

Sheet 1 OF 2

FINAL PLAT Area Thirty3 Estates Subdivision

STREETS AND DRAINAGE

STREETS AND RIGHT-OF-WAYS SHOWN ARE TO BE DEDICATED FOR PUBLIC USE AND MAINTENANCE BY SWEETWATER COUNTY. DRIVE WAYS OR OPEN SPACES WILL BE THE RESPONSIBILITY OF INDIVIDUAL LOT OWNERS. LOT ACCESS WILL BE OFF OF LOCAL MINOR STREETS ONLY. ACCESS OFF OF YELLOWSTONE ROAD OR THIEL DRIVE IS PROHIBITED.

MAINTENANCE OF UTILITY AND DRAINAGE EASEMENTS ON LOTS ARE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.

SUMMARY OF LAND USE

TOTAL AREA = 37.90 AC
NUMBER OF LOTS = 17
RESIDENTIAL AREA = 31.95 AC
TRACT "A" (PRIVATE PARK) = 2.53 AC
LAND IN RIGHTS-OF-WAY = 3.42 ACRES

WATER RIGHT EASEMENT

NO WATER RIGHTS WILL BE CONVEYED WITH SUBDIVISION.

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 AT THE TIME OF APPLICATION FOR A CONSTRUCTION/USE PERMIT FOR THE PRIMARY RESIDENTIAL CONSTRUCTION OR IF 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. LOT OWNERS ARE PROHIBITED FROM OBSTRUCTING OR ALTERING ANY DRAINAGE WAY.

SOIL TYPES

SOIL TYPES, AS INDICATED BY DATA SUPPLIED BY THE NATIONAL RESOURCES CONSERVATION SERVICE ARE TEAGULG-PEPAL FINE SANDY LOAM AND HUGUSTON-TEAGULF COMPLEX FINE SANDY LOAM WITH SLOPES OF 0-6 PERCENT. PERMEABILITY IS 2 TO 6 IN/HR AND UNIFIED SOIL CLASSIFICATION IS SM AND SC-SM. 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 QUALIFIED 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.

HOME OWNERS ASSOCIATION

AREA THIRTY3 ESTATES SUBDIVISION WILL HAVE A HOME OWNERS ASSOCIATION. ALL LOT OWNERS WILL BE A MEMBER OF THE HOMEOWNERS ASSOCIATION AND PAY DUES INTO THE HOME OWNERS ASSOCIATION. THE HOME OWNERS ASSOCIATION WILL CONSTRUCT, MAINTAIN, AND OPERATE THE PRIVATE PARK.

SEWER AND WATER SERVICE

NO PROPOSED CENTRALIZED SEWAGE SYSTEM

DOMESTIC WATER WILL BE PROVIDED BY THE TEN MILE WATER AND SEWER DISTRICT.

LOT OWNERS WILL BE RESPONSIBLE FOR THE COSTS INCURRED TO CONNECT TO THE PUBLIC SEWER LINE WHEN SERVICE BECOMES AVAILABLE, AND EASEMENTS WILL ALLOW FOR FUTURE PUBLIC SEWER SYSTEMS.

COUNTY PERMITS

UTILITY PERMIT TO BORE UNDER YELLOWSTONE FOR WATER LINE - SWEETWATER COUNTY LICENSE "A" # 2006-097

ACCESS PERMIT FOR ACCESS ONTO YELLOWSTONE ROAD - SWEETWATER COUNTY ACCESS PERMIT # 2006-096

VARIANCES

FEES-IN-LIEU OF LAND VARIANCE DEDICATION - SWEETWATER COUNTY RESOLUTION 06-01-20-07

PUBLIC SEWER VARIANCE - SWEETWATER COUNTY RESOLUTION 06-01-20-06

CERTIFICATE OF JOINDER

STATE BANK OF GREEN RIVER, BEING AN OWNER OF INTEREST IN THE LAND PRESENTLY BEING PLATTED AS THE AREA THIRTY3 ESTATES SUBDIVISION, 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.

WE DO SPECIFICALLY DEDICATE THE USE OF THE STREETS, EASEMENTS, AND PUBLIC AREAS TO GENERAL PUBLIC.

DATED THIS 17th DAY OF August, 2006.

Leslie Covey
PRESIDENT, STATE BANK OF GREEN RIVER

STATE OF WYOMING }
SWEETWATER COUNTY } SS

THE FORGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY Leslie Covey THIS 17th DAY OF August, 2006.

WITNESS MY HAND AND OFFICIAL SEAL.

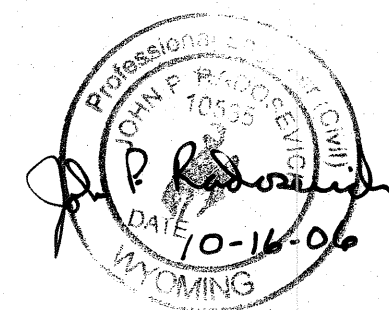
Mallory Pearson
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/19/2010



CERTIFICATE OF APPROVAL OF COUNTY ENGINEER

APPROVED THIS 10 DAY OF October, 2006,
BY THE COUNTY ENGINEER OF SWEETWATER COUNTY,
WYOMING.



John P. Redonich
COUNTY ENGINEER
DATE: 10-16-06

CERTIFICATE OF APPROVAL SWEETWATER COUNTY PLANNING AND ZONING COMMISSION

THIS PLAT WAS APPROVED BY THE SWEETWATER COUNTY PLANNING AND ZONING COMMISSION THIS 13th DAY OF Sept, 2006.

Gale B. Land
CHAIRMAN
BY PLANNING AND ZONING AUTHORIZATION # _____

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 10 DAY OF October, 2006, FOR FILING WITH THE CLERK AND RECORDER OF SWEETWATER COUNTY, AND FOR CONVEYANCE TO THE COUNTY OF THE PUBLIC DEDICATIONS SHOWN HEREON, 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 3 DAY OF October, 2006.

Salwa S. Salleson
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 9:25 O'CLOCK A.M., Oct 25, 2006, AND IS DULY RECORDED IN BOOK PLAT, PAGE NO. 482-484

Loretta Bailiff
CLERK AND RECORDER

BY: Mary Kay Seck Deputy
DEPUTY

RECORDED 10-25-2006 AT 09:25 AM REC# 1466352 3K# 0000 PGM 0000
LORETTA BAILIFF, CLERK OF SWEETWATER COUNTY, WY Page 1 of 1

LINE TABLE

LINE	LENGTH (FEET)	BEARING
L1	80.00	N00°17'32"E
L2	133.25	N89°42'28"W
L3	194.54	N89°42'28"W
L4	33.87	N00°17'33"E
L5	43.81	N00°17'33"E
L6	21.33	N89°42'28"W
L7	43.43	N89°42'28"W
L8	20.44	N30°17'32"E
L9	57.57	N89°42'28"W
L10	217.80	N89°42'28"W
L11	52.42	N89°42'28"W
L12	80.00	N00°17'32"E
L13	77.68	N00°17'33"E
L14	64.76	N89°42'28"W
L15	20.44	N30°17'32"E

CURVE TABLE

CURVE	LENGTH (FEET)	DELTA	RADIUS (FEET)
C1	94.88	19°24'52"	280.00
C2	157.29	32°11'10"	280.00
C3	121.90	24°56'38"	280.00
C4	65.76	13°27'20"	280.00
C5	39.83	6°10'04"	370.00
C6	437.54	67°45'17"	370.00
C7	33.89	10°47'19"	180.00
C8	122.60	39°01'31"	180.00
C9	122.60	39°01'31"	180.00
C10	105.83	33°41'17"	180.00
C11	130.05	41°23'43"	180.00
C12	164.22	33°36'16"	280.00
C13	110.24	22°33'32"	280.00
C14	165.36	33°50'13"	280.00
C15	138.52	44°05'36"	180.00
C16	49.97	15°54'24"	180.00
C17	29.19	83°37'14"	20.00
C18	177.27	23°37'14"	430.00
C19	345.58	90°00'00"	220.00
C20	29.19	83°37'14"	20.00
C21	281.76	37°32'35"	430.00
C22	343.32	163°55'20"	120.00
C23	345.58	90°00'01"	220.00
C24	125.66	60°00'00"	120.00

AREA THIRTY3 ESTATES SUBDIVISION

SOUTHWEST QUARTER (SW 1/4) OF SECTION 33,
TOWNSHIP 20 NORTH, RANGE 105 WEST, SIXTH PRINCIPAL MERIDIAN,
SWEETWATER COUNTY, WYOMING

**Boyer's
Consulting**

OWNED BY:
ROBERT B. MOSES
44 GANNETT DRIVE
ROCK SPRINGS, WY 82901
(307) 362-2230

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

AUGUST 15, 2006

SHEET 2 OF 2

482

FINAL PLAT

Area Thirty3 Estates Subdivision

RE-SUBDIVISION OF LOT 1, THIEL SUBDIVISION

SECTION 33, TOWNSHIP 20 NORTH, RANGE 105 WEST, SWEETWATER COUNTY, WYOMING

ZONED R2/SF LS 1.4
PREPARED AUGUST 15, 2006

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, ROBERT B. MOSES, BEING THE SOLE OWNER OF THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THE FOREGOING PLAT DESIGNATED AREA THIRTY3 ESTATES IS LOCATED IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 33, RESURVEY TOWNSHIP 20 NORTH, RANGE 105 WEST, SIXTH PRINCIPAL MERIDIAN, SWEETWATER COUNTY, WYOMING, AND IS PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A RE-SUBDIVISION OF LOT 1 OF THE THIEL SUBDIVISION AS RECORDED IN THE BOOK OF PLATS IN THE SWEETWATER COUNTY RECORDERS OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST SECTION CORNER OF SAID SECTION 33, THENCE NORTH 00°06'51" WEST ALONG THE WEST SECTION LINE OF SAID SECTION 33 A DISTANCE OF 60.0 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THIEL DRIVE MONUMENTED BY A BRASS CAP STAMPED AREA 33 ESTATES, LS # 6263, BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 00°06'51" WEST A DISTANCE OF 1258.98 FEET ALONG THE WEST SECTION LINE OF SAID SECTION 33 TO THE SOUTH 1/4 CORNER COMMON TO SECTIONS 32 AND 33;

THENCE SOUTH 89°42'11" EAST A DISTANCE OF 838.10 FEET ALONG THE NORTH BOUNDARY OF SAID THIEL SUBDIVISION TO A POINT MONUMENTED WITH BRASS CAP STAMPED AREA 33 ESTATES, LS # 6263;

THENCE SOUTH 00°06'15" EAST A DISTANCE OF 599.86 FEET TO A POINT MONUMENTED WITH A BRASS CAP STAMPED AREA 33 ESTATES, LS # 6263;

THENCE SOUTH 89°41'51" EAST A DISTANCE OF 760.99 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF YELLOWSTONE ROAD MONUMENTED WITH BRASS CAP STAMPED AREA 33 ESTATES, LS # 6263;

THENCE SOUTH 23°32'54" EAST A DISTANCE OF 720.36 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF SAID YELLOWSTONE ROAD TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THIEL DRIVE MONUMENTED WITH BRASS CAP STAMPED AREA 33 ESTATES, LS # 6263;

THENCE NORTH 89°42'28" WEST A DISTANCE OF 1885.47 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID THIEL DRIVE, TO THE POINT OF BEGINNING.

SAID AREA THIRTY3 ESTATES SUBDIVISION CONTAINS AN AREA OF 37.90 ACRES, MORE OR LESS, BASIS OF BEARING IS NORTH 89°42'28" WEST ALONG THE SOUTH SECTION LINE OF SAID SECTION 33 FROM THE SOUTHWEST 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.

THE ABOVE DESCRIBED TRACT LIES WITHIN THE THIEL SUBDIVISION. IT IS OUR DESIRE TO VACATE THE ABOVE DESCRIBED PORTION OF THE ORIGINAL PLAT IN ORDER THAT THE NEW SUBDIVISION PLAT MAY BE RECORDED IN ITS PLACE. WE DECLARE THAT THE AFORESAID PORTION OF SAID ORIGINAL PLAT HEREBY VACATED, FROM AND AFTER THE DATE OF EXECUTION HEREOF.

EXECUTED THIS 17th DAY OF August, 2006, BY:

Robert B. Moses
ROBERT B. MOSES

STATE OF WYOMING } SS
SWEETWATER COUNTY }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

17th DAY OF August, 2006,
BY ROBERT B. MOSES.

AS A FREE AND VOLUNTARY ACT AND DEED.
WITNESS MY HAND AND OFFICIAL SEAL.

Dolores Quinn
NOTARY PUBLIC
MY COMMISSION EXPIRES: 11/15/07

AREA THIRTY3 ESTATES SUBDIVISION

SOUTHWEST QUARTER (SW 1/4) OF SECTION 33,
TOWNSHIP 20 NORTH, RANGE 105 WEST, SIXTH PRINCIPAL MERIDIAN,
SWEETWATER COUNTY, WYOMING

Boyer's Consulting

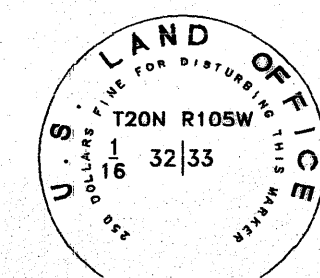
OWNED BY:
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(307) 362-2230

PREPARED BY:
STEVEN BOYER
1804 ELK ST. #56
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AUGUST 15, 2006

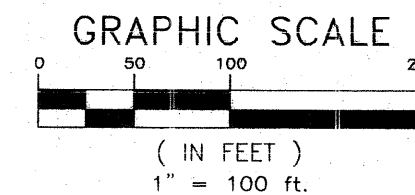
SHEET 1 OF 2

482 A



S 1/4 SECTION CORNER
SECTION 33
T20N, R105W

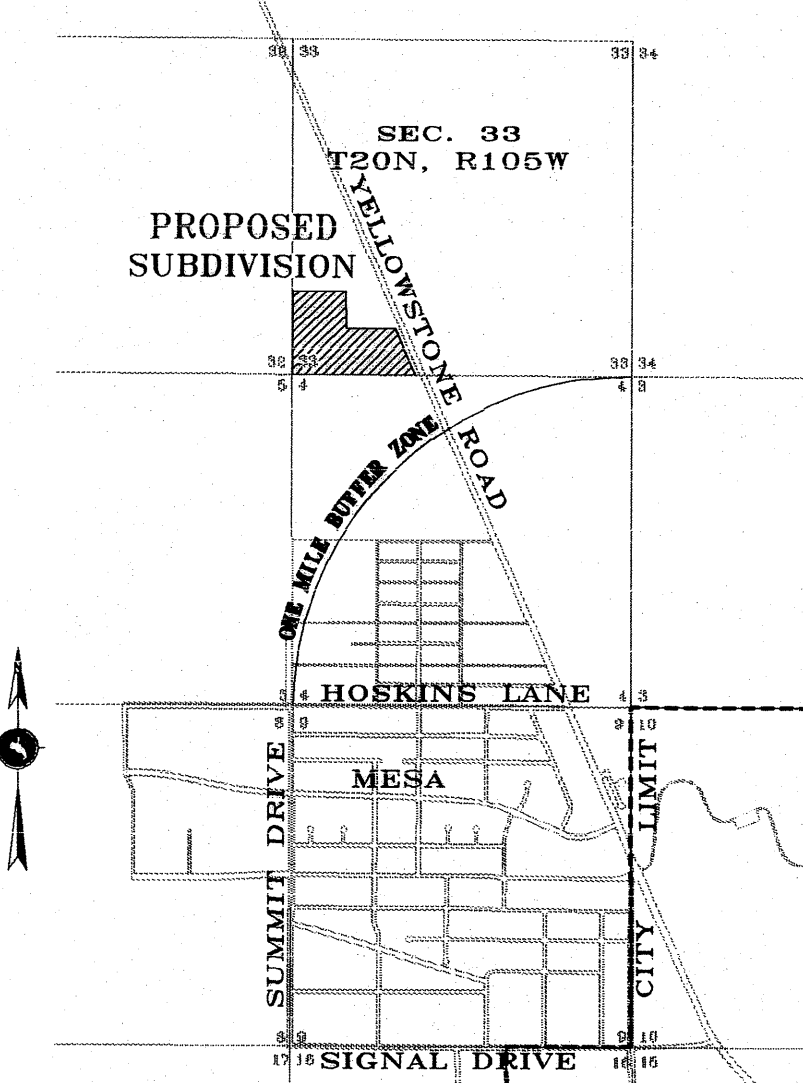
LISA M. USTRUCK LANDS
379 YELLOWSTONE ROAD
ROCK SPRINGS WY 82901
ZONED R-2/SF, LS-35
(RESIDENTIAL, SINGLE FAMILY, 35 ACRE MINIMUM)



MONUMENT LEGEND

- SECTION CORNER
- QUARTER SECTION CORNER
- P.L.S. MONUMENT
- SET IRON BAR AND 2 1/2" BRASS CAP SUBDIVISION BOUNDARY STAMPED AREA 33 ESTATES, LS # 6263
- EXISTING IRON BAR AND 2 1/2" ALUMINUM CAP PROPERTY CORNER STAMPED LS # 6263
- SET 1 1/2" ALUMINUM CAP WITH #5 REBAR LOT CORNER STAMPED LS # 6263

ANDY AVENT LANDS
359 YELLOWSTONE ROAD
ROCK SPRINGS WY 82901
ZONED R-2/SF, LS-8
(RESIDENTIAL, SINGLE FAMILY, 8 ACRE MINIMUM)



VICINITY MAP
SCALE: 1"=3000'

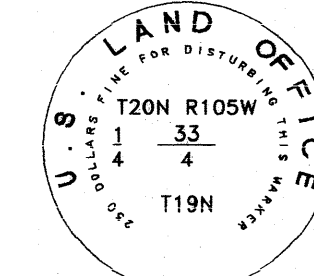
STATEMENT OF SURVEYOR

I, CLEMENT RAY WILLIAMS, PLS, 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 AREA THIRTY3 ESTATES 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 SWEETWATER COUNTY REGULATIONS GOVERNING THE SUBDIVISION OF LAND.



LAND SURVEYOR, WYOMING REGISTRATION NO. 6263
DATE: 8/15/06

JERRY MITCHELL LANDS
356 YELLOWSTONE ROAD
ROCK SPRINGS WY 82902
ZONED R-2/SF, LS-35
(RESIDENTIAL, SINGLE FAMILY, 3 ACRE MINIMUM)



U.S. GOVERNMENT LANDS
BUREAU OF LAND MANAGEMENT
ZONED AGRICULTURE

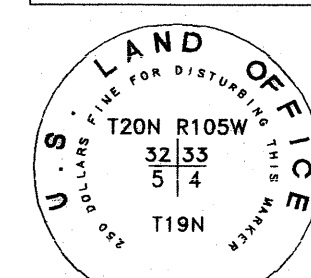
N00°06'51"W -- 1258.98'

P.O.B.

SECTION 32
SECTION 33
SECTION 5
SECTION 4

WEST WINDS PROPERTIES LLC LANDS
ROCK SPRINGS WY 82902
ZONED R-2/SF, LS-35
(RESIDENTIAL, SINGLE FAMILY, 35 ACRE MINIMUM)

SECTION CORNER
SW COR SEC 33
T20N, R105W
ELEVATION BENCHMARK = 6525.82'



S89°42'11"E - 838.10'

LOT 8
311,078 sq.ft.
7.141 acres

LOT 9
65,340 sq.ft.
1.500 acres

LOT 10
65,340 sq.ft.
1.500 acres

LOT 11
72,820 sq.ft.
1.672 acres

LOT 12
68,747 sq.ft.
1.578 acres

LOT 13
65,340 sq.ft.
1.500 acres

LOT 14
65,340 sq.ft.
1.500 acres

LOT 15
65,340 sq.ft.
1.500 acres

LOT 16
65,340 sq.ft.
1.500 acres

LOT 17
71,340 sq.ft.
1.638 acres

LOT 1
65,523 sq.ft.
1.504 acres

LOT 6
69,614 sq.ft.
1.598 acres

LOT 5
70,026 sq.ft.
1.608 acres

LOT 4
70,727 sq.ft.
1.624 acres

LOT 3
69,169 sq.ft.
1.588 acres

LOT 2
65,340 sq.ft.
1.500 acres

TRACT A
(PRIVATE PARK)
110,377 sq.ft.
2.534 acres

N89°42'28"W -- 1885.47'
PREVIOUSLY DEDICATED 60' PUBLIC RIGHT-OF-WAY
(DEDICATED ON THIEL SUBDIVISION)

N89°42'28"W -- 1911.63'

60' ROAD EASEMENT FROM BLM (RIGHT-OF-WAY #W20163752)

U.S. GOVERNMENT LANDS
BUREAU OF LAND MANAGEMENT
ZONED AGRICULTURE