# CERTIFICATE OF REVIEW OF THE CITY ENGINEER: Data on this plat reviewed this \_\_\_\_\_ day of \_\_\_\_\_\_ A.D., 2025 by the City Engineer of the

## PIPELINE ESTATES FINAL PLAT

A RE-SUBDIVISION OF COLLIER VIEW ESTATES. TRACT B A SUBDIVISION WITHIN THE CORPORATE CITY LIMITS OF GREEN RIVER, WYOMING LOCATED IN SW1/4 OF SECTION 22, T. 18 N., R. 107 W., OF THE 6TH PRINCIPAL MERIDIAN, GREEN RIVER, SWEETWATER COUNTY, WYOMING

ADDITION

1-1/2" Alum Cap

LOT 5

LOT SETBACKS

FRONT = 20'

**REAR = 15'** 

SIDE = 7.5'

LOT 6

Found - PLS 15544

(MEASURED)

CH.L.=413.85'

D=15°13'55"

L=415.07', R=1561.33'

CH.B.=S31°23'35.50"E

CANYON TERRACE

ADDITION

-1/2" Alum Cap

Found - PLS 15544

11,492 S.F.

1-1/2" Alum Cap

COLLIER VIEW ESTATES

Found - RLS 2608

CITY OF GREEN RIVER

13,576 S.F.

UNDEVELOPABLE

TRACT "A"

43,996 S.F.

TRACT "B"

AND DRAINAGE **EASEMENT** 

52,656 S.F.

N89°08'15"W - 220.35' (M)

LOT 9

**3.02 ACRES** 

1.01 ACRES

0.80 ACRES 3 LOTS

ACCESS, UTILITY ----

9,977 S.F.

West 1/4 Corner —

Brass Cap Found

FENCED AREA -

15' WIDE

PP&L EASEMENT

(BK. 7117, PG. 522)

7.5' WIDE

UTILITY

EASEMENT

(BK. OF PLATS, 381)

15' WIDE

PP&L

EASEMENT

(BK. 697, PG. 1659)

POINT OF -

BEGINNING

TOTAL PARCEL ACREAGE

TOTAL LOTS

TRACT "A" (UNDEVELOPABLE)

1-1/2" Alum Cap

Found - RLS 2608

50' WIDE

J.P.W.B.

EASEMENT

(OFF-SITE)

EASEMENT (BK, 697, PG. 1659)

Section 22

# CERTIFICATE OF APPROVAL BY THE PLANNING COMMISSION:

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

#### CERTIFICATE OF REGISTERED LAND SURVEYOR:

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 PIPELINE ESTATES 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 the City of Green River regulations governing the



STATE OF WYOMING

SWEETWATER COUNTY

The foregoing instrument was acknowledged before me this A.D., 2025, by:

Witness my hand and official seal. My commission expires: 12/28/27\$

as a free and voluntary act and deed. ANDREA BRADEN NOTARY PUBLIC STATE OF WYOMING COMMISSION ID: 166441 MY COMMISSION EXPIRES 12/28/2027 \*\*\*\*\*\*\*\*\*\*\*

#### LOT RATIOS:

LOT 1 - AVERAGE RATIO = 2.6:1 LOT 2 - AVERAGE RATIO = EXCEEDS MINIMUM REQ.'S LOT 3 - AVERAGE RATIO = EXCEEDS MINIMUM REQ.'S TRACT "A" - UNDEVELOPABLE TRACT "B" - ACCESS, UTILITY & DRAINAGE EASEMENT

#### NOTICE OF UTILITY CORRIDORS:

THE LOTS IN THIS SUBDIVISION ARE ADJACENT TO ENERGY CORRIDORS THAT CONTAIN HIGH-PRESSURE NATURAL GAS AND OTHER ENERGY PIPELINES, POWERLINES, A PRESSURE REGULATING STATION AND OTHER UTILITIES. ROUTINE MONITORING, MAINTENANCE, REPAIR, REPLACEMENT AND CONSTRUCTION WITHIN THESE CORRIDORS SHOULD BE EXPECTED BY OWNERS OF THE LOTS IN THIS SUBDIVISION.

#### FLOODPLAIN:

THIS PROPERTY IS NOT LOCATED WITHIN THE FLOODWAY BOUNDARY PER THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF GREEN RIVER, WYOMING, SWEETWATER COUNTY COMMUNITY PANEL NUMBER 560050-0006-C MAP REVISED: JUNE 20, 2000.

### UNDEVELOPABLE TRACT "A" OWNERSHIP

THE LAND OWNER OF PIPELINE ESTATES WILL RETAIN OWNERSHIP OF UNDEVELOPABLE TRACT "A"

TRACT "A" SHALL BE A NON-EXCLUSIVE EASEMENT FOR PUBLIC UTILITIES. NO CONSTRUCTION, EXCAVATION, OR GRADING OF ANY KIND SHALL OCCUR WITHIN TRACT "A' WITHOUT WRITTEN AUTHORIZATION OF THE IMPACTED

#### TOPOGRAPHIC LEGEND

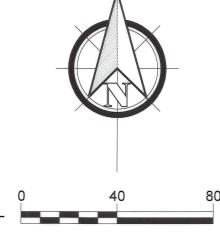
PROPOSED BOUNDARY PROPOSED PROPERTY LINES PROPOSED SETBACKS LINE ADJACENT PROPERTY LINES ---- PROPOSED EASEMENT ----- G ---- G --- EXISTING GAS/OIL PIPELINE (DRIVEWAY) APPROXIMATE DRIVEWAY LOCATION NO BUILD AREA: (LOT 1) NO RETAINING WALLS OR PERMANENT STRUCTURES MAY BE BUILT IN THIS AREA UNDEVELOPABLE TRACT "A"

PETITIONER / OWNER INFORMATION PHILLIP A. STANTON 720 KNOTTY PINE STREET

GREEN RIVER, WY 82935



1515 9th Street - Suite A Rock Springs, WY 82901 Phone 307-362-6065 Fax 307-362-6064 DATE PREPARED: 06-03-25



3-1/4" BERNTSEN ALUMINUM CAP WITH 2-3/8"x30" ALUMINUM PIPE STAMPED "PIPELINE ESTATES" - MARKER (CORNER # INDICATED ON PLAT) "PLS 15544".

SURVEY CORNER SET LEGEND

INDIVIDUAL LOT CORNERS MONUMENTED WITH A 5/8" REBAR AND WITH ALUMINUM CAP STAMPED "PROPERTY CORNER PLS 15544"

PIPELINE ESTATES

TRACT "B" - ACCESS, UTILITY AND DRAINAGE EASEMENT 1.21 ACRES

CURRENT ZONING IS R3 (SINGLE AND MULTI FAMILY RESIDENTIAL) INTENDED USES FOR ALL LOTS ARE SINGLE FAMILY RESIDENTIAL

96 49'

LOT 8

PROPOSED ZONING IS R3 (SINGLE AND MULTI FAMILY RESIDENTIAL) PER THE R-3 ZONING REGULATION.

ZONING

UNLESS OTHERWISE SHOWN

LOT 3

**CORNER FOUND** 

AC PLS 15544

1-1/2" Alum Cap

Found - PLS 15544

1-1/2" Alum Cap

Found - PLS 15544

### **DEDICATION:**

Know all men by these presents that the undersigned PHILLIP A. STANTON being the owner, proprietor, or parties of interest in the land shown on this FINAL PLAT, do hereby certify:

That the foregoing plat designated as PIPELINE ESTATES, is located in Section 22, T. 18 N., R. 107 W., Green River, Sweetwater County, Wyoming, and is more particularly described as

A PORTION OF THE LAND REFERRED TO HEREIN AS "TRACT B" OF COLLIER VIEW ESTATES TO THE CITY OF GREEN RIVER, SWEETWATER COUNTY, STATE OF WYOMING, AND RECORDED IN THE OFFICE OF THE COUNTY CLERK AND EX-OFFICIO REGISTRAR OF DEEDS OF SWEETWATER COUNTY, WYOMING (BOOK OF PLATS), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### DIRECTIONS AND DISTANCES ARE MEASURED (M)

BEGINNING AT THE SOUTHWEST CORNER OF SAID "TRACT B" AND ALSO THE NORTHWEST CORNER OF "LOT 9" OF SAID COLLIER VIEW ESTATES:

THENCE N00°50'44"E, 361.08 FEET (M), ALONG THE WESTERLY BOUNDARY LINE OF SAID "TRACT B";

THENCE N68°46'54"E, 184.97 FEET (M), ALONG THE NORTHERLY BOUNDARY LINE OF SAID "TRACT B" TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF RIVER VIEW

THENCE S23°46'38"E, 176.37 FEET (M), ALONG THE EASTERLY BOUNDARY LINE OF SAID "TRACT B" AND THE WESTERLY RIGHT OF WAY LINE OF RIVER VIEW DRIVE TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT AND HAVING A RADIUS OF 1,561.33 FEET;

THENCE ALONG SAID CURVE A DISTANCE OF 415.07 FEET (M), HAVING A CHORD BEARING OF S31°23'35.50"E, AND A CHORD LENGTH OF 413.85 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID "TRACT B" AND THE WESTERLY RIGHT OF WAY LINE OF RIVER VIEW DRIVE;

THENCE CONTINUING ALONG THE EASTERLY BOUNDARY LINE OF SAID "TRACT B" AND THE WESTERLY RIGHT OF WAY LINE OF RIVER VIEW DRIVE, S39°00'33"E, 120.31 FEET (M), TO THE MOST SOUTHERLY POINT OF SAID "TRACT B";

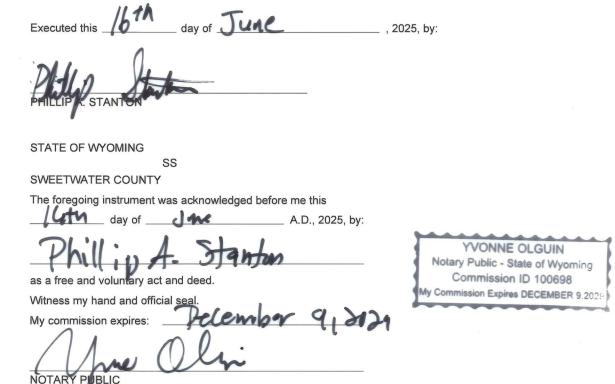
THENCE N65°09'44"W, 215.95 FEET (M), ALONG THE SOUTHERLY BOUNDARY LINE OF SAID "TRACT B":

THENCE N55°11'11"W, 150.88 FEET (M), ALONG THE SOUTHERLY BOUNDARY LINE OF SAID "TRACT B":

THENCE N89°08'15"W, 220.35 FEET (M), ALONG THE SOUTHERLY BOUNDARY LINE OF SAID "TRACT B" TO THE POINT OF BEGINNING:

and contains an area of 3.02 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 owner(s) and proprietor(s), and that this is a correct plat of the area as it is divided into lots, blocks, street 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. All rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released.

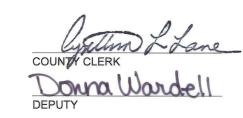


CERTIFICATE OF RECORDING BY THE COUNTY CLERK AND RECORDER:

, 2025, by:

This plat was filed for record in the Office of the Clerk and Recorder at 1.06 o'clock, PM ...

\_\_\_\_ A.D., 2025, and is duly recorded in Book \_\_\_\_\_, Page No.



Executed this

