

APPROVAL - PLANNING COMMISSION

This plat approved by the City of Green River Planning Commission this 23rd day of August A.D. 2006.

Gene Smith
Chairman

Sadale H. Brinton
Secretary

APPROVAL - GREEN RIVER CITY COUNCIL

Approved by the City Council of the City of Green River, Wyoming, this 19th day of Sept. A.D. 2006.

David Jones
Mayor

John Niles
City Clerk

RECORDING - SWEETWATER COUNTY CLERK

This plat was filed for record in the Office of the Clerk and Recorder at 11:30 o'clock A.M., October 13, 2006, and is duly recorded in Book Mat, Page 479.

Loretta Brailiff
County Clerk, Deputy
RECORDED 10-12-2006 AT 11:30 AM REC# 1465001 SK# 0000 FOR 0000
LORETTA BRAILIFF, CLERK OF SWEETWATER COUNTY, WY Page 1 of 1

REVIEW - CITY DIRECTOR OF ENGINEERING AND PLANNING

Data on this plat reviewed this 7th day of OCT, A.D. 2006, by the City Director of Engineering and Planning of the City of Green River, Wyoming.

Steph A. Haugen, ACTING
City Director of Engineering and Planning
Community Development

STATEMENT OF SURVEYOR

I, Craig A. Shavers, do hereby state that: I am a Professional Land Surveyor licensed under the laws of the State of Wyoming, that this plat is a true, correct, and complete plat of the HUNTERS RUN ADDITION, PHASE ONE as 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 the City of Green River regulations governing the subdivision of land.

Craig A. Shavers
Professional Land Surveyor
Wyoming Registration No. 2428
Date 9/29/06
WYOMING

STATE OF WYOMING
SWEETWATER COUNTY

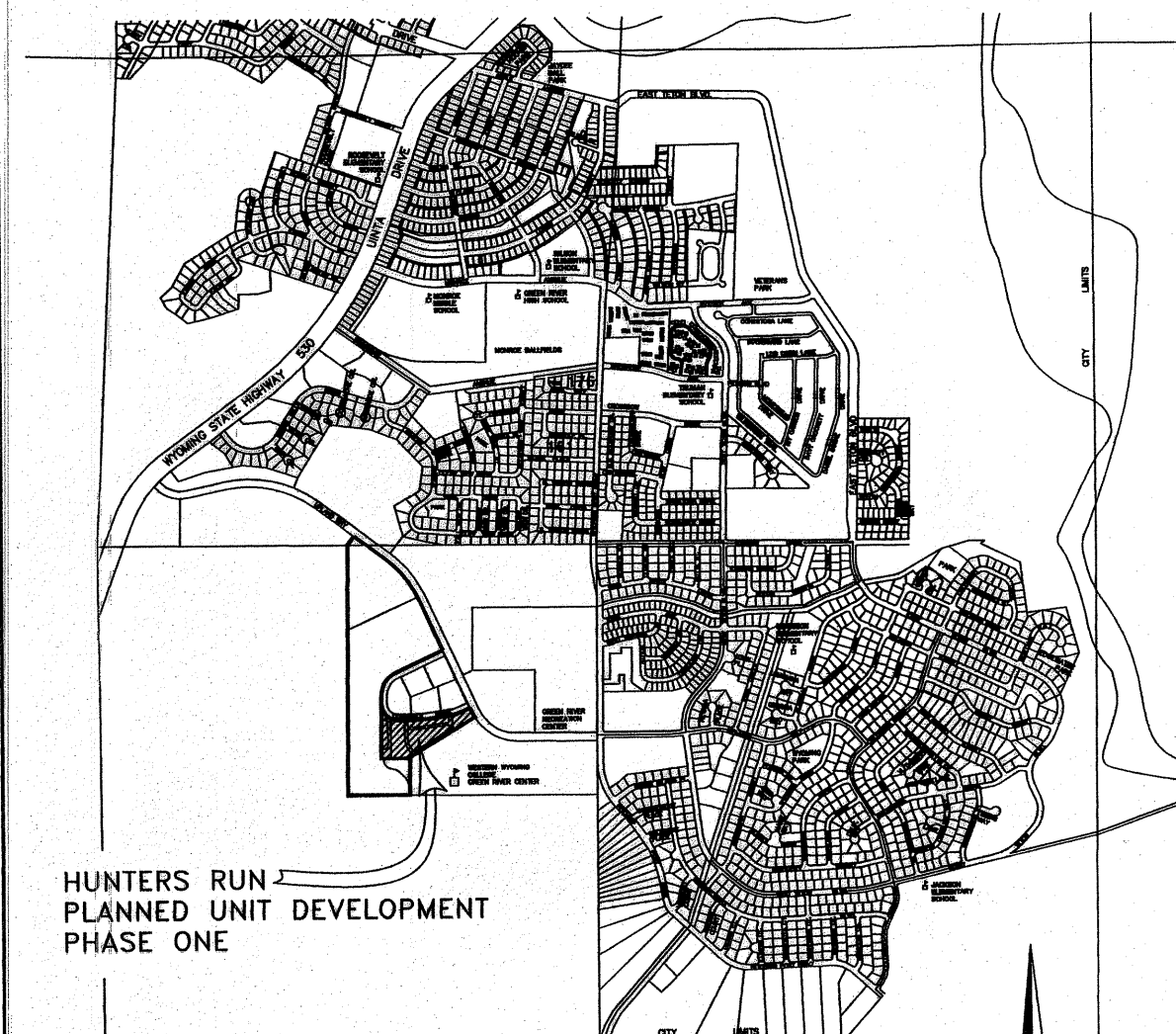
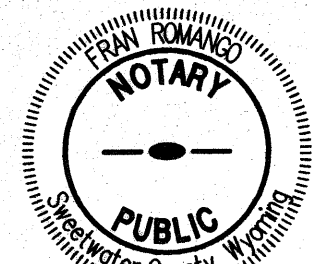
The foregoing instrument was acknowledged before me this 29th day of SEPT., 2006, by:

Craig A. Shavers
as a free and voluntary act and deed.

Witness my hand and official seal.

My commission expires: 10-10-09

Frank Romango
Notary Public



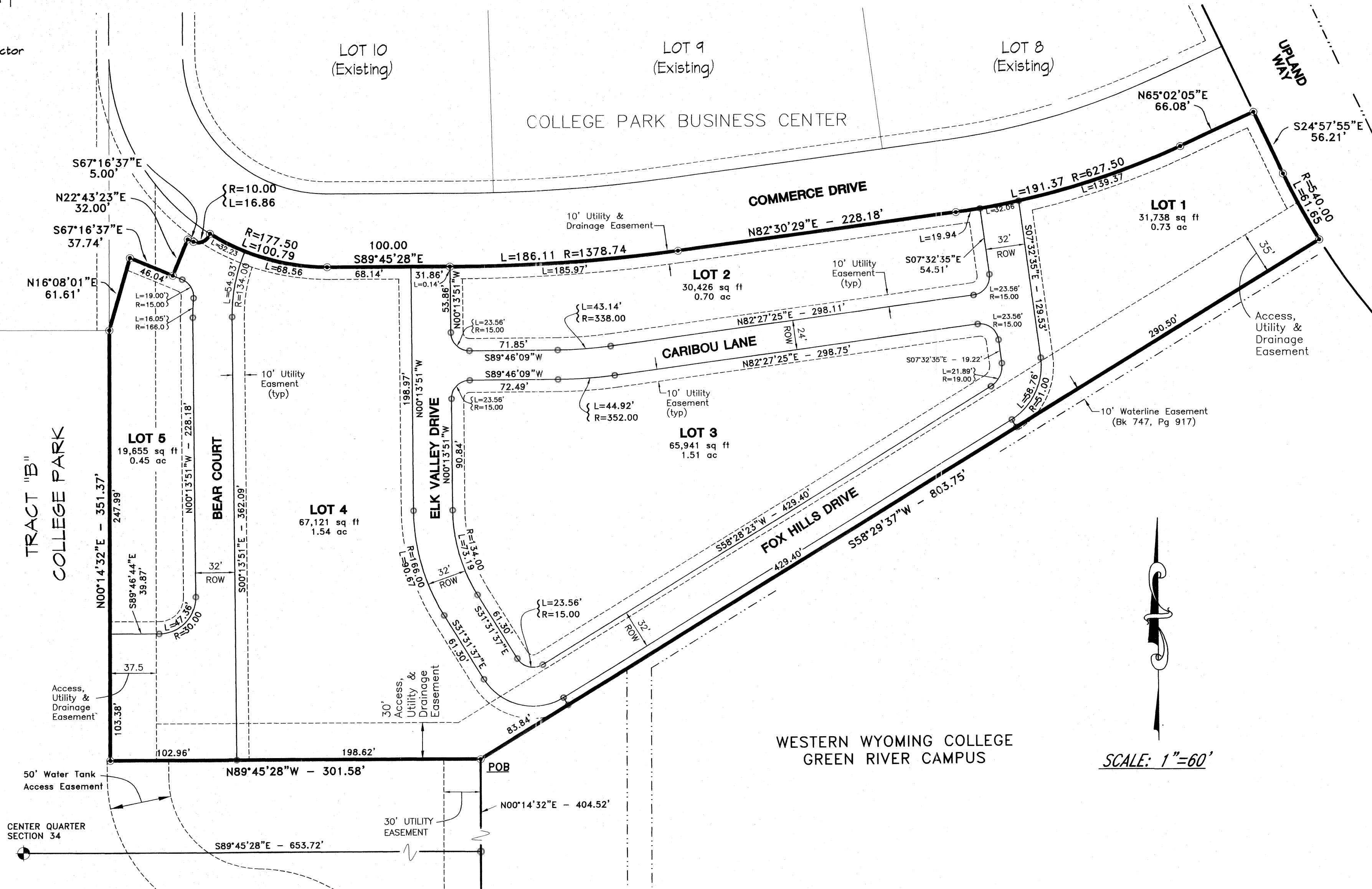
VICINITY MAP

SCALE: 1"=2000'

FINAL PLAT FOR HUNTERS RUN ADDITION, PHASE ONE A PLANNED UNIT DEVELOPMENT

Replat of a Portion of The College Park Business Center Addition

NORTHEAST QUARTER SECTION 34 TOWNSHIP 18 NORTH, RANGE 107 WEST GREEN RIVER, SWEETWATER COUNTY, WYOMING



NOTE:

THIS SUBDIVISION INCLUDES A TOTAL OF 5 LOTS AND CONTAINS A TOTAL OF 6.483 ACRES.

MAINTENANCE AND UPKEEP OF DRAINAGE EASEMENTS WILL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER. FENCES, WALLS OR FOOTINGS THAT WOULD IMPEDE DRAINAGE FLOWS WITHIN THOSE DRAINAGE EASEMENTS AND REGRADING OF DRAINAGE EASEMENTS SHALL NOT BE PERMITTED.

NOTE:

Basis of Bearing is the College Park Business Center plat bearing of North 89°45'28" West along the east-west centerline of said Section 34.

DEVELOPER:

HUNTERS RUN, LLC
1401 SOUTH TAFT, SUITE 200
LOVELAND, CO 80537



DEDICATION

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

That the foregoing plat designated as HUNTERS RUN ADDITION, PHASE ONE, is a RESUBDIVISION of a portion of Lot 6A and ALL of Lot 6B and Lot 7 of the College Park Business Center Addition to the City of Green River as Platted and Filed in the office of the Sweetwater County Clerk and is more particularly described as follows:

Commencing at the Center Quarter corner of said Section 34;

Thence South 89°45'28" East along the southerly boundary of Tract "B" of said College Park Business Center for a distance of 653.72 feet to the southeast corner thereof;

Thence North 00°14'32" East along the boundary of said Tract "B" for a distance of 404.52 feet to the TRUE POINT OF BEGINNING;

Thence North 89°45'28" West along the boundary of said Tract "B" for a distance of 301.56 feet;

Thence North 00°14'32" East along the boundary of said Tract "B" for a distance of 351.37 feet;

Thence North 16°08'01" East for a distance of 61.61 feet;

Thence South 67°16'37" East for a distance of 37.74 feet;

Thence North 22°43'23" East for a distance of 32.00 feet;

Thence South 67°16'37" East for a distance of 5.00 feet to a point which is the beginning of a tangent curve to the left having a radius of 10.00 feet;

Thence northeasterly along said curve through a central angle of 96°34'36" for an arc distance of 16.86 feet to a point which lies on the southerly right-of-way line of Commerce Drive, said point is the beginning of a non-tangent curve, concave northerly having a radius of 177.50, the center of which bears North 32°46'38" East;

Thence easterly along said curve and along said southerly right-of-way line through a central angle of 32°32'06" for an arc distance of 100.74 feet;

Thence South 89°45'28" East along said southerly right-of-way line for a distance of 100.00 feet to a point which is the beginning of a tangent curve to the left having a radius of 1378.74 feet;

Thence easterly along said curve and along said southerly right-of-way line through a central angle of 07°44'03" for an arc distance of 186.11 feet;

Thence North 82°30'24" East along said southerly right-of-way line for a distance of 228.18 feet to a point which is the beginning of a tangent curve to the left having a radius of 627.50 feet;

Thence easterly along said curve through a central angle of 17°28'24" for an arc distance of 191.37 feet;

Thence North 65°02'05" East along said southerly right-of-way line for a distance of 66.08 feet to a point which lies on the westerly right-of-way line of Upland Way;

Thence South 24°57'55" East along said westerly right-of-way line for a distance of 56.21 feet to a point which is the beginning of a tangent curve to the left having a radius of 340.00 feet;

Thence southeasterly along said curve through a central angle of 06°32'28" for an arc distance of 61.65 feet;

Thence South 58°24'37" West along the boundary of said College Park Business Center for a distance of 803.75 feet to the TRUE POINT OF BEGINNING.

and contains an area of 6.483 acres more or less, and

That 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 owner and proprietor, 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 of the land shown and described on this plat does 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.

The above described tract is a portion of the College Park Business Center Addition to the City of Green River. It is our desire to VACATE the above described portion of the original plat in order that this new subdivision plat may be recorded in its place. We declare that the aforesaid portion of said original plat is hereby vacated, from and after the date of execution hereof.

Executed this 29 day of SEPTEMBER, A.D. 2006, by:

HUNTERS RUN, LLC

Steve Wyatt
Manager

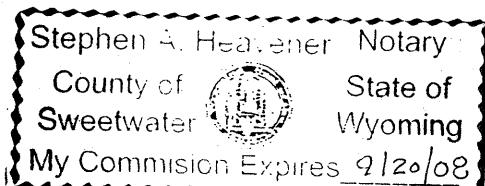
State of WYOMING, S.S.
County of SWEETWATER

The foregoing instrument was acknowledged before me this 29th day of Sept A.D. 2006, by STEVE WYATT as a free and voluntary act and deed.

Witness my hand and official seal.

My commission expires 9-20-08

Steph A. Haugen
Notary Public



REVIEW - ASSISTANT CITY ENGINEER

Data on this plat reviewed this 10 day of October, A.D. 2006, by the Assistant City Engineer of the City of Green River, Wyoming.

David G. Whitting
Assistant City Engineer

MONUMENTS

- IRON PIPE WITH BRASS CAP FOUND
- 2" NOMINAL ALUMINUM MONUMENT SET. STAMPED "HUNTERS RUN BOUNDARY", JFC PLS 2428"

Individual lot corners monumented by a 5/8" rebar with aluminum cap stamped "JFC PROP COR, PLS 2428" (To be set after final grading).

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