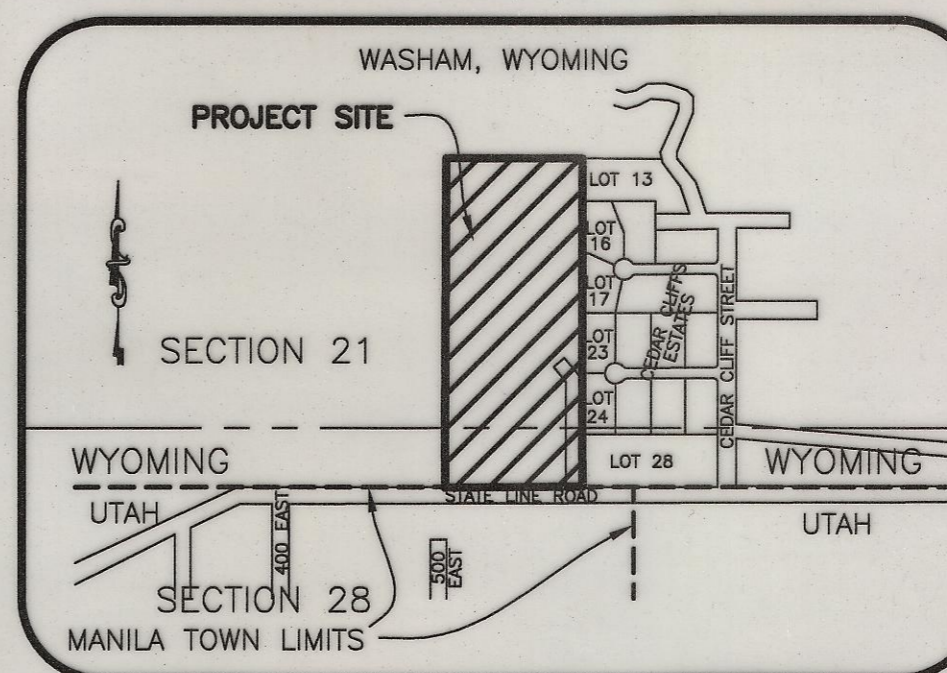


Amended Final Plat Washam Creek Subdivision

PART OF THE SW QUARTER OF SECTION 21 AND PART OF SECTION 28, T.12N., R.109W., 6TH P.M.
SWEETWATER COUNTY, WYOMING

BUREAU OF LAND MANAGEMENT
ZONED AGRICULTURAL
S89°47'31"E 656.83'

SET 3" SURVEY CAP STAMPED
WITH THE SUBDIVISION NAME IN
FOUND MOUND OF STONE



Vicinity Map
NO SCALE

Notes

1. WATER SERVICE TO THE SUBDIVISION WILL BE SUPPLIED FROM THE EXISTING WATER MAIN IN STATE LINE ROAD AND THE WATER LINE IN WASHAM CREEK CIRCLE, OWNED AND MAINTAINED BY THE TOWN OF MANILA.
2. THE SUBDIVISION WILL HAVE A PUBLIC ROAD TO BE DEDICATED TO SWEETWATER COUNTY AND MAINTAINED BY SWEETWATER COUNTY.
3. AT THIS TIME THERE IS NO PUBLIC SEWER SERVICE. THE INDIVIDUAL LOT OWNERS WILL BE REQUIRED TO INSTALL AND MAINTAIN SEPTIC TANKS SYSTEMS AT THEIR EXPENSE, CONNECTION TO THE TOWN OF MANILA SEWER SYSTEM WILL BE REQUIRED WHEN A MAIN IS INSTALLED WITHIN 400 FEET OF THE SUBDIVISION (NEAREST SANITARY SEWER IS APPROXIMATELY 2 MILES FROM SUBDIVISION).
4. THE PROJECT WILL BE DEVELOPED IN ONE PHASE.
5. SUBJECT PROPERTY IS ZONED R2/SF.
6. PROPERTY ADJOINING TO THE EAST IS ZONED R-1. PROPERTY ADJOINING TO THE WEST IS ZONED R2/SF. THE CURRENT USE OF PROPERTY ADJOINING BOTH EAST AND WEST IS RESIDENTIAL PROPERTY TO THE SOUTH IS IN THE TOWN OF MANILA AND IS ZONED R1-8. PROPERTY TO THE NORTH IS ZONED AGRICULTURAL.
7. THE STATE LINE ROAD WHICH ADJOINS THE SUBDIVISION TO THE SOUTH IS A TOWN OF MANILA, UTAH ROAD, PROPERTY SOUTH OF THE ROAD IS OWNED BY DAVID C AND JEANNENE R JOHNSON TRUST - SEE SCHEDULE OF ADJACENT PROPERTY OWNER - THIS PROPERTY IS NOT SUBDIVIDED.
8. WATER LINE IS 8" 1500 G.P.M. LOCATED ON THE SOUTH SIDE OF STATE LINE ROAD.
9. THERE ARE NO FLOOD PRONE AREAS IN THIS SUBDIVISION.
10. THIS SUBDIVISION ABUTS THE NORTH BOUNDARY OF THE TOWN OF MANILA.
11. ONLY LOTS 2, 3, & 5 SHALL ACCESS FROM WASHAM CREEK CIRCLE.
12. POWER EASEMENT ON LOT 1 SHALL ALLOW DRIVEWAYS AND LANDSCAPING BUT NO PERMANENT STRUCTURE WITHIN DESIGNATED EASEMENT.
13. WHITE VINYL FENCE ALONG STATE LINE ROAD WILL BE LEFT IN PLACE AND REMOVED BY THE LOT OWNERS WHEN DEEMED NECESSARY BY THE TOWN OF MANILA.
14. 5 LOTS 23.881 ACRES
15. IT IS THE INDIVIDUAL LOT OWNER'S RESPONSIBILITY TO CONTACT THE SWEETWATER COUNTY ENVIRONMENTAL HEALTH SERVICE (307-872-6317) AT 550 UINTA DRIVE, SUITE D, GREEN RIVER, WY 82935 TO OBTAIN A PERMIT TO CONSTRUCT TO AUTHORIZE THE CONSTRUCTION OF A SEPTIC SYSTEM WITH LEACH FIELD.

Narrative

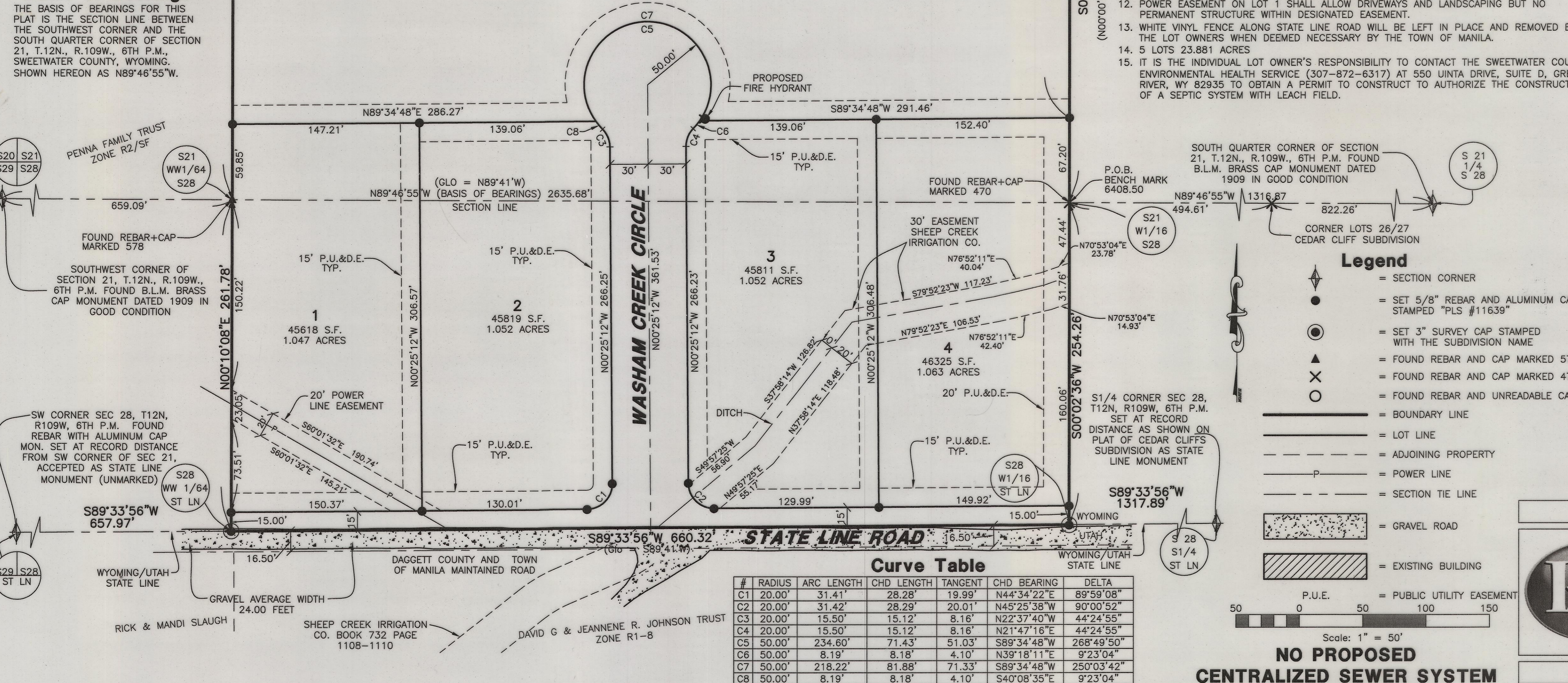
THE PURPOSE OF THIS PLAT IS TO DIVIDE THIS PROPERTY INTO LOTS AND A STREET. ALL LOT CORNERS WERE SET WITH A 5/8" REBAR AND ALUMINUM CAP STAMPED "PLS #11639". THE LOCATION OF THE PROPERTY IN SECTION 28 WAS DETERMINED BY THE DEED CALLS TO DESCRIBED MONUMENTS WHICH WERE FOUND IN THE FIELD. THE LOCATION OF THE E 1/4 OF THE SW QUARTER OF THE SW QUARTER (E1/4SW1/4) WAS DETERMINED BY CALCULATION OF THE RECORD SECTION DATA FROM A SURVEY IN 1912 FOR THE SURVEYOR GENERAL'S OFFICE. STONE MONUMENTS FOUND AT THE NORTHERN BOUNDARY OF THE ALIQUOT PART DESCRIPTION ARE NOTED IN THE DRAWING, AND THE ALUMINUM CAP MONUMENTS FOUND ALONG THE SOUTH BOUNDARY OF SECTION 28. THE LOCATION OF THE WYOMING-UTAH STATE LINE WAS DETERMINED BY FINDING A REBAR AND ALUMINUM CAP AT THE SW CORNER OF SECTION 28 AND BY LOCATING THE S 1/4 CORNER AS SHOWN ON THE CEDAR CLIFFS SUBDIVISION PLAT. A REBAR AND ALUMINUM CAP WAS SET AT THIS POINT IN RELATION TO FOUND SUBDIVISION CORNER MONUMENTS AS SHOWN ON THE DRAWING. THE EAST LINE ALONG CEDAR CLIFF ESTATES SUBDIVISION WAS ESTABLISHED BY FOUND REBAR AND CAP MONUMENTS AT THE SW CORNER OF LOT 24, THE CORNER COMMON TO LOTS 17 AND 23, THE NW CORNER OF LOT 16, AND THE ROCK PILE MONUMENT AT THE NW CORNER OF THE SUBDIVISION. OTHER REBAR AND CAP MONUMENTS WERE FOUND AT THE PC AND PT OF THE CUL-DE-SAC ON LOT 15 AND ALSO ON LOT 22.

Basis of Bearings

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 21, T.12N., R.109W., 6TH P.M., SWEETWATER COUNTY, WYOMING. SHOWN HEREON AS N89°46'55"W.

Land Owner/Subdivider:

Ed Harbertson
744 North 5500 West
Ogden, UT. 84404
(801) 731-2712



Curve Table

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	20.00'	31.41'	28.28'	19.99'	N44°34'22"E	89°59'08"
C2	20.00'	31.42'	28.29'	20.01'	N45°25'38"W	90°00'52"
C3	20.00'	15.50'	15.12'	8.16'	N22°37'40"W	44°24'55"
C4	20.00'	15.50'	15.12'	8.16'	N21°47'16"E	44°24'55"
C5	50.00'	234.60'	71.43'	51.03'	S89°34'48"W	268°49'50"
C6	50.00'	8.19'	8.18'	4.10'	N39°18'11"E	9°23'04"
C7	50.00'	218.22'	81.88'	71.33'	S89°34'48"W	250°03'42"
C8	50.00'	8.19'	8.18'	4.10'	S40°08'35"E	9°23'04"

**NO PROPOSED
CENTRALIZED SEWER SYSTEM**

Surveyor's Certificate

I, **ROBERT D. KUNZ**, 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 **AMENDED WASHAM CREEK SUBDIVISION** 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 SWEETWATER COUNTY REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

Professional Land Surveyor
Robert D. Kunz
11639
DATE: May 1, 2014
L.S. NO. 11639

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, **ED HARBERTSON** BEING THE SOLE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, DOES/DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS **AMENDED WASHAM CREEK SUBDIVISION** IS LOCATED IN THE SW QUARTER OF SECTION 21 AND THE NW QUARTER OF SECTION 28, TOWNSHIP 12 NORTH, RANGE 109 WEST, SWEETWATER COUNTY, WYOMING, AND IS PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE SW QUARTER OF SECTION 21 AND PART OF SECTION 28, T.12N., R.109W., 6TH P.M., SWEETWATER COUNTY, WYOMING. DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR+CAP ON THE SOUTH SECTION LINE OF SECTION 21 MARKED PLS 470, SAID POINT BEING N89°46'55"W 1316.87 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 21; THENCE S00°02'36"W 254.26 FEET TO THE WYOMING/UTAH STATE LINE; THENCE ALONG SAID STATE LINE S89°33'56"W, 660.32 FEET; THENCE N00°10'08"E 261.78 FEET TO A REBAR+CAP ON THE SECTION LINE MARKED PLS 578; THENCE N00°10'08"E 1321.53 FEET TO A REBAR AND CAP PLACED ON A PILE OF STONES; THENCE S89°47'31"E 656.83 FEET TO A REBAR AND CAP PLACED ON A PILE OF STONES; THENCE S00°02'36"W 1321.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 23.881 ACRES

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 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 25 DAY OF July, 2014, BY: Edward Harbertson
Harbertson (PRINT NAME AND TITLE) Ed Harbertson (SIGNATURE)

Acknowledgment

STATE OF WYOMING)ss.
COUNTY OF SWEETWATER)

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY Edward Harbertson THIS 25 DAY OF July, 2014.

WITNESS MY HAND AND OFFICIAL SEAL.
February 7, 2018
COMMISSION EXPIRES _____ NOTARY PUBLIC

Acknowledgment

STATE OF WYOMING)ss.
COUNTY OF SWEETWATER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY _____ AS A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.
COMMISSION EXPIRES _____ NOTARY PUBLIC

RA Reeve & Associates, Inc.
920 CHAMBERS STREET, SUITE 14, OGDEN, UTAH 84403
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve-assoc.com

Surveyor: R. KUNZ
Drafter: R. KUNZ
Begin Date: 03-31-2014
Subd. Name: AMENDED WASHAM CREEK SUBDIVISION
Location: PART OF SECTION 21 & 28, T.12N., R.109W., 6TH P.M., SWEETWATER COUNTY, WYOMING.
Owner: ED HARBERTSON

Town of Manila, Utah

THE TOWN OF MANILA AGREES TO PROVIDE CULINARY WATER AND MAINTAIN THE EXISTING WATER LINE IN STATE LINE ROAD FOR CULINARY WATER SERVICE TO THE SUBDIVISION. ONCE SUBDIVIDER CONSTRUCTS THE WATER LINE IN WASHAM CREEK CIRCLE, THE CITY OF MANILA AGREES TO OWN AND MAINTAIN SAID WATER LINE AND PROVIDE CULINARY WATER TO THIS WATER LINE FROM ITS WATER LINE IN STATE LINE ROAD.

SIGNED: Donna L. Jones 13 MAY 2014
MAYOR, TOWN OF MANILA, UTAH DATE

ATTEST: Michelle Adams
TOWN OF MANILA RECORDER

Sweetwater County Board of Commissioners

THIS PLAT APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SWEETWATER COUNTY, WYOMING, THIS 300 DAY OF June, 2014, 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 300 DAY OF June, 2014

James P. Redman
CHAIRMAN, PLANNING AND ZONING COMMISSION

Sweetwater County Planning and Zoning

THIS PLAT APPROVED BY THE SWEETWATER COUNTY PLANNING AND ZONING COMMISSION THIS 14 DAY OF May, 2014.

James P. Redman
CHAIRMAN, PLANNING AND ZONING COMMISSION

Sweetwater County Engineer

APPROVED THIS 10 DAY OF June, 2014, BY THE COUNTY ENGINEER OF SWEETWATER COUNTY, WYOMING.

James P. Redman
SWEETWATER COUNTY ENGINEER

Sweetwater County Recorder

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER AT 3:55 O'CLOCK P.M., October 22, 2014, AND IS DULY RECORDED IN BOOK PLAT, PAGE NO. Slide.

Steven D. Adams
CLERK AND/OR RECORDER

BY: Rose Clayton
DEPUTY