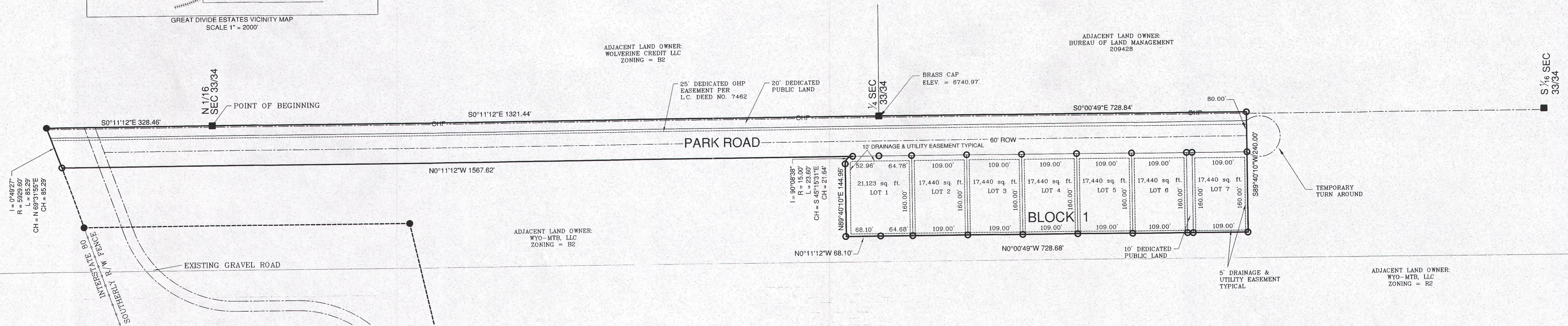
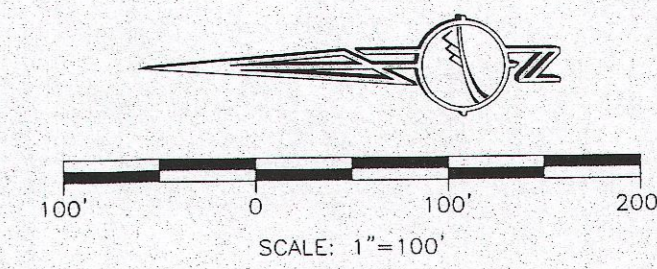
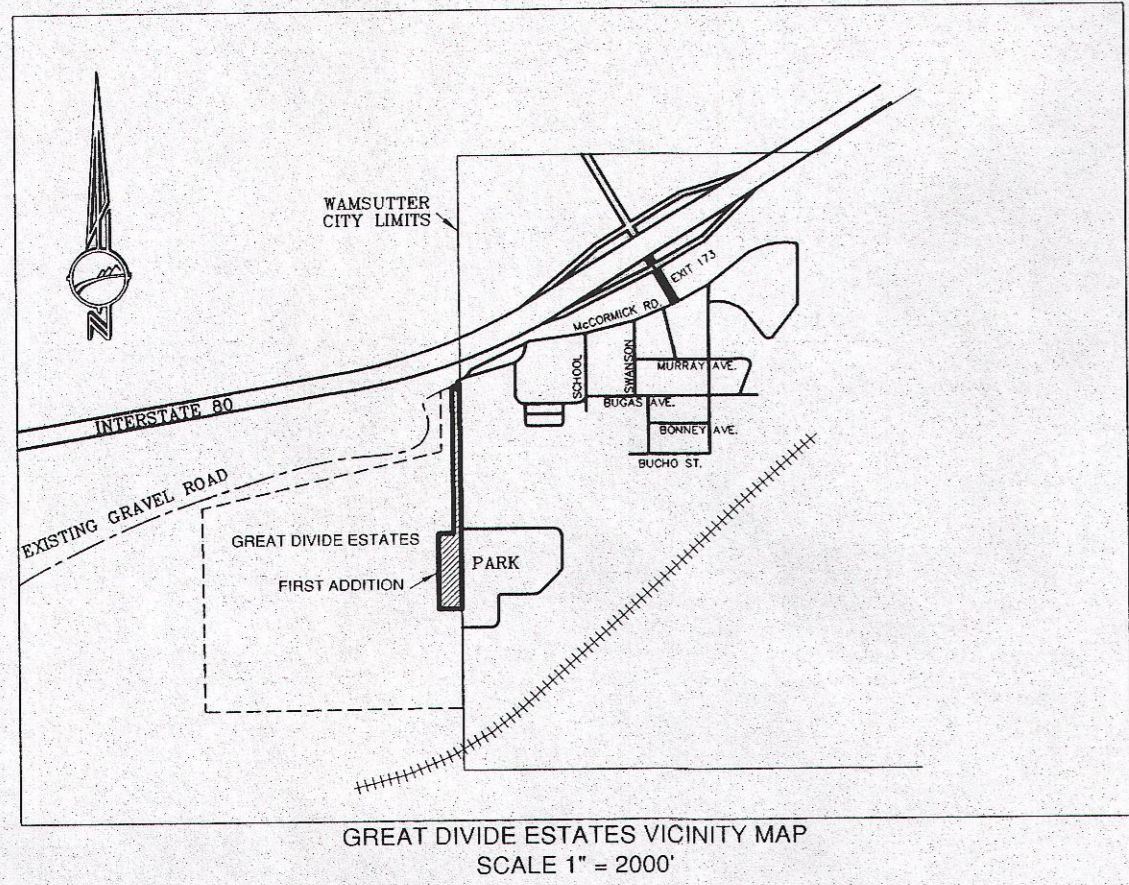


# FINAL PLAT OF THE GREAT DIVIDE ESTATES FIRST ADDITION IN THE E $\frac{1}{2}$ E $\frac{1}{2}$ SECTION 33, TOWNSHIP 20 NORTH, RANGE 94 WEST, 6TH P.M., TOWN OF WAMSUTTER, COUNTY OF SWEETWATER, STATE OF WYOMING



**CERTIFICATION AND DEDICATION**

**GREAT DIVIDE ESTATES FIRST ADDITION**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, WYO-MTB, LLC, and the Town of Wamsutter, being the owners, proprietors or parties of interest in the land shown on this plat, do hereby certify that the foregoing plat designated as the Great Divide Estates First Addition is located in the E $\frac{1}{2}$ E $\frac{1}{2}$  Section 33, T20N, R94W of the 6th P.M., Wamsutter, Sweetwater County, Wyoming, and is more particularly described as follows:

Beginning at the N 1/16 corner common to said Section 33 and Section 34, T20N, R94W of the 6th P.M.;

Thence S0°11'12"E, 1321.44 feet, along the line common to said Sections 33 and 34, to the 1/4 corner of said Sections 33 and 34, monumented by a brass cap;

Thence S0°00'49"E, 728.84 feet, along the line common to said Sections 33 and 34, to a point;

Thence S89°40'10"W, 240.00 feet to a point;

Thence N0°00'49"W, 728.68 feet, parallel with and 240.00 feet West of the line common to said Sections 33 and 34, to a point;

Thence N89°40'10"E, 144.96 feet, parallel with and 240.00 feet West of the line common to said Sections 33 and 34, to a point;

Thence N89°40'10"E, 144.96 feet to the beginning of a tangent curve to the right; Thence along said curve to the right an arc distance of 23.60 feet on a radius of 15 feet through a central angle of 90°08'38" with a chord bearing and distance of S45°15'31"E, 21.24 feet to a point on the Westerly right of way of Park Road;

Thence N0°11'12"W, 1567.62 feet, along the Westerly right of way of Park Road to a point on the Southerly right of way of Interstate 80 and a non-tangent curve to the left;

Thence along said Interstate 80 Southerly right of way and curve to the left an arc distance of 85.29 feet on a radius of 5929.60 feet through a central angle of 0°49'27" with a chord bearing and distance of N69°31'55"E, 85.29 feet to a point on the line common to said Sections 33 and 34;

Thence S0°11'12"E, 328.46 feet, along the line common to said Sections 33 and 34 to the point of beginning, said First Addition containing 7.27 acres, more or less.

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 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 use of Park Road and other land within the boundary lines of the plat as indicated and not already otherwise dedicated for public use, and the drainage and utility easements are for drainage and utility purposes only.

All rights under and by virtue of the Homestead Exemption laws of the State of Wyoming are hereby waived and released.

Executed this 25<sup>th</sup> day of January, 2012.

Owner: [Signature]  
WYO-MTB, LLC

Owner: [Signature]  
Colleen Eifealdt, Town of Wamsutter Mayor

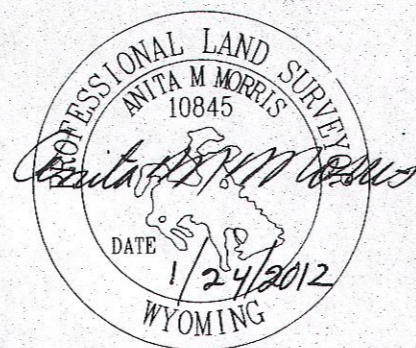
STATE OF WYOMING  
COUNTY OF Sweetwater SS.  
The foregoing instrument was acknowledged before me by Marcella L. Kaspar  
this 25 day of January, 2012  
Witness my hand and official seal.

Attest: [Signature]  
Susan Carnes, Town of Wamsutter Clerk

[Signature]  
Notary Public  
My commission expires 2/8/15

**SURVEYOR'S CERTIFICATE**

I, ANITA M. MORRIS, OF ENCAMPMENT, WYOMING, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE SURVEY OF THE GREAT DIVIDE ESTATES WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY, DONE BY ME IN 2010 AND IN OCTOBER 2011 WITH AN ACCURACY OF ONE PART IN 5000, AND THAT THIS PLAT CORRECTLY REPRESENTS THE RESULTS OF THOSE SURVEYS, TO THE BEST OF MY KNOWLEDGE AND BELIEF.



**LEGEND**

- PROPERTY BOUNDARY
- FIRST ADDITION BOUNDARY
- LOT LINE
- OHP- EXISTING POWERLINE
- CENTERLINE OF PARK ROAD
- RECOVERED BLM, GLO & PRIVATE CORNERS
- REBAR WITH ALUMINUM CAP
- REBAR WITH ALUMINUM CAP TO BE SET UPON APPROVAL OF FINAL PLAT

LAND TO BE SUBDIVIDED: 7.27 ACRES  
INDIVIDUAL LOT ACREAGE: LOT 1, 0.49 ACRES  
LOTS 2-7, 0.40 ACRES EA. LOT 7  
NUMBER OF LOTS: 7 LOTS  
ACREAGE OF OPEN SPACE: 1.11 ACRES  
ACREAGE OF R.O.W./PUBLIC LAND: 3.27 ACRES  
ZONING: R2  
USE: SINGLE FAMILY RESIDENTIAL

SETBACKS:  
FRONT YARD - 20 FT.  
REAR YARD - 20 FT.  
SIDE YARD - 10 FT.

- NOTES:
- NO SPECIAL FLOOD HAZARD AREAS MAPPED IN THE PROPERTY TO BE PLATTED.
  - VARIANCE GRANTED AS PER DEVELOPMENT AGREEMENT SECTION 2.10 - OTHER PROVISIONS - 2. C - NO CURB, GUTTER AND SIDEWALK ARE REQUIRED. STORM WATER DRAINAGE SHALL BE ACCOMPLISHED BY CONSTRUCTION OF DRAINAGE DITCHES AND CULVERTS UNDER DRIVEWAYS AND STREETS.

Data on this plat reviewed this 24 day of JANUARY, A.D. 2012 by the Town Engineer of the Town of Wamsutter, Wyoming.

[Signature]  
Town Engineer

This plat approved by the Wamsutter Town Planning & Zoning Commission this 24 day of January, 2012.

[Signature]  
Chairperson

This plat approved by the Wamsutter Town Attorney this 13 day of FEB, 2012.

[Signature]  
Town Attorney

This plat, approved by the Town Council of Wamsutter, Wyoming, on the 13 day of Feb, 2012, for filing with the Clerk and Recorder of Sweetwater County and for conveyance to the Town of the public 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 specifically agreed to by the Town Council and until all improvements shall have been completed to the satisfaction of the Town Council and accepted by proper resolution.

Dated this 13 day of Feb, A.D. 2012.

[Signature]  
Colleen Eifealdt, Town of Wamsutter Mayor

Attest: [Signature]  
Susan Carnes, Town of Wamsutter Clerk

**Clerk and Recorder's Certificate**  
This Plat was filed for record in the Office of the Clerk and Recorder at 11:15 O'clock  
A.M., February 24, 2012, and is duly recorded as Document No. 1615780  
in Book Plats, Page 548  
[Signature]  
Clerk and Recorder

by [Signature]  
Deputy



Drawn By: DMS W.O. No.: 14005  
Chk. By: AMM Book No.:  
Acad. File: 14005 FINAL PLAT FIRST ADDITION  
FOR: WYO-MTB, LLC  
552 GENERAL BREESES ROAD  
LARAMIE, WY 82070

**REVISIONS**

GREAT DIVIDE ESTATES FIRST ADDITION  
E $\frac{1}{2}$ E $\frac{1}{2}$  SECTION 33, T20N, R94W  
WAMSUTTER, SWEETWATER COUNTY, WY