

12/17/2019 3:39:06 PM

FINAL PLAT FOR CHITWOOD SUBDIVISION (REPLAT OF LOT 16 OF THE BOARS TUSK SUBDIVISION) SW1/4, SECTION 29, RESURVEY TOWNSHIP 20 NORTH, RANGE 105 WEST SWEETWATER COUNTY, WYOMING

CERTIFICATE OF DEDICATION

Know all men by these presents that the undersigned, JEROME D. & PATRICIA CHITWOOD, being sole owner of the land shown on this plat, do hereby certify:

That the foregoing plat designated as the CHITWOOD SUBDIVISION (REPLAT OF LOT 16 OF THE BOARS TUSK SUBDIVISION), is located in the SW1/4 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 16 of the Boars Tusk Subdivision, as platted and filed in the office of the Sweetwater County Clerk, said subdivision being located in the SW1/4 of Section 29, Resurvey Township 20 North, Range 105 West, Sweetwater County, Wyoming and is more particularly described as follows:

Commencing at the Southwest corner of said Section 29;

Thence North 71°40'09" East for a distance of 2119.53 feet to the Southeast corner of said Lot 16 and the TRUE POINT OF BEGINNING;

Thence North 89°59'49" East along the south line of said Lot 16 for a distance of 337.30 feet;

Thence North 0°07'49" West along the west line of said Lot 16 for a distance of 585.30 feet;

Thence South 89°59'49" East along the north line of said Lot 16 for a distance of 337.30 feet;

Thence South 0°07'49" East along the east line of said Lot 16 for a distance of 585.30 feet to the TRUE POINT OF BEGINNING.

and contains an area of 4.53 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 17 day of December, 2019, by:

JEROME D. & PATRICIA CHITWOOD
Owners of Lot 16, Boars Tusk Subdivision

J. D. Chitwood
JEROME D. CHITWOOD

Patricia Chitwood
PATRICIA CHITWOOD

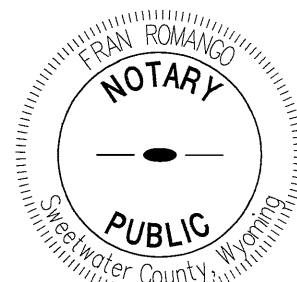
STATE OF WYOMING }
SWEETWATER COUNTY } SS

The foregoing instrument was acknowledged before me this 17th day of DECEMBER, 2019.

by Jerome D. & Patricia Chitwood, as a free and voluntary act and deed.

Witness my hand and official seal.

Fran Romango
(Notary Public)



My commission expires: 10-10-2021

STATEMENT OF SURVEYOR

I, Kent Felderman, do hereby certify that I am a Registered Professional Land Surveyor licensed under the laws of the State of Wyoming, that this plat is a true, correct, and complete plat of the CHITWOOD SUBDIVISION (REPLAT OF LOT 16 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 the Sweetwater County regulations governing the subdivision of land.

Kent Felderman
Professional Land Surveyor
Wyoming Registration No. 6147



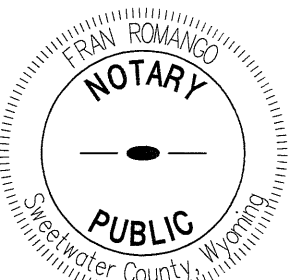
STATE OF WYOMING }
SWEETWATER COUNTY } SS

The foregoing instrument was acknowledged before me this 17th day of DECEMBER, 2019.

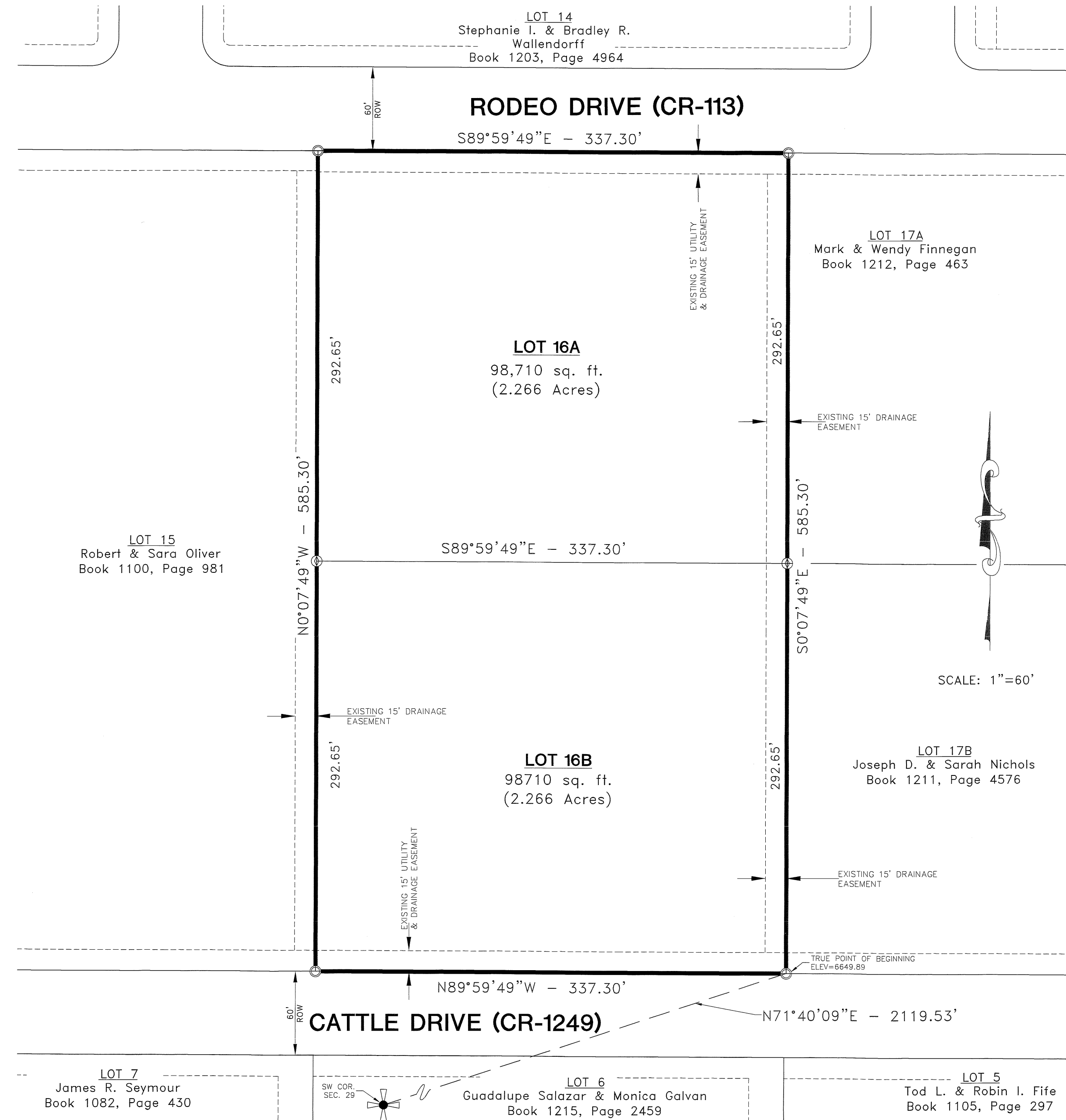
by Kent Felderman, as a free and voluntary act and deed.

Witness my hand and official seal.

Fran Romango
(Notary Public)



My commission expires: 10-10-2021



LEGEND

- ① LOT CORNERS FOUND THIS SURVEY MONUMENTED WITH A 5/8" REBAR WITH ALUMINUM CAP STAMPED "PROPERTY CORNER JFC PLS 2928".
- ② LOT CORNERS SET THIS SURVEY MONUMENTED WITH A 5/8" REBAR WITH ALUMINUM CAP STAMPED "PROPERTY CORNER JFC PLS 6147".

DECLARATION VACATING PREVIOUS PLATTING

THIS IS A REPLAT OF LOT 16 OF THE BOARS TUSK SUBDIVISION AS RECORDED IN THE BOOK OF PLATS, PAGE NO. 462 IN THE RECORDS OF THE SWEETWATER COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF, ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

CERTIFICATE OF RECORDING - SWEETWATER COUNTY CLERK

This plat was filed for record in the Office of the Sweetwater County Clerk at 2:38 o'clock, P m., December 19, 2019, and is duly recorded on Page No. 593 in the Book of Plats.

Guadalupe Salazar (Sweetwater County Clerk) By *Penny Nell Peak* (Deputy)

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



NOTES:

1. This subdivision contains 2 residential lots and includes a total of 4.53 acres, including 0 acres within the street right-of-way.
2. This property is zoned R-2/SF, Single Family Residential.
3. 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.
4. NO WATER RIGHTS ARE CONVEYED WITH THIS PROPERTY.
5. 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."
6. 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.
7. 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:

APPROVAL - LAND USE DEPARTMENT

This plat approved by the Land Use Director of Sweetwater County, Wyoming,

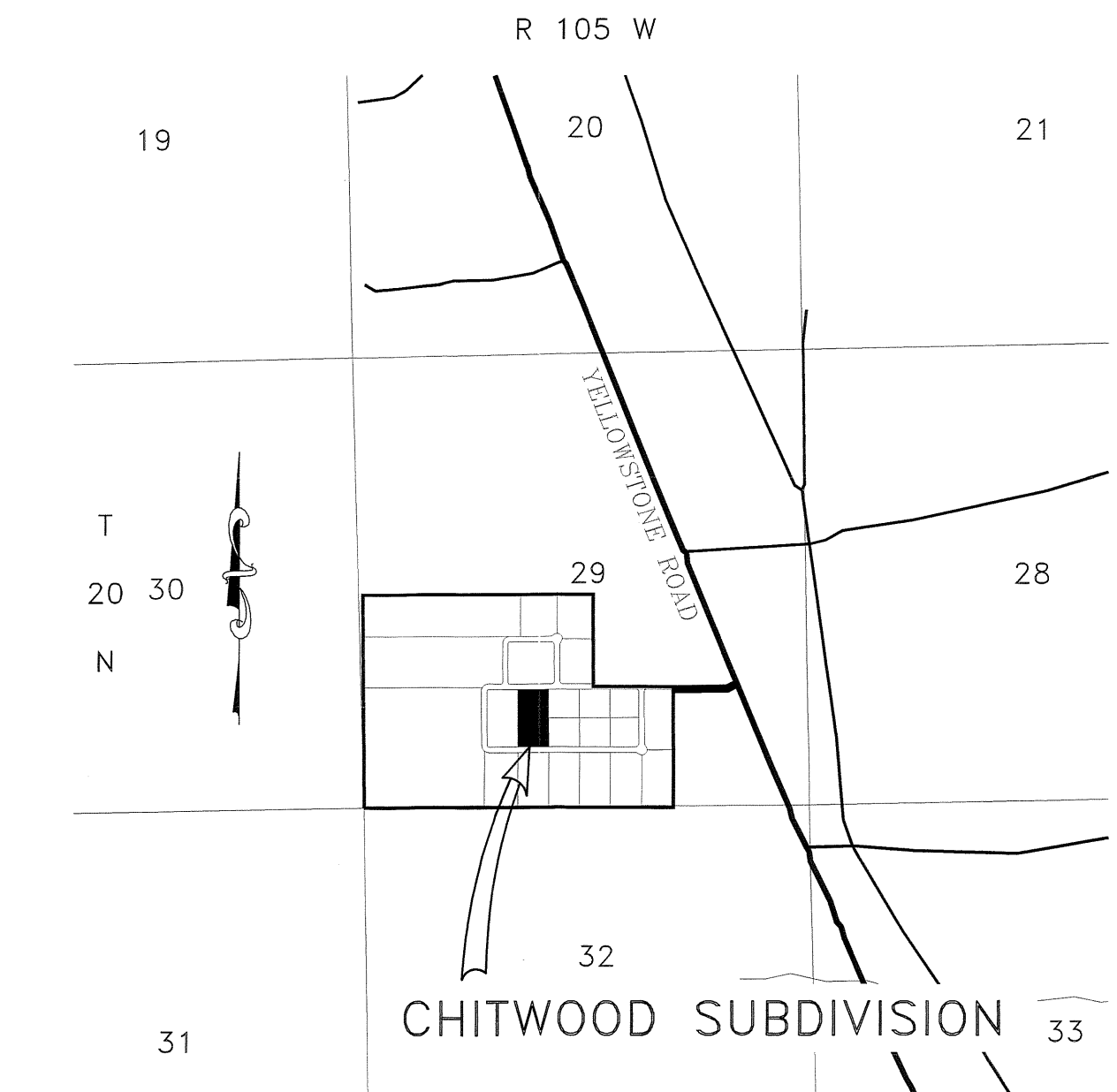
this 19th day of December, A.D., 2019.

me R/L
(Sweetwater County Land Use Director)

CERTIFICATE OF APPROVAL OF COUNTY ENGINEER

Approved this 19th day of December, 2019, by the County Engineer of Sweetwater County, Wyoming.

Alan Sargent
(County Engineer)



VICINITY MAP

SCALE: 1" = 2000'

LAND OWNER/DEVELOPER
Jerome D. & Patricia Chitwood
2430 Cache Valley Drive
ROCK SPRINGS, WYOMING 82901



DECEMBER 2019