

DRAWING NUMBER 556

PLAN HOLD CORPORATION • IRVINE, CALIFORNIA
REORDER BY NUMBER 07548

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CERTIFICATE OF REVIEW BY ASSOCIATE CITY ENGINEER:

Date on this plat reviewed this 25th day of APRIL, A.D., 2013 by the City Engineer of the City of Green River, Wyoming.

MAJOR WEDENH
ASSOCIATE CITY ENGINEER

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION AS FOLLOWS:

This Plat Approved by the City of Green River Planning & Zoning Commission this 27th day of February, A.D., 2013.

Jim Stray
Chairman
Kym Kelly
Secretary

CERTIFICATE OF ACCEPTANCE AND APPROVAL BY THE CITY COUNCIL OF THE CITY OF GREEN RIVER AS FOLLOWS:

Approved by the City Council of the City of Green River, Wyoming, this 2nd day of April, A.D., 2013.

DECLARATION VACATING PREVIOUS PLATTING:

This plat is the REPLAT of "THE RIDGE" as recorded in the book of plats, receiving No. 1514372 of the records of the Sweetwater County Clerk. All earlier plats or portions thereof encompassed by the boundaries of this plat are hereby vacated.

Mayor
H. V. V.
Attest:
City Clerk

CERTIFICATE OF REGISTERED LAND SURVEYOR AS FOLLOWS:

I, David A. Fehringer, do hereby certify 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 THE RIDGE ADDITION PLANNED UNIT DEVELOPMENT 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 to an accuracy of (1) part in ten thousand (10,000).

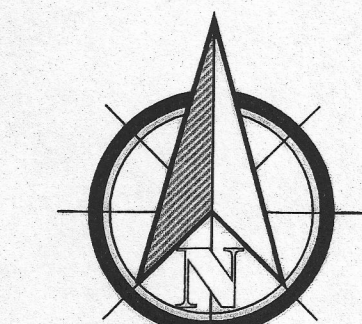
DAVID A. FEHRINGER
PROFESSIONAL ENGINEER (CIVIL) & LAND SURVEYOR
WYOMING REGISTRATION NUMBER 10052
04-08-13
WYOMING

STATE OF WYOMING
SWEETWATER COUNTY
The foregoing instrument was acknowledged before me this 1st day of April, A.D., 2013, by:

David A. Fehringer
as a free and voluntary act and deed.
Witness my hand and official seal.
My commission expires: January 2, 2014
Rebecca A. Legarski
NOTARY PUBLIC

GENERAL NOTES:

- THE LIMITED COMMON AREAS AND FACILITIES AS DEPICTED ON THIS PLAT ARE RESERVED FOR THE USE OF CERTAIN OWNERS TO THE EXCLUSION OF OTHER OWNERS. EACH RESPECTIVE IMPROVEMENT DESIGNATED ON THIS PLAT AS "LIMITED COMMON AREAS AND FACILITIES" IS APPURTENANT TO THE RESPECTIVE UNIT TO WHICH SUCH LIMITED COMMON AREAS AND FACILITIES ARE ADJACENT AS SHOWN HEREON AND ARE FOR THE USE AND ENJOYMENT OF THE OWNERS OF SUCH UNIT.
- THE PROPERTY LIES IN FLOOD ZONE "X" - OUTSIDE THE 500 YEAR FLOOD.
- PRIVATE ROADS WILL NOT BE MAINTAINED BY THE CITY OF GREEN RIVER.
- RAISE ALL WATER VALVE BOXES AND MANHOLES TO FINISHED GRADE IN ACCORDANCE WITH THE DETAILS IN THE CONSTRUCTION DRAWINGS.



SCALE: 1" = 60'

TOPOGRAPHIC LEGEND

- PROPERTY BOUNDARY
- PROPERTY LOT LINES
- EASEMENT LINES
- SECTION LINE
- LIMITED COMMON AREA

SURVEY CORNER SET LEGEND

- 3-1/4" BERNTSEN ALUMINUM CAP WITH 2-3/8"x30" ALUMINUM PIPE STAMPED "THE RIDGE ADDITION" MARKER (CORNER # INDICATED ON PLAT) PELS 10052.
- INDIVIDUAL LOT CORNERS MONUMENTED WITH A 5/8" REBAR AND WITH ALUMINUM CAP STAMPED "PROPERTY CORNER PELS 10052"

SURVEY CORNER LEGEND

- BOUNDARY CORNER TO BE SET
- BOUNDARY CORNER FOUND
- LOT CORNER TO BE SET
- LOT / BOUNDARY CORNER NOT SET
- WITNESS CORNER

THE BASIS OF BEARING

THE BASIS OF BEARING FOR THIS PLAT IS NAD 83 GRID

THE RIDGE ADDITION P.U.D.

TOTAL LAND AREA	12.05 ACRES
PLAT TOTAL ACREAGE	3.51 ACRES
PLAT TOTAL LOTS	0.54 ACRES 17 LOTS
PLAT COMMON AREA	0.46 ACRES
PLAT PRIVATE DRIVES (EASEMENTS)	0.36 ACRES
UNDEVELOPED TRACT "A"	2.15 ACRES
VACANT LAND	8.54 ACRES

ZONING:
CURRENT ZONING IS "R1 (SINGLE FAMILY RESIDENTIAL) - WITH A PUD OVERLAY"

PERCENTAGE OF COMMON AREA OWNERSHIP

ALL BUILDINGS = 12,257.60 S.F.

LOT 1 & 9 (EA.)	6.71%
LOTS 2 - 8 AND 10 - 15 (EA.)	6.66%
15 TOWNHOME LOTS =	100.00%

BOUNDARY CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD B.
C1	111.49'	540.08'	11°49'40"	583°26'45"E
C2	334.84'	864.68'	22°11'14"	S10°27'22"E

FINAL PLAT

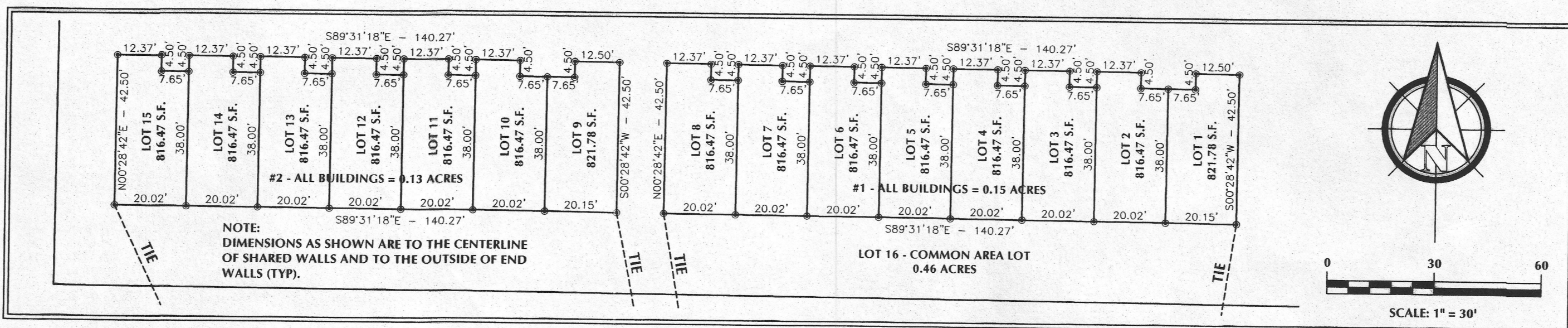
"THE RIDGE ADDITION PLANNED UNIT DEVELOPMENT"

A REPLAT OF "THE RIDGE PHASE 1 CONDOMINIUMS"

A SUBDIVISION WITHIN THE CORPORATE CITY LIMITS OF GREEN RIVER, WYOMING

LOCATED IN THE NE1/4 OF SECTION 34, T. 18 N., R. 107 W.,

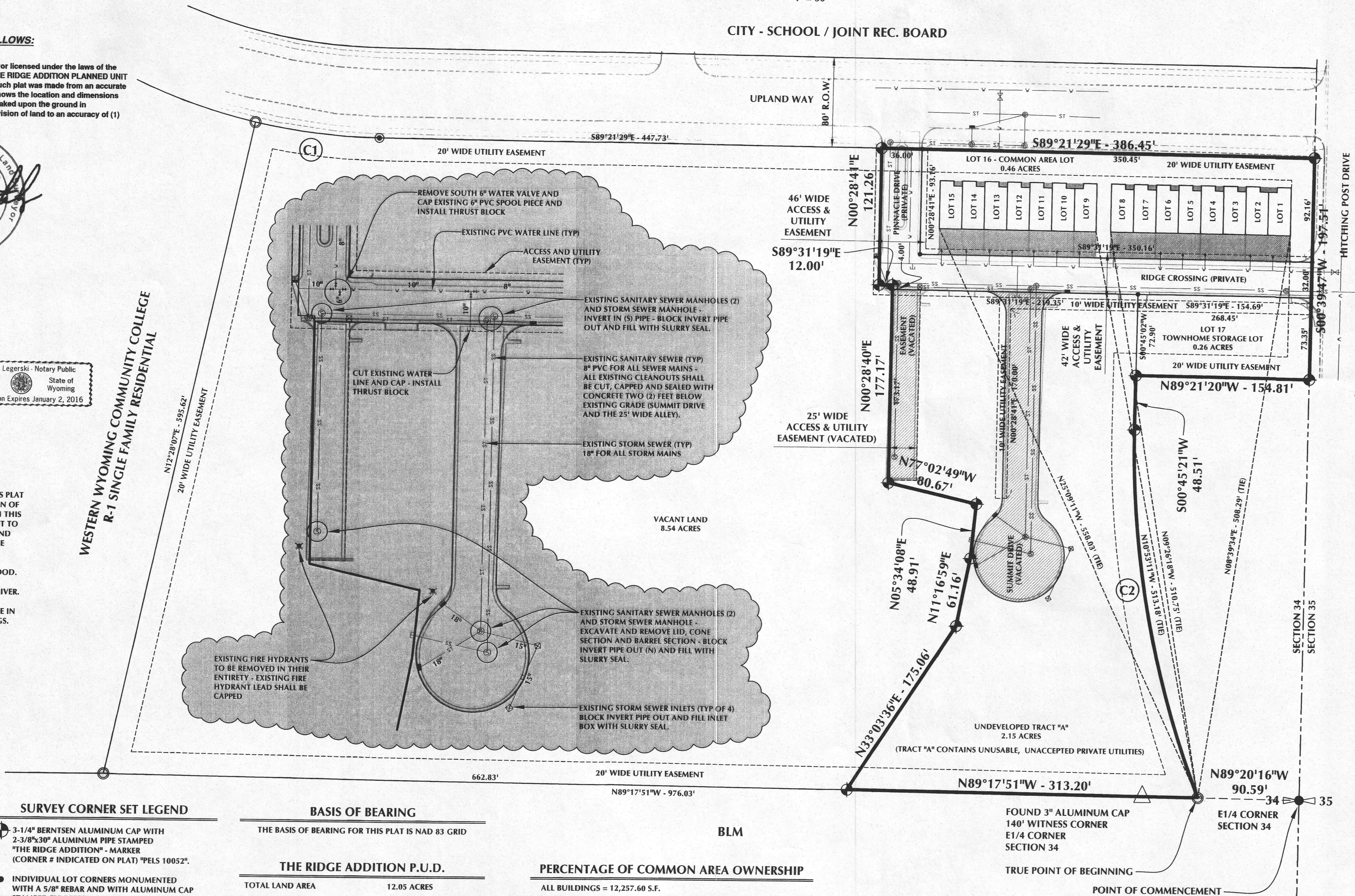
OF THE 6TH PRINCIPAL MERIDIAN, GREEN RIVER, SWEETWATER COUNTY, WYOMING



INSET "A"

1" = 30'

CITY - SCHOOL / JOINT REC. BOARD



PREPARED FOR:

HALLADAY RIDGE INVESTMENT, LLC
180 NORTH UNIVERSITY AVE., SUITE 820
PROVO, UTAH 84601

CERTIFICATE OF DEDICATION

Know all men by these presents that the undersigned HALLADAY RIDGE INVESTMENT, 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 the THE RIDGE ADDITION PLANNED UNIT DEVELOPMENT, is located in the NE1/4 of Section 34, T. 18 N., R. 107 W. of the 6th P.M., the City of Green River, Sweetwater County, Wyoming, and is more particularly described as follows:

Commencing at the E1/4 corner of said section 34, thence N 89° 20' 16" W, 90.59 feet to the Southeast corner of said THE RIDGE ADDITION and the TRUE POINT OF BEGINNING;

Thence N 89° 17' 51" W, 313.20 feet to the Southwest corner of said THE RIDGE ADDITION;

Thence N 33° 03' 36" E, 175.06 feet along the westerly boundary of said THE RIDGE ADDITION;

Thence N 11° 16' 59" E, 61.16 feet along the westerly boundary of said THE RIDGE ADDITION;

Thence N 05° 34' 08" E, 48.91 feet along the westerly boundary of said THE RIDGE ADDITION;

Thence N 77° 02' 49" W, 80.67 feet along the westerly boundary of said THE RIDGE ADDITION;

Thence N 00° 28' 40" E, 177.17 feet along the westerly boundary of said THE RIDGE ADDITION;

Thence S 09° 31' 19" E, 12.00 feet along the westerly boundary of said THE RIDGE ADDITION;

Thence N 00° 28' 41" E, 121.26 feet to the Northwest corner of said THE RIDGE ADDITION and the Southerly Right of Way Line of Upland Way;

Thence along the Southerly Right of Way Line of Upland Way S 09° 21' 29" E, 386.45 feet to the Northeast corner of said THE RIDGE ADDITION;

Thence S 00° 39' 47" W, 197.51 feet along the Easterly Boundary Line of said THE RIDGE ADDITION and the Westerly Right of Way Line of Hitching Post Drive;

Thence N 89° 21' 20" W, 154.81 feet;

Thence S 00° 45' 21" W, 48.51 feet to the beginning of a curve to the left and having a radius of 864.68 feet;

Thence along said curve through a central angle of 22° 11' 14", 334.84 feet, said curve having a chord bearing of S 10° 27' 22" E and a chord distance of 332.75 feet to the TRUE POINT OF BEGINNING;

and contains a total area of 3.51 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(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 11 day of April, 2013, by:

HALLADAY RIDGE INVESTMENT, LLC

STATE OF UTAH

SS

UTAH COUNTY

The foregoing instrument was acknowledged before me this 11 day of April, A.D., 2013, by:

Cameron Gunter

as a free and voluntary act and deed.

Witness my hand and official seal.

My commission expires: 6/5/15

Lindsey Talbot
NOTARY PUBLIC

LINDSEY TALBOT
NOTARY PUBLIC-STATE OF UTAH
COMMISSION # 810249
COMM. EXP. 06-05-2015

CERTIFICATE OF RECORDING BY THE COUNTY CLERK AND RECORDER AS FOLLOWS:

This plat was filed for record in the Office of the Clerk and Recorder at 4:20 o'clock, PM,

May 8, A.D., 2013, and is duly recorded in Book of Plats, Page No. 556

COUNTY CLERK

Deanna Wardell
DEPUTY



VICINITY MAP

1" = 600'

RECORDED 8-8-2013 AT 4:20 PM REC # 152887 BK# PG#
STEVEN DALE DAVID, CLERK OF SWEETWATER COUNTY, WY PLAT 1 of 1

CHOICE ENGINEERING SERVICES

404 "N" Street - Suite 201 | Rock Springs, WY 82901
Phone: 307-362-6065 | Fax: 307-362-6064

REVISED:
REVISED:
REVISED:

FINAL PLAT
THE RIDGE ADDITION P.U.D.

HALLADAY RIDGE INVESTMENT, LLC
LOS ANGELES, CALIFORNIA 90067

PROJECT NUMBER

(13-07)

DATE

March 05, 2013

DRAWN BY

KEITH KOLAR

SHEET TITLE

FINAL
PLAT

SHEET NUMBER

1 OF 1