

ACCEPTANCE and APPROVAL  
SWEETWATER COUNTY BOARD OF COMMISSIONERS

This plat approved by the Board of County Commissioners of Sweetwater County, Wyoming, this 18<sup>th</sup> day of August, 2020, for filing with the Clerk and Recorder of Sweetwater County, and for conveyance to the County of the public dedications shown hereon, subject to the provision that approval in no way obligates Sweetwater County for financing or constructing improvements on lands, streets, or easements dedicated to the public except as specifically agreed to by the Board of County Commissioners, and further that said approval shall in no way obligate Sweetwater County for maintenance of streets which are not dedicated to the public nor until all improvements shall have been completed to the satisfaction of the Board of County Commissioners.

Dated this 14<sup>th</sup> day of September, 2020.

*Randal M. Wendling*  
Randal M. Wendling (Chairman)

APPROVAL - SWEETWATER COUNTY  
PLANNING & ZONING COMMISSION

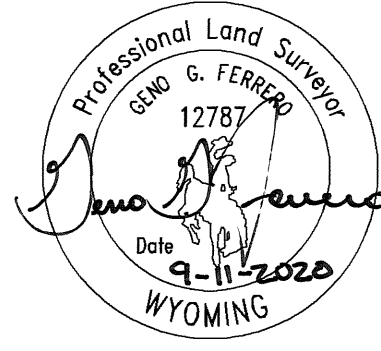
This plat approved by the Sweetwater County Planning & Zoning Commission this 12<sup>th</sup> day of August, 2020.

*Angela Wilson*  
Angela Wilson (Chairman)

CERTIFICATE OF SURVEYOR

I, Geno G. Ferrero, 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 RANCH VIEW ESTATES PHASE ONE, 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 located upon the ground in compliance with Sweetwater County regulations governing the subdivision of land.

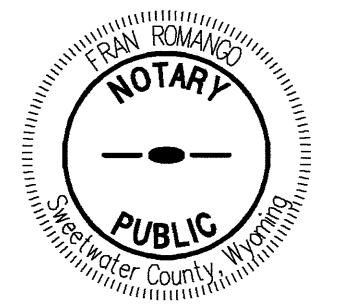
GENO G. FERRERO  
Professional Land Surveyor  
Registration Number 12787



STATE OF WYOMING }  
SWEETWATER COUNTY } SS

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of SEPTEMBER, 2020 by Geno G. Ferrero, as a free and voluntary act and deed.  
Witness my hand and official seal.

*Arian Romango*  
(Notary Public)



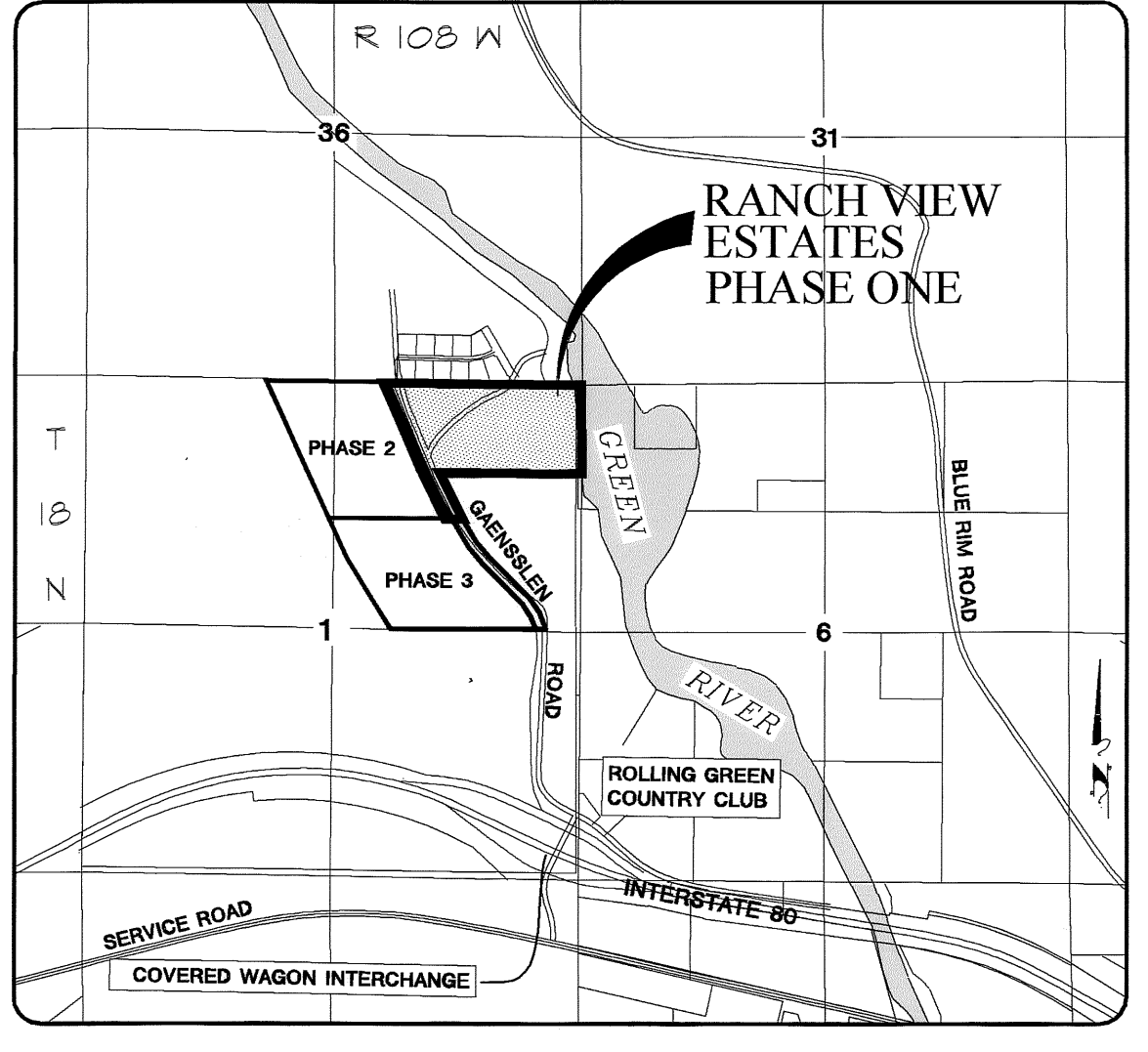
My commission expires: 10-10-2021

CERTIFICATE OF JOINDER

The undersigned, being an Owner of Interest in the Land Presently Being Platted as the Ranch View Estates Phase One, do hereby ratify and join in all provisions of the Certificate of Dedication attached to said Plat as fully and completely as if we had executed the original Certificate of Dedication.

I do specifically dedicate the use of the streets, easements, and public areas to the General Public.

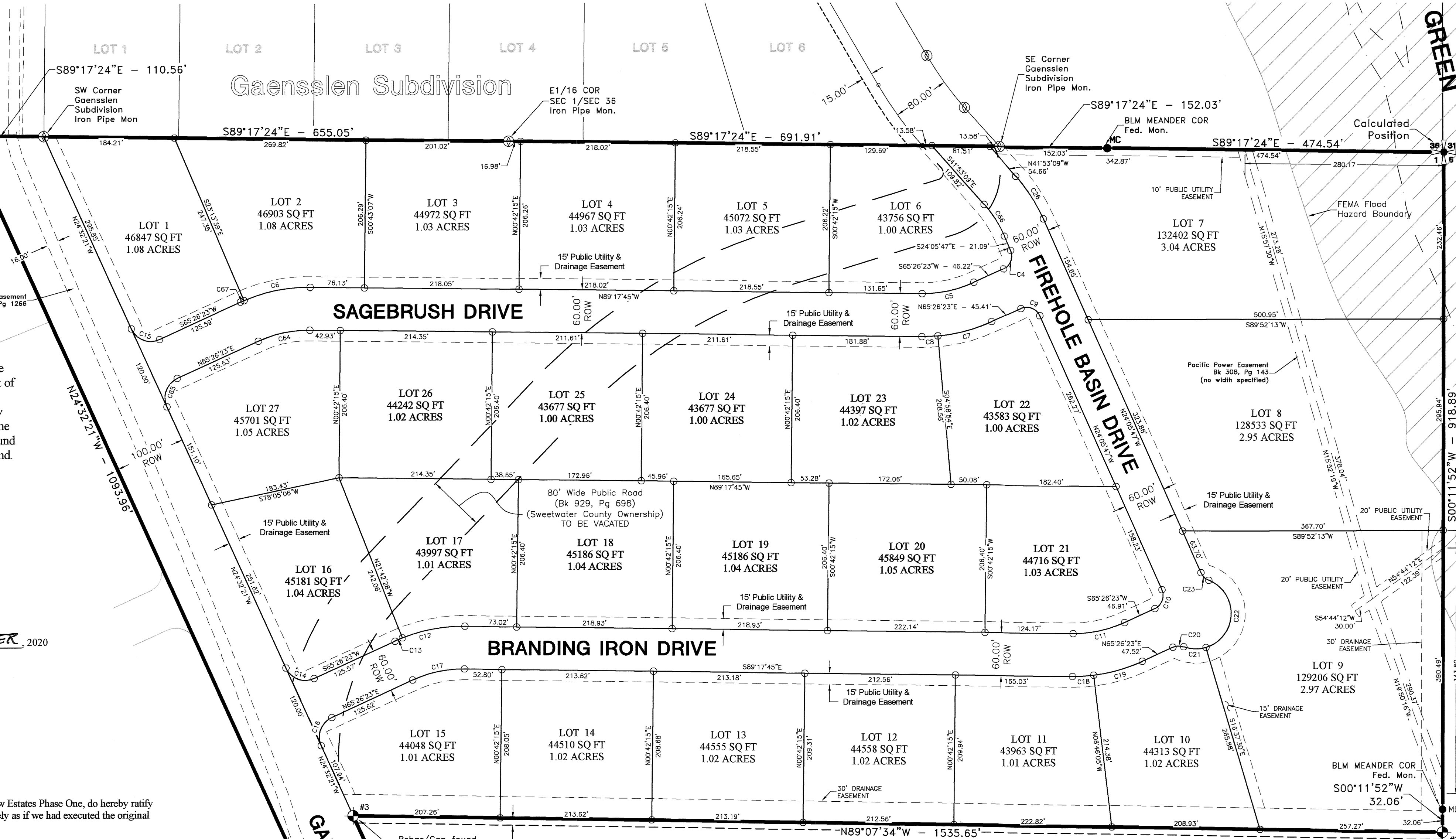
*Randal M. Wendling*  
Randal M. Wendling, Chairman - Sweetwater County Board of County Commissioners



Curve Table with columns for Curve #, Length, Radius, Delta, Curve #, Length, Radius, Delta. Contains data for curves C1 through C17.

# FINAL PLAT RANCH VIEW ESTATES PHASE ONE SECTION 1, T18N, R108W, 6th P.M. SWEETWATER COUNTY, WYOMING

Curve Table with columns for Curve #, Length, Radius, Delta, Curve #, Length, Radius, Delta. Contains data for curves C18 through C31.



PUBLIC NOTICES:

- 1. This subdivision contains 27 lots zoned R-1 (Single Family Residential) and includes a total of 41.89 acres, including 8.28 acres within the street right-of-way.
- 2. NO PROPOSED CENTRALIZED SEWAGE SYSTEM.
- 3. All septic systems on all Ranch View Estates Phase 1 Subdivision lots must meet the enhanced wastewater treatment standard required by Chapter 23, Section 7(d)(viii)(C) of the Wyoming Water Quality Rules and Regulations. The minimum standard must be continually met at 4 feet above the seasonally high groundwater. The standards are: Fecal Coliform - <800 colonies/ml (maximum 30 day geometric mean) and Total Kjeldahl Nitrogen - <2.5mg/L (maximum 30 day average). The proposed enhanced wastewater treatment systems must have at least a total separation distance of 6 feet between the bottom of the leach field bed or trench and the seasonally high groundwater. For all single family lots within the Ranch View Estates Phase One Subdivision, it is the individual lot/home owner's responsibility to obtain a Chapter 3 Permit to Construct from the Wyoming Department of Environmental Quality Water Quality Division for the construction of an enhanced treatment septic system. The Chapter 3 Permit to Construct Applications must be submitted to the Southwest District Engineer, Wyoming Department of Environmental Quality, 510 Meadow View Drive, Lander, Wyoming 82520.
- 4. NO WATER RIGHTS ARE CONVEYED WITH THIS PROPERTY.
- 5. The JAMESTOWN/RIO VISTA WATER DISTRICT will supply the water for the subdivision.
- 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. All roads within the boundary of the subdivision will be maintained by Sweetwater County.

In addition to meeting the Chapter 23 enhanced treatment requirements the septic systems on Ranch View Estates Phase One Subdivision, lots 5, 6, 7, 8, 9, 10, 11, 12, 19, 20, 21, 22, 23, and 24 must meet the Chapter 23, Section 7(g), Table 4, footnote 2 requirements of the Wyoming Water Quality Rules and Regulations. These systems will be required to obtain an individual permit to construct and will require that a Professional Engineer sign, stamp, and date the application, as stated in Section 2 of this chapter. The additional treatment shall be in accordance with Chapter 3 Section 2(b)(ii). The treatment system shall be designed to reduce the nitrates to less than 10 mg/L of NO3- as N and provide 4-log removal of pathogens before the discharge leaves the property boundary of each small wastewater system.

LEGEND

- 3-1/4" BERNTSEN ALUMINUM CAP WITH 2-3/8"x30" ALUMINUM PIPE STAMPED "RANCH VIEW 1 (CORNER # INDICATED ON PLAT) PLS 12787" (TO BE SET UPON COMPLETION OF OVERLOT GRADING).
- INDIVIDUAL LOT CORNERS TO BE MONUMENTED WITH A 5/8" REBAR WITH ALUMINUM CAP STAMPED "PROPERTY CORNER JFC PLS 12787" (TO BE SET UPON COMPLETION OF OVERLOT GRADING).

DEDICATION

I, know all men by these presents that the undersigned, RANCH VIEW LLC and SWEETWATER COUNTY, WYOMING being the sole owners of the land shown on this plat, do hereby certify:

That the foregoing plat designated as RANCH VIEW ESTATES, PHASE ONE, is located in Federal Lot 5, Federal Lot 6 and the South Half of the Northeast Quarter of Section 1, Resurvey Township 18 North, Range 108 West of the Sixth Principal Meridian, Sweetwater County, Wyoming and is more particularly described as follows:

- Commencing at the Northwest corner of said Section 1;
- Thence South 89°28'11" East along the north line of Federal Lots 8 and 7 for a distance of 2639.64 feet to the North Quarter corner of said Section 1;
- Thence South 89°17'24" East along the north boundary of Federal Lot 6 for a distance of 552.31 feet to the TRUE POINT OF BEGINNING;
- Thence continuing South 89°17'24" East along the north boundary of Federal Lot 6 for a distance of 110.56 feet to the Southwest corner of the Gaensslen Subdivision;
- Thence continuing South 89°17'24" East along the north boundary of Federal Lot 6 and along the south boundary of said Gaensslen Subdivision for a distance of 691.91 feet (691.86 plat) to the southeast corner of said Subdivision;
- Thence continuing South 89°17'24" East along the north boundary of the Federal Lot 5 for a distance of 152.03 feet to the BLM Meander corner set on the north line of said Section 1, west of the Green River;
- Thence continuing South 89°17'24" East along the north boundary of Federal Lot 5 for a distance of 474.54 feet to the calculated position of the Northeast corner of said Section 1 which lies in the Green River;
- Thence South 00°11'52" West along the east boundary of Federal Lot 5 for a distance of 918.89 feet to the BLM Meander corner set along the east line of said Section 1, south of the Green River;
- Thence continuing South 00°11'52" West along the east boundary of Federal Lot 5 for a distance of 32.06 feet;
- Thence North 89°07'34" West for a distance of 1535.65 feet to a point located on the east boundary of the Laughter tract described in Book 913, Page 1924;
- Thence South 24°52'31" East along the easterly boundary of said Laughter tract for a distance of 289.36 feet;
- Thence South 30°29'24" East along said easterly boundary for a distance of 269.97 feet to the northeast corner of the Fillingim tract described in Book 913, Page 1926;
- Thence North 89°35'59" West for a distance of 116.53 feet;
- Thence North 30°29'24" West for a distance of 215.05 feet;
- Thence North 24°52'31" West for a distance of 294.56 feet;
- Thence North 24°32'21" West for a distance of 1093.96 feet to the POINT OF BEGINNING.

and contains an area of 1,824,577.57 square feet or 41.887 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 owners and proprietors; 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 owners of the land shown and described on this plat do 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 14<sup>th</sup> day of September, 2020, by:

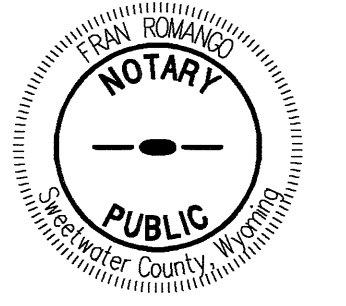
RANCH VIEW, LLC

*Lane Jim Fillingim*  
LANE JIM FILLINGIM, OWNER  
*Laura Ruth Fillingim*  
LAURA RUTH FILLINGIM, OWNER  
*Laurence R. Laughter*  
LAURENCE R. LAUGHTER, OWNER  
*Judi L. Laughter*  
JUDI L. LAUGHTER, OWNER

STATE OF WYOMING }  
SWEETWATER COUNTY } SS

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of SEPTEMBER, 2020, by: Lane Jim Fillingim, Laura Ruth Fillingim, Laurence R. Laughter, and Judi L. Laughter as a free and voluntary act and deed.  
Witness my hand and official seal.

*Arian Romango*  
(Notary Public)



My commission expires: 10-10-2021

CERTIFICATE OF RECORDING

This plat was filed for record in the Office of the County Clerk and Recorder at 8:00 o'clock A.M., September 21, 2020, and is duly recorded on page no. 597 in the Book of Plats.

*Cynthia L. Lane*  
Cynthia L. Lane (Clerk and Recorder)  
By: *Donna Wardell*  
(Deputy)

CERTIFICATE OF JOINDER

The undersigned, being an Owner of Interest in the Land Presently Being Platted as the Ranch View Estates Phase One, do hereby ratify and join in all provisions of the Certificate of Dedication attached to said Plat as fully and completely as if we had executed the original Certificate of Dedication.

I do specifically dedicate the use of the streets, easements, and public areas to the General Public.

*Dave Shilcox*  
Dave Shilcox - Chairman, Board of Directors  
Jamestown-Rio Vista Water & Sewer District  
3700 Hwy 374, Green River, WY 82935



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