

**CERTIFICATE OF REVIEW BY THE CITY ENGINEER:**

Data on this plat reviewed this 30<sup>th</sup> day of March, A.D., 2016 by the City Engineer of the City of Green River, Wyoming.

*Mark West*  
City Engineer

**CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION AS FOLLOWS:**

This Plat Approved by the City of Green River Planning Commission this 10<sup>th</sup> day of FEBRUARY, A.D., 2016.

*Jim Stevia*  
Chairman  
*Auna Proffizer*  
Secretary

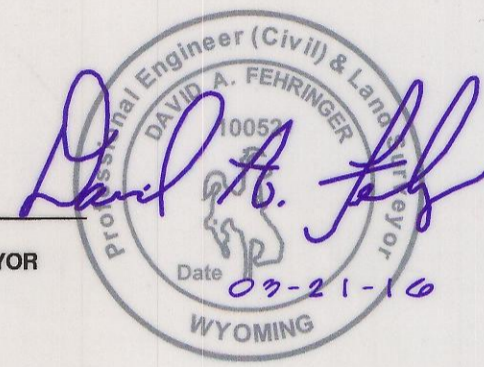
**CERTIFICATE OF ACCEPTANCE AND APPROVAL BY THE CITY COUNCIL OF THE CITY OF GREEN RIVER AS FOLLOWS:**

Approved by the City Council of the City of Green River, Wyoming, this 15<sup>th</sup> day of MARCH, A.D., 2016.

*Victo Reut*  
Mayor  
City Clerk

**CERTIFICATE OF REGISTERED LAND SURVEYOR AS FOLLOWS:**

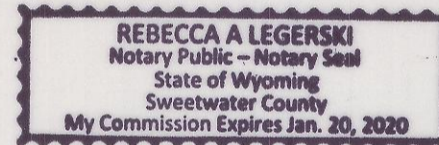
I, David A. Fehringer, do hereby certify that: I am a registered land surveyor licensed under the laws of the State of Wyoming, that this plat is a true, correct, and complete plat of WAPITI RIDGE ESTATES as laid out, platted, dedicated, and shown hereon, that such plat was made from an accurate survey 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

STATE OF WYOMING SS  
SWEETWATER COUNTY  
The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of March, A.D., 2016, by:

*David A. Fehringer*  
as a free and voluntary act and deed.  
Witness my hand and official seal.  
My commission expires: January 20, 2020  
*Rebecca A. Legenski*  
NOTARY PUBLIC



# WAPITI RIDGE ESTATES FINAL PLAT

A SUBDIVISION WITHIN THE CORPORATE CITY LIMITS OF GREEN RIVER, WYOMING  
(A RESUBDIVISION OF LOT 1 OF AC ADDITION)  
LOCATED IN SECTION 35, T. 18 N., R. 107 W., OF THE 6TH PRINCIPAL MERIDIAN,  
GREEN RIVER, SWEETWATER COUNTY, WYOMING

**DEDICATION**

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 REGISTRAR OF DEEDS OF SWEETWATER COUNTY, WYOMING (BOOK 1204, PAGES 443-444), ALSO (A RESUBDIVISION OF LOT 1 OF AC ADDITION), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

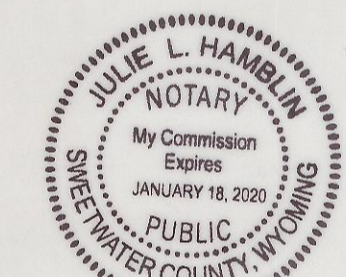
- COMMENCING AT THE SOUTHWEST CORNER OF SECTION 35 OF THE RESURVEY OF T.18N., R.107W., OF THE 6TH P.M., SWEETWATER COUNTY, WYOMING;
  - THENCE S 89°42'23"E, 44.06 FEET ALONG THE SOUTHERN BOUNDARY LINE OF SAID SECTION 35 TO THE SOUTHWEST CORNER OF SAID JACKSON HEIGHTS ADDITION;
  - THENCE N 20°57'57"E, 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 LINE OF HITCHING POST DRIVE;
  - THENCE S 47°28'38"E, 244.52 FEET ALONG SAID SOUTH RIGHT OF WAY BOUNDARY LINE OF HITCHING POST DRIVE TO THE TRUE POINT OF BEGINNING;
  - THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY BOUNDARY LINE OF HITCHING POST DRIVE S 47°28'38"E, 240.00 FEET;
  - THENCE S 40°46'35"W, 170.00 FEET;
  - THENCE N 47°28'38"W, 240.00 FEET;
  - THENCE N 40°46'35"E, 170.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY BOUNDARY LINE OF HITCHING POST DRIVE AND THE TRUE POINT OF BEGINNING.
- THE ABOVE DESCRIBED PARCEL OF LAND CONTAINING 0.93 ACRES, MORE OR LESS.

Executed this 21<sup>st</sup> day of March, 2016, by:

*William Dolinar*  
TRIPLE A&W, LLC - (WILLIAM DOLINAR)

STATE OF WYOMING SS  
SWEETWATER COUNTY  
The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of March, A.D., 2016, by:

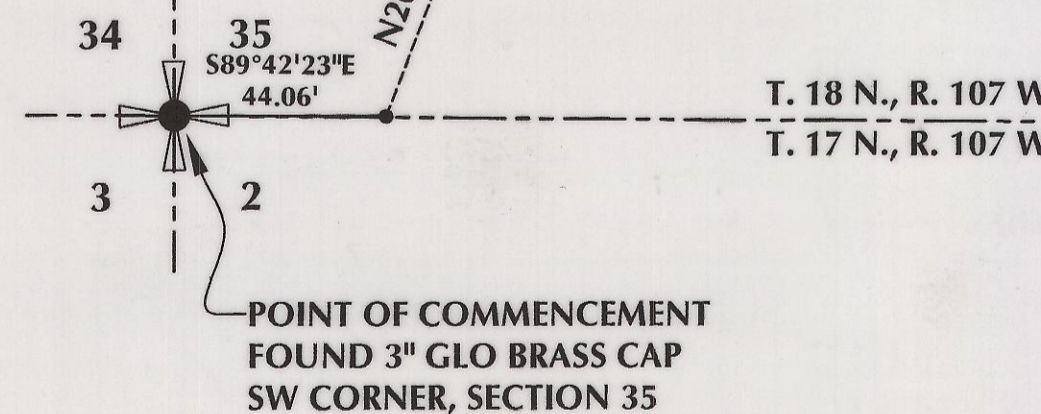
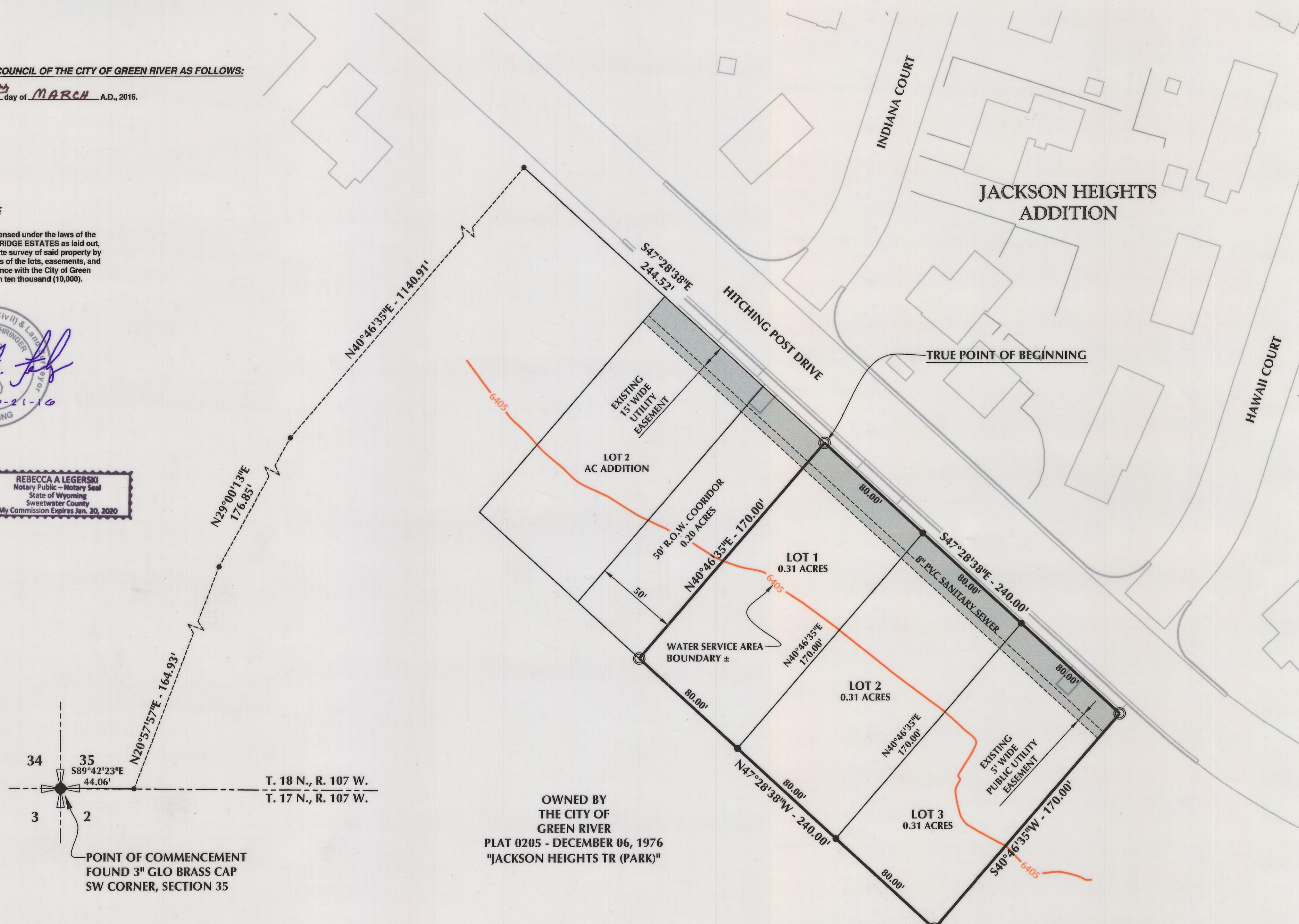
*William Dolinar*  
as a free and voluntary act and deed.  
Witness my hand and official seal.  
My commission expires: 1-18-2020  
*Julie L. Hamblin*  
NOTARY PUBLIC



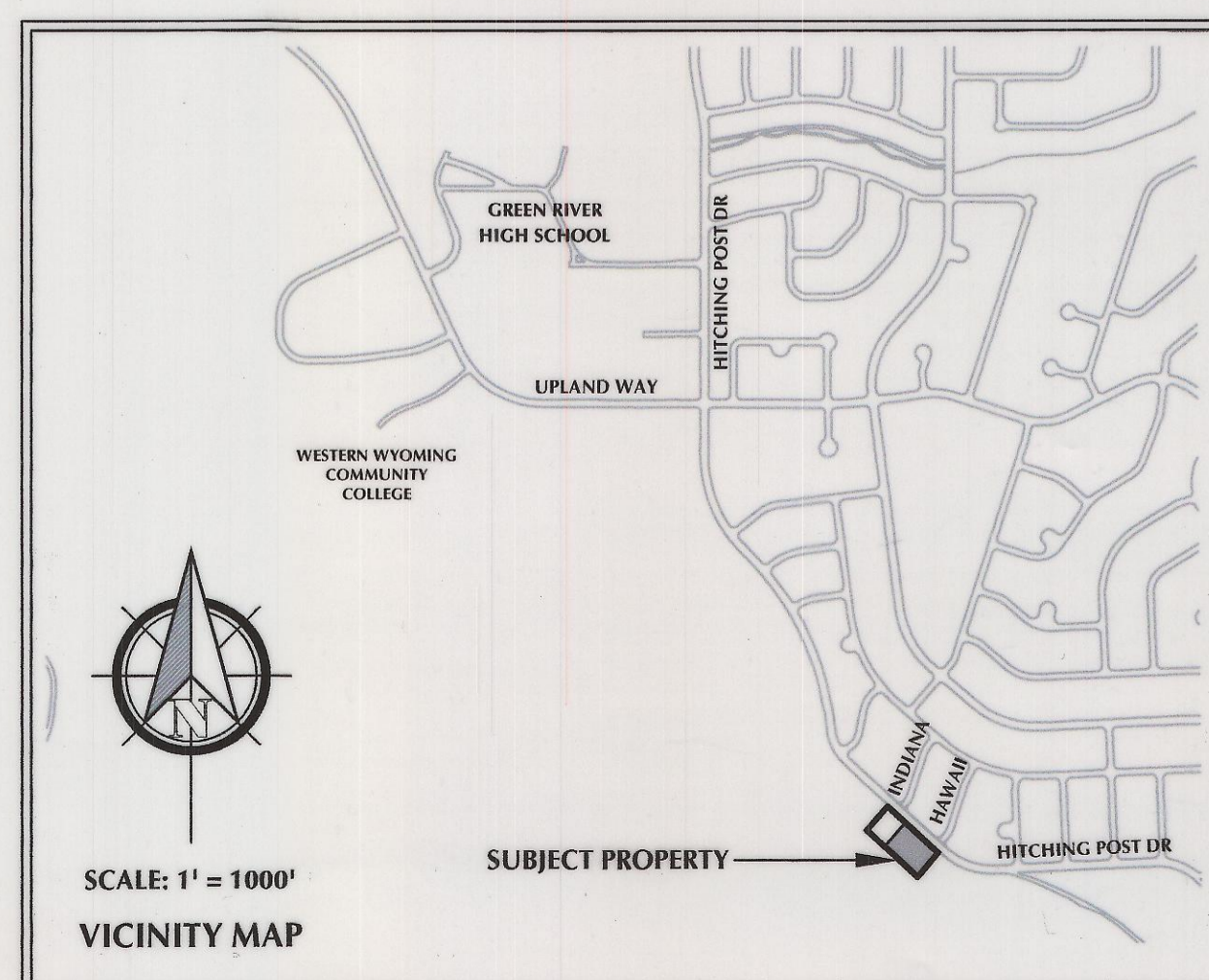
**CERTIFICATE OF RECORDING BY THE COUNTY CLERK AND RECORDER AS FOLLOWS:**

This plat was filed for record in the Office of the Clerk and Recorder at 9:44 o'clock, am, April 4, A.D., 2016, and is duly recorded in Book of Plats, Page No. 574.

*Heather D. Jones*  
COUNTY CLERK  
*Joe Clouston*  
DEPUTY



OWNED BY  
THE CITY OF  
GREEN RIVER  
PLAT 0205 - DECEMBER 06, 1976  
"JACKSON HEIGHTS TR (PARK)"



**SURVEY CORNER SET LEGEND**

- 3-1/4" BERNTSEN ALUMINUM CAP WITH 2-3/8"x30" ALUMINUM PIPE STAMPED "WAPITI RIDGE ESTATES" - 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
- - - EXISTING EASEMENT LINE

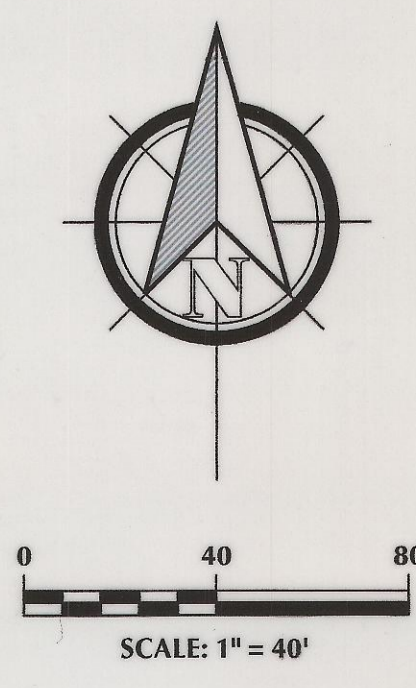
**ZONING:**

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

WAPITI RIDGE ESTATES		
TOTAL PARCEL ACREAGE	0.93 ACRES	
TOTAL LOTS	0.93 ACRES	3 LOTS
LOT 1	0.31 ACRES	
LOT 2	0.31 ACRES	
LOT 3	0.31 ACRES	

**LOT SETBACKS:**

- FRONT = 35'
- REAR = 15'
- SIDE = 7.5'



PREPARED FOR:  
TRIPLE A&W, LLC  
550 EAST 2ND NORTH  
GREEN RIVER, WYOMING 82935  
CONTACT(S):  
WILLIAM DOLINAR

**WAPITI RIDGE ESTATES  
FINAL PLAT**  
 TRIPLE A&W, LLC  
 GREEN RIVER, WYOMING 82935

PROJECT NUMBER	(15-46)
DATE	March, 2016
DRAWN BY	KEITH KOLAR
SHEET TITLE	FINAL PLAT
SHEET NUMBER	1 OF 1