

FINAL PLAT OF
HUTTON HEIGHTS SHOPPING CENTER P.U.D.
(FIRST FILING)
AND BEING LOCATED IN
SE 1/4 SECTION 22, T.18N., R.107W., 6th P.M.
CITY OF GREEN RIVER, SWEETWATER COUNTY, WYOMING

LEGAL DESCRIPTION

Know all men by these presents that the undersigned Griffin Family, LLC, being the owner, proprietor, or parties of interest in the land shown on this plat, do hereby certify:

That the foregoing plat designated as Hutton Heights Shopping Center P.U.D., is located in Section 22, Township 18 North, Range 107 West, 6th Principal Meridian, City of Green River, Sweetwater County, Wyoming, and is more particularly described as follows:

Beginning at a point on the northwesterly right-of-way boundary of the State of Wyoming Highway No. 530, also known as Uinta Drive, said Point of Beginning being designated as F1-4 on the official plat of "Hutton Heights Addition to the Town of Green River (First Filing), Sweetwater County, Wyoming, as filed of record in the office of the Sweetwater County Clerk and Recorder in Green River, Wyoming; thence from said Point of Beginning, N 71°29'21" W, along the northerly right-of-way boundary of River View Drive, 419.83 feet to a found 2 inch aluminum cap, said point being designated as F1-5 on said recorded plat (recorded as N 71°43' W, 419.85 feet); thence N 23°08'31" E, along the easterly boundary of said recorded plat, 490.95 feet (recorded N 22°59' E, 490.95 feet); thence S 66°12'41" E, 264.78 feet; thence S 62°48'50" E, 222.65 feet; thence S 43°20'21" E, 110.75 feet (recorded as S 43°32'00" E), to said northwesterly right-of-way boundary, thence S 46°28'00" W along said right-of-way line, 429.25 feet to the point of beginning, containing 5.41 acres of land, more or less, and subject to all easements, rights-of-way and restrictions of record.

That this subdivision, as is described and as it appears on this plat, is made with free consent and in accordance with the desires of the undersigned owner(s) and proprietor(s), 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 owner(s) of the land shown and described on this plat does (do) hereby dedicate to the City for perpetual public use all streets, alleys, easements and other lands 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 Dec., A.D., 2004 by:

Paul A. Steuermann, Co-Operating Manager
Owner
Griffin Family, LLC

STATE OF WYOMING)
) ss.
SWEETWATER COUNTY)

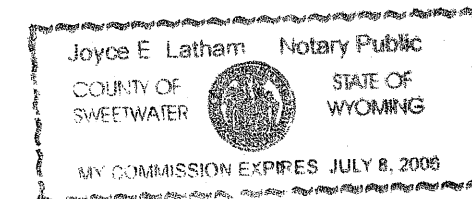
The foregoing instrument was acknowledged before me this 13 day of Dec., A.D., 2004 by

Paul D. Stevens
as a free and voluntary act and deed.

Witness my hand and official seal.

Joyce E. Latham
Notary Public

My Commission Expires: 7-8-2006



SURVEYOR'S STATEMENT

I, Randall S. Stelzner, do hereby state that: I am a registered land surveyor licensed under the laws of the State of Wyoming, that this plat is a true, correct, and complete plat of Hutton Heights Shopping Center P.U.D., as is laid out, platted, dedicated, and shown hereon, that such 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 staked upon the ground in compliance with Town of Green River regulations governing the subdivision of land.

Randall S. Stelzner
Randall S. Stelzner PLS 5134

ASSISTANT CITY ENGINEER

Data on this plat reviewed this 7th day of December, A.D., 2004, by the Assistant City Engineer, for the City of Green River, Wyoming.

David J. Westing
Assistant City Engineer

PLANNING COMMISSION

This plat approved by the City of Green River Planning Commission this 27th day of October, A.D., 2004.

Dale
Chairman

Wendy R. Lueders
Secretary

CITY COUNCIL

Approved by the City Council of the City of Green River, Wyoming this 7th day of December, A.D., 2004.

David Jones
Mayor

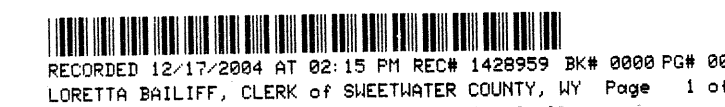
John J. Hahn
City Clerk

COUNTY CLERK AND RECORDER

This plat was filed for record in the Office of the Clerk and Recorder, at 2:15 o'clock P.m., December 14th, 2004, and is duly recorded in Book PLAT, Page No. 434.

Carol Conde
Clerk

by Carol Conde, deputy



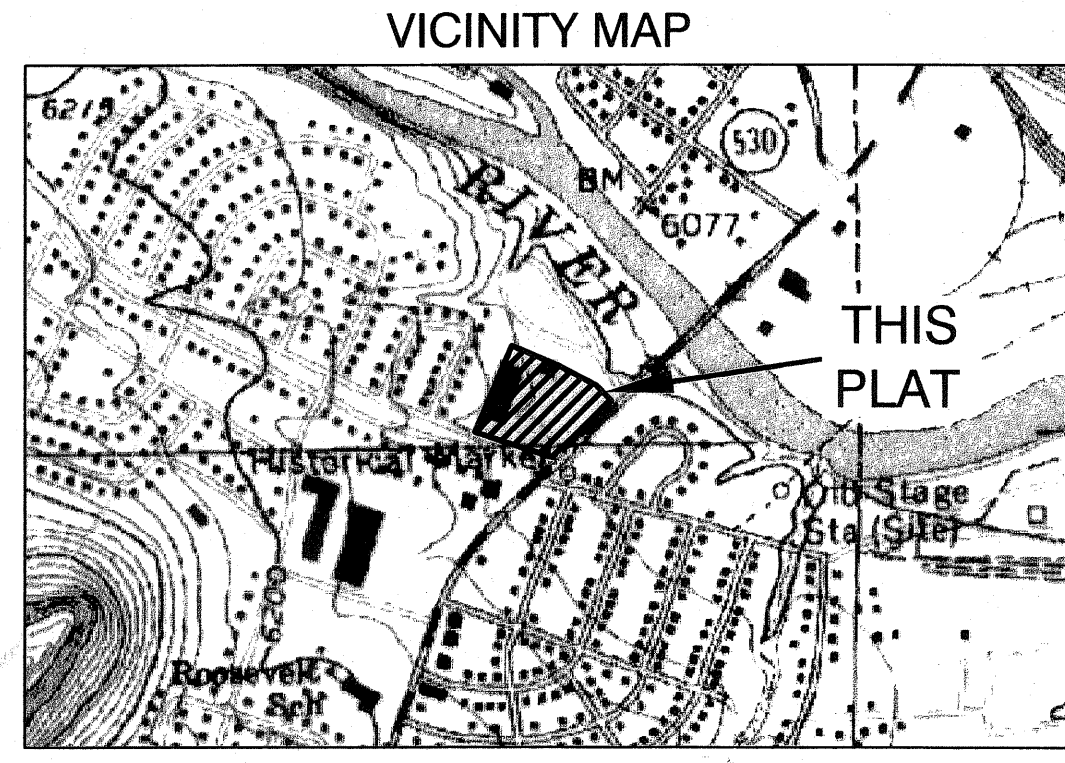
INBERG-MILLER ENGINEERS
520 WILKES DR., SUITE 13
(307) 875-4394 GREEN RIVER, WYOMING
DRAWN BY REC 82935

DATE: 10/01/2004 11175-GS
CORW 28 FILE: \\11175\DWG\LACAD-11175_PRELIM_PLAT.DWG

DEVELOPER:
GRIFFIN FAMILY, LLC
198 UINTA DR.
GREEN RIVER, WY
(307) 875-1400

0 10 2 1A111111

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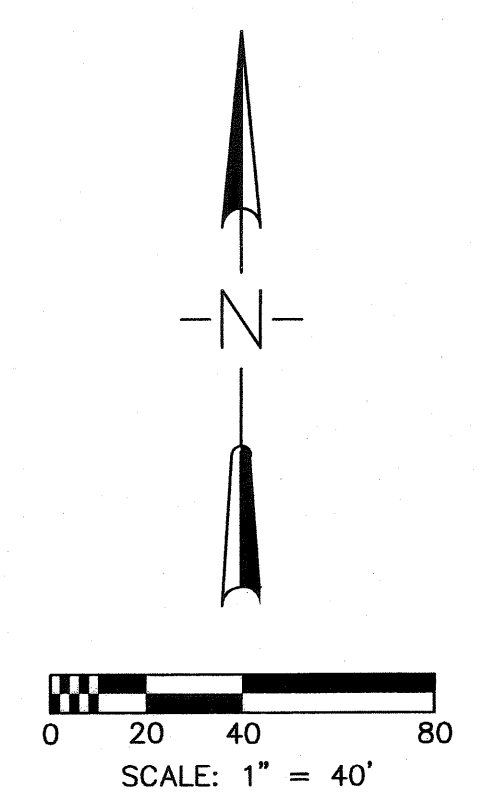


R. 107 W.

T. 18 N.

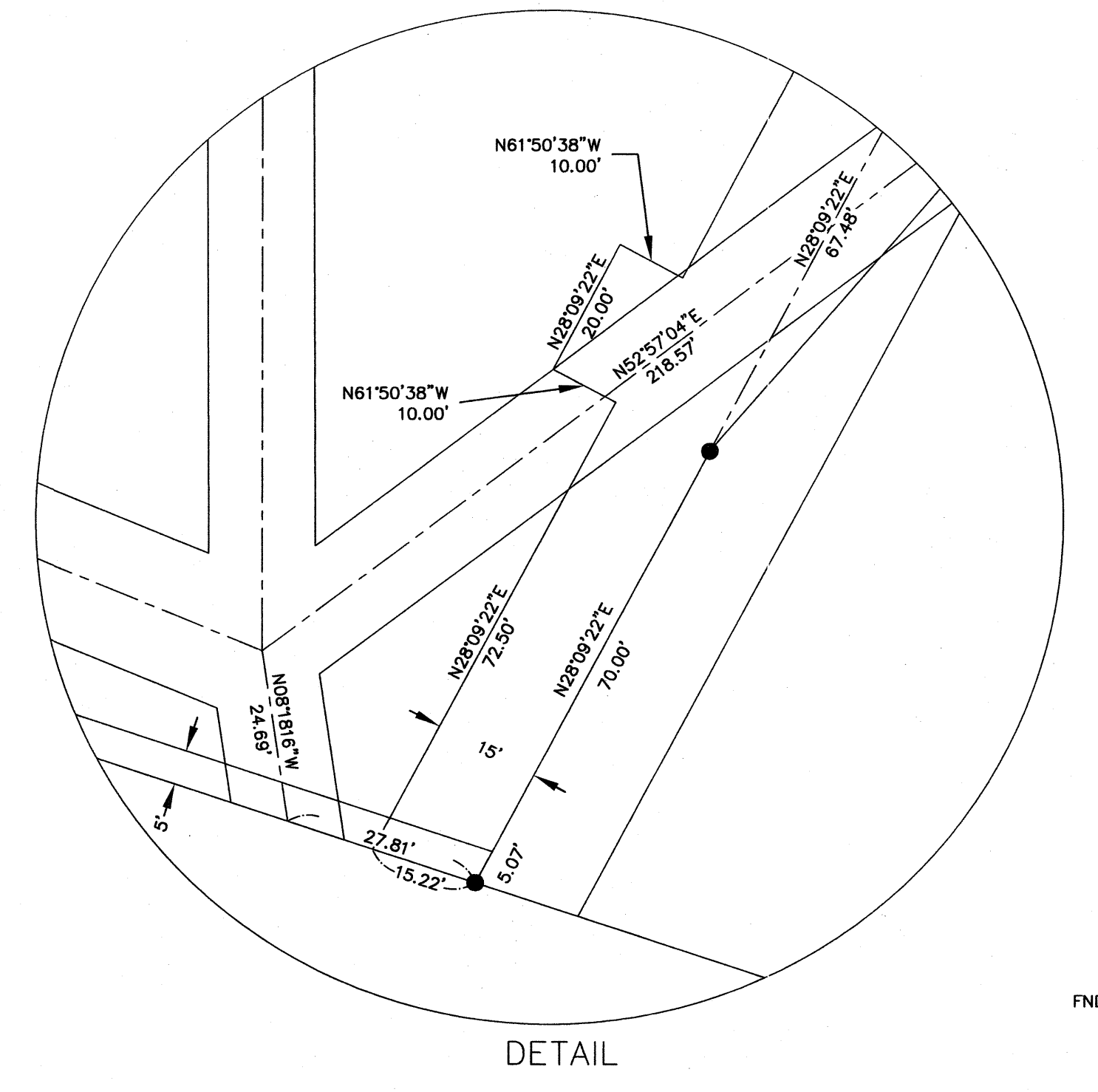
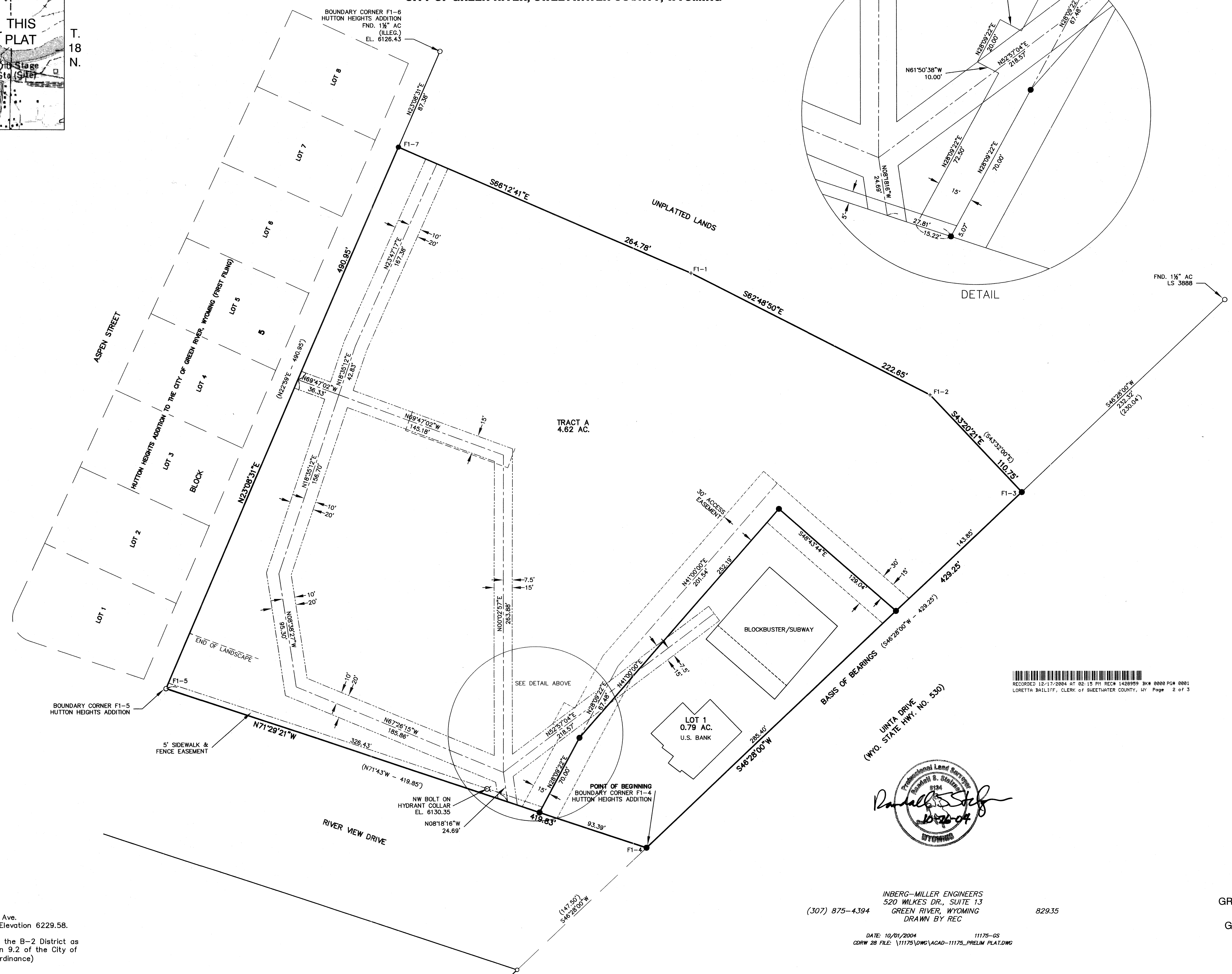
LEGEND

- SET 5/8" X 24" REBAR W/ ALUMINUM CAP INSCRIBED IME LS 5134 SET IN 1' x 1' x 2' CONCRETE BLOCK
- FND. ALUMINUM CAP, AS NOTED
- FOUND REBAR
- + CHISELED MARK IN CONCRETE
- () RECORD DATA
- - - - PROPOSED ACCESS EASEMENT
- - - - PROPOSED UTILITY EASEMENT, OR AS NOTED
- - - - PROPOSED EASEMENT CENTERLINE

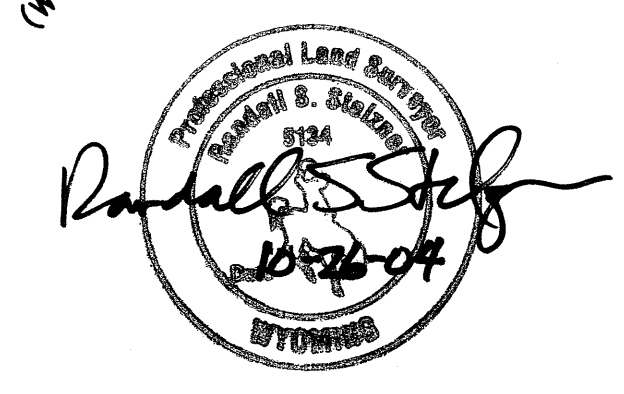


LOT SUMMARY AREA	
TOTAL	5.41 AC.
LOT 1	0.79 AC.
TRACT A	4.62 AC.
OPEN AREA	0

NOTES:
 Current zoning is B-2 PUD
 Benchmark F348 (NGS) at northeast corner of intersection of Uinta Drive and Shoshone Ave. Stainless steel rod in a monument vault - Elevation 6229.58.
 Permitted uses include all uses permitted in the B-2 District as listed in the Table of Permitted Uses Section 9.2 of the City of Green River City Code Appendix B (Zoning Ordinance)



RECORDED 12/17/2004 AT 02:15 PM REC# 1428959 BK# 0000 PG# 0001
 LORETTA BAILLIF, CLERK OF SWEETWATER COUNTY, WY Page 2 of 3



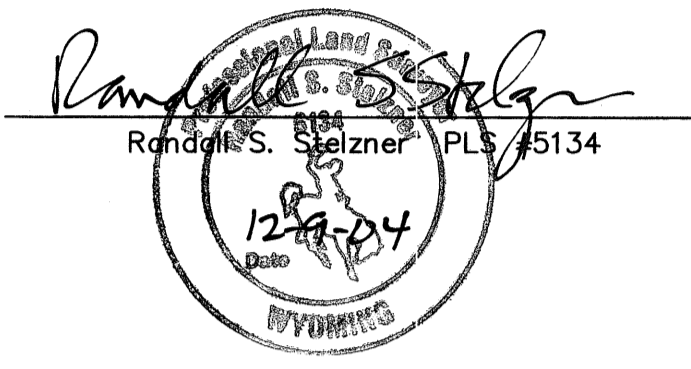
INBERG-MILLER ENGINEERS
 520 WILKES DR., SUITE 13
 GREEN RIVER, WYOMING
 DRAWN BY REC
 (307) 875-4394
 DATE: 10/01/2004
 CORW 28 FILE: \\1175\DWG\ACAD-11175_PRELIM_PLAT.DWG
 11175-GS
 829.35

DEVELOPER:
 GRIFFIN FAMILY, LLC
 198 UINTA DR.
 GREEN RIVER, WY
 (307) 875-1400

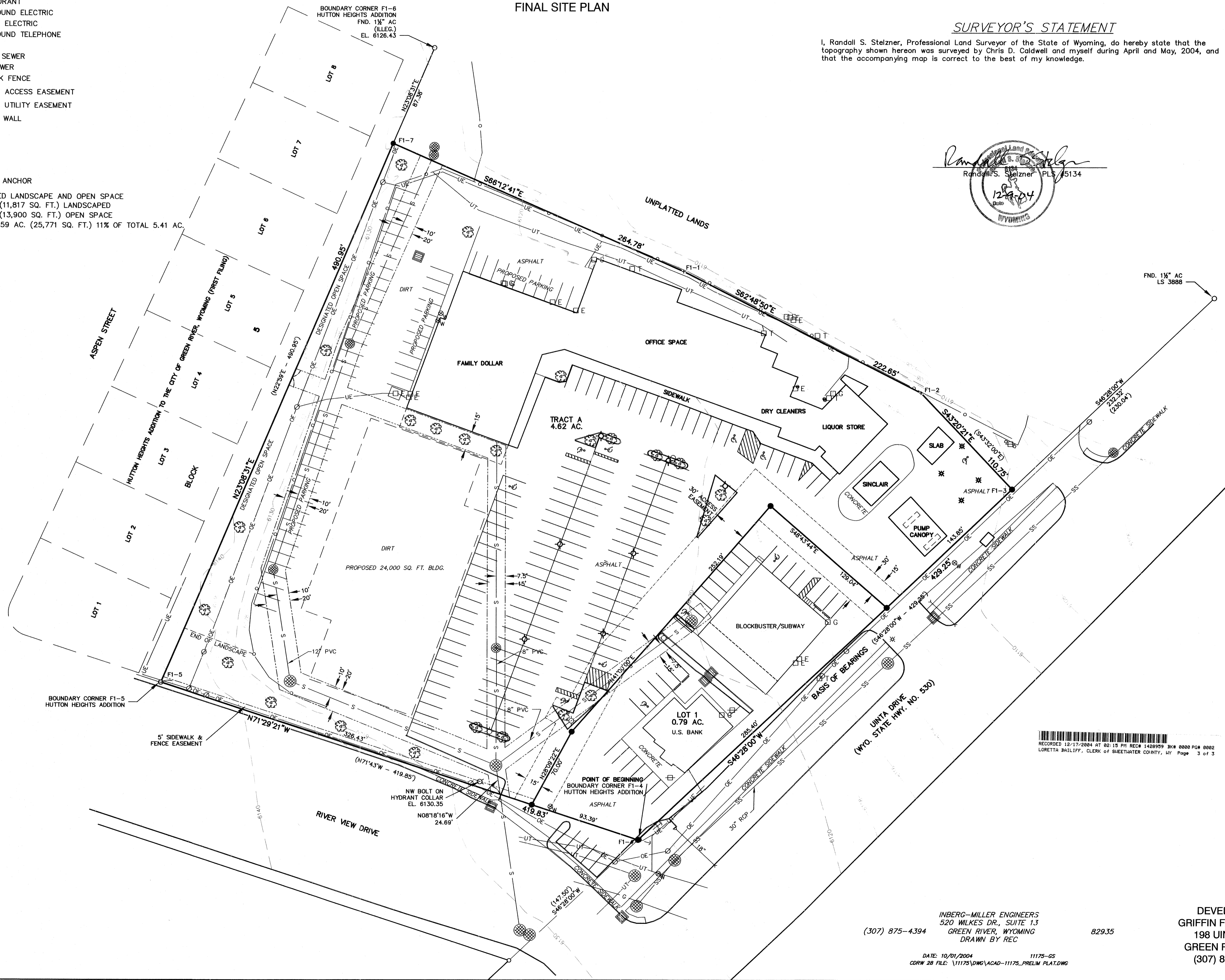
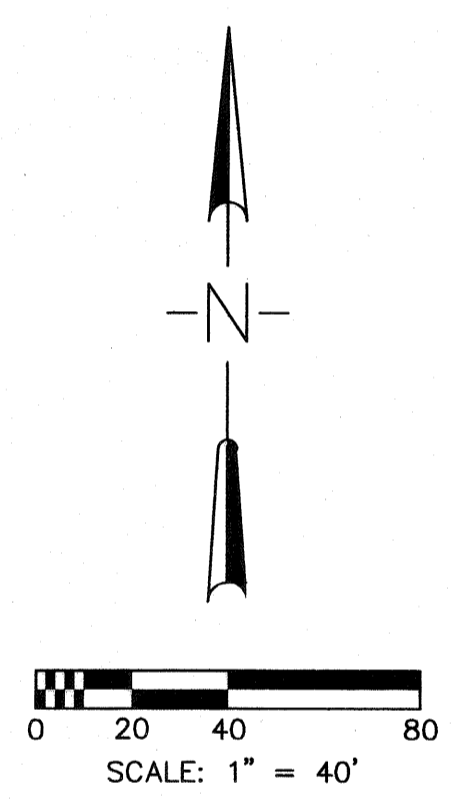
SITE DEVELOPMENT PLAN
HUTTON HEIGHTS SHOPPING CENTER P.U.D.
(FIRST FILING)
AND BEING LOCATED IN
SE 1/4 SECTION 22, T.18N., R.107W., 6th P.M.
CITY OF GREEN RIVER, SWEETWATER COUNTY, WYOMING
FINAL SITE PLAN

SURVEYOR'S STATEMENT

I, Randall S. Stelzner, Professional Land Surveyor of the State of Wyoming, do hereby state that the topography shown hereon was surveyed by Chris D. Caldwell and myself during April and May, 2004, and that the accompanying map is correct to the best of my knowledge.



- LEGEND**
- SET 3/8" X 24" REBAR W/ ALUMINUM CAP INSCRIBED IME LS 5134
 - FND. ALUMINUM CAP, AS NOTED
 - ⊙ BRASS CAP
 - ▣ CONCRETE MONUMENT
 - FOUND REBAR
 - + CHISELED MARK IN CONCRETE
 - () RECORD DATA
 - ⊙ SPOT ELEVATION
 - ⊙ UTILITY POLE
 - ⊙ LIGHT
 - ⊙ GAS VALVE
 - ⊙ WATER VALVE
 - Y CULVERT
 - ⊙ WELL
 - G GAS METER
 - T TELEPHONE BOX
 - E ELECTRICAL BOX/TRANSFORMER
 - CLEAN-OUT
 - ⊕ SIGN
 - ⊙ FIRE HYDRANT
 - UE UNDERGROUND ELECTRIC
 - OE OVERHEAD ELECTRIC
 - UT UNDERGROUND TELEPHONE
 - G GAS
 - S SANITARY SEWER
 - SS STORM SEWER
 - CHAIN LINK FENCE
 - PROPOSED ACCESS EASEMENT
 - PROPOSED UTILITY EASEMENT
 - RETAINING WALL
 - ▣ GRATE
 - ⊙ MANHOLE
 - MAILBOX
 - GUY WIRE ANCHOR
 - ⊙ DESIGNATED LANDSCAPE AND OPEN SPACE
 - 0.27 AC. (11,817 SQ. FT.) LANDSCAPED
 - 0.32 AC. (13,900 SQ. FT.) OPEN SPACE
 - TOTAL 0.59 AC. (25,771 SQ. FT.) 11% OF TOTAL 5.41 AC.



RECORDED 12-17-2004 AT 02:15 PM REC# 1428959 BKN 0000 PGM 0002
 LORETTA BULLIFF, CLERK OF SHEETWATER COUNTY, WY Page 3 of 3

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 520 WILKES DR., SUITE 13
 (307) 875-4394 GREEN RIVER, WYOMING
 DRAWN BY REC

DATE: 10/01/2004 1175-GS
 CORW 28 FILE: \1175\DWG\ACAD-1175_PRELIM PLAT.DWG

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