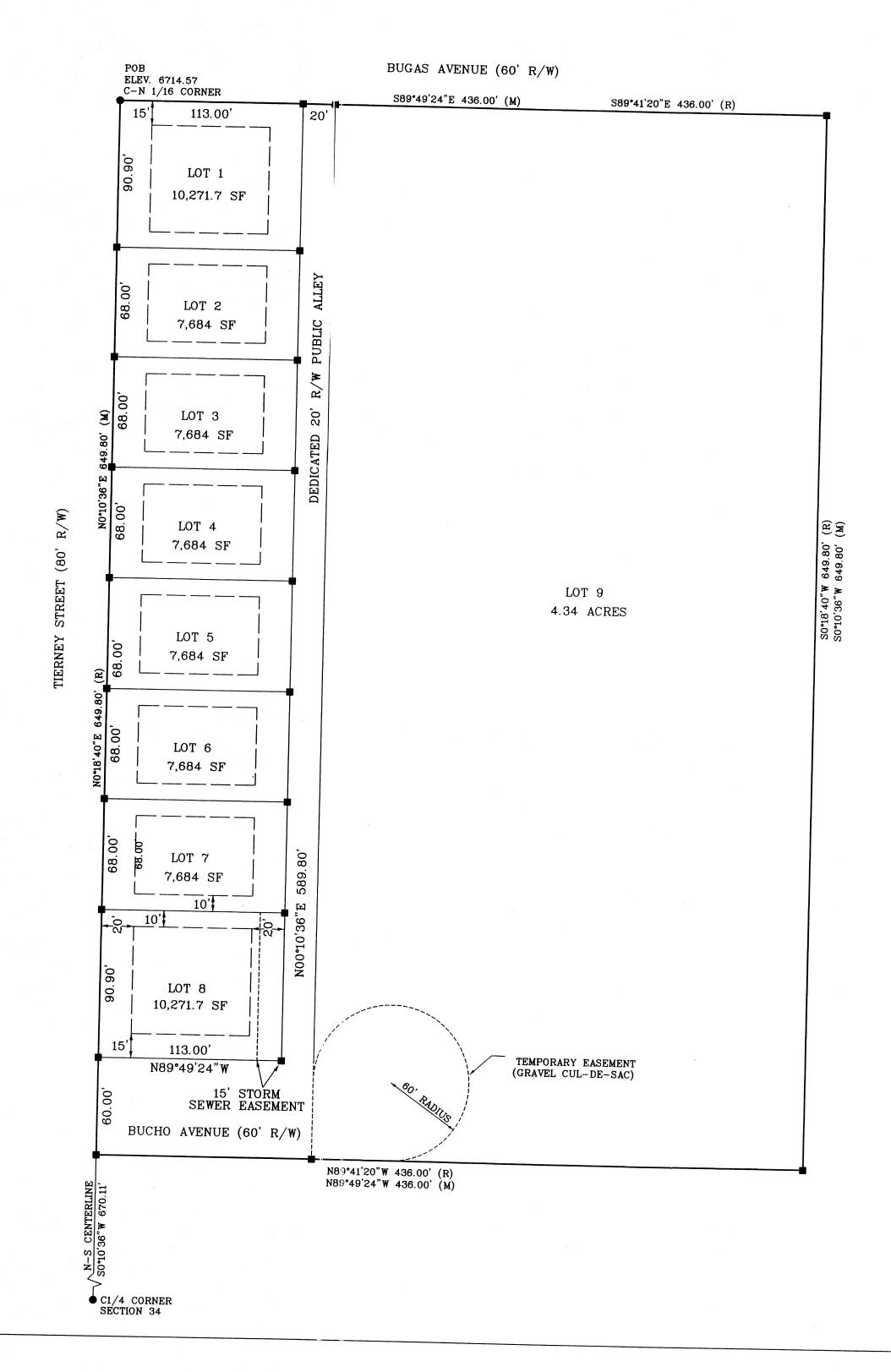
## AREA MAP SCALE: 1'' = 2000'

## FINAL PLAT OF THE HIGH COUNTRY ESTATES SUBDIVISION

PHASE I, BEING A TRACT OF LAND

IN THE SW1/4NE1/4 OF SECTION 34, TOWNSHIP 20 NORTH, RANGE 94 WEST, 6TH P.M. TOWN OF WAMSUTTER, COUNTY OF SWEETWATER, STATE OF WYOMING

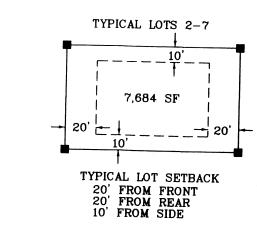


LEGEND

(R) MEASUREMENTS OF RECORD (M) MEASUREMENTS THIS SURVEY

RECOVERED BRASS CAPS

■ 5/8" REBAR WITH ALUMINUM CAP



KNOW ALL MEN BY THESE PRESENTS, that the undersigned, Wamsutter Properties, LLC, Larry Miller being the Owner and Proprietor of the High Country Estates Subdivision, Phase I, hereby certifies that this Subdivision is located in the SW/NE% of Section 34, in Book 778, Page 278, Misc. Records of the 6th P.M., Wamsutter, Sweetwater County, Wyoming, intended to be that parcel as described Beginning at the C-Nig corner of said Section 34;

Thomas Sagado'24"E assignt a coll beginning of Sagado'20"E 436 00 feet along the North line of said Swill New Control 24.

Thence S89°49'24"E, against a call bearing of S89°41'20"E, 436.00 feet along the North line of said SW4NE% of Section 34;

Thence S0°10'36"W, against a call bearing of S0°18'40"W, 649.80 feet;

Thence N89°49'24"W, against a call bearing of N89°41'20"W, 436.00 feet to a point of the North-South centerline of said Section 34; Thence N0°10'36"E, against a call bearing of N0°18'40"E, 649.80 feet along said North-South centerline of Section 34 to the point of beginning, said parcel containing 6.50 acres, more or less.

That the surveying and laying out into lots, Bucho Avenue, and alley, known as the High Country Estates Subdivision, Phase I, is with free consent and in accordance with the desires of the undersigned Owner and Proprietor, and that Bucho Avenue and the alley are hereby dedicated to the Public. All rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released.

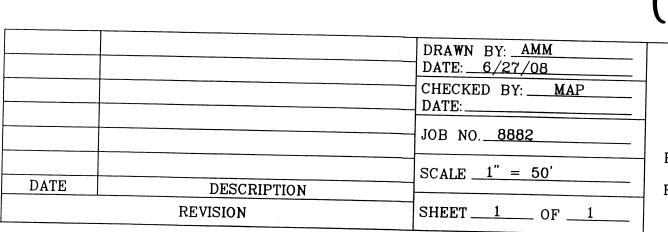
On this date, before me personally appeared Larry Miller, known to me to be the individual described in and who executed the foregoing instrument.

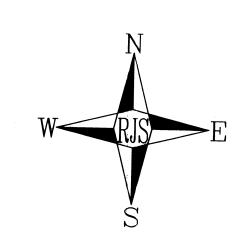
STABETL WATTE

SURVEYORS STATEMENT

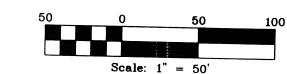
I, Anita M. Morris, of Encampment, Wyo., hereby state that this map was made from notes taken on a survey made by me or under my supervision, and that it correctly represents the results of that survey.







BASIS OF BEARING NORTH-SOUTH CENTERLINE SECTION 34, T20N, R94W, S0°10'36"W ELEVATIONS ARE IN NGVD 29 DATUM.



PHASE I

PHASE I					
LOT 2 LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8 LOT 9	7,684.0 SQ. 10,271.7 SQ. 189,050.1 SQ	FT., 0.176 FT., 0.176 FT., 0.176 FT., 0.176 FT., 0.176 FT., 0.176 FT., 0.236 FT., 0.236	ACRES ACRES		
R/W BUCH	HO AVE. 19,	SAC 7,732.7 776 SQ. FT.,	SQ. FT., 0.45 ACRI	0.18 Es	ACR

## ZONING NOTES

1. PROPERTY IS CURRENTLY ZONED R-2 (SINGLE-AND-MULTI-FAMILY RESIDENTIAL DISTRICT). PROPOSED SINGLE-FAMILY RESIDENTIAL DEVELOPMENT IS A PERMITTED USE IN R-2 DISTRICTS. NO ZONE CHANGE NEEDED FOR THIS DEVELOPMENT.

2. R-2 LOT REQUIREMENTS:
MINIMUM LOT SIZE = 6,000 SQUARE FEET MINIMUM LOT FRONTAGE = 60 FEET

FRONT YARD SETBACK = 20 FEET (ON CORNER LOTS NON-PRIMARY FRONT YARD SETBACK = 15 FEET)

SIDE YARD SETBACK = 10 FEET REAR YARD SETBACK = 20 FEET

ALL PROPOSED LOTS MEET R-2 REQUIREMENTS NO VARIANCES NEEDED FOR THIS DEVELOPMENT

3. THE TOWN OF WAMSUTTER IS NOT IN A DESIGNATED FLOOD PLAIN.

This plat approved by the Wamsutter Town Planning & Zoning Commission this 18 day of Hugust

This plat approved by the Wamsutter Town Attorney this 25 day of 4 wost , 2008

This plat, approved by the Town Council of Wamsutter, Wyoming, on the day of day of day of day of day of dedications shown hereon; subject to the provisions that approval in no way obligates the Town of Wamsutter for financing or contracting of improvements on lands, streets or easements dedicated to the public except as satisfaction of the Town Council and until all improvements shall have been completed to the

Dated this 25 day of August Attest: Susan Carrer Susan Carnes, Town of Wamsutter Clerk

Clerk and Recorder's Certificate

OWNER & DEVELOPER:

ROBERT JACK SMITH & ASSOC. INC. CONSULTING LAND SURVEYORS P.O. BOX 1104, 1015 HARSHMAN ST. RAWLINS, WY 82301 307-324-5262

WAMSUTTER PROPERTIES, LLC LARRY MILLER 42 NORTH 200 EAST #3 AMERICAN FORK, UT. 84003 801-492-9955