



VICINITY MAP
SCALE: 1"=1000'

FINAL PLAT
LYNN SUBDIVISION
A RE-SUBDIVISION OF LINCOLN SCHOOL ADDITION
TRACT "A"

SEC. 15, T18N, R107W, 6TH P.M.
GREEN RIVER, SWEETWATER COUNTY, WYOMING



LEGEND:

- FOUND SECTION MONUMENT - AS DESCRIBED
- FOUND MONUMENT - 2" ALUMINUM CAP, PLS 2928
- SET #5 REBAR & 2" ALUM. CAP, PE/LS 9329
- P.O.B. POINT OF BEGINNING

NOTES:

- THERE ARE NO KNOWN EXISTING EASEMENTS OF RECORD.
- BUILDING SETBACKS ARE 20' FROM FRONT PROPERTY LINE EXCEPT ON LOTS 9 AND 10.
- BUILDING SETBACK FOR LOTS 9 AND 10 IS 35' FROM FRONT PROPERTY LINE ALONG SIDE LOT LINES AS SHOWN.
- FRONT PROPERTY LINE OF LOTS ARE LOCATED ON LYNN CT.
- ALL LOTS IN LYNN SUBDIVISION WILL BE SUBJECT TO A FORMAL SITE PLAN REVIEW BY THE CITY OF GREEN RIVER WHICH INCLUDES ANY AND ALL GRADING REQUIRED TO ACCOMMODATE HOME CONSTRUCTION. IT IS THE SOLE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS TO ACQUIRE ALL REQUIRED CITY APPROVALS BEFORE ANY CONSTRUCTION COMMENCES.
- RETAINING WALL IS TO BE CONSTRUCTED AS PART OF THE SUBDIVISION IMPROVEMENTS AND MUST BE COMPLETED EITHER PRIOR TO OR IN CONJUNCTION WITH HOME CONSTRUCTION ON LOTS 11 & 12.

FLOOD PLAIN:
ACCORDING TO THE FEMA COMMUNITY PANEL 560050
005 C MAP DATED JUNE 20, 2000, THIS PROPERTY
DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN.

ZONING:
THIS PROPERTY IS ZONED R2.

PROPOSED DEVELOPMENT SUMMARY:
GROSS ACREAGE: 4.26
NET ACREAGE: 3.56
ROW ACREAGE: 0.70
TOTAL NUMBER OF PROPOSED LOTS: 18
OPEN SPACE ACREAGE: 0

OWNER/DEVELOPER
NEW PEAK LAND DEVELOPMENT, LLC
JOE KILLPACK
P.O. BOX 2285
LARAMIE, WY. 82073
PHONE: 307-780-3204

PARCEL CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CH. BEARING	CH. LENGTH
C1	90°00'12"	15.00'	23.56'	N82°08'18"E	21.21
C2	89°59'49"	15.00'	23.56'	N7°51'41"W	21.21
C3	56°56'39"	5.00'	4.97'	S24°23'15"E	4.77
C4	54°23'34"	50.00'	47.47'	S23°06'42"E	45.70
C5	51°12'44"	50.00'	44.69'	S75°54'51"E	43.22
C6	41°20'20"	50.00'	36.07'	N57°48'37"E	35.30
C7	41°20'32"	50.00'	36.08'	N16°28'11"E	35.30
C8	51°13'13"	50.00'	44.70'	N29°48'41"W	43.22
C9	54°22'56"	50.00'	47.46'	N82°36'46"W	45.70
C10	56°56'39"	5.00'	4.97'	N81°19'54"W	4.77

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, JOE KILLPACK, NEW PEAK LAND DEVELOPMENT, 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 LYNN SUBDIVISION A RE-SUBDIVISION OF LINCOLN SCHOOL ADDITION, TRACT "A", IS LOCATED IN SECTION 15, TOWNSHIP 18 NORTH, RANGE 107 WEST, GREEN RIVER, SWEETWATER, WYOMING, PREVIOUSLY PLATTED AS TRACT "A" BEING A PART OF LINCOLN SCHOOL ADDITION AND FILED IN THE OFFICE OF SWEETWATER COUNTY CLERK, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 15, THENCE NORTH 23°18'28" EAST 993.13 FEET TO THE NORTHEAST CORNER OF SAID TRACT "A" BEING A 2" ALUMINUM CAP STAMPED PLS 2928 FOUND AND THE POINT OF BEGINNING FOR THIS DESCRIPTION;

THENCE SOUTH 37°08'13" WEST 281.09 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "A" BEING A SET #5 REBAR AND 2" ALUMINUM CAP STAMPED PE/LS 9329;

THENCE NORTH 52°51'33" WEST 659.74 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "A" BEING A 2" ALUMINUM CAP STAMPED PLS 2928 FOUND;

THENCE NORTH 37°08'13" EAST 281.09 FEET TO THE NORTHWEST CORNER OF SAID TRACT "A" BEING A 2" ALUMINUM CAP STAMPED PLS 2928 FOUND;

THENCE SOUTH 52°51'33" EAST 659.74 FEET ALONG THE NORTHEASTERLY LINE OF TRACT "A" AND "B" OF SAID LINCOLN SCHOOL ADDITION TO THE NORTHEAST CORNER OF SAID TRACT AND THE POINT OF BEGINNING OF THIS DESCRIPTION AND CONTAINS AN AREA OF 4.26 ACRES MORE OR LESS;

AND,

THAT THIS PLAT VACATES TRACT "A" LINCOLN SCHOOL ADDITION AND 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 AND PROPRIETOR, 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 OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES 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 7th DAY OF JUNE, 2016, BY:

JOE KILLPACK, OWNER
NEW PEAK LAND DEVELOPMENT, LLC
P.O. BOX 2285, LARAMIE, WY. 82073

STATE OF WYOMING)
SWEETWATER COUNTY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF JUNE, A.D., 2016, BY Joe Killpack, AS A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: July 26, 2017

NOTARY PUBLIC
DATA ON THIS PLAT REVIEWED THIS 6th DAY OF JUNE, A.D., 2016, BY THE CITY ENGINEER/UTILITY MANAGER OF THE CITY OF GREEN RIVER, WYOMING.

CITY ENGINEER/UTILITY MANAGER

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION AS FOLLOWS:

THIS PLAT APPROVED BY THE CITY OF GREEN RIVER PLANNING COMMISSION THIS 8th DAY OF APRIL, A.D., 2015.

CHAIRMAN

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 7th DAY OF August, A.D., 2015.

MAYOR

CITY CLERK

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

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 9:00 O'CLOCK A.M., JUNE 9, 2016, AND IS DULY RECORDED IN BOOK PLAT, PAGE NO. 577.

CERTIFICATE OF SURVEYOR:

I, DAVID R. COFFEY 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 LYNN SUBDIVISION A RE-SUBDIVISION OF LINCOLN SCHOOL ADDITION TRACT "A" 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 CITY OF GREEN RIVER REGULATIONS GOVERNING THE SUBDIVISION OF LAND.



FINAL PLAT
LYNN SUBDIVISION A RE-SUBDIVISION
OF LINCOLN SCHOOL ADDITION, TRACT "A"

SEC. 15, T18N, R107W, 6TH P.M.
GREEN RIVER, SWEETWATER COUNTY, WYOMING



Sheet: 1/1

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RECORDED 9/9/2016 AT 8:00 AM REC# 1649398 BK# PG#
STEVEN DALE DAVIS, CLERK OF SWEETWATER COUNTY, WY Page 1 of 1