

CERTIFICATE OF REVIEW BY THE CITY ENGINEER:

Data on this plat reviewed this 6th day of May A.D., 2015 by the City Engineer of the City of Green River, Wyoming.

Melanie Williams
City Engineer

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION AS FOLLOWS:

This Plat Approved by the City of Green River Planning Commission this 6th day of May A.D., 2015.

Jim Steina
Chairman
Anna Leigh Polizer
Attest:
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 15th day of May A.D., 2015.

Pete Rust
Mayor
John V. Minton
Attest:
City Clerk

CERTIFICATE OF REGISTERED LAND SURVEYOR AS FOLLOWS:

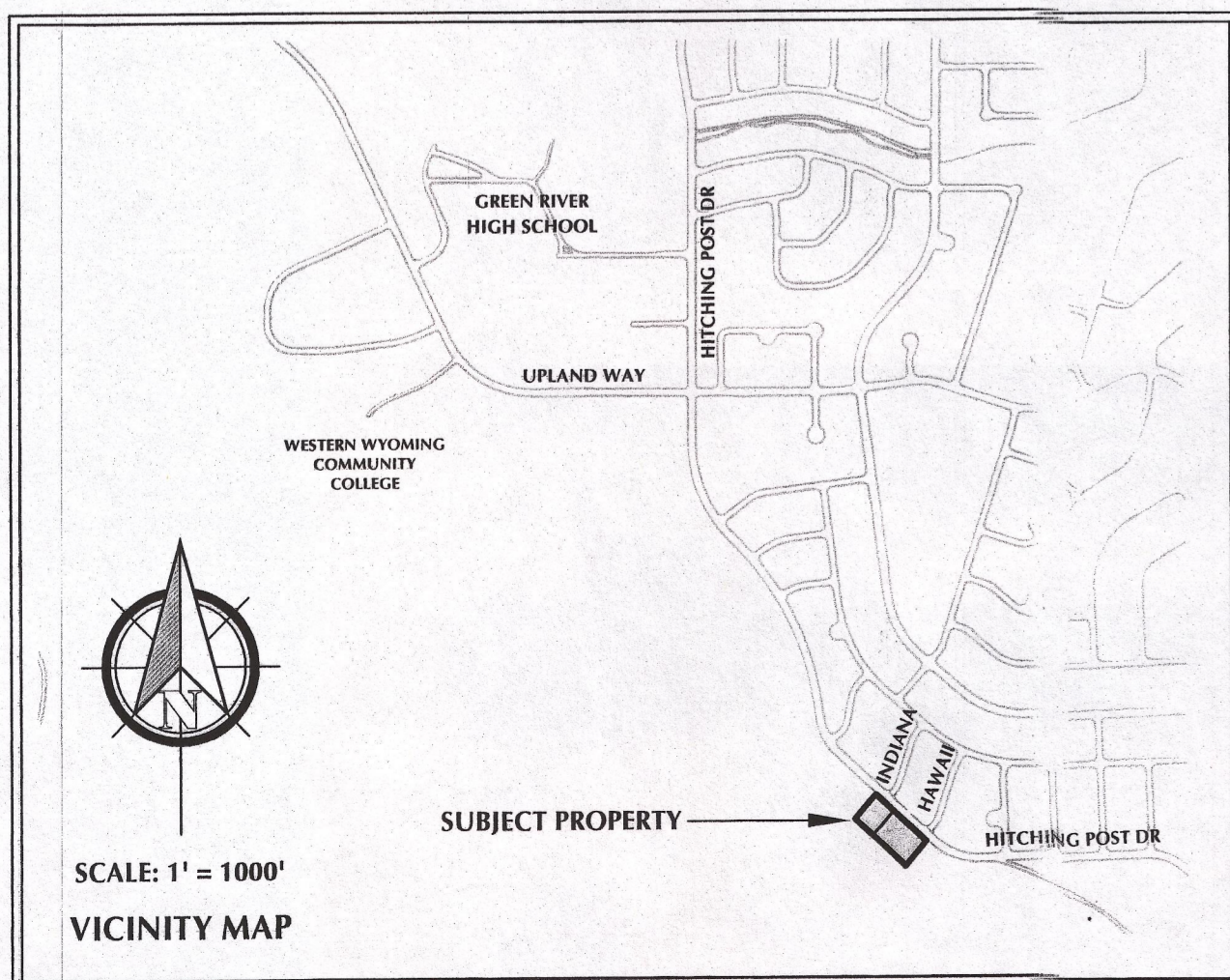
I, David A. Fehringer, do hereby certify that: I am a registered land surveyor licensed under the laws of the State of Wyoming, that this plat is a true, correct, and complete plat of AC ADDITION as laid out, platted, dedicated, and shown hereon, that such plat was made from an accurate survey of said 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
Date 04-23-15
WYOMING

STATE OF WYOMING SS
SWEETWATER COUNTY
The foregoing instrument was acknowledged before me this 23 day of April A.D., 2015, by:

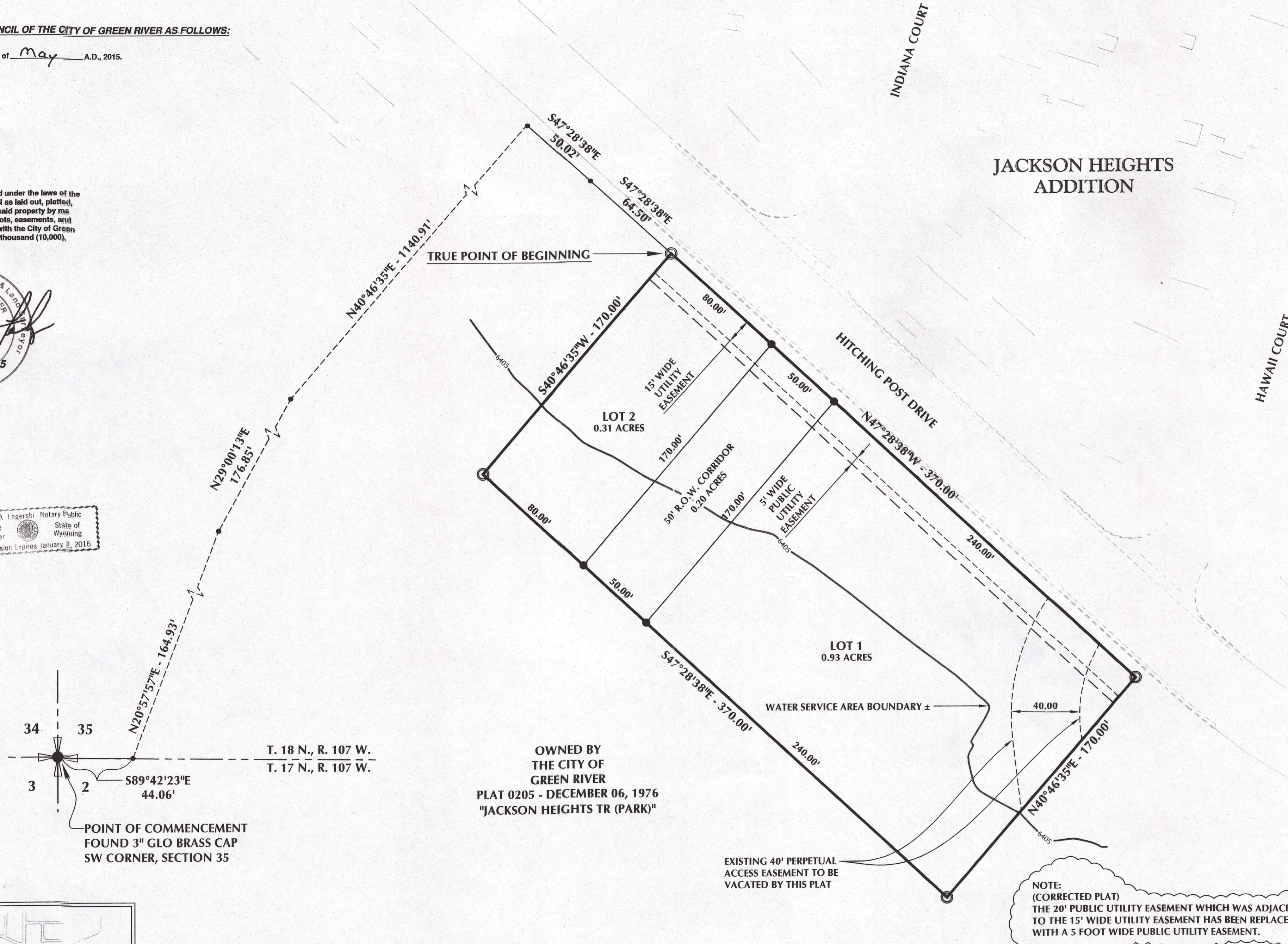
David A. Fehringer
as a free and voluntary act and deed.
Witness my hand and official seal.
My commission expires: January 2, 2016
Rebecca A. Leginski
NOTARY PUBLIC

Rebecca A. Leginski - Notary Public
County of Sweetwater
State of Wyoming
My Commission Expires January 2, 2016



AC ADDITION FINAL PLAT CORRECTED

A SUBDIVISION WITHIN THE CORPORATE CITY LIMITS OF GREEN RIVER, WYOMING
A PORTION OF LAND OF THE JACKSON HEIGHTS ADDITION
LOCATED IN SECTION 35, T. 18 N., R. 107 W., OF THE 6TH PRINCIPAL MERIDIAN,
GREEN RIVER, SWEETWATER COUNTY, WYOMING



SURVEY CORNER SET LEGEND

- 3-1/4" BERTSEN ALUMINUM CAP WITH 2-3/8"x30" ALUMINUM PIPE STAMPED "AC 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"

PROPERTY LEGEND

- PROPERTY BOUNDARY
- PROPERTY LOT LINES
- UTILITY EASEMENT LINE
- PUBLIC UTILITY EASEMENT LINE

50' R.O.W. CORRIDOR:

THE 50' WIDE R.O.W. CORRIDOR IS DEDICATED TO THE CITY OF GREEN RIVER

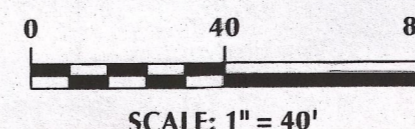
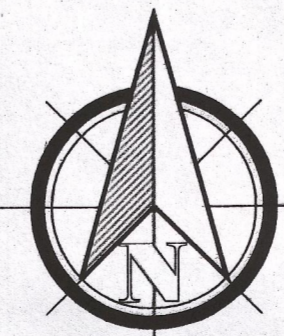
ZONING:

CURRENT ZONING IS R1 (SINGLE FAMILY RESIDENTIAL)
PROPOSED ZONING IS R1 (SINGLE FAMILY RESIDENTIAL)

AC ADDITION

TOTAL PARCEL ACREAGE	1.44 ACRES
TOTAL LOTS	1.44 ACRES 2 LOTS
LOT 1	0.93 ACRES
LOT 2	0.31 ACRES
R.O.W. COORIDOR	0.30 ACRES

NOTE:
(CORRECTED PLAT)
THE 20' PUBLIC UTILITY EASEMENT WHICH WAS ADJACENT TO THE 15' WIDE UTILITY EASEMENT HAS BEEN REPLACED WITH A 5 FOOT WIDE PUBLIC UTILITY EASEMENT.



SCALE: 1" = 40'

DEDICATION

Know all men by these presents that the undersigned PALMER CONSTRUCTION, INC., and LUKE R. & KRISTIAN M. BROWNLEE being the owners, proprietors, or parties of interest in the land shown on this plat, do hereby certify:

A PORTION OF THE LAND REFERRED TO HEREIN OF THE JACKSON HEIGHTS ADDITION TO THE CITY OF GREEN RIVER, SWEETWATER COUNTY, STATE OF WYOMING, AND RECORDED IN THE OFFICE OF THE COUNTY CLERK AND EX-OFFICIO REGISTER OF DEEDS OF SWEETWATER COUNTY, WYOMING (BOOK 1204, PAGES 443-444), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 35 OF THE RESURVEY OF T.18N., R.107W., OF THE 6TH P.M., SWEETWATER COUNTY, WYOMING;

THENCE S 89°42'23" E, 44.06 FEET ALONG THE SOUTHERN BOUNDARY LINE OF SAID SECTION 35 TO THE SOUTHWEST CORNER OF SAID JACKSON HEIGHTS ADDITION;

THENCE N 20°57'57" E, 164.93 FEET ALONG THE WEST BOUNDARY LINE OF SAID JACKSON HEIGHTS ADDITION;

THENCE N 29°00'13" E, 176.85 FEET ALONG THE WEST BOUNDARY LINE OF SAID JACKSON HEIGHTS ADDITION;

THENCE N 40°46'35" E, 1140.91 FEET ALONG THE WEST BOUNDARY LINE OF SAID JACKSON HEIGHTS ADDITION TO A POINT ON THE SOUTH RIGHT OF WAY BOUNDARY OF HITCHING POST DRIVE;

THENCE S 47°28'38" E, 50.02 FEET ALONG SAID SOUTH RIGHT OF WAY BOUNDARY OF HITCHING POST DRIVE;

THENCE S 47°28'38" E, 64.50 FEET ALONG SAID SOUTH RIGHT OF WAY BOUNDARY OF HITCHING POST DRIVE TO THE TRUE POINT OF BEGINNING;

THENCE S 40°46'35" W, 170.00 FEET;

THENCE S 47°28'38" E, 370.00 FEET;

THENCE N 40°46'35" E, 170.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY BOUNDARY OF HITCHING POST DRIVE;

THENCE N 47°28'38" W, 370.00 FEET ALONG SAID SOUTH RIGHT OF WAY BOUNDARY OF HITCHING POST DRIVE TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINING 1.44 ACRES, MORE OR LESS.

Executed this 28th day of April, 2015, by:

Palmer Construction, Inc.
PALMER CONSTRUCTION, INC.

STATE OF WYOMING SS
SWEETWATER COUNTY
The foregoing instrument was acknowledged before me this 28th day of April A.D., 2015, by:

David J. Palmer
as a free and voluntary act and deed.
Witness my hand and official seal.
My commission expires: January 2, 2016
Rebecca A. Leginski
NOTARY PUBLIC

Rebecca A. Leginski - Notary Public
County of Sweetwater
State of Wyoming
My Commission Expires January 2, 2016

Executed this 28th day of April, 2015, by:

AND
LUKE R. BROWNLEE & KRISTIAN M. BROWNLEE

STATE OF WYOMING SS
SWEETWATER COUNTY
The foregoing instrument was acknowledged before me this 28th day of April A.D., 2015, by:

LUKE R. BROWNLEE & KRISTIAN M. BROWNLEE
as a free and voluntary act and deed.
Witness my hand and official seal.
My commission expires: 2-17-17
Mary M. McGee
NOTARY PUBLIC

MARY M. MCGEE
Notary Public
Sweetwater County
Wyoming
My Commission Expires 2/17/17

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 _____ o'clock, _____

_____, A.D., 2015, and is duly recorded in Book of Plats, Page No. _____

COUNTY CLERK

DEPUTY

PREPARED FOR:

PALMER CONSTRUCTION, INC.
1355 EAST TETON BOULEVARD
GREEN RIVER, WYOMING 82935

CONTACT(S):
DAVE PALMER

PREPARED FOR:

LUKE R. & KRISTIAN M. BROWNLEE
170 POWELL STREET
GREEN RIVER, WYOMING 82935

CONTACT(S):
LUKE R. & KRISTIAN M. BROWNLEE

CHOICE ENGINEERING SERVICES

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

REVISED:

AC ADDITION
FINAL PLAT - CORRECTED

DAVE PALMER AND LUKE R. & KRISTIAN M. BROWNLEE
GREEN RIVER, WYOMING 82935

PROJECT NUMBER

(14-05)

DATE

APRIL, 2015

DRAWN BY

KEITH KOLAR

SHEET TITLE

FINAL
PLAT
CORRECTED

SHEET NUMBER

1 OF 1