

MAVERIK SWEETWATER SUBDIVISION

PART OF THE NORTHWEST QUARTER OF SECTION 7,
TOWNSHIP 18 NORTH, RANGE 107 WEST, 6TH PRINCIPAL MERIDIAN
SWEETWATER COUNTY, WYOMING

BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND MONUMENTS LOCATED AT THE NORTHWEST CORNER AND THE NORTH QUARTER CORNER, SECTION 7, TOWNSHIP 18 NORTH, RANGE 107 WEST OF THE 6TH PRINCIPAL MERIDIAN AS SHOWN ON THIS SURVEY PLAT.

LEGEND

- Section/Quarter Corner Monument
- Property corner monument with 5/8" rebar with aluminum caps stamped "Property Corner ULS 20561"
- 1/16th Corner Monument
- Break Line
- Property Line
- Section Line
- Center Line
- Easement Line

CERTIFICATE OF APPROVAL OF COUNTY ENGINEER

APPROVED THIS 27 DAY OF August, 2025 BY THE COUNTY ENGINEER OF SWEETWATER COUNTY, WYOMING.

Lucy Lopez
COUNTY ENGINEER - LICENSED PROFESSIONAL ENGINEER

CERTIFICATE OF APPROVAL BY THE SWEETWATER COUNTY PLANNING AND ZONING COMMISSION

THIS PLAT APPROVED BY THE SWEETWATER COUNTY PLANNING AND ZONING COMMISSION ON THIS 13 DAY OF March, 2025.

C. Blat Landard
CHAIRMAN

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

THIS PLAT APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF SWEETWATER COUNTY, WYOMING, ON THIS 18 DAY OF March, 2025, 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 18 DAY OF MARCH, 2025.

Justin Wolf
CHAIRMAN

UTAH LAND SURVEYING, LLC

A PROFESSIONAL LICENSED LAND SURVEYING COMPANY

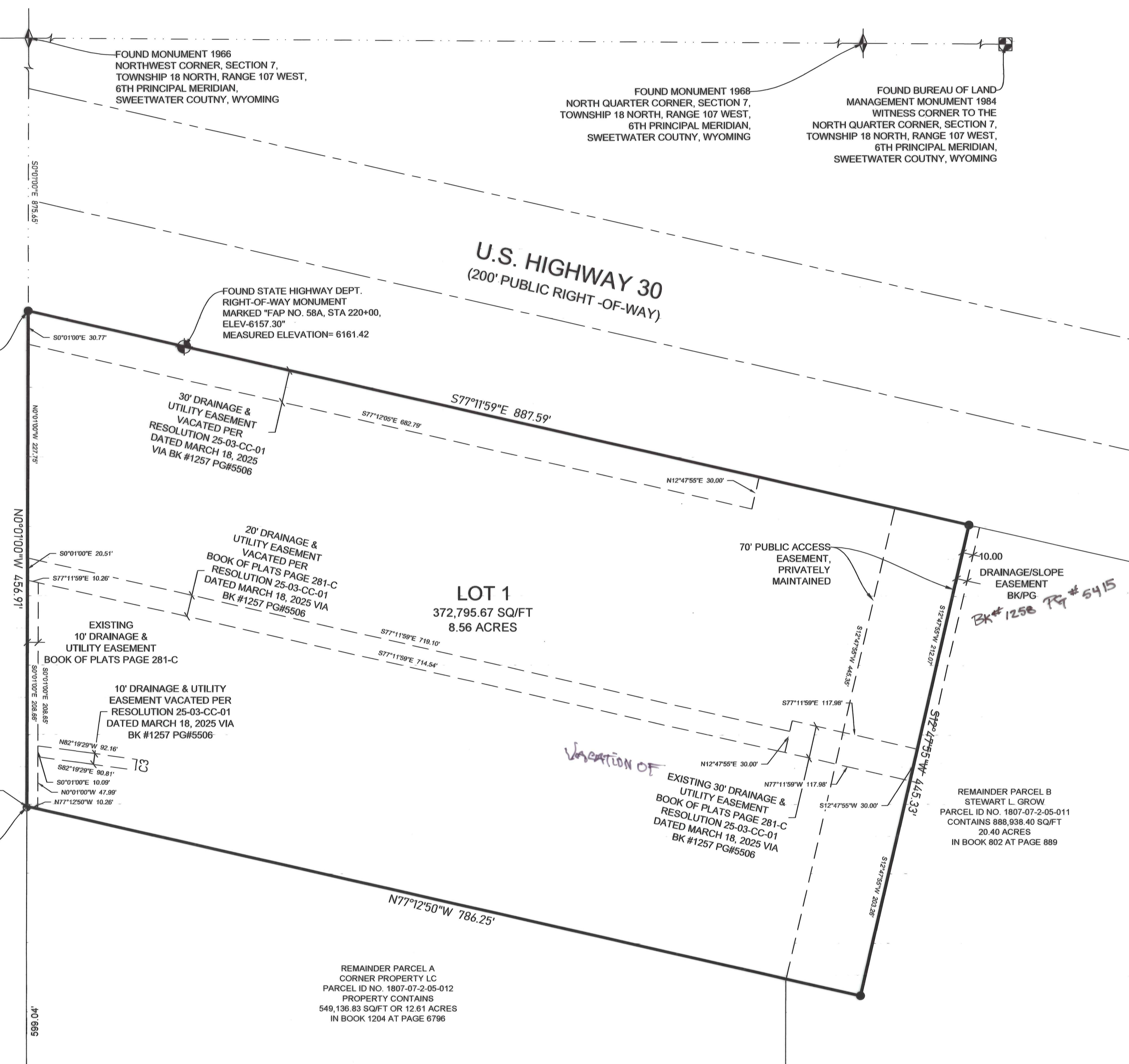


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mikew@utahlandsurveying.com

www.utahlandsurveying.com

FOUND BUREAU OF LAND
MANAGEMENT MONUMENT SET 1966
WEST QUARTER CORNER, SECTION 7,
TOWNSHIP 18 NORTH, RANGE 107 WEST,
6TH PRINCIPAL MERIDIAN,
SWEETWATER COUNTY, WYOMING



GENERAL NOTES

- NO PROPOSED CENTRALIZED SEWAGE DISPOSAL SYSTEM.
- IN ORDER TO MEET REQUIREMENTS ESTABLISHED IN WYOMING WATER QUALITY RULES, CHAPTER 23 SECTION 7(D)(VIII)(A)(I), INDIVIDUAL SEPTIC SYSTEMS ARE REQUIRED TO BE ENHANCED TREATMENT SYSTEMS WITH ADVANCED NITROGEN REMOVAL TECHNOLOGY THAT IS CAPABLE OF ACHIEVING A NITRATE CONCENTRATION OF LESS THAN 10 MG/L AT THE DOWNGRADEMENT PROPERTY BOUNDARY.
- A WYDEQ UNDERGROUND INJECTION CONTROL PERMIT IS REQUIRED SINCE THE WASTEWATER GENERATED EXCEEDS 2,000 GALLONS/DAY.
- CONTAINS 1 LOT OR 8.56 ACRES
- NO PUBLIC MAINTENANCE OF STREETS OR ROADS
- TRACTS 1, 2, 3 AND A PORTION OF TRACT 4; LOTS 1 THRU 12, LOT 112, PORTIONS OF LOTS 13, 35, 36, 57, 58, 81, 82 AND 111 OF BLOCK 7; AND, 5-FOOT STREET SIDE UTILITY EASEMENTS WITHIN LOTS 1-12, 36 AND A PORTION OF 5-FOOT STREET SIDE UTILITY EASEMENT WITHIN LOTS 13, 35, 57, 58, 81, AND 82 OF BLOCK 7; PORTION OF 10-FOOT REAR YARD EASEMENTS LOTS 35, 36, 57, 58, 81, 82 OF BLOCK 7; PORTIONS OF BUFFALO DRIVE, RAWHIDE DRIVE, DOUBLE TREE DRIVE AND SURREY DRIVE; 20-FOOT DRAINAGE AND UTILITY EASEMENT ACROSS TRACTS 1-3; 30-FOOT DRAINAGE AND UTILITY EASEMENT ACROSS TRACTS 1-3; 30-FOOT DRAINAGE AND UTILITY EASEMENT ACROSS A PORTION OF TRACT 4; 10-FOOT DRAINAGE AND UTILITY EASEMENT ACROSS LOT 12 WITHIN THE MAVERIK SUBDIVISION BOUNDARY ARE HEREBY VACATED PER RESOLUTION RESOLUTION 25-03-CC-01 DATED MARCH 18, 2025 VIA BK/PG 25#1257 Pg#5506

RECORDED 10/22/25 AT 1:04 PM BY REC'D 710380 BUE PSE D
CYNTHIA L SWENSON, CLERK OF SWEETWATER COUNTY, WY Page 1 of 1

SURVEYOR'S CERTIFICATE

I, MICHAEL L. WANGEMANN, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT, AND COMPLETE PLAT OF THE MAVERIK SWEETWATER 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 THE COUNTY OF SWEETWATER'S REGULATIONS GOVERNING THE SUBDIVISION OF LAND TO AN ACCURACY OF ONE (1) PART IN TEN THOUSAND (10,000).

Michael L. Wangemann
Michael L. Wangemann, PLS
Date of Plat or Map: August 19, 2025
Wyoming PLS# 20561



COUNTY OF DAVIS }
STATE OF UTAH }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20 DAY OF August, 2025, BY MICHAEL L. WANGEMANN, AS A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: *Meri Orr*
MY COMMISSION EXPIRES: 8/6/28

CERTIFICATE OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, STEWART L. GROW JR. AND CORNER PROPERTY LC, BEING THE SOLE OWNER(S) OF THE LAND SHOWN ON THIS PLAT, DOES HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS MAVERIK SWEETWATER SUBDIVISION IS LOCATED IN SECTION 7, TOWNSHIP 18 NORTH, RANGE 107 WEST OF THE 6TH PRINCIPAL MERIDIAN, SWEETWATER COUNTY, WYOMING, AND IS PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 107 WEST OF THE 6TH PRINCIPAL MERIDIAN, SWEETWATER COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL TWO, COVERED WAGON PARK, A SUBDIVISION IN SECTION 7, TOWNSHIP 18 NORTH, RANGE 107 WEST, 6TH PRINCIPAL MERIDIAN, SWEETWATER COUNTY, WYOMING, AS RECORDED ON APRIL 28, 1982 IN BOOK OF PLATS AT PAGE 281, SWEETWATER COUNTY CLERKS' OFFICE, SAID POINT BEING SOUTH 00°01'00" EAST ALONG THE SECTION LINE 875.65 FEET FROM THE NORTHWEST CORNER OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 107 WEST, 6TH PRINCIPAL MERIDIAN, SWEETWATER COUNTY, WYOMING, AND RUNNING THENCE SOUTH 77°11'59" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 30, A DISTANCE OF 887.59 FEET; THENCE SOUTH 12°47'55" WEST 445.33 FEET; THENCE NORTH 77°12'50" WEST 786.25 FEET TO THE WEST LINE OF SAID SECTION 7; THENCE NORTH 00°10'00" WEST ALONG SAID WEST LINE 458.91 FEET TO THE POINT OF BEGINNING.

THAT SAID PARCEL CONTAINS AN AREA OF 8.56 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 AND PROPRIETOR, AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES HEREBY DEDICATE TO THE COUNTY OF SWEETWATER AND ITS LICENSEES 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.

EXECUTED THIS 21 DAY OF August, 2025.

BY: *Stewart L. Grow Jr.*
STEWART L. GROW JR.

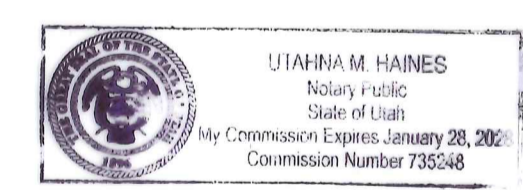
Corner Property LC
CORNER PROPERTY LC
BY: *Michael Wangemann*
ITS: *Michael Wangemann*

COUNTY OF Salt Lake }
STATE OF Utah }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF August, 2025, BY STEWART L. GROW JR., AS A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: *Utah M. Haines*
MY COMMISSION EXPIRES: 01/28/2028



COUNTY OF Salt Lake }
STATE OF Utah }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF August, 2025, BY STEWART L. GROW JR. AS THE MANAGING MEMBER OF CORNER PROPERTY LC, AS A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC: *Utah M. Haines*
MY COMMISSION EXPIRES: 01/28/2028



CERTIFICATE OF RECORDING BY COUNTY CLERK AND RECORDER

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE SWEETWATER COUNTY CLERK AT 1:04 O'CLOCK P.M. October 22, 2025, AND IS DULY RECORDED ON PAGE NO. 626 IN THE BOOK OF PLATS.

Guthrie L. Swanson
COUNTY CLERK

BY: *Debra Lourey*
DEPUTY