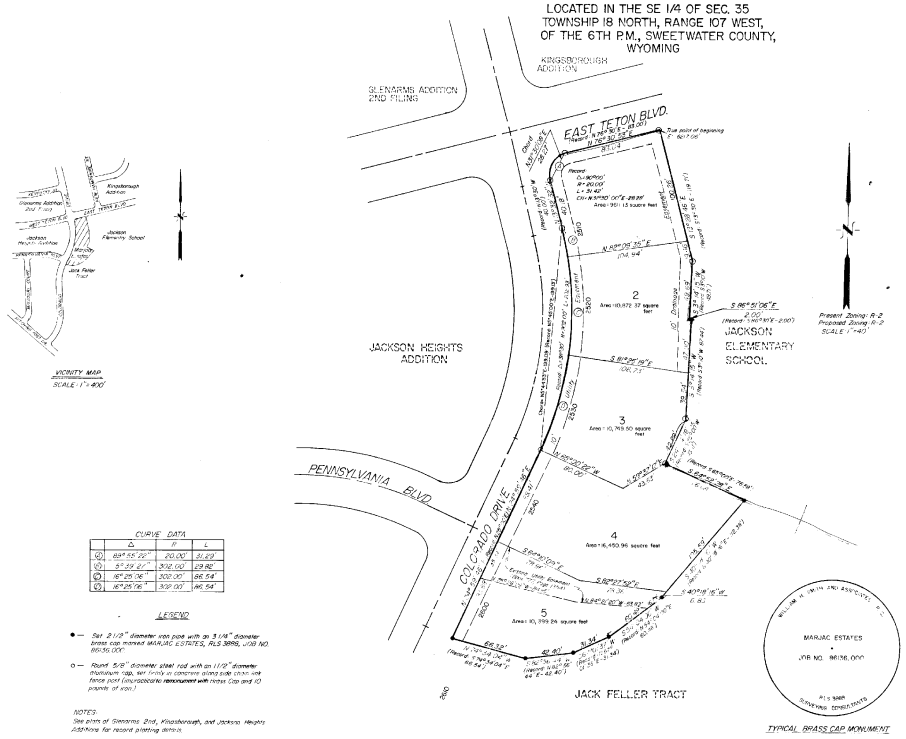
MARJAC ESTATES

LOCATED IN THE SE 1/4 OF SEC. 35
TOWNSHIP 18 NORTH, RANGE 107 WEST,
OF THE 6TH P.M., SWEETWATER COUNTY,
WYOMING



CURVE DATA

	Δ	R	L
①	89°55'22"	20.00'	31.39'
②	5°39'27"	302.00'	29.82'
③	16°29'06"	302.00'	86.54'
④	16°29'06"	302.00'	86.54'

LEGEND

- ● — Set 2 1/2" diameter iron pipe with an 3 1/4" diameter brass cap marked MARJAC ESTATES, RLS 3888, JOB NO. 86136.000
- o — Round 5/8" diameter steel rod with an 11/2" diameter aluminum cap, set firmly in concrete along side chain link fence post (unless/otherwise noted) with brass cap and (3 points of way)

NOTES:
See plats of Glenarms 2nd, Kingsborough, and Jackson Heights Additions for record platting details.

SCALE 1"=40'

OWNER/DEVELOPER
Jack Feller
745 Stephens Street
P.O. Box 670
Green River, Wyoming
(307) 875-6624

STATE OF WYOMING
COUNTY OF SWEETWATER } SS

I, Ronald J. Pauley, 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 Marjac Estates as fact of, platted, described, and shown hereon, that such plat was made from an accurate survey of said property by me and personnel under my supervision and correctly shows the location and dimensions of the lots, easements, and streets of said subdivision as the same exist and the ground in conformance with the laws of Green River Townships governing the subdivision of land.

Approved by the City Council of the City of Green River, Wyoming, this ____ day of _____, A.D. 19__.

Mayor — City Clerk

Date on this plat reviewed this ____ day of _____, A.D. 19__, by the Public Works Director of the City of Green River, Wyoming.

This plat approved by the City of Green River Planning Commission this 8TH day of APRIL, A.D. 1987.

This plat was filed for record in the Office of the Clerk and recorded at ____ o'clock ____ M., this ____ day of _____, 19__, and duly recorded in Book ____ of Plats, Page ____.

County Clerk

DEDICATION

Known all men by these presents that the undersigned P. Jack Feller FDN, MS, P.C. Retirement Trust, P. Jack Feller Trustee, being the owner, proprietor, or parties of interest in the land shown on this plat, do hereby certify that the foregoing plat designated as MARJAC ESTATES Subdivision to the City of Green River, is located in the Southeast Quarter (SE 1/4) of Section 35, Township 18 North, Range 107 West of the Sixth Principal Meridian, City of Green River, Sweetwater County, Wyoming. Said parcel of land being more particularly described by metes and bounds as follows:

Commencing at the most southerly corner of the Hickok Addition to the City of Green River, Wyoming as recorded in the Plat Book, Pages 95 and 95A in the Office of the Sweetwater County Clerk and Recorder;

Thence, parallel with, and 30.00 feet normally distant southerly from the centerline of East Teton Boulevard, said centerline being the southerly boundary of the Kingsborough Addition to the City of Green River, Wyoming as recorded in the Plat Book, Pages 96B and 96A in the Office of the Sweetwater County Clerk and Recorder, South 70°29'44" West a distance of 476.98 feet (recorded as South 70°29'44" West, 477.00 feet in the Office of the Sweetwater County Clerk and Recorder in Book 775, Pages 1424-1426) to the northeasterly corner of that certain parcel of land deeded to the Sweetwater County School District No. 2 by the Union Pacific Land Resources Corporation by Special Warranty Deed (UPC Law Department, Document No. 1-2947-A). Said northwesterly corner being the TRUE POINT OF BEGINNING of said Marjac Estates Subdivision to the City of Green River, Wyoming, and monumented with a set 5/8 inch diameter steel rod with an attached 1 1/2 inch diameter aluminum cap marked B-C&A, LS 5060;

Thence, South 03°26'46" East a distance of 89.72 feet (recorded as South 15°30' East, 89.71 feet in the Office of the Sweetwater County Clerk and Recorder in Book 775, Pages 1424-1426) along the boundary common to said Marjac Estates Subdivision to the City of Green River, Wyoming and the Sweetwater County School District No. 2 parcel to a point monumented with a set 5/8 inch diameter steel rod with an attached 1 1/2 inch diameter aluminum cap marked B-C&A, LS 5060;

Thence, South 39°41'15" West a distance of 49.69 feet (recorded as South 39°0' West, 49.71 feet in the Office of the Sweetwater County Clerk and Recorder in Book 775, Pages 1424-1426) along said common boundary of the Marjac Estates Subdivision to the City of Green River, Wyoming and the Sweetwater County School District No. 2 parcel to a point monumented with a set 2 1/2 inch diameter iron pipe, 30 inches in length, in concrete with an attached 3 1/4 inch diameter brass cap marked MARJAC ESTATES, RLS 3888, JOB NO. 86136.000;

Thence, South 86°59'05" East a distance of 2.00 feet (recorded as South 88°30' East, 2.00 feet in the Office of the Sweetwater County Clerk and Recorder in Book 775, Pages 1424-1426) along said common boundary of the Marjac Estates Subdivision to the City of Green River, Wyoming and the Sweetwater County School District No. 2 parcel to a point monumented with a set 2 1/2 inch diameter iron pipe, 30 inches in length, in concrete with an attached 3 1/4 inch diameter brass cap marked MARJAC ESTATES, RLS 3888, JOB NO. 86136.000;

Thence, South 39°41'15" West a distance of 87.44 feet (recorded as South 39°0' West, 87.47 feet in the Office of the Sweetwater County Clerk and Recorder in Book 775, Pages 1424-1426) along said common boundary of the Marjac Estates Subdivision to the City of Green River, Wyoming and the Sweetwater County School District No. 2 parcel to a point monumented by a 5/8 inch diameter steel rod, in concrete with an attached 1 1/2 inch diameter aluminum cap marked B-C&A, RLS 347;

Thence, South 24°54'18" West a distance of 42.88 feet (recorded as South 25°00' West, 43.11 feet in the Office of the Sweetwater County Clerk and Recorder in Book 775, Pages 1424-1426) along said common boundary of the Marjac Estates Subdivision to the City of Green River, Wyoming and the Sweetwater County School District No. 2 parcel to a point monumented by a 5/8 inch diameter steel rod, in concrete with an attached 1 1/2 inch diameter aluminum cap marked B-C&A, RLS 347, SD 2;

Thence, South 64°56'26" East a distance of 76.68 feet (recorded as South 65°00' East, 76.58 feet in the Office of the Sweetwater County Clerk and Recorder in Book 777, Pages 1353-1354) along said common boundary of the Marjac Estates Subdivision to the City of Green River, Wyoming and the Sweetwater County School District No. 2 parcel to a point monumented with a set 2 1/2 inch diameter iron pipe, 30 inches in length, in concrete with an attached 3 1/4 inch diameter brass cap marked MARJAC ESTATES, RLS 3888, JOB NO. 86136.000. Said point also being the POINT OF BEGINNING of the Jack Feller parcel of land as described and recorded in the Office of the Sweetwater County Clerk and Recorder in Book 777, Pages 353-354;

Thence, South 40°18'16" West a distance of 112.42 feet (recorded as North 40°18'16" East, 112.38 feet in the Office of the Sweetwater County Clerk and Recorder in Book 777, Page 1353-1354) along said common boundary of the Marjac Estates Subdivision to the City of Green River, Wyoming and the Jack Feller parcel to a point monumented with a set 2 1/2 inch diameter iron pipe, 30 inches in length, in concrete with an attached 3 1/4 inch diameter brass cap marked MARJAC ESTATES, RLS 3888, JOB NO. 86136.000;

Thence, South 54°04'00" West a distance of 60.48 feet (recorded as North 54°04'00" East, 60.48 feet in the Office of the Sweetwater County Clerk and Recorder in Book 777, Pages 1353-1354) along said common boundary of the Marjac Estates Subdivision to the City of Green River, Wyoming and the Jack Feller parcel to a point monumented with a set 2 1/2 inch diameter iron pipe, 30 inches in length, in concrete with an attached 3 1/4 inch diameter brass cap marked MARJAC ESTATES, RLS 3888, JOB NO. 86136.000;

Thence, South 67°01'39" West a distance of 31.34 feet (recorded as North 67°01'39" East, 31.34 feet in the Office of the Sweetwater County Clerk and Recorder in Book 777, Pages 1353-1354) along the common boundary of said Marjac Estates Subdivision to the City of Green River, Wyoming and the Jack Feller parcel to a point monumented with a set 2 1/2 inch diameter iron pipe, 30 inches in length, in concrete with an attached 3 1/4 inch diameter brass cap marked MARJAC ESTATES, RLS 3888, JOB NO. 86136.000;

Thence, South 82°56'44" West a distance of 42.40 feet (recorded as North 82°56'44" East, 42.40 feet in the Office of the Sweetwater County Clerk and Recorder in Book 777, Pages 1353-1354) along the common boundary of said Marjac Estates Subdivision to the City of Green River, Wyoming and the Jack Feller parcel to a point monumented with a set 2 1/2 inch diameter iron pipe, 30 inch in length, in concrete with an attached 3 1/4 inch diameter brass cap marked MARJAC ESTATES, RLS 3888, JOB NO. 86136.000;

Thence, North 74°54'04" West a distance of 66.30 feet (recorded as South 74°54'04" East, 66.54 feet in the Office of the Sweetwater County Clerk and Recorder in Book 777, Pages 1353-1354) to a point on the easterly right-of-way boundary of Colorado Drive as recorded in the Office of the Sweetwater County Clerk and Recorder in Book 777, Page 870. Said point being monumented with a set 2 1/2 inch diameter iron pipe, 30 inches in length, in concrete with an attached 3 1/4 inch brass cap marked MARJAC ESTATES, RLS 3888, JOB NO. 86136.000;

Thence, North 24°59'46" East a distance of 192.29 feet (recorded as North 25°00' East in the Office of the Sweetwater County Clerk and Recorder in Book 775, Pages 1424-1426) along the common boundary of said Marjac Estates Subdivision to the City of Green River, Wyoming and the easterly right-of-way boundary of Colorado Drive to a point of curvature for a non-tangent curve to the left. Said point being monumented with a set 5/8 inch diameter steel rod with an attached 1 1/2 inch diameter aluminum cap marked B-C&A, LS 5060;

Thence, Northeasterly, on arc distance of 302.85 feet along said non-tangent curve to the left and said common boundary of Marjac Estates Subdivision to the City of Green River, Wyoming and the easterly right-of-way boundary of Colorado Drive to a point monumented with a set 5/8 inch diameter steel rod with an attached 1 1/2 inch diameter aluminum cap marked B-C&A, LS 5060. From said point of curvature for the non-tangent curve to the left, the radius point bears North 65°00' 00" West a distance of 302.00 feet. Said non-tangent curve to the left having a central angle of 16°29'30" and a chord bearing North 57°44'53" East a distance of 199.09 feet (recorded as a central angle of 38°50', a radius 302.00 feet, an arc distance of 202.95 feet, and a chord bearing of North 57°45'00" East a distance of 199.13 feet in the Office of the Sweetwater County Clerk and Recorder in Book 775, Pages 1424-1426);

Thence, North 39°39'39" West a distance of 40.18 feet (recorded as North 39°30'00" West, 40.00 feet in the Office of the Sweetwater County Clerk and Recorder in Book 775, Pages 1424-1426) along the common boundary of said Marjac Estates Subdivision to the City of Green River, Wyoming and the easterly right-of-way boundary of Colorado Drive to a point of curvature for a non-tangent curve to the right. Said point being monumented with a 5/8 inch diameter steel rod with an attached 1 1/2 inch diameter aluminum cap marked B-C&A, LS 5060;

Thence, Northeasterly, on arc distance of 31.39 feet along said non-tangent curve to the right on the boundary common to the said Marjac Estates Subdivision to the City of Green River, Wyoming, and the easterly right-of-way of Colorado Drive transcending into the southerly right-of-way boundary of said East Teton Boulevard to a point monumented with a set 5/8 inch diameter steel rod with an attached 1 1/2 inch diameter aluminum cap marked B-C&A, LS 5060. From said point of curvature for the non-tangent curve to the right, the radius point bears North 67°10' 27" East a distance of 20.00 feet. Said non-tangent curve to the right having a central angle of 89°55'22" and a chord bearing North 31°30' 08" East a distance of 28.27 feet (recorded as a central angle of 90°00'00", a radius of 20.00 feet, an arc distance of 31.42 feet, and a chord bearing North 31°30'00" East a distance of 28.28 feet in the Office of the Sweetwater County Clerk and Recorder in Book 775, Pages 1424-1426);

Thence, North 76°30'53" East a distance of 83.04 feet (recorded as North 76°30' East, 83.00 feet in the Office of the Sweetwater County Clerk and Recorder in Book 775, Pages 1424-1426) along the common boundary of said Marjac Estates Subdivision to the City of Green River, Wyoming and the southerly right-of-way boundary of East Teton Boulevard to the TRUE POINT OF BEGINNING.

Said parcel of land contain an area of 57,809.17 square feet or 1.33 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 said is a correct plat of the area as it is divided into lots, blocks, streets and utility easements, and

That the undersigned owner(s) of the land shown and described on this plat does hereby dedicate to the City for perpetual public use all easements and other lands within the boundary lines of the plat not already otherwise dedicated for public use.

WITNESS OUR HAND THIS _____ DAY OF _____, 19__.

P. JACK FELLER FDN, MS, P.C. RETIREMENT TRUST
P. JACK FELLER, TRUSTEE

STATE OF WYOMING }ss
SWEETWATER COUNTY }

The foregoing instrument was acknowledged before me this 8TH day of APRIL, A.D., 19 87, by P. JACK FELLER, TRUSTEE as free and voluntary act and deed. Witness my hand and official seal.

My Commission expires _____

Notary Public

Prepared By:
William H. Smith and Associates, P.C.
Surveying Consultants
Green River, Wyoming
(307) 875-3638
Job No.: 86136.000 Date: 3/4/87
Drawn By: M.W. Sheet 1 of 2
Revised by: W 3/24/87

FILE COPY