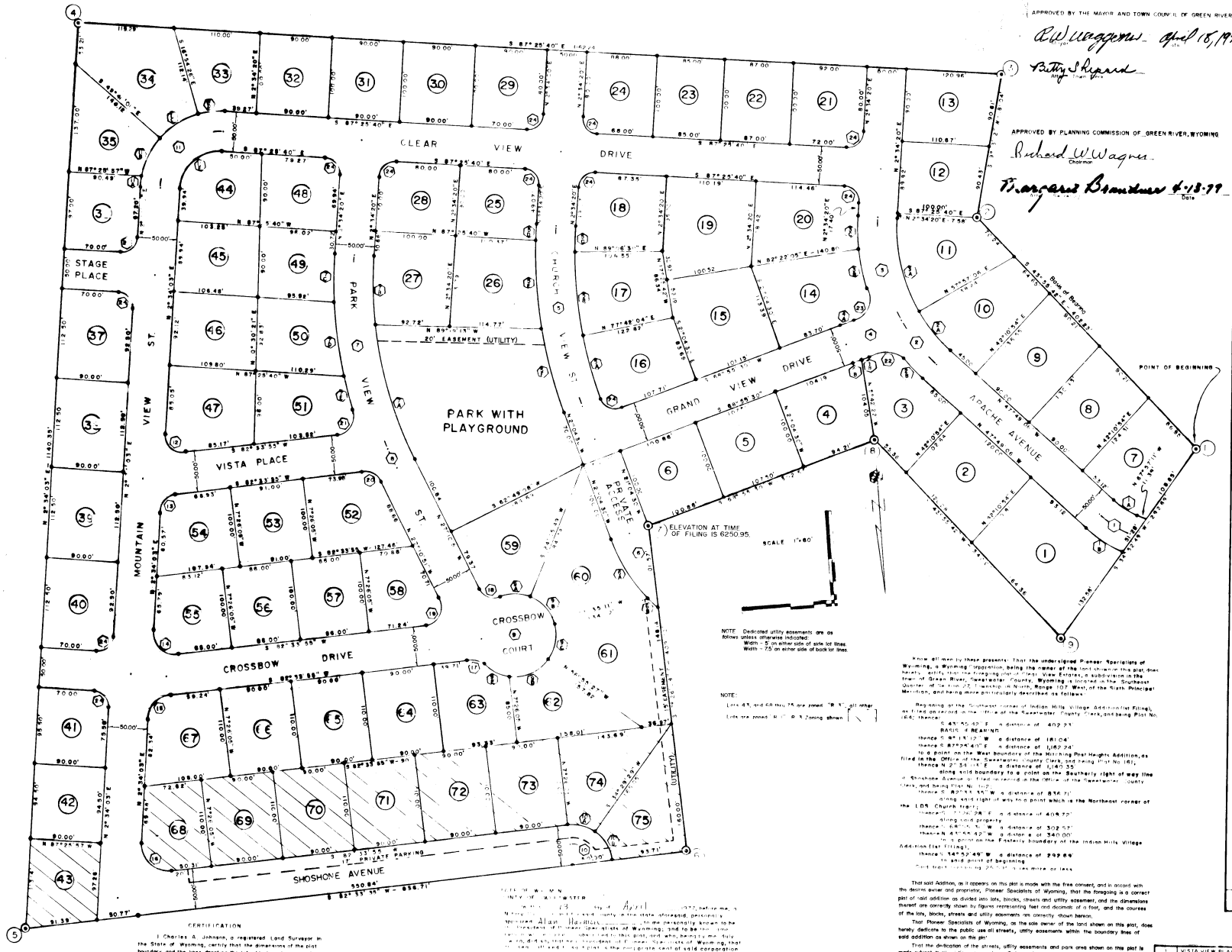

APPROVED BY THE MAYOR AND TOWN COUNCIL OF GREEN RIVER, WYOMING

R.W. Waggoner April 18, 1977

Betty Shepard
Attest Town Clerk

APPROVED BY PLANNING COMMISSION OF GREEN RIVER, WYOMING

Richard W. Wagner
Chairman

Margaret Brandner 4-18-77
Attest Date

729280

STATE OF WYOMING
COUNTY OF SWEETWATER
FILED FOR RECORD THIS 25th DAY OF April 1977
AT 5:16 P.M. AND RECORDED AS PLAT NO 611

Robert A. Lewis
County Clerk or Ex Officio Register of Deeds

CURVE DATA

CURVE NO.	DELTA	RADIUS	TANGENT	LENGTH	CHORD
1	20°08'05"	131.81	23.40	46.32	46.07
2	20°08'05"	106.81	18.96	37.54	37.34
3	20°08'05"	156.81	27.84	55.11	54.82
4	50°23'26"	235.00	110.56	206.68	200.08
5	15°46'12"	235.00	32.57	64.69	64.49
6	15°46'12"	210.00	29.08	57.8	57.6
7	7°31'10"	260.00	17.08	34.12	34.10
8	34°37'14"	235.00	73.24	142.00	139.8
9	34°37'14"	210.00	65.49	126.8	124.9
10	12°19'50"	260.00	28.09	55.97	55.8
11	10°12'15"	260.00	23.21	46.30	46.24
12	9°33'12"	448.16	37.45	74.72	74.64
13	3°03'37"	423.16	11.30	22.60	22.60
14	2°07'50"	473.16	8.80	17.59	17.59
15	23°38'50"	865.22	118.32	233.28	231.69
16	8°46'55"	540.22	41.46	82.75	82.67
17	11°24'26"	540.22	53.96	107.56	107.39
18	3°27'50"	540.22	16.34	32.66	32.65
19	2°01'56"	590.22	10.46	20.91	20.90
20	10°47'04"	590.22	55.71	111.09	110.94
21	10°50'22"	590.22	56.00	111.66	111.50
22	29°34'30"	175.00	46.20	90.32	89.33
23	23°43'24"	200.00	42.01	82.81	82.24
24	5°51'06"	200.00	10.22	20.43	20.42
25	29°45'11"	535.00	142.12	277.80	274.70
26	26°52'15"	535.00	127.81	251.01	248.72
27	21°01'23"	510.00	94.03	178.23	177.19
28	9°49'49"	510.00	43.41	86.61	86.50
29	6°46'15"	560.00	29.70	59.34	59.31
30	9°36'33"	560.00	47.07	93.9	93.79
31	6°00'27"	560.00	29.96	58.68	58.65
32	2°52'56"	535.00	13.46	26.91	26.90
33	234°26'12"	50.00	N/A	204.59	N/A
34	3°58'17"	50.00	16.23	3.3	3.3
35	49°29'22"	50.00	23.05	43.19	41.9
36	49°29'22"	50.00	23.05	43.19	41.9
37	49°29'12"	50.00	23.05	43.19	41.9
38	49°59'48"	50.00	23.08	43.65	42.3
39	90°00'00"	25.00	25.00	39.27	35.36
40	41°55'34"	50.00	19.16	36.59	35.78
41	48°04'26"	50.00	22.30	41.95	40.72
42	9°00'17"	75.00	75.00	11.78	11.7
43	5°37'03"	100.00	4.91	9.80	9.80
44	31°59'14"	100.00	28.66	55.83	55.11
45	32°55'07"	100.00	29.54	57.45	56.67
46	19°28'46"	100.00	17.17	34.00	33.83
47	90°00'17"	50.00	50.00	78.54	70.71
48	100°00'08"	25.00	29.80	43.63	38.30
49	70°59'52"	25.00	20.98	34.9	32.74
50	100°00'08"	30.00	35.75	52.3	45.96
51	70°59'52"	35.00	29.37	48.87	45.83
52	100°00'08"	35.00	41.71	61.09	53.62
53	40°00'48"	20.00	9.32	17.45	16.9
54	74°31'47"	21.00	15.76	27.32	25.6
55	109°44'46"	25.00	35.54	47.83	40.80
56	70°14'59"	25.00	17.59	30.65	28.77
57	69°21'40"	25.00	29.85	43.20	38.9
58	75°00'13"	25.00	19.20	32.74	30.4
59	86°03'00"	25.00	23.33	37.54	34.12
60	40°00'00"	20.00	20.00	31.4	30.78

NOTE: Dedicated utility easements are as follows unless otherwise indicated:
Width - 5' on either side of side lot lines.
Width - 7.5 on either side of back lot lines.

NOTE:
Lots 63, and 69 thru 74 are zoned "R-3", all other Lots are zoned R-1. R-3 Zoning shown [ ]

Know all men by these presents: That the undersigned Pioneer Specialists of Wyoming, a Wyoming Corporation, being the owner of the land shown on this plat, does hereby certify that the foregoing plat of Clear View Estates, a subdivision in the Town of Green River, Sweetwater County, Wyoming is located in the Southeast Quarter of the Third (3) Township 19 North, Range 107 West, of the Sixth Principal Meridian, and being more particularly described as follows:

Beginning at the Southeast corner of Indian Hills Village Addition (1st Filing), as filed on record in the Office of the Sweetwater County Clerk, and being Plat No. 184; thence:
S 49°55'42" E a distance of 402.23' to the BASIS of BEARING;
thence S 87°25'40" E a distance of 181.04';
thence S 87°25'40" E a distance of 1162.24'
to a point on the West boundary of the Morning Post Heights Addition, as filed in the Office of the Sweetwater County Clerk, and being Plat No 161;
thence N 2°34'20" E a distance of 1140.35'
along said boundary to a point on the Southerly right of way line of Shoshone Avenue as filed of record in the Office of the Sweetwater County Clerk, and being Plat No. 162;
thence S 82°33'55" W a distance of 856.71'
along said right of way to a point which is the Northeast corner of the LDS Church tract;
thence S 7°34'05" E a distance of 404.72'
along said property
thence S 68°15'00" W a distance of 302.57'
thence N 43°55'42" W a distance of 340.00'
to a point on the Easterly boundary of the Indian Hills Village Addition (1st Filing);
thence S 46°42'49" W a distance of 292.69'
to and point of beginning
And that containing 25.5[illegible] acres more or less.

That said Addition, as it appears on this plat is made with the free consent, and in accord with the desires owner and proprietor, Pioneer Specialists of Wyoming, that the foregoing is a correct plat of said addition as divided into lots, blocks, streets and utility easement, and the dimensions thereof are correctly shown by figures representing feet and decimals of a foot, and the courses of the lots, blocks, streets and utility easements are correctly shown hereon.

That Pioneer Specialists of Wyoming, as the sole owner of the land shown on this plat, does hereby dedicate to the public use all streets, utility easements within the boundary lines of said addition as shown on the plat.

That the dedication of the streets, utility easements and park area shown on this plat is made subject to all existing encumbrances Rights of Way including any any and all existing easements shown on this plat.

IN WITNESS WHEREOF PIONEER SPECIALISTS OF WYOMING HAS CAUSED THIS CERTIFICATE TO BE SIGNED BY ITS PRESIDENT, SEALED BY ITS CORPORATE SEAL AND BE ATTESTED BY ITS SECRETARY-TREASURER, THIS 25th DAY OF APRIL 1977.

President

Secretary-Treasurer

CERTIFICATION

I, Charles A. Johnson, a registered Land Surveyor in the State of Wyoming, certify that the dimensions of the plat boundary and the lines denoting the lots, blocks, streets and park area contained hereon are accurate to one part in five thousand and were prepared under my direction.

Charles A. Johnson
L.S. Registration No. 547
State of Wyoming

STATE OF WYOMING
COUNTY OF SWEETWATER
On this 18th day of April, 1977 before me, a Notary Public in and for said county & the state aforesaid, personally appeared Alan Harmon to me personally known to be the [illegible] of Pioneer Specialists of Wyoming; and to be the same person who executed the within instrument on behalf of said corporation, and duly acknowledged to me that such corporation executed the same. And the said Alan Harmon acknowledged to me that he as such officer being authorized so to do executed the same as the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.
My commission expires [illegible]
Witness my hand and official seal the day and year last above written.
Notary Public in and for Sweetwater County, Wyoming

Approved by State Board of Green River
by: [illegible], Pres.

NO.	DESCRIPTION	DATE
1	VISTA VIEW PLACE + VISTA PLACE	4-9-77
2	R-3 ZONING	4-9-77
3	PARK WITH PLAYGROUND	4-9-77
4	LOT DIMENSIONS & BEARINGS CHANGED	4-11-77
5	TRACT CORNERS NUMBERED	4-11-77
6	TRACT BEARING CORRECTED	4-12-77
7	CHANGES FROM COUNTY	4-22-77

REVISIONS

FILING PLAT

CLEAR VIEW ESTATES

GREEN RIVER, WYOMING 77-12

BENNETT-CARTER AND ASSOC. INC.
P.O. BOX 324 ROCK SPRINGS

DATE	DES.	DR.	CH.	APP. BY	SH.
4-12-77	CAC	CAC	CAC	CA	1 OF 1