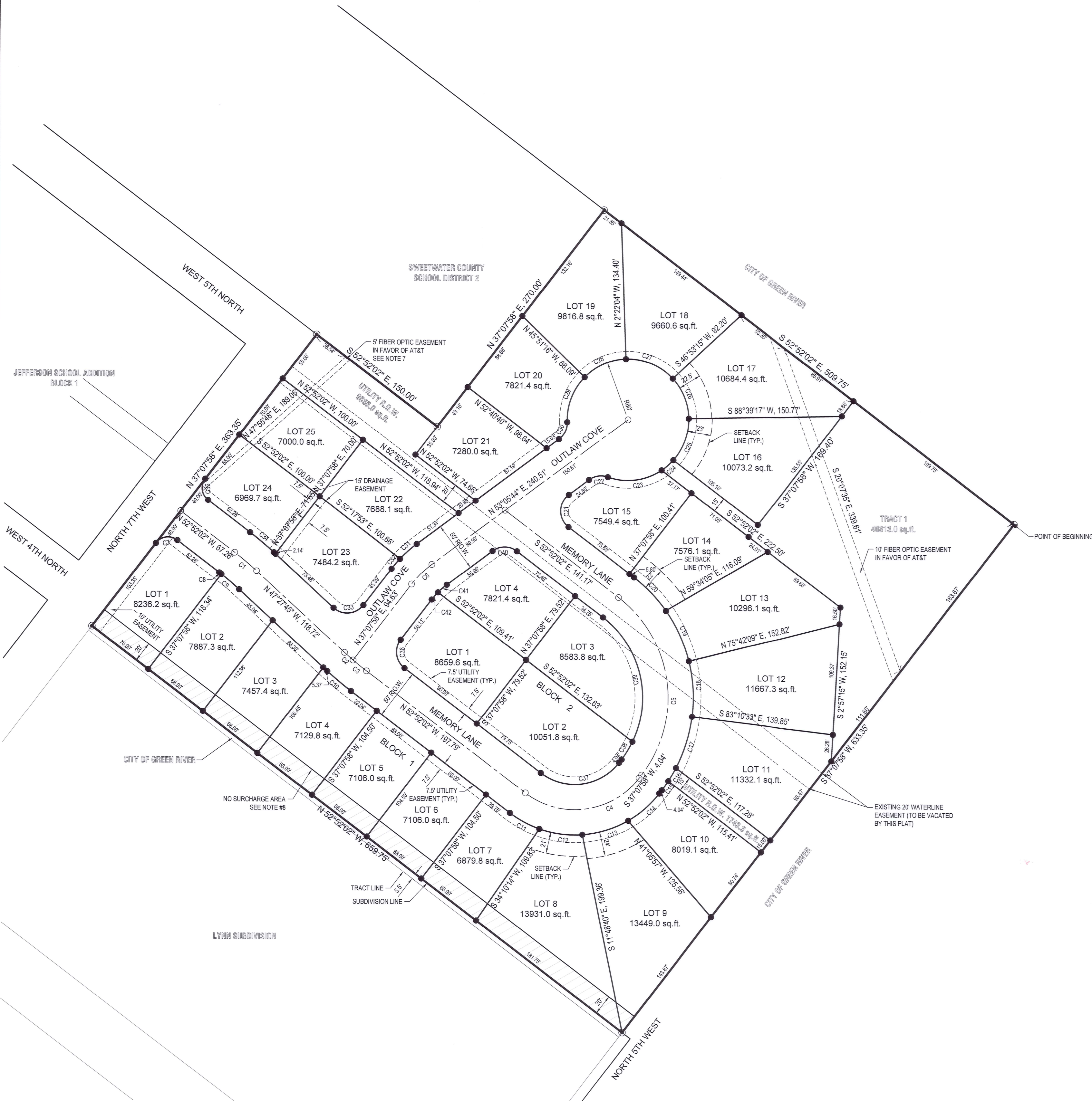


FINAL PLAT  
SENE SHALE ADDITION  
a RE-SUBDIVISION of  
TRACTS "C" & PART of TRACT "B"  
of the LINCOLN SCHOOL ADDITION  
S 1/2 SECTION 15, T18N, R107 W, 6th P.M.  
SWEETWATER COUNTY, WYOMING



DEDICATION

Know all men by these presents that the undersigned, Joe Seneshale, being the owner, proprietor, or party of interest in the land shown on this plat, does hereby certify:

That the foregoing plat designated as Seneshale Addition a re-subdivision of Tract "C" and part of Tract "B", of the Lincoln School Addition, is located in Section 15, T18N, R107W, in the City of Green River, Sweetwater County, Wyoming, previously platted as Tract "C" and Tract "B", said parcel being more particularly described as follows:

Beginning at the Eastmost corner of said Tract "C", running thence S 37°07'58" W, 633.35 feet along the Southeast boundary of said Lincoln School Addition;  
thence N 52°52'02" W, 659.75 feet to a point on the Northwest boundary of said Lincoln School Addition;  
thence the following four courses along the boundary thereof:  
N 37°07'58" E, 363.35 feet;  
thence S 52°52'02" E, 150.00 feet;  
thence N 37°07'58" E, 270.00 feet;  
thence S 52°52'02" E, 569.75 feet to the Point of Beginning.

Said parcel containing 8.663 acres, more or less.

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(s) and proprietor(s), and that this is a correct plat of the area as it is divided into lots, blocks, streets and utility easements, utility rights-of-way, and a tract, and that the undersigned owner(s) of the land shown and described on this plat does (do) hereby dedicate to the City for perpetual public use all streets, alleys, utility rights-of-way, easements, a tract and other lands within the boundary lines of the plat as indicated and not already otherwise dedicated for public use, and that Tracts "C" and part of Tract "B" of the Lincoln School Addition is hereby vacated and that the Sweetwater County Clerk is requested to write "Vacated" across the appropriate part of the recorded plat of the Lincoln School Addition.

All rights under and by virtue of the Homestead Exemption Laws of the State of Wyoming are hereby waived and released.

Executed this 1 day of April, A.D., 2022, by:

Joe Seneshale

NOTARIAL CERTIFICATE

STATE OF WYOMING  
COUNTY OF SWEETWATER

The foregoing instrument was acknowledged before me this 1 day of April, A.D., 2022, by Joe Seneshale as free and voluntary act and deed.

Witness my hand and official seal.  
My commission expires July 17, 2028  
Notary Public: C. Niemoth

C. NIEMOTH  
Notary Public - State of Wyoming  
Commission ID # 156729  
My Commission Expires  
July 17, 2028

CERTIFICATE OF REVIEW OF THE PUBLIC WORKS DIRECTOR

Data on this plat reviewed this 1 day of November, A.D., 2022, by the Public Works Director for the City of Green River, Wyoming.

Public Works Director

CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION

This plat approved by the City of Green River Planning Commission this 12 day of December, A.D., 2022.

Chairman  
Secretary

CERTIFICATE OF ACCEPTANCE AND APPROVAL BY THE  
CITY COUNCIL OF THE CITY OF GREEN RIVER

Approved by the City Council of the City of Green River, Wyoming, this 1st day of November, A.D., 2022.

Mayor  
City Clerk

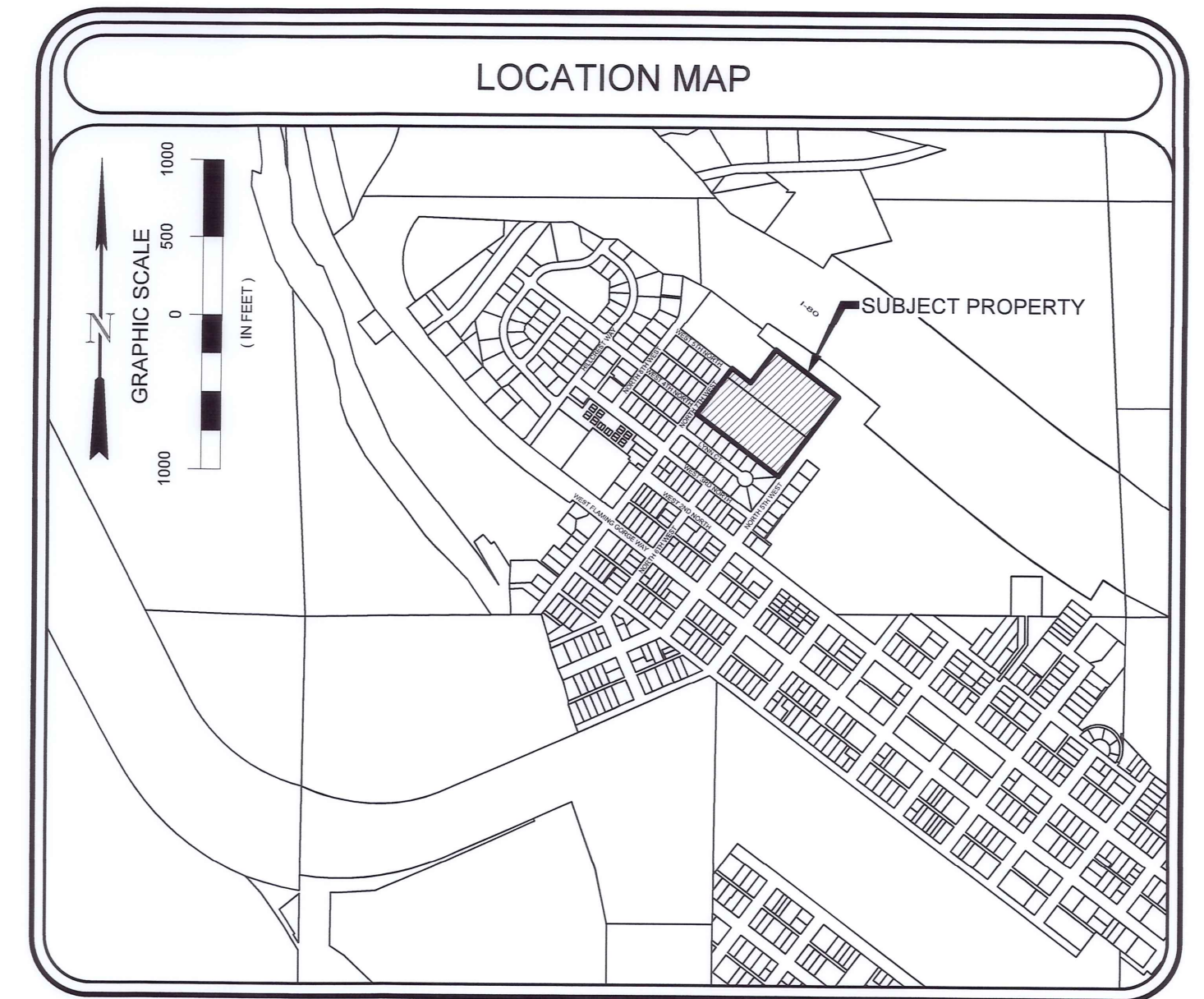
CERTIFICATE FOR RECORDING BY THE COUNTY CLERK AND RECORDER

This plat was filed for record in the Office of the Clerk and Recorder at 9:00 A.M. on 4/12/22, and is duly recorded in Book 104, Page No. 609.

County Clerk  
Deputy

NOTES:

- Water and sewer services to the lot line to be provided by developer.
- The property is Zoned R2 - Single Family Residential.
- According to the FEMA community panel 560050 0005 C map dated June 20, 2000, this property does not lie within a designated flood plain.
- Tract 1 to be dedicated as park area with access through city property and N 5th W.
- Utility rights-of-way shown to be dedicated for public utilities.
- No street will be steeper than 12%.
- Fiber Optic easement across Lots 24 & 25 shall remain until existing line is abandoned, relocated or is not used for a period of 2 years, at which time this easement will be vacated. This easement is not transferable, and this easement does not allow the owner of the fiber optic line to dig on these lots to repair the line.
- No surcharge area. In order to protect the existing adjacent retaining wall, no loading including soil fill, vehicle loading, or any construction that will cause additional loading is allowed beyond this line. Any grading on lots 1-8, Block 1 must not increase flow of water towards the retaining wall. Except the sloped area beyond this line, drainage for these lots was designed to discharge to Memory Lane, and this drainage pattern must be maintained. Fencing is allowed as approved by the City of Green River, but no rock walls or other heavy fences are allowed.
- Lots 1, 9, 10, 11, 23, & 24 of Block 1 and Lots 1-4 of Block 2 will front on Memory Lane.



T18N R107W

CERTIFICATE OF SURVEYOR

I, Eric N. Wall, do hereby certify that: I am a Professional Land Surveyor licensed under the laws of the State of Wyoming, that this plat is true, correct, and complete plat of the Seneshale Addition 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, blocks, easements, streets, utility rights-of-way, and tract of said subdivision as the same are stated upon the ground in compliance with the City of Green River regulations governing the subdivision of land.



PETITIONER: Joe Seneshale  
200 Bordeaux Lane  
Rock Springs, WY 82901

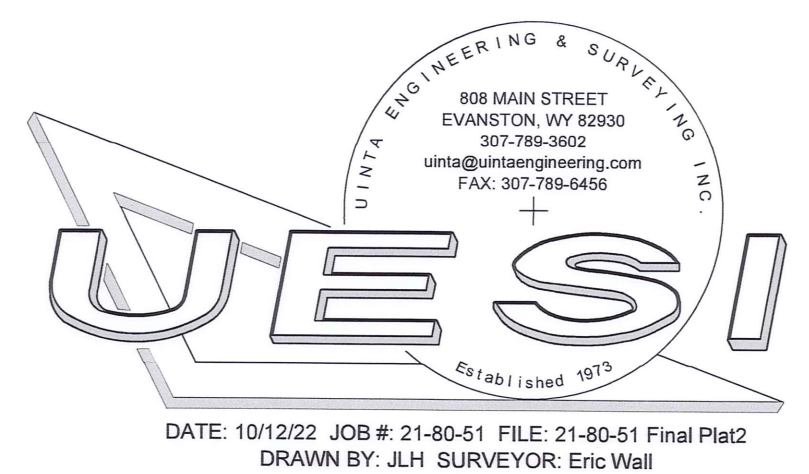
PROPERTY OWNER: Joe Seneshale  
200 Bordeaux Lane  
Rock Springs, WY 82901

ENGINEER: Unta Engineering & Surveying Inc.  
808 Main Street  
Evanston, WY 82930  
307-789-3602

Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C1	28.30	300.00	5.40	N50° 09' 54" W
C2	11.33	300.00	2.16	N48° 32' 39" W
C3	16.97	300.00	3.24	N51° 14' 48" W
C4	125.66	80.00	90.00	S82° 07' 58" W
C5	195.35	125.00	90.00	S7° 52' 02" E
C6	27.86	100.00	15.96	S45° 06' 51" W
C7	23.56	15.00	90.00	S82° 07' 58" W
C8	2.74	275.00	0.57	N62° 34' 54" W
C9	23.20	275.00	4.83	N49° 52' 45" W
C10	30.66	325.00	5.40	N50° 09' 54" W
C11	33.12	105.00	18.07	N61° 54' 14" W
C12	43.06	105.00	23.49	N82° 41' 16" W
C13	47.70	105.00	26.03	S72° 33' 01" W
C14	41.06	105.00	22.40	S48° 20' 03" W
C15	11.08	150.00	4.23	S35° 01' 00" W
C16	15.12	150.00	5.78	N30° 07' 45" E
C17	53.15	150.00	20.30	S19° 58' 27" W
C18	55.30	150.00	21.12	S3° 44' 12" E
C19	55.31	150.00	21.13	S24° 51' 42" E
C20	45.66	150.00	17.44	S44° 08' 47" E
C21	36.99	20.00	105.96	S0° 06' 51" W

Curve Table				
Curve #	Length	Radius	Delta	Chord Direction
C22	19.47	20.00	55.77	S80° 58' 52" W
C23	55.36	60.00	62.87	S82° 26' 02" W
C24	15.35	60.00	14.68	N48° 40' 17" E
C25	44.70	60.00	42.89	S19° 59' 53" W
C26	43.74	60.00	41.77	S22° 13' 44" E
C27	51.58	60.00	49.26	S67° 44' 24" E
C28	45.54	60.00	43.49	N65° 53' 30" E
C29	49.03	60.00	46.82	N20° 44' 06" E
C30	19.47	20.00	55.77	N25° 12' 38" E
C31	22.06	125.00	10.11	N48° 02' 20" E
C32	12.76	125.00	5.85	N40° 03' 27" E
C33	33.30	20.00	95.40	N84° 50' 06" E
C34	30.66	325.00	5.40	S50° 09' 54" E
C35	23.56	15.00	90.00	S7° 52' 02" E
C36	31.42	20.00	90.00	S7° 52' 02" E
C37	86.39	55.00	90.00	N82° 07' 58" E
C38	20.63	100.00	11.82	N31° 13' 26" E
C39	136.45	100.00	78.18	N13° 46' 34" W
C40	25.84	20.00	74.04	N89° 53' 09" W
C41	11.46	75.00	8.76	S48° 43' 04" W
C42	9.43	75.00	7.21	S40° 44' 11" W

Summary	
TOTAL ACREAGE	8.663ac.
NUMBER OF BLOCKS	2
NUMBER OF LOTS	29
NUMBER OF TRACTS	1
OPEN SPACE	0.937ac.
RIGHT-OF-WAY	1.866ac.



DATE: 10/12/22 JOB #: 21-80-51 FILE: 21-80-51 Final Plat2  
DRAWN BY: J.L.H. SURVEYOR: Eric Wall