

# FINAL PLAT TERRY SUBDIVISION

## A PARCEL OF LAND LOCATED IN TRACT 39 AND 40A, TOWNSHIP 12 NORTH, RANGE 109 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SWEETWATER COUNTY, WYOMING

### CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, JARVIE RANCH LLC, BEING THE SOLE OWNER OF THE LAND SHOWN ON THIS PLAT, DOES HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS TERRY SUBDIVISION IS LOCATED IN TRACTS 39 AND 40A, TOWNSHIP 12 NORTH, RANGE 109 WEST, SWEETWATER COUNTY, WYOMING, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT CORNER NO. 2 OF TRACT 40A, TOWNSHIP 12 NORTH, RANGE 109 WEST, 6TH PRINCIPAL MERIDIAN, SWEETWATER COUNTY, WYOMING, BEING A BRASS CAP AND IRON PIPE MONUMENT AND TRUE POINT OF BEGINNING, THENCE NORTH 89°39'15" WEST, 123.70 FEET MEASURED (SOUTH 89°41' WEST, 123.7" RECORDED) TO A POINT ON THE SOUTH LINE OF SAID TRACT 40A, THE SOUTHEAST PROPERTY CORNER OF ROBERT L & KATHY STOLL LANDS, BEING A 2 1/2 INCH DIAMETER DRG AC MONUMENT PELS 9798;

THENCE NORTH 00°20'45" EAST 208.71 FEET MEASURED (NORTH 208.91 FEET RECORDED) ALONG THE EAST LINE OF ROBERT L & KATHY STOLL LANDS, TO THE NORTH EAST CORNER OF SAID LANDS BEING A 2 1/2 INCH DIAMETER DRG AC MONUMENT PELS 9798;

THENCE NORTH 00°20'45" EAST, 24.09 FEET TO A 3 1/4 INCH DIAMETER DRG AC MONUMENT PELS 9798;

THENCE SOUTH 89°34'08" EAST, 560.15 FEET, TO A POINT ON THE WEST EASEMENT LINE OF COUNTY ROAD 13 BEING A 3 1/4 INCH DIAMETER DRG AC MONUMENT PELS 9798;

THENCE SOUTH 00°26'05" EAST 232.80 FEET ALONG THE WEST EASEMENT BOUNDARY LINE OF COUNTY ROAD 13, TO A POINT ON THE SOUTH LINE OF SAID TRACT 39 BEING A 3 1/4 INCH DIAMETER DRG AC MONUMENT PELS 9798;

THENCE NORTH 89°32'54" WEST 438.63 FEET MEASURED (SOUTH 89°41' WEST RECORDED) ALONG THE SOUTH LINE OF SAID TRACT 39, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 130,716 SQUARE FEET OR 3.00 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 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 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 AND

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

EXECUTED THIS 19<sup>th</sup> DAY OF November, 2024.

*Carol Gardiner*  
CAROL GARDINER  
OWNER AGENT JARVIE RANCH LLC

### NOTARIAL CERTIFICATE

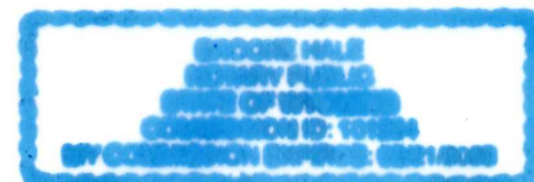
STATE OF Wyoming }  
COUNTY OF Lincoln } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19<sup>th</sup> DAY OF November, 2024.

BY *Carol Gardiner* AS A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

*Bruce Hales*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES August 21, 2025



### CERTIFICATE OF JOINDER

THE UNDERSIGNED FIRST BANK OF WYOMING, DIVISION OF GLACIER BANK, BEING AN OWNER OF INTEREST IN THE LAND PRESENTLY BEING PLATTED AS THE TERRY SUBDIVISION, DOES HERE BY RATIFY AND JOIN IN ALL OF THE CERTIFICATE OF DEDICATION ATTACHED TO SAID PLAT, AS FULLY AND COMPLETELY AS IF WE HAD EXECUTED THE ORIGINAL CERTIFICATE OF DEDICATION.

EXECUTED THIS 19<sup>th</sup> DAY OF November, 2024.

FIRST BANK OF WYOMING, DIVISION OF GLACIER BANK  
900 WY-414  
MOUNTAIN VIEW, WY 82939

*Justin Ellis*  
JUSTIN ELLIS BRANCH MANAGER

### NOTARIAL CERTIFICATE

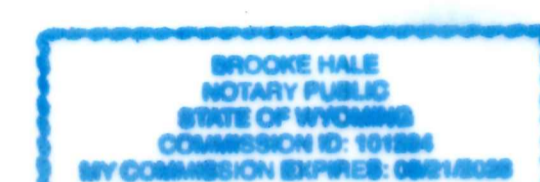
STATE OF Wyoming }  
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BY *Justin Ellis* AS A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

*Bruce Hales*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES August 21, 2025



### SURVEYOR'S STATEMENT

I, MICHAEL C. LOCK, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL ENGINEER AND LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF WYOMING, AND THAT THIS PLAT IS A TRUE, CORRECT, AND A COMPLETE PLAT OF THE TERRY 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.



### CERTIFICATE OF ACCEPTANCE AND APPROVAL BY THE SWEETWATER COUNTY BOARD OF COUNTY COMMISSIONERS

THIS PLAT APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SWEETWATER COUNTY, WYOMING, THIS DAY OF Nov, 2024, 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 OF 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 27<sup>th</sup> DAY OF Nov, 2024.

*Keaton D. West*  
KEATON D. WEST - CHAIRMAN

### CERTIFICATE OF APPROVAL BY THE SWEETWATER COUNTY PLANNING AND ZONING COMMISSION

THIS PLAT WAS APPROVED BY THE SWEETWATER COUNTY PLANNING AND ZONING COMMISSION THIS 9<sup>th</sup> DAY OF October, A.D. 2024.

*Robert Gerrard*  
C. ROBERT GERRARD - CHAIRMAN

### CERTIFICATE OF APPROVAL OF COUNTY ENGINEER

APPROVED THIS 26<sup>th</sup> DAY OF Nov, A.D., 2024 BY THE COUNTY ENGINEER OF SWEETWATER COUNTY, WYOMING.

*Gene Legerski*  
GENE LEGERSKI, P.E. SWEETWATER COUNTY ENGINEER

### CERTIFICATE FOR RECORDING BY COUNTY CLERK AND RECORDER

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER AT 4:00 O'CLOCK P., A.D., 2024, AND IS DULY RECORDED IN BOOK Plat, PAGE NO. 621.

*Cynthia Lane*  
CYNTHIA LANE SWEETWATER COUNTY CLERK AND RECORDER

BY *Dana Wendell*  
DEPUTY

### DRAINAGE/SOILS

INDIVIDUAL LOT OWNERS SHALL BE REQUIRED TO SUBMIT A DRAINAGE/GRADING PLAN AND REPORT AT THE TIME OF APPLYING FOR THE INITIAL SWEETWATER COUNTY CONSTRUCTION USE PERMIT OR SIGNIFICANTLY CHANGING LOT DRAINAGE SYSTEMS. THE DRAINAGE/GRADING PLAN MUST SHOW THAT THE INDIVIDUAL LOT OWNERS ARE CONVEYING HISTORIC AND DEVELOPED DRAINAGE IN A MANNER THAT DOES NOT ADVERSELY AFFECT NEIGHBORING PROPERTIES. THIS REPORT SHALL BE PREPARED, SIGNED AND STAMPED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF WYOMING. ANY IMPROVEMENTS IDENTIFIED BY THIS REPORT SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF ANY SWEETWATER COUNTY CONSTRUCTION USE PERMITS. LOT OWNERS ARE PROHIBITED FROM OBSTRUCTING ANY DRAINAGE WAY. PARCEL OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF DRAINAGE WAYS. NO MAINTENANCE SHALL BE PERFORMED ON SAID DRAINAGE WAYS WITHIN THE COUNTY RIGHT OF WAY WITHOUT EXPLICIT PERMISSION FROM SWEETWATER COUNTY. NO WATER RIGHTS ARE BEING CONVEYED WITH THIS PLAT.

### FLOOD PLAIN

THE SUBDIVISION IS NOT LOCATED IN ANY FLOOD ZONE INDICATED ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 560097 0097 A. EFFECTIVE DATE: AUGUST 1, 1978

### EASEMENTS

ALL EASEMENTS LOCATED ON THE SUBDIVISION PLAT ARE REFERENCED WITH A BOOK AND PAGE. UTILITY AND DRAINAGE EASEMENTS WILL BE DEDICATED UPON ACCEPTANCE OF THE SUBDIVISION PLAT.

### ZONING

RR - RURAL RESIDENTIAL

### NOTES:

- NO PROPOSED CENTRALIZED SEWAGE DISPOSAL SYSTEM.
- IN ORDER TO MEET REQUIREMENTS ESTABLISHED IN WYOMING WATER QUALITY RULES, CHAPTER 23, SECTION 7(D)(VII)(A) (I AND II) AND CHAPTER 23, SECTION 7(D)(VII)(B) INDIVIDUAL SEPTIC SYSTEMS FOR THE TERRY SUBDIVISION ARE REQUIRED TO BE ENHANCED TREATMENT SYSTEMS PER CHAPTER 23, SECTION 7(D)(VII)(C) (I AND II). THESE ENHANCED TREATMENT SYSTEMS MUST HAVE ADVANCED NITROGEN REMOVAL TECHNOLOGY THAT IS CAPABLE OF ACHIEVING AN EFFLUENT TOTAL Kjeldahl Nitrogen Concentration OF LESS THAN 25 MG/L (MAXIMUM 30-DAY AVERAGE) AND ADVANCED FECAL REMOVAL TECHNOLOGY THAT IS CAPABLE OF ACHIEVING AN EFFLUENT FECAL COLIFORM COUNT OF LESS THAN 800 COLONIES/100 ML (MAXIMUM 30-DAY GEOMETRIC MEAN).
- FOR ALL 3 LOTS WITHIN THE TERRY 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 FOR THE CONSTRUCTION AND/OR MODIFICATION OF AN ENHANCED TREATMENT SEPTIC SYSTEM. A WYOMING LICENSED PROFESSIONAL ENGINEER MUST DESIGN THE ENHANCED TREATMENT SEPTIC SYSTEM PER WOR CHAPTER 23, SECTION 7(D)(VII)(E). A PERMIT TO CONSTRUCT APPLICATION FOR ENHANCED TREATMENT SEPTIC SYSTEMS MUST BE SUBMITTED TO THE WATER QUALITY DIVISION SOUTHWEST DISTRICT ENGINEER IN LAMAR. FOR THE PROPOSED ADVANCED ENVIRO-SEPTIC ENHANCED TREATMENT SEPTIC SYSTEMS THE BOTTOM OF THE LEACH FIELD BED SAND MUST BE AT LEAST 6 FEET ABOVE THE SEASONALLY HIGH GROUNDWATER.
- WATER SERVICE TO THE SUBDIVISION WILL BE SUPPLIED FROM THE EXISTING WATER MAIN IN STATE LINE ROAD, OWNED AND MAINTAINED BY THE TOWN OF MANILA.
- THERE ARE 3 LOTS IN THIS SUBDIVISION TOTALING 3.00 ACRES.
- ACCESS FOR EACH LOT WILL ONLY BE ALLOWED FROM STATE LINE ROAD. LOT OWNERS SHALL OBTAIN AN APPROVED DRIVEWAY/ACCESS PERMIT FROM THE DAGGETT COUNTY ROAD DEPARTMENT.
- THE STATE LINE ROAD WHICH ADJOINS THE SUBDIVISION TO THE SOUTH IS A DAGGETT COUNTY UTAH ROAD. MAINTENANCE PROVIDED BY DAGGETT COUNTY UTAH.
- NO STRUCTURES CAN BE LOCATED WITHIN THE 30' BRIDGER VALLEY ELECTRIC EASEMENT ON LOT 3.

### SUBDIVISION APPROVAL NOTES:

- VARIANCE - RESOLUTION 24-10-ZO-01 - DATED 10/15/2024.
- ZMA - RESOLUTION 24-10-ZO-02 - DATED 10/15/2024.
- FINAL PLAT - RESOLUTION 24-10-ZO-03 - DATED 10/15/2024.

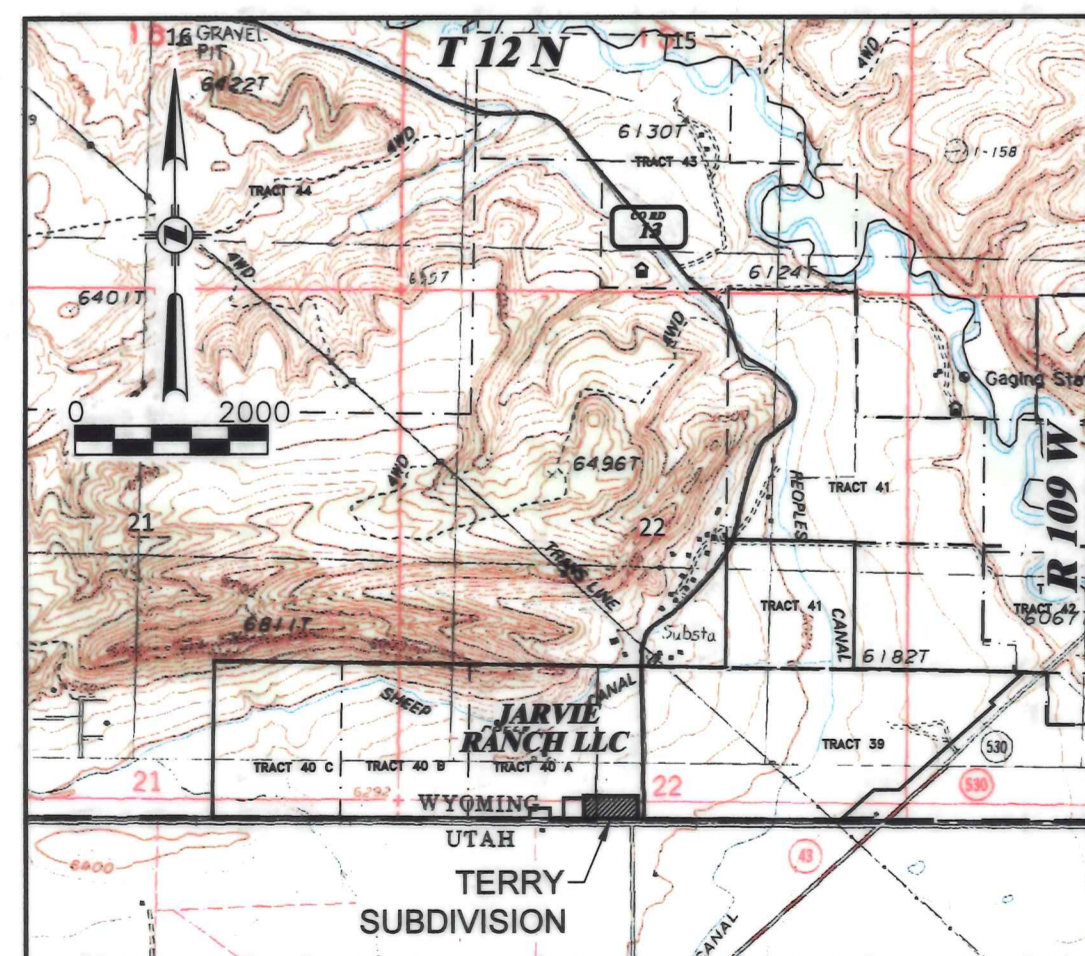
### LAND OWNER/DEVELOPER

RAYMOND TERRY  
JARVIE RANCH, LLC  
HCR 65 BOX 779  
MCKINNON, SWEETWATER COUNTY, WYOMING 82938

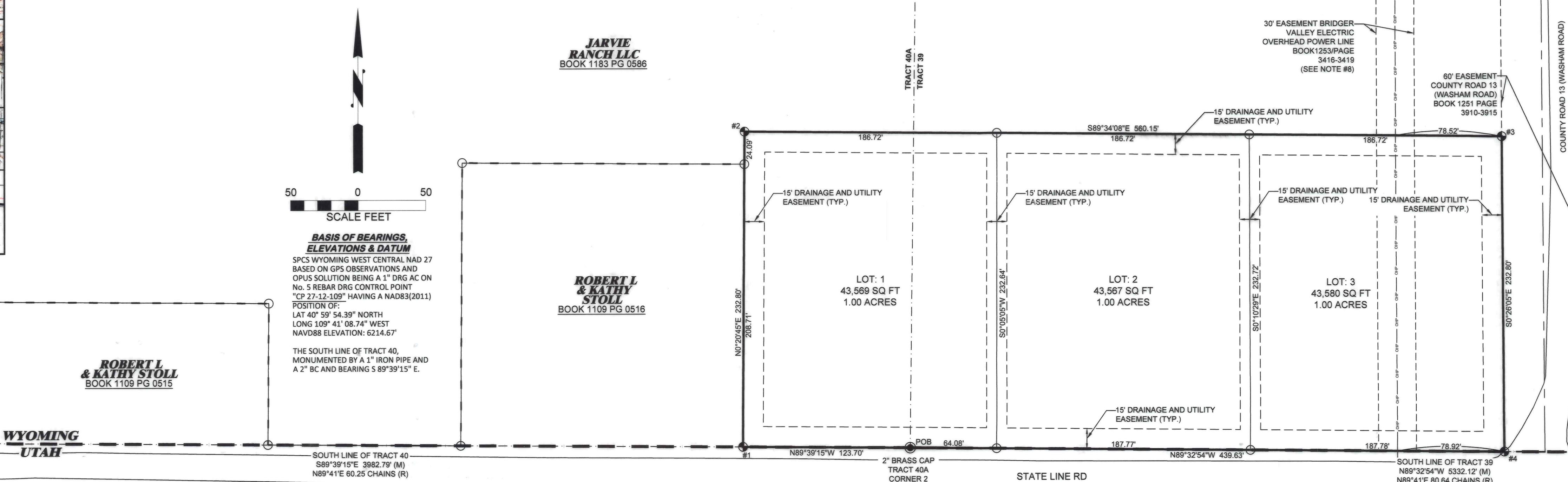
### ENGINEERING/SURVEY FIRM

D.R. GRIFFIN & ASSOC. INC.  
MICHAEL C. LOCK PELS 9798  
1414 ELK ROCK SPRINGS, WY 82901  
307-362-5028 OFFICE  
307-362-1056 FAX

LEGEND	
	FOUND: 2" DIA U.S. GLO BRASS TRACT CORNER ON 1" DIA IRON PIPE MONUMENT
	FOUND: 1" DIA U.S. GLO IRON PIPE MONUMENT
	SET SUBDIVISION CORNER - 3/4" DRG ALUMINUM CAP STAMPED PELS 9798
	SET LOT CORNER - 2 1/2" DRG ALUMINUM CAP STAMPED PELS 9798
	EXISTING EDGE OF ROAD
	WYOMING / UTAH STATE BOUNDARY LINE
	SUBDIVISION BOUNDARY
	TRACT LINE
	DRAINAGE AND UTILITY EASEMENT
	OVER HEAD POWER



~ VICINITY MAP ~  
SCALE: 1"=2000'



### SCALE FEET

**BASIS OF BEARINGS, ELEVATIONS & DATUM**  
SPCS WYOMING WEST CENTRAL NAD 27  
BASED ON GPS OBSERVATIONS AND  
ORUS SOLUTION BEING A 1" DRG AC ON  
No. 5 REBAR DRG CONTROL POINT  
"CP 27-12-109" HAVING A NAD83(2011)  
POSITION OF:  
LAT 40° 59' 54.39" NORTH  
LONG 109° 41' 08.74" WEST  
NAVD88 ELEVATION: 6214.67'

THE SOUTH LINE OF TRACT 40,  
MONUMENTED BY A 1" IRON PIPE AND  
A 2" BC AND BEARING S 89°39'15" E.

ROBERT L  
& KATHY STOLL  
BOOK 1109 PG 0515

ROBERT L  
& KATHY  
STOLL  
BOOK 1109 PG 0516

JARVIE  
RANCH LLC  
BOOK 1183 PG 0586

JARVIE  
RANCH LLC  
BOOK 1183 PG 0586