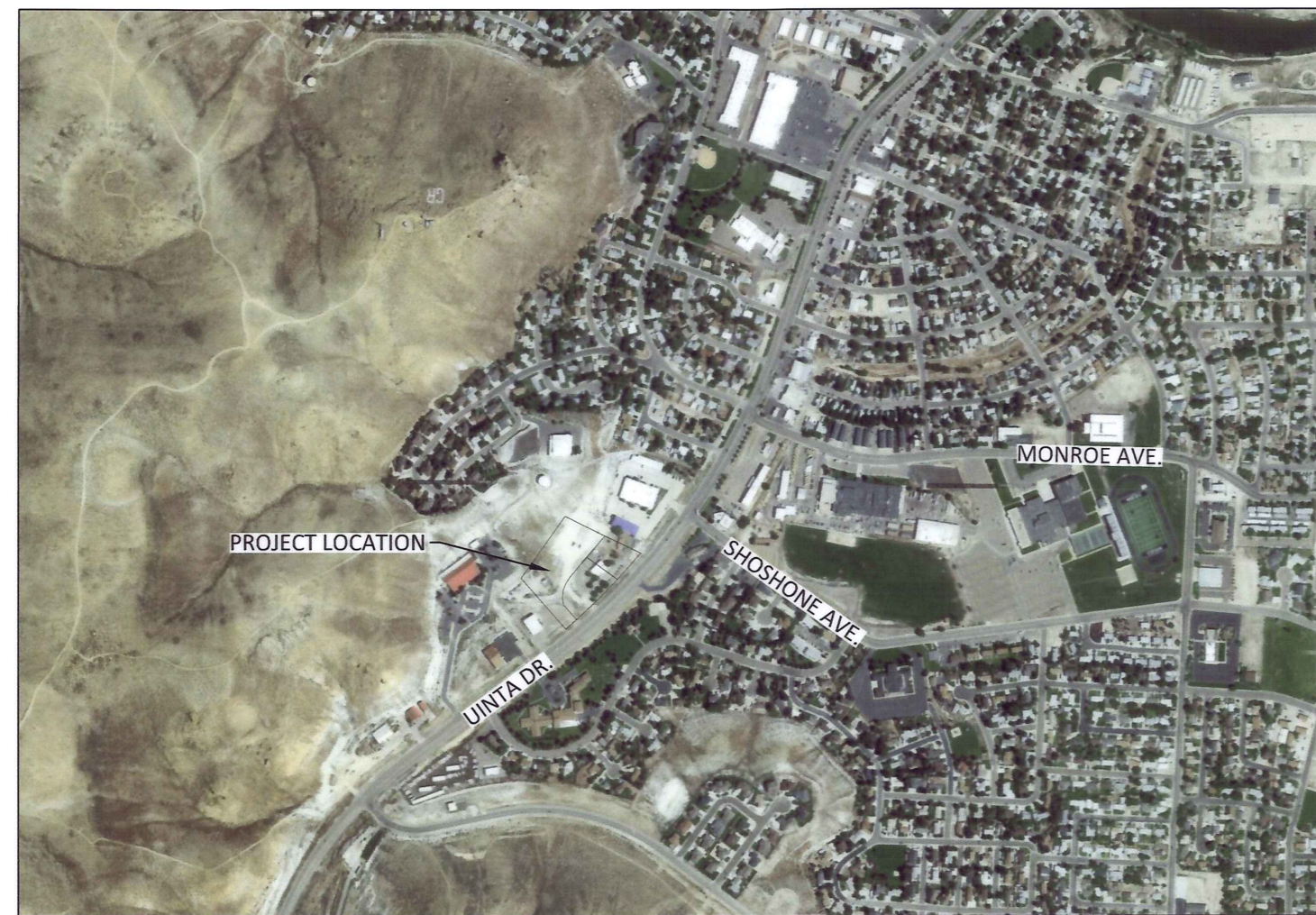


# FINAL PLAT PALMER ADDITION

A SUBDIVISION WITHIN THE CORPORATE CITY LIMITS OF GREEN RIVER, WYOMING  
LOCATED IN THE NE1/4 SW1/4 OF SECTION 27, T. 18 N., R. 107 W.,  
OF THE 6TH PRINCIPAL MERIDIAN, GREEN RIVER, SWEETWATER COUNTY, WYOMING

VICINITY MAP  
1" = 1000'



**CERTIFICATE OF REVIEW BY CITY ENGINEER:**

Data on this plat reviewed this 23<sup>rd</sup> day of January, A.D., 2023 by the City Engineer of the City of Green River, Wyoming.

*Mal G. Weber*  
CITY ENGINEER

**CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION AS FOLLOWS:**

This Plat Approved by the City of Green River Planning & Zoning Commission this 9<sup>th</sup> day of November, A.D., 2022.

*Maureen*  
Chairman  
*Attest:*  
Secretary

**CERTIFICATE OF ACCEPTANCE AND APPROVAL BY THE CITY COUNCIL OF THE CITY OF GREEN RIVER AS FOLLOWS:**

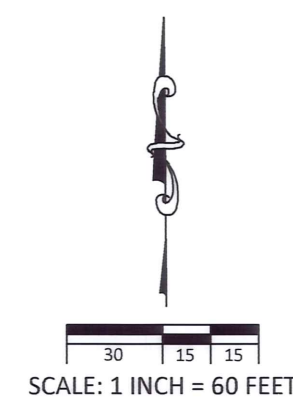
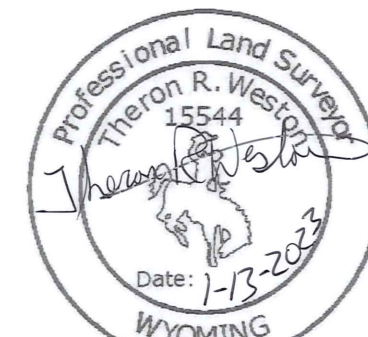
Approved by the City Council of the City of Green River, Wyoming, this 6<sup>th</sup> day of December, A.D., 2022.

*Rita West*  
Mayor  
*Attest:*  
City Clerk

**CERTIFICATE OF REGISTERED LAND SURVEYOR AS FOLLOWS:**

I, Theron R. Weston, 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 PALMER 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, easements, and streets 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 to an accuracy of (1) part in five thousand (5,000).

*Theron R. Weston*  
THERON R. WESTON  
PROFESSIONAL LAND SURVEYOR  
WYOMING REGISTRATION NUMBER 15544



STATE OF WYOMING SS  
SWEETWATER COUNTY  
The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of January, A.D., 2023, by:

*Theron Weston*  
as a free and voluntary act and deed.

My commission expires: December 31, 2023

ANDREA BRADEN  
NOTARY PUBLIC  
STATE OF WYOMING  
COMMISSION ID: 160441  
MY COMMISSION EXPIRES: 12/28/2027

LOT SETBACKS:  
FRONT = 10'  
REAR = 15'  
SIDE = 7.5'

ZONING:  
CURRENT ZONING IS B1 (GENERAL BUSINESS DISTRICT)  
PROPOSED ZONING IS B1 (GENERAL BUSINESS DISTRICT)

| PALMER ADDITION          |                   |
|--------------------------|-------------------|
| TOTAL PARCEL ACREAGE     | 4.22 ACRES        |
| TOTAL LOTS - (ONE PHASE) | 4.22 ACRES 3 LOTS |
| LOT 1                    | 1.11 ACRES        |
| LOT 2                    | 0.74 ACRES        |
| LOT 3                    | 2.37 ACRES        |

| LEGEND |  |
|--------|--|
|        | INDIVIDUAL LOT CORNERS MONUMENTED WITH A 5/8" REBAR AND ALUMINUM CAP STAMPED "WHS RLS 15544" |
|        | PROPOSED EASEMENT, USE AS NOTED  |

**NOTES**

- According to the local FEMA Map, this property is not located within the 100 or 200 year Flood Zone.
- All utilities shown to the best knowledge based on field investigation and survey.
- No earthwork, grading or utility work is proposed on this property at this time.
- The individual lot owner is responsible for any future installation, modification, or upsizing of water and sanitary sewer services at the time of development or redevelopment and pay the appropriate tap fees as adopted by the City of Green River.



**LEGAL DESCRIPTION**

Know all men by these presents that the undersigned David J. Palmer and Lori L. Palmer, husband and wife as tenants by the entireties for Parcels A & B, and AC Storage, LLC, a Wyoming limited liability company for Parcel C, being the owners, proprietors, or parties of interest in the land shown on this plat, do hereby certify:

That the foregoing PLAT designated as the PALMER ADDITION, is located in the NE1/4 SW 1/4 of Section 27, T 18 N, R 107 W of the 6th P.M., the City of Green River, Sweetwater County, Wyoming, and is more particularly described as follows:

Commencing at the SW corner of said Section 27, thence N 45° 26' 48" E, 2555.19 feet to a point on the West line of Uinta Drive, and the TRUE POINT OF BEGINNING;

Thence 552.54 feet, along said West line and a non-tangent curve to the left, having a radius of 3,722.02 feet, through a central angle of 8° 30' 20", said curve having a chord bearing of N 44° 37' 23" E and a chord distance of 552.03 feet to the Southeast corner of Lot 2 of the Winter Subdivision recorded in book PLAT and page 569 in the Sweetwater County Clerk office;

Thence N 64° 13' 08" W, 436.19 feet along said Subdivision to the Southwest corner of said Lot 2;

Thence S 35° 14' 13" W, 390.57 feet to Northwest corner of the Harmon property recorded in book 1067 and page 506;

Thence S 41° 08' 52" E, 350.07 feet along the North line of said property back to the POINT OF BEGINNING;

and contains a total area of 4.22 acres, more or less.

**INGRESS/EGRESS EASEMENT #1**

A perpetual easement, upon part of an entire tract of land, situate in the NE1/4SW1/4, of Section 27, Township 18 North, Range 107 West, Sixth Principal Meridian, in Sweetwater County, Wyoming, and as recorded in Book 1197, Page 6805 with the Sweetwater County Recorder. This easement is for the purpose of accessing the parcel from Wyoming Highway No. 530. Together with the necessary access over and across the easement area as described here in. This easement shall run with the land in perpetuity, the Owners of said entire tract of property, for themselves and for their heirs, assigns and/or successors.

The boundaries of said part of an entire tract of land are described as follows:

Commencing at the South Quarter Corner of said Section 27 (3" Brass Cap), Thence, North 14°43'30" West a distance of 2148.64 feet to the point of beginning, said point being on the Westerly right-of-way of Wyoming Highway No. 530, Thence, North 54°05'35" West a distance of 45.00 feet to a point being located South 11°19'00" West a distance of 3081.23 feet from the Witness Corner to the North Quarter Corner of said Section 27 (3" Brass Cap); Thence, North 35°54'25" East a distance of 30.00 feet; Thence, South 54°05'35" East a distance of 48.70 feet to a point being on the Westerly right-of-way of Wyoming Highway No. 530; Thence, along said right-of-way along a non-tangent curve to the right having a central angle of 00°27'56", radius of 3720.85 feet, a distance of 30.23 feet to the point of beginning.

Said above described strip contains 1406.2 square feet or 0.032 Acres +/-.

**INGRESS/EGRESS EASEMENT #2**

A perpetual easement, upon part of an entire tract of land, situate in the NE1/4SW1/4, of Section 27, Township 18 North, Range 107 West, Sixth Principal Meridian, in Sweetwater County, Wyoming, and as recorded in Book 1197, Page 6805 with the Sweetwater County Recorder. This easement is for the purpose of accessing the parcel from Wyoming Highway No. 530. Together with the necessary access over and across the easement area as described here in. This easement shall run with the land in perpetuity, the Owners of said entire tract of property, for themselves and for their heirs, assigns and/or successors.

The boundaries of said part of an entire tract of land are described as follows:

Commencing at the South Quarter Corner of said Section 27 (3" Brass Cap), Thence, North 22°26'27" West a distance of 2012.74 feet to the point of beginning, said point being on the Westerly right-of-way of Wyoming Highway No. 530, Thence, North 41°08'52" West a distance of 45.58 feet to a point being located South 14°14'44" West a distance of 3333.65 feet from the Witness Corner to the North Quarter Corner of said Section 27 (3" Brass Cap); Thence, North 48°51'08" East a distance of 30.00 feet; Thence, South 41°08'52" East a distance of 45.00 feet to a point being on the Westerly right-of-way of Wyoming Highway No. 530; Thence, along said right-of-way along a non-tangent curve to the right having a central angle of 00°27'43", radius of 3720.85 feet, a distance of 30.01 feet to the point of beginning.

Said above described strip contains 1359.3 square feet or 0.031 Acres +/-.

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, 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, easements and other lands within the boundary lines of the plat as indicated and not already otherwise dedicated for public use. (Individuals, where applicable, should add:)

All rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released.

Executed this 20<sup>th</sup> day of January, 2023, by:

*David J. Palmer*  
DAVID J. PALMER  
*Lori L. Palmer*  
LORI L. PALMER  
*AC Storage, LLC*  
AC STORAGE, LLC

STATE OF WYOMING SS  
SWEETWATER COUNTY  
The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of January, A.D., 2023, by:  
*David J. Palmer and Lori L. Palmer*  
as a free and voluntary act and deed. and *David J. Palmer for AC Storage, LLC*  
Witness my hand and official seal.  
My commission expires: December 31, 2023

*James O'Leary*  
NOTARY PUBLIC

**CERTIFICATE OF RECORDING BY THE COUNTY CLERK AND RECORDER AS FOLLOWS:**

This plat was filed for record in the Office of the Clerk and Recorder at 1:42 o'clock, PM,

January 27, A.D., 2023, and is duly recorded in Book of Plats, Page No. 612.

*Donna Wardell*  
COUNTY CLERK  
DEPUTY



PALMER CONSTRUCTION, INC.  
1440 & 1450 Uinta Drive  
GREEN RIVER, WYOMING 82935

| CITY COMMENTS | TRAV | DATE       | BY | APPD. | ISSUED |
|---------------|------|------------|----|-------|--------|
|               |      | 2023-01-09 |    |       |        |
|               |      | 2022-11-22 |    |       |        |
|               |      | 2022-11-10 |    |       |        |
|               |      | 2022-10-21 |    |       |        |
|               |      | 2022-10-13 |    |       |        |
|               |      | 2022-05-17 |    |       |        |