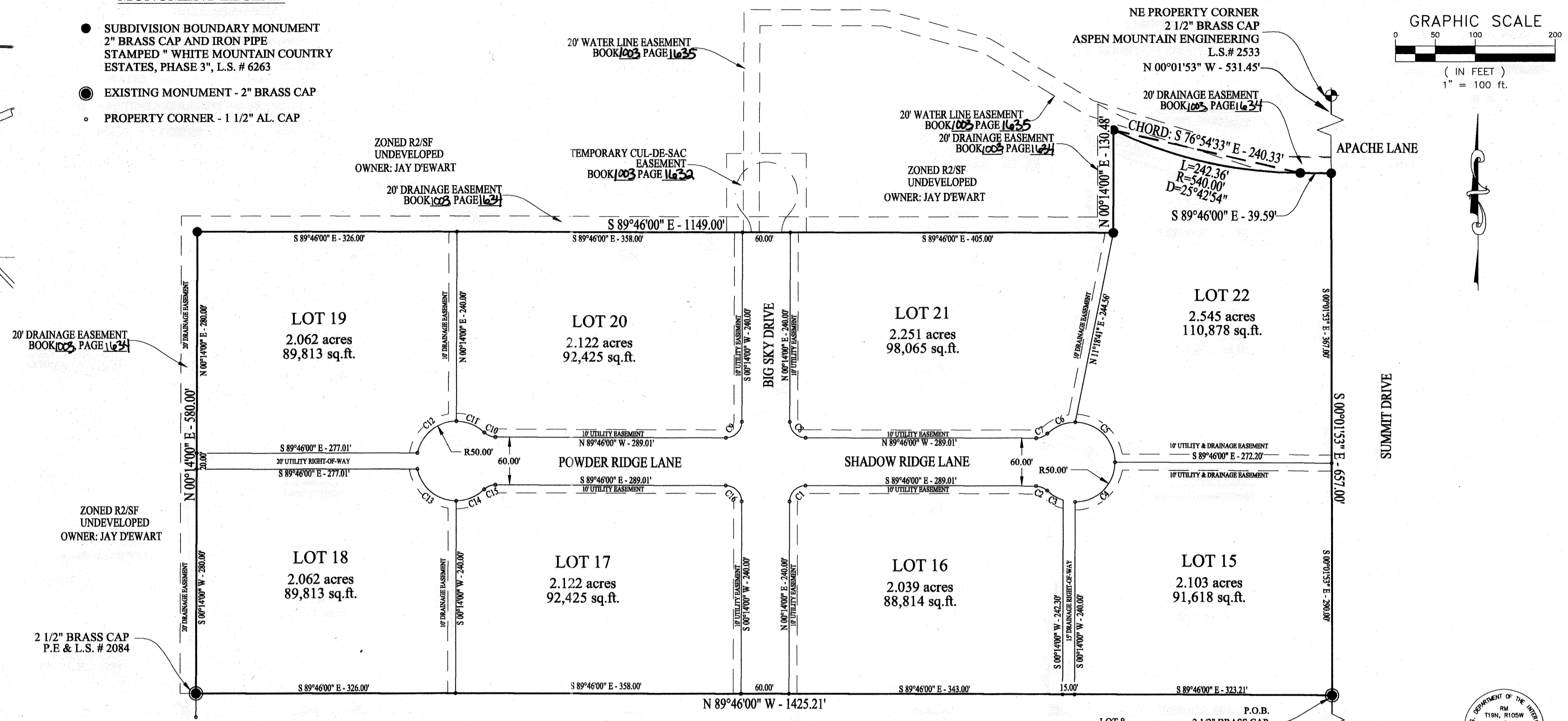
**CERTIFICATE OF DEDICATION**



**MONUMENT LEGEND**

- SUBDIVISION BOUNDARY MONUMENT  
2" BRASS CAP AND IRON PIPE  
STAMPED "WHITE MOUNTAIN COUNTRY  
ESTATES, PHASE 3", L.S. # 6263
- EXISTING MONUMENT - 2" BRASS CAP
- PROPERTY CORNER - 1 1/2" AL. CAP

**ZONED R2/SF LS2**



**CURVE TABLE**

CURVE	RADIUS	DELTA	LENGTH
C1	20.00	90°00'00"	31.42
C2	20.00	44°24'55"	15.50
C3	50.00	26°57'28"	23.53
C4	50.00	90°00'00"	78.54
C5	50.00	90°00'00"	78.54
C6	50.00	44°24'55"	38.76
C7	20.00	44°24'55"	15.50
C8	20.00	90°00'00"	31.42
C9	20.00	90°00'00"	31.42
C10	20.00	44°24'55"	15.50
C11	50.00	44°24'55"	38.76
C12	50.00	78°27'47"	68.47
C13	50.00	78°27'47"	68.47
C14	50.00	44°24'55"	38.76
C15	20.00	44°24'55"	15.50
C16	20.00	90°00'00"	31.42

**SUMMARY OF LAND USE**

TOTAL AREA = 19.54 AC  
 NUMBER OF LOTS = 8  
 RESIDENTIAL AREA = 17.18 AC  
 OPEN SPACE AREA = 0 (FEES-IN-LIEU OF LAND DEDICATION)  
 LAND IN RIGHTS-OF-WAY = 2.36 ACRES

**WATER RIGHT EASEMENT**

NO WATER RIGHTS WILL BE CONVEYED WITH SUBDIVISION. 7-MILE PIPE LINE WATER RIGHT IS ADDRESSED IN PHASE 3 AND PHASE 3 OF SUBDIVISION TO CONVEY WATER FROM 7-MILE NO. 1 & 2 SPRINGS TO IRRIGABLE LANDS UNDER 7-MILE NO. 1 & 2 DITCHES. WATER RIGHT WAS FILED WITH STATE ENGINEERS OFFICE ON 29 AUGUST 1938 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. 560087 0048 A. EFFECTIVE DATE: AUGUST 1, 1978.

**DRAINAGE/SOILS**

INDIVIDUAL LOT OWNERS SHALL BE REQUIRED TO SUBMIT A DRAINAGE/GRADING PLAN AND REPORT AT THE TIME OF APPLYING FOR THE INITIAL SWEETWATER COUNTY CONSTRUCTION/USE PERMIT OR SIGNIFICANTLY CHANGING LOT DRAINAGE SYSTEMS. THE DRAINAGE/GRADING PLAN MUST SHOW THAT THE INDIVIDUAL LOT OWNERS ARE CONVEYING HISTORIC AND DEVELOPED 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 ISSUANCE OF ANY SWEETWATER COUNTY CONSTRUCTION/USE PERMITS. LOT OWNERS ARE PROHIBITED FROM OBSTRUCTING OR ALTERING ANY DRAINAGE WAY. NO WATER RIGHTS ARE BEING CONVEYED WITH THIS PLAT.

**SOIL TYPES**

SOIL TYPES, AS INDICATED BY DATA SUPPLIED BY THE NATIONAL RESOURCES CONSERVATION SERVICE ARE "THAYER - FINE SANDY LOAM OF MORE THAN 60 INCHES DEEP WITH SLOPES OF 0-6 PERCENT". DEVELOPERS SHOULD NOTE: SOILS WITHIN THIS SUBDIVISION ARE SUSCEPTIBLE TO WIND EROSION AND THEIR SALINITY AND ALKALINITY 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 EXCAVATION FOR POTENTIAL SOIL PROBLEMS. THE ENGINEER SHOULD, IF NECESSARY, MAKE CONSTRUCTION RECOMMENDATIONS TO ADDRESS THE POTENTIAL NEGATIVE AFFECTS OF ANY IDENTIFIED PROBLEM SOILS.

**SEWER AND WATER SERVICE**

SEWAGE DISPOSAL AND WATER WILL BE PROVIDED BY THE WHITE MOUNTAIN WATER AND SEWER DISTRICT. WHITE MOUNTAIN WATER AND SEWER DISTRICT HAS THE AUTHORITY TO OPERATE AND MAINTAIN WATER AND SEWER LINES WITHIN PUBLICLY DEDICATED STREETS, EASEMENTS AND RIGHT-OF-WAYS.

**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 6<sup>th</sup> DAY OF July, 2004, FOR FILING WITH THE CLERK AND RECORDER OF SWEETWATER COUNTY, AND FOR CONVEYANCE TO THE COUNTY OF THE PUBLIC DEDICATIONS SHOWN HEREBY, SUBJECT TO THE PROVISION THAT APPROVAL IN NO WAY OBLIGATES SWEETWATER COUNTY FOR FINANCING OR CONSTRUCTING 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 UNTIL ALL IMPROVEMENTS SHALL HAVE BEEN COMPLETED TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS.

DATED THIS 6<sup>th</sup> DAY OF July, 2004.

*[Signature]*  
CHAIRMAN

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

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER AT 12:40 O'CLOCK P.M., July 9, A.D. 2004, AND IS DULY RECORDED IN BOOK PLAT, PAGE NO. 427.

*[Signature]*  
CLERK AND RECORDER

*[Signature]*  
DEPUTY

**CERTIFICATE OF JOINDER**

STATE BANK OF GREEN RIVER, BEING AN OWNER OF INTEREST IN THE LAND PRESENTLY BEING PLATTED AS THE WHITE MOUNTAIN COUNTRY ESTATES, PHASE 3, 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.

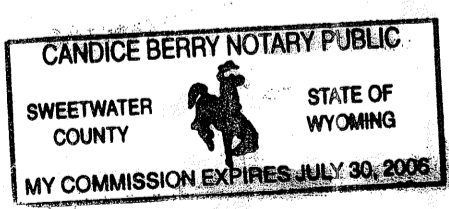
DATED THIS 28<sup>th</sup> DAY OF June, 2004.

*[Signature]*  
PETE DELAURANTE, PRESIDENT

STATE OF WYOMING }  
SWEETWATER COUNTY } SS

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28<sup>th</sup> DAY OF June, 2004, BY: *[Signature]*  
Candice Berry  
AS A FREE AND VOLUNTARY ACT AND DEED.  
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC *[Signature]*  
MY COMMISSION EXPIRES: July 30, 2006



**CERTIFICATE OF APPROVAL OF COUNTY ENGINEER**

APPROVED THIS 6<sup>th</sup> DAY OF July, A.D. 2004, BY THE COUNTY ENGINEER DE SWEETWATER COUNTY, WYOMING.

*[Signature]*  
COUNTY ENGINEER



**CERTIFICATE OF JOINDER**

ROBERT AND JUANITA DEWART, BEING AN OWNERS OF INTEREST IN THE LAND PRESENTLY BEING PLATTED AS THE WHITE MOUNTAIN COUNTRY ESTATES, PHASE 3, 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.

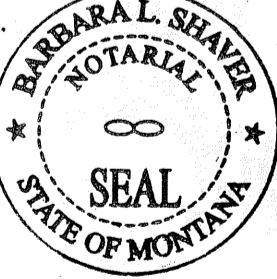
DATED THIS 25<sup>th</sup> DAY OF June, 2004.

*[Signatures]*  
ROBERT DEWART, JUANITA DEWART

STATE OF MONTANA }  
YELLOWSTONE COUNTY } SS

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25<sup>th</sup> DAY OF June, 2004, BY: *[Signatures]*  
Barbara L. Shaver, Robert A. Dewart & Juanita Dewart  
AS A FREE AND VOLUNTARY ACT AND DEED.  
WITNESS MY HAND AND OFFICIAL SEAL.

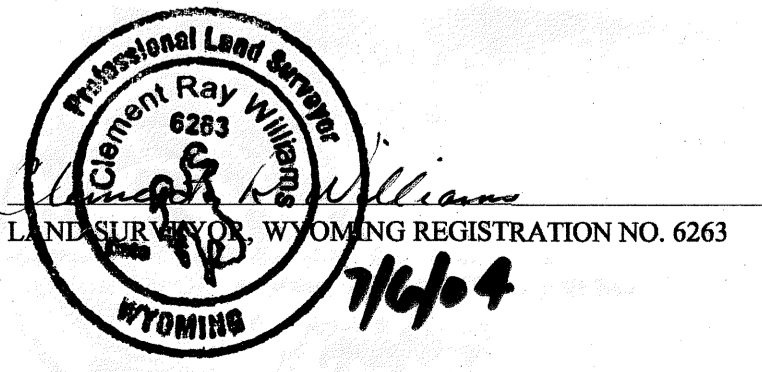
NOTARY PUBLIC *[Signature]*  
MY COMMISSION EXPIRES: 2-27-2007



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

THIS PLAT WAS APPROVED BY THE SWEETWATER COUNTY PLANNING AND ZONING COMMISSION THIS 21<sup>st</sup> DAY OF June A.D. 2004.

*[Signature]*  
CHAIRMAN



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

THE FOREGOING PLAT DESIGNATED WHITE MOUNTAIN COUNTRY ESTATES, PHASE 3 IS LOCATED IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 5, RESURVEY TOWNSHIP 19 NORTH, RANGE 105 WEST, SIXTH PRINCIPAL MERIDIAN, SWEETWATER COUNTY, WYOMING, AND IS PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST SECTION CORNER OF SAID SECTION 5, THENCE NORTH 89°46'00" WEST ALONG THE SOUTH SECTION LINE OF SAID SECTION 5 A DISTANCE OF 100.0 FEET, THENCE NORTH 00°01'53" WEST A DISTANCE OF 33.0 FEET TO A POINT MONUMENTED BY A BRASS CAP STAMPED ASPEN MOUNTAIN ENGINEERING LS # 2533, THENCE NORTH 00°01'53" WEST A DISTANCE OF 610.00 FEET TO THE TRUE POINT OF BEGINNING, BEING THE NORTHEAST CORNER OF THE WHITE MOUNTAIN COUNTRY ESTATES SUBDIVISION, PHASE I AS RECORDED IN THE BOOK OF PLATS PAGE 408 IN THE SWEETWATER COUNTY RECORDERS OFFICE, MONUMENTED WITH A BRASS CAP MARKED P.E. & L.S. # 2084;

THENCE NORTH 89° 46' 00" WEST A DISTANCE OF 1425.21 FEET ALONG THE NORTH SUBDIVISION LINE OF SAID WHITE MOUNTAIN COUNTRY ESTATES SUBDIVISION, PHASE I TO THE NORTHWEST CORNER OF SAID WHITE MOUNTAIN COUNTRY ESTATES SUBDIVISION, PHASE I AS MONUMENTED WITH A BRASS CAP MARKED P.E. & L.S. # 2084;

THENCE NORTH 0° 14' 00" EAST A DISTANCE OF 580.00 FEET TO A POINT MONUMENTED WITH A BRASS CAP MARKED L.S. # 6263;

THENCE SOUTH 89° 46' 00" EAST A DISTANCE OF 1149.00 FEET TO A POINT MONUMENTED WITH BRASS CAP MARKED L.S. # 6263;

THENCE NORTH 0° 14' 00" EAST A DISTANCE OF 130.48 FEET TO A POINT MONUMENTED WITH BRASS CAP MARKED L.S. # 6263;

THENCE ALONG A NONTANGENT CURVE, CONCAVE NORTHEAST WITH A CHORD BEARING SOUTH 76° 54' 33" EAST, A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 25°42'54", THROUGH A CURVE LENGTH OF 242.36 FEET TO A POINT MONUMENTED WITH BRASS CAP MARKED L.S. # 6263;

THENCE TANGENT TO SAID CURVE, SOUTH 89° 46' 00" EAST A DISTANCE OF 39.59 FEET TO A POINT ON THE WEST LINE OF SUMMIT DRIVE ROAD EASEMENT AS RECORDED IN BOOK 824, PAGE 1888 TO 1890 IN THE SWEETWATER COUNTY RECORDERS OFFICE, MONUMENTED WITH BRASS CAP MARKED L.S. # 6263;

THENCE SOUTH 00° 01' 53" EAST A DISTANCE OF 657.00 FEET ALONG THE WEST LINE OF SAID SUMMIT DRIVE ROAD EASEMENT, TO THE POINT OF BEGINNING.

SAID WHITE MOUNTAIN COUNTRY ESTATES, PHASE 3 CONTAINS AN AREA OF 19.54 ACRES, MORE OR LESS. BASIS OF BEARING IS NORTH 89°46'00" WEST ALONG THE SOUTH SECTION LINE OF SAID SECTION 5 FROM THE SOUTHEAST SECTION 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, AND

THAT THE UNDERSIGNED OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, EASEMENTS, AND OTHER LANDS WITHIN THE BOUNDARY LINES OF THE PLAT AS INDICATED AND NOT ALREADY OTHERWISE DEDICATED FOR PUBLIC USE, AND

THAT ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

EXECUTED THIS 21<sup>st</sup> DAY OF June, 2004, BY:  
*[Signatures]*  
JAY C. DEWART, TERIE J. DEWART

STATE OF WYOMING }  
SWEETWATER COUNTY } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20<sup>th</sup> DAY OF June, 2004, BY JAY C. DEWART AND TERIE J. DEWART.

*[Signature]*  
AS A FREE AND VOLUNTARY ACT AND DEED.  
WITNESS MY HAND AND OFFICIAL SEAL.



NOTARY PUBLIC *[Signature]*  
MY COMMISSION EXPIRES: July 30, 2006

**WHITE MOUNTAIN COUNTRY ESTATES SUBDIVISION PHASE 3**

SOUTHEAST 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: STEVEN BOYER, 1804 ELK ST. #56, ROCK SPRINGS, WY 82901, (307) 362-9768