

FINAL PLAT

REPLAT OF LOT 13 OF THE BOARS TUSK SUBDIVISION

SOUTH HALF, SECTION 29, TOWNSHIP 20 NORTH, RANGE 105 WEST
SWEETWATER COUNTY, WYOMING

CERTIFICATE OF DEDICATION

Know all men by these presents that the undersigned, PROSPERITY 307, LLC being sole owner of the land shown on this plat, does hereby certify:

That the foregoing plat designated as the REPLAT OF LOT 13 OF THE BOARS TUSK SUBDIVISION, is located in the South Half of Section 29, Resurvey Township 20 North, Range 105 West of the Sixth Principal Meridian, Sweetwater County, Wyoming and is more particularly described as follows:

LOT 13, BOARS TUSK SUBDIVISION,

and contains an area of 4,388 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 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 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 1st day of March, 2017, by:

PROSPERITY 307, LLC
280 HILLCREST LANE
ROCK SPRINGS, WYOMING 82901

Lisa Ryberg
LISA RYBERG

STATE OF WYOMING }
SWEETWATER COUNTY } SS

The foregoing instrument was acknowledged before me this 1st day of MARCH, 2017, by: LISA RYBERG

as a free and voluntary act and deed.

Witness my hand and official seal.

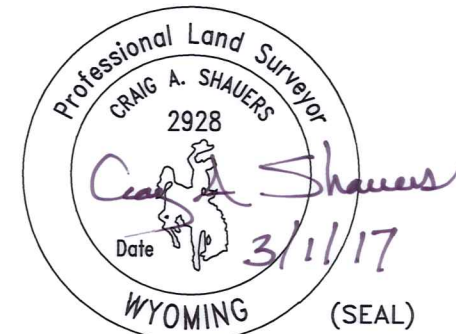
My commission expires: 10-10-2017

Juan Romango
Notary Public



CERTIFICATE OF SURVEYOR

I, Craig A. Shauers, 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 the REPLAT OF LOT 13 OF THE BOARS TUSK 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
Registration Number 2928
Date: March 1, 2017

Date:

LEGEND

3-1/4" BERNTSEN ALUMINUM CAP WITH 2-3/8"x30" ALUMINUM PIPE STAMPED "BOARS TUSK (CORNER # INDICATED ON PLAT) PLS 2928".

INDIVIDUAL LOT CORNERS ARE MONUMENTED WITH A 5/8" REBAR WITH ALUMINUM CAP STAMPED "PROPERTY CORNER JFC PLS 2928".

THIS IS A REPLAT OF LOT 13 OF THE BOARS TUSK SUBDIVISION AS RECORDED IN THE BOOK OF PLATS, PAGE NO. 462 IN THE RECORDS OF THE SWEETWATER COUNTY CLERK.

CERTIFICATE OF RECORDING

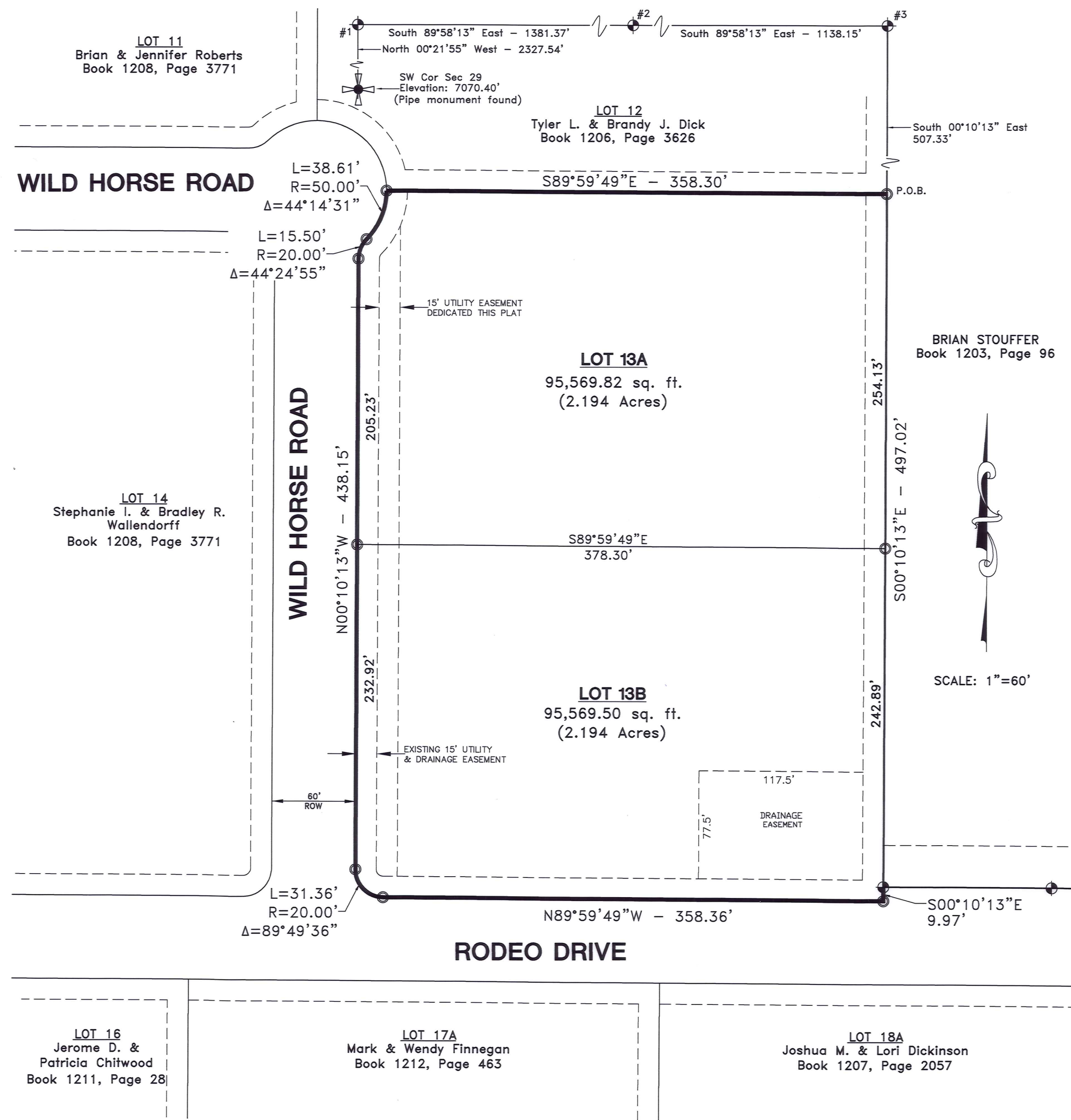
This plat was filed for record in the Office of the County Clerk and Recorder at 4:35 p.m., March 2, 2017, and is duly recorded in Book Plat, Page 579

Steve Davis
DALE DAVIS, Clerk and Recorder

Donna Wardell
By: (Deputy)

THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.

LAND OWNER/DEVELOPER
PROSPERITY 307, LLC
280 HILLCREST LANE
ROCK SPRINGS, WYOMING 82901

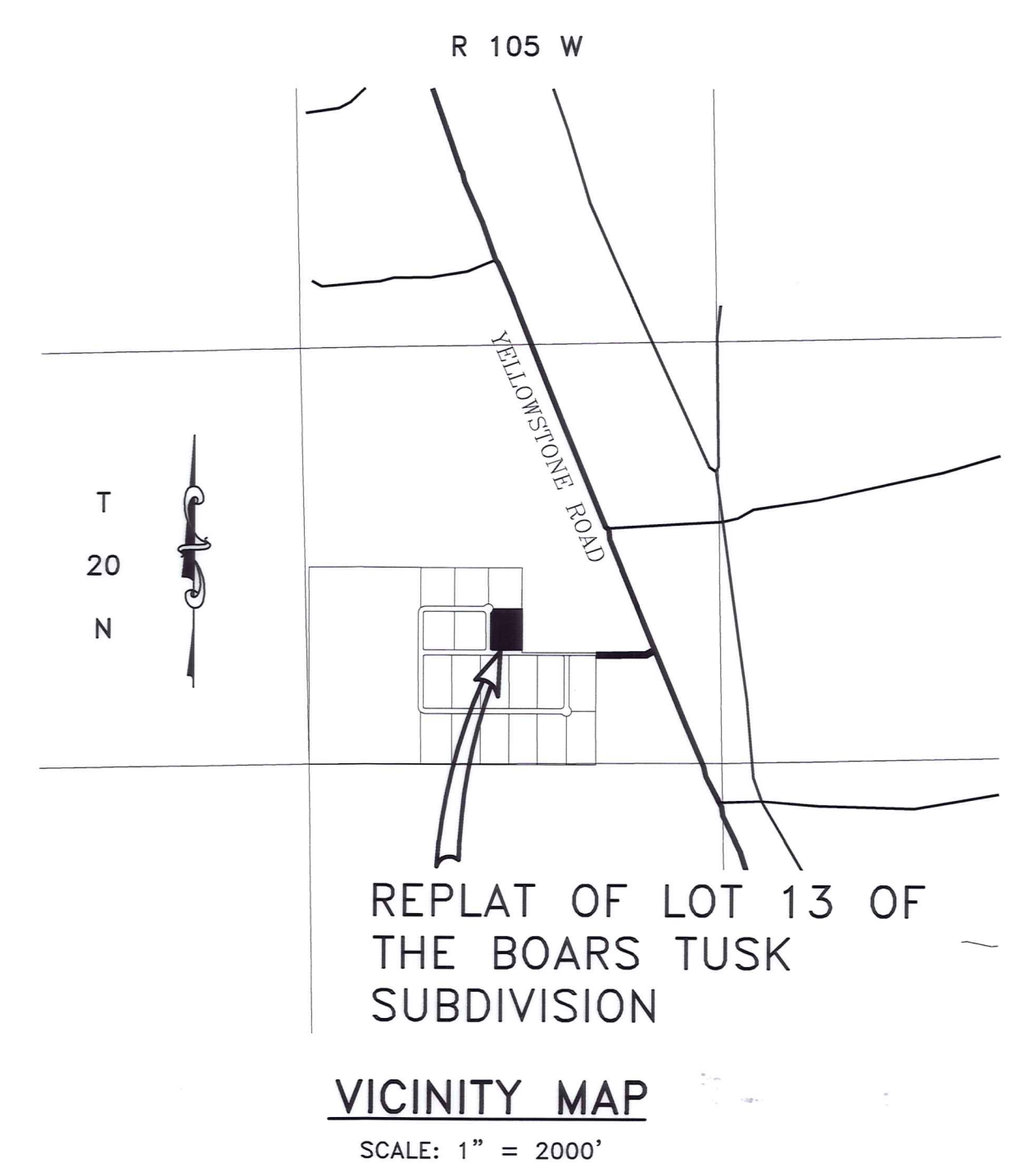


- ### NOTES:
- This subdivision contains 2 residential lots and includes a total of 4.388 acres, including 0 acres within the street right-of-way.
 - This property is zoned R-2/SF, Single Family Residential.
 - Individual lot owners are required to submit a Drainage Plan at the time of Application for a Construction/Use Permit for the primary residential permitted use. This Drainage Plan must be approved and stamped by a Wyoming Professional Engineer. The applicant/property owner is responsible for implementing and maintaining the drainage plan.
 - NO WATER RIGHTS ARE CONVEYED WITH THIS PROPERTY.
 - SOILS REPORT - "Since soil conditions may vary significantly at each lot, a geotechnical engineer should inspect each excavation to verify soil types and identify potential problem soils."
 - Maintenance and upkeep of drainage easements outside the County Right-of-Way will be the responsibility of the individual lot owner. Fences, walls or footings that would impede drainage flows within those drainage easements and regrading of drainage easements shall not be permitted. Drainage ditches that parallel the roads will be maintained by the County.
 - Individual lot owners shall obtain Chapter 3 Permit to Construct from the WDEQ-WQD to authorize the construction of a septic system with leach field. The permit application must be submitted by a Professional Engineer Licensed with the State of Wyoming to:
- Southwest District Engineer
Water Quality Division
510 Meadowview Drive
Lander, WY 82520
- Lot 13A and Lot 13B frontage will be located to the west.
 - NO PROPOSED CENTRALIZED SEWAGE SYSTEM.
 - Ten-Mile Water & Sewer District will supply the water for the subdivision.

APPROVAL - LAND USE DEPARTMENT

Approved this 3rd day of March, 2017, by the
Land Use Director of Sweetwater County, Wyoming.

Eric Bingham
ERIC BINGHAM, MCP
Sweetwater County Land Use Director



RECORDED: 3/2/2017 AT 4:35 PM REC # 155793 BK# P#6 DW
STEVEN DALE DAVIS, CLERK OF SWEETWATER COUNTY, WY Page 1 of 1