

CERTIFICATE OF DEDICATION

Know all men by these presents that the undersigned, Dennis W Keller and Violet K Keller, being the sole owners of the land shown on this plat, do hereby certify:

That the foregoing plat designated as the Wyoming Garden Subdivision a Replat of Lot 2 of the Mountain High Estates Subdivision is located in part of the SW 1/4 SE 1/4 of Section 33, Resurvey T20N, R105W, 6th P.M., Sweetwater County, Wyoming, and is more particularly described as follows:

LOT 2, MOUNTAIN HIGH ESTATES SUBDIVISION,

Said tract containing 8.16 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 owners and proprietor; and that this is a correct plat of the area as it is divided into lots, and easements, and that the undersigned owner of the land shown and described on this plat does hereby dedicate to the public the use of 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.

Witness our hands this 18 day of October 2023.

Dennis W Keller

Violet K Keller

NOTARIAL CERTIFICATE

STATE OF WYOMING)
COUNTY OF SWEETWATER) ss

The foregoing instrument was acknowledged before me by Dennis W Keller and Violet K Keller this 18th day of October, 2023.

Witness my hand and official seal.

My commission expires: 9/15/2028

Notary Public: Sara Bott

SARA BOTT
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 167595
MY COMMISSION EXPIRES: 09/15/2028

NOTES:

- This property is zoned R-2/SF, Single Family Residential with Lot Size Overlay 2 Acres.
- Total Acreage is 8.16 Acres, to be divided into 2 lots. Lot 1 to be 4.16 Acres and Lot 2 to be 4.0 Acres.
- A Drainage Plan designed by a Wyoming Licensed Professional Engineer will be submitted with the construction/use permit application and the property owner will be responsible for maintaining the drainage as permitted.
- There are no water rights attached to this property.
- Both lots will front on High Legacy Lane..
- The water system will be provided by the 10 Mile Water & Sewer District. 10 Mile Water & Sewer District will own and operate the water system.
- NO PROPOSED CENTRALIZED SEWAGE SYSTEM, individual septic tanks and leach fields shall be permitted by Sweetwater County Health.

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

APPROVAL - LAND USE DEPARTMENT

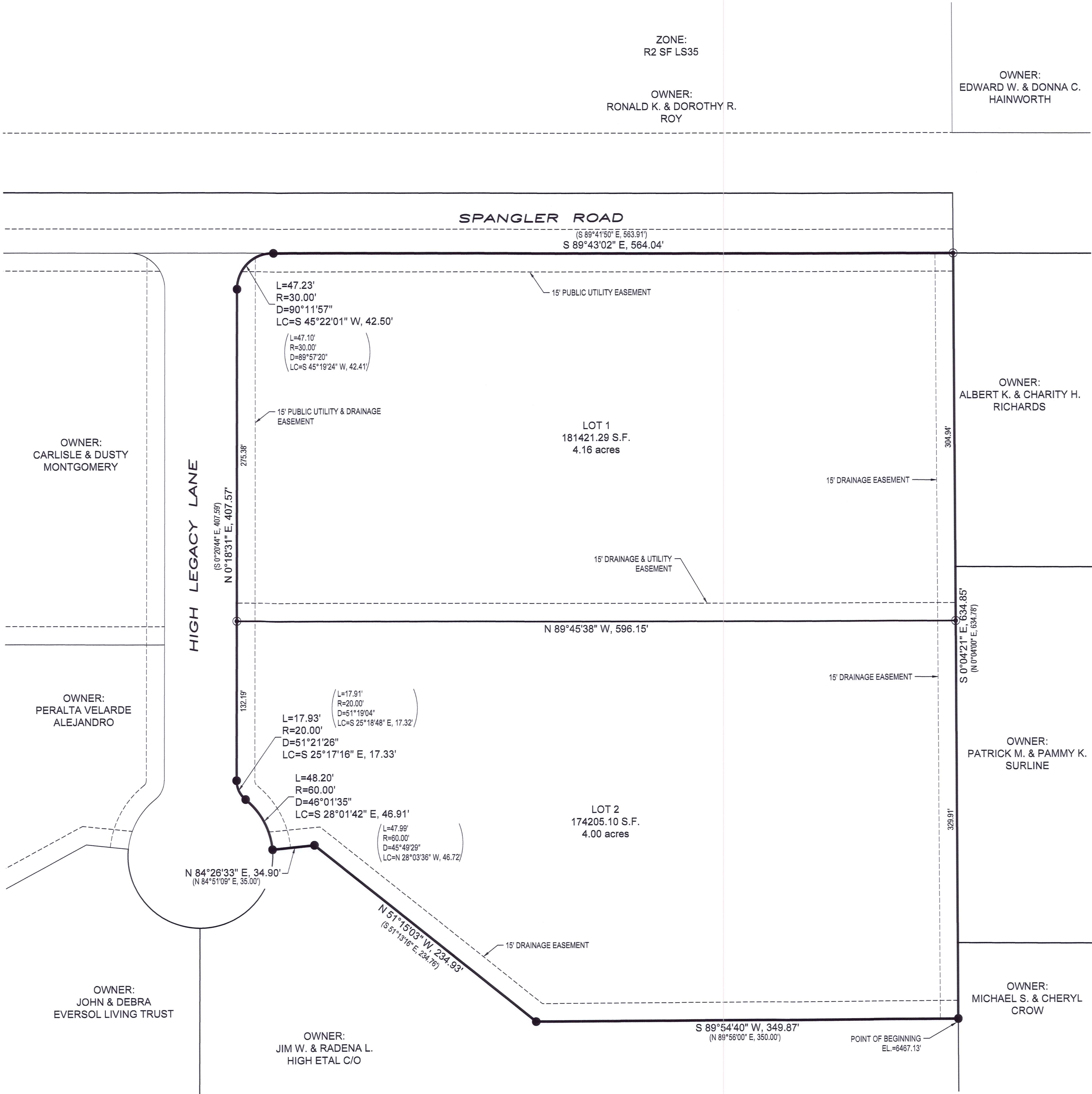
Approved this 18th day of October, 2023, by the Land Use Director of Sweetwater County, Wyoming

Eric Bingham, ACP, EDPF-County Land Use Director

DECLARATION VACATING PREVIOUS PLATTING

THIS IS A REPLAT OF LOT 2 OF THE MOUNTAIN HIGH ESTATES SUBDIVISION AS RECORDED IN THE BOOK OF PLATS, PAGE NO. 573 IN THE RECORDS OF THE SWEETWATER COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF, ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

WYOMING GARDEN SUBDIVISION
REPLAT OF LOT 2 OF THE MOUNTAIN HIGH ESTATES SUBDIVISION
LOCATED in the SW 1/4 SE 1/4
SECTION 33, T20N, R105W, 6th P.M.
SWEETWATER COUNTY, WYOMING



LAND OWNER/DEVELOPER

Dennis W. & Violet K. Keller
1552 Frontier Drive
Rock Springs, Wy 82901

LEGEND

- SET 5/8" X 24" STEEL BAR WITH 1-1/2" ALUMINUM CAP INSCRIBED "ERIC N. WALL 15730"
- FOUND 5/8" STEEL BAR WITH 1-1/2" ALUMINUM CAP INSCRIBED "DAVID A FEHRINGER 10052"
- MEASURED BEARING AND DISTANCE - 00°00'00"
- RECORD BEARING AND DISTANCE - 00°00'00"

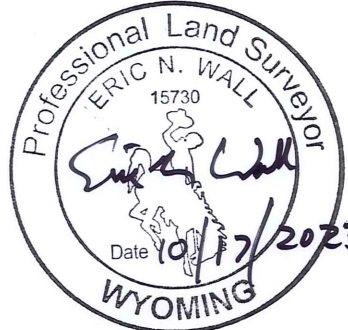
RECORDED 10/10/23 AT 10:50 AM REC # 1698533 BY# PG#
CYNTHIA LANE, CLERK OF SWEETWATER COUNTY, WY Page 1 of 1

REV.	DATE	DESCRIPTION

SURVEYORS CERTIFICATE

STATE OF WYOMING)
COUNTY OF UINTA) ss

I, Eric N. Wall, 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 Wyoming Garden 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.



NOTARIAL CERTIFICATE

STATE OF WYOMING)
COUNTY OF UINTA) ss

The foregoing instrument was acknowledged before me by Eric N. Wall this 11th day of October, 2023.

Witness my hand and official seal.

My commission expires: 3/20/2028

Notary Public: Joedy Handford

JOEDY HANDFORD
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 156331
MY COMMISSION EXPIRES: 03/20/2028

CERTIFICATE OF APPROVAL OF COUNTY ENGINEER

Approved this 18 day of October, 2023, by the County Engineer of Sweetwater County, Wyoming

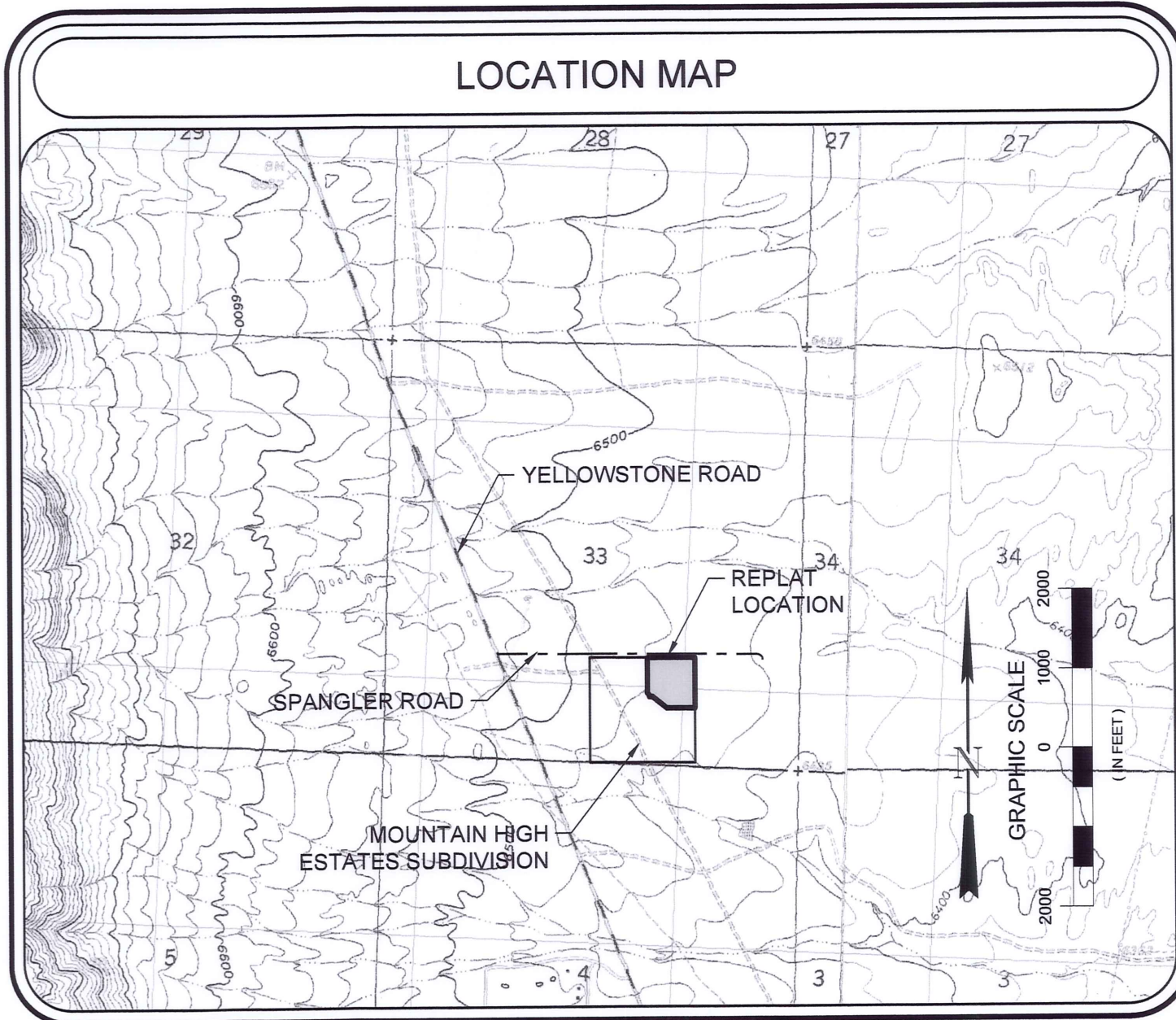
Gene Legerski, P.E. - County Engineer

CERTIFICATE OF RECORDING

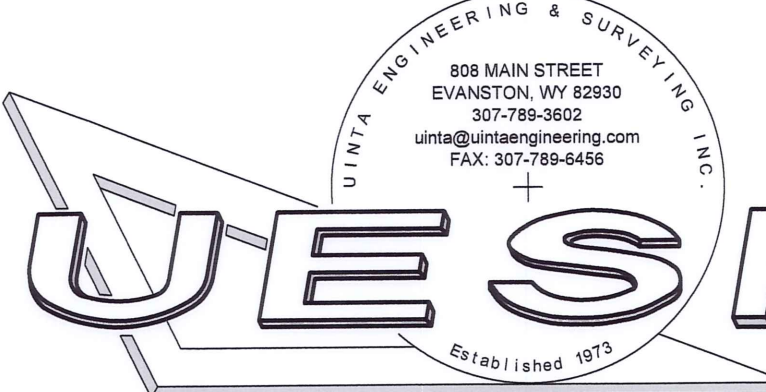
This plat was filed for record in the Office of the County Clerk and Recorder at 10:50 a.m., October 18, 2023, and is duly recorded in Book, Page 1 of 1.

Cynthia Lane
(Clerk and Recorder)

Donna Wardell
By: (Deputy)



T20N R105W



DATE: 10/10/23 JOB #: 23-80-24 FILE: 23-80-24
DRAWN BY: Nick Newman SURVEYOR: Eric Wall