FINAL PLAT

EDEN VALLEY ESTATES

EAST HALF, SECTION 20, TOWNSHIP 24 NORTH, RANGE 106 WEST
SWEETWATER COUNTY, WYOMING

DEDICATION

Know all men by these presents that the undersigned, Eden Estates, LLC. being the sole owner of the land shown on this plat, does hereby certify:

That the foregoing plat designated as the EDEN VALLEY ESTATES, is located in the Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 20, Township 24 North, Range 106 West of the Sixth Principal Meridian, Sweetwater County, Wyoming and being more particularly described as follows:

Commencing at the Northeast corner of said Section 20;

Thence South 00°13'02" East along the east line of the Northeast Quarter of said Section 20 for a distance of 1330.10 feet to the North Sixteenth corner common to Sections 20 and 21;

Thence North 89°56'30" West along the north line of the Southeast Quarter of the Northeast Quarter of said Section 20 for a distance of 641.00 feet to the TRUE POINT OF BEGINNING, said point also being the northwest corner of the Dillwyn H. Ramsay tract as described in Book 917, Page 974 in the records of the Sweetwater County Clerk;

Thence South 00°47'30" West (deed - South 0°33' West) along the westerly boundary of said Ramsay tract for a distance of 308.00 feet;

Thence South 25°29'30" East (deed - South 25°44' East) along the westerly boundary of said Ramsay tract for a distance of 60.30 feet;

Thence North 71°55'30" East (deed - North 71°41' East) along the southerly boundary of said Ramsay tract for a distance of 161.30 feet;

Thence North 88°17'30" East (deed - North 88°03' East) along the southerly boundary of said Ramsay tract for a distance of 392.27 feet (deed-391.6 feet) to the southeast corner thereof, said point lies on the westerly right-of-way line of U.S. Highway 191;

Thence South 00°13'02" East along said westerly right-of-way line for a distance of 2,360.26 feet to a point which lies on the south line of the Northeast Quarter of the Southeast Quarter of said Section 20;

Thence South 89°55'39" West along the south line of said Northeast Quarter of the Southeast Quarter for a distance of 1269.69 feet to the Southeast Sixteenth corner of said Section 20;

Thence North 00°04'39" West along the west line of said Northeast Quarter of the Southeast Quarter for a distance of 1,332.24 feet to the Center-East Sixteenth corner of said Section 20;

Thence North 00°04'40" West along the west line of the Southeast Quarter of the Northeast Quarter of said Section 20 for a distance of 1.330.98 feet to the Northeast Sixteenth corner thereof;

Thence South 89°56'30" East along the north line of the Southeast Quarter of the Northeast Quarter of said Section 20 for a distance of 697.22 feet to the TRUE POINT OF BEGINNING

And contains an area of 73.264 acres, more or less and

That said 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 owner of the land shown and described on this plat does hereby dedicate to the public use all streets, alleys, easements, and 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 9th day of Nov., 2005, by:

EDEN ESTATES, LLC

Zane L White
ZANE L. WHITE, MANAGER

State of Wyoming
County of Sweetwater } S.S.

The foregoing instrument was acknowledged before me this 9th day of November 2005, by ZANE L. WHITE as a free and voluntary act and deed. Witness my hand and official seal.

Fran Romango
Notary Public
My Commission expires: 10-10-09

FRAN ROMANGO NOTARY PUBLIC Sweetwater County, Wyoming

CERTIFICATE OF JOINDER

The undersigned, being an owner of an interest in the Land Presently Being Platted as Eden Valley Estates, does hereby ratify and join in all provisions of the Certificate of Dedication attached to said Plat as fully and completely as if we had executed the original Certificate of Dedication.

I do specifically dedicate the use of the streets, easements and park to the General Public.

John W. Hay III
John W. Hay, III
President
Rock Springs National Bank

State of Wyoming
County of Sweetwater } SS

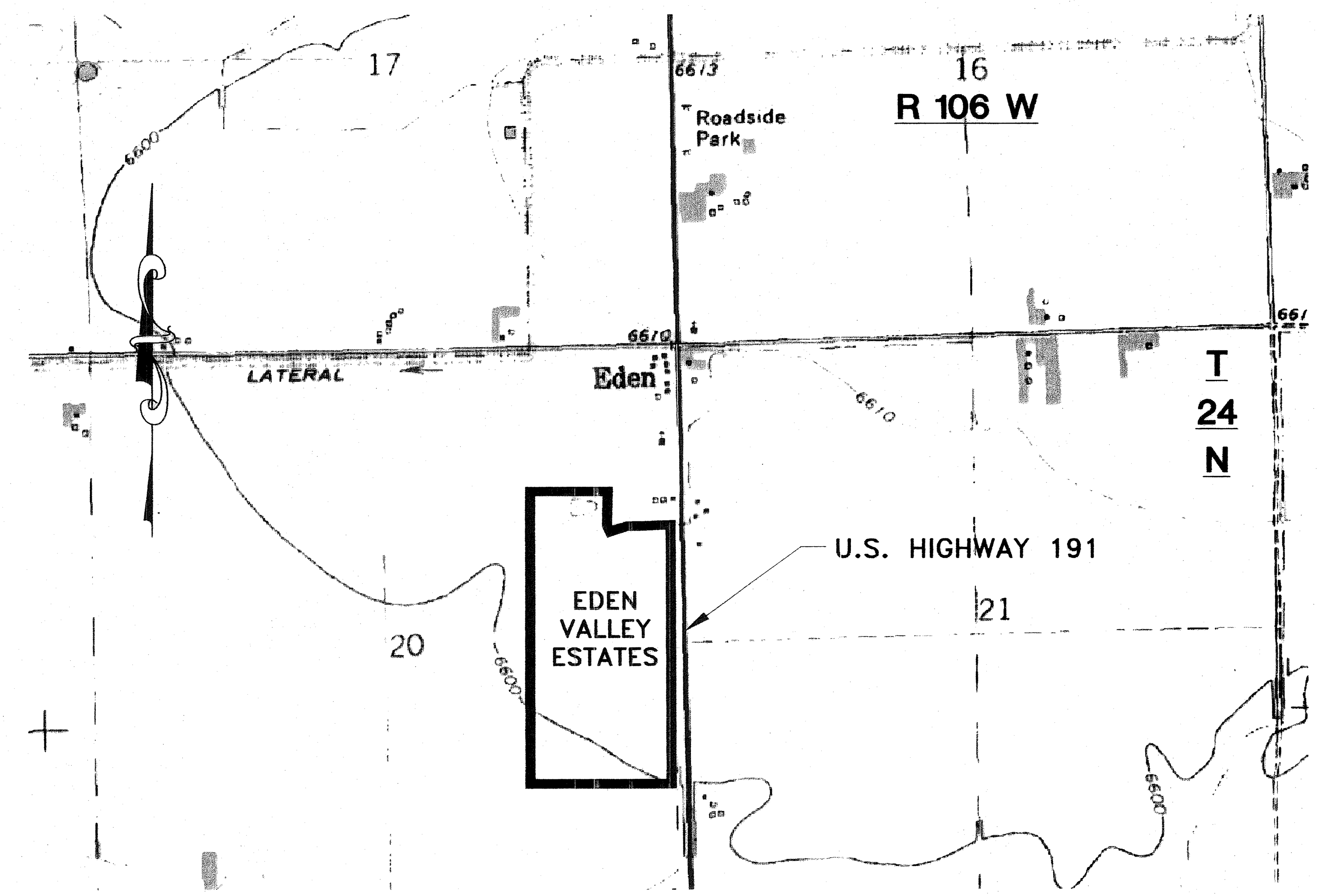
The foregoing Certificate was acknowledged before me by John W. Hay, III this 9th day of November, 2005.

Witness my hand and official seal.

Tamara A. Spann
Notary Public:
My Commission expires: 6-17-2008

TAMARA A. SPANN NOTARY PUBLIC
COUNTY OF SWEETWATER STATE OF WYOMING
MY COMMISSION EXPIRES JUNE 17, 2008

FILE NAME: cas\\J:\Data\6465rej\dwg\FINAL_PLAT_P1.dwg 02 NOV 05 14:17



VICINITY MAP
SCALE: 1"=1000'

Certificate of Surveyor

I, Robert E. Johnson, do hereby certify that I am a Land Surveyor registered under the laws of the State of Wyoming, and that this plat is a true, correct, and complete plat of the EDEN VALLEY 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 Sweetwater County regulations governing the subdivision of land.

Professional Engineer (Civil) & Land Surveyor ROBERT E. JOHNSON 2611 WYOMING

ROBERT E. JOHNSON
(SEAL)

Professional Engineer (Civil) & Land Surveyor
Registration Number 2611
Nov. 7, 2005
Date:

Acceptance and Approval
Sweetwater County Board of Commissioners

This plat approved by the Board of County Commissioners of Sweetwater County, Wyoming, this ____ day of ________, 2005, 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 6 day of December 2005.

John D. Fallesen
JOHN FALLESEN, CHAIRMAN

Approval - County Engineer

Approved this 6th day of December, 2005, by the County Engineer of Sweetwater County, Wyoming.

Professional Engineer (Mining) John T. Nelson 4255 Dec 6 2005 WYOMING

John T. Nelson
JOHN T. NELSON
Sweetwater County Engineer
(SEAL)

Approval - Sweetwater County
Planning and Zoning Commission

This plat approved by the Sweetwater County Planning and Zoning Commission this 9th day of Nov, 2005.

[signature]
GALE LAMB, CHAIRMAN
Acting

LAND OWNER/SUBDIVIDER

EDEN ESTATES, LLC
P.O. BOX 673
PINEDALE, WYOMING 82941

CONTACT: MONTE P. MORRELL
(307) 360-6548

Legend

◉ BERNTSEN FEDERAL MONUMENT SET - PLS 2611.

INDIVIDUAL LOT CORNERS TO BE MONUMENTED BY REBAR WITH ALUMINUM CAP STAMPED "PROP COR JFC PLS 2611"

Notes

1. THIS SUBDIVISION CONTAINS 16 RESIDENTIAL LOTS AND INCLUDES A TOTAL OF 73.264 ACRES, MORE OR LESS, INCLUDING A 1.84 ACRE PARK, 62.8 ACRES OF LOT AREA, AND 8.624 ACRES OF STREET RIGHT OF WAY.

2. THIS PROPERTY IS ZONED R5 & R2, Residential Single Family and will remain so.

3. INDIVIDUAL LOT OWNERS ARE REQUIRED TO SUBMIT A DRAINAGE PLAN AT THE TIME OF APPLICATION FOR A CONSTRUCTION PERMIT. ALL DRAINAGE IMPROVEMENTS MUST BE CONSTRUCTED ACCORDING TO THE INDIVIDUAL APPLICANT REQUIREMENTS PRIOR TO RESIDENCE CONSTRUCTION.

4. SOILS REPORT - "Since soil conditions may vary significantly on each lot, a geotechnical engineer should inspect each excavation to verify soil types and identify potential problem soils."

5. NO ADDITIONAL PHASES ARE PLANNED FOR THIS SUBDIVISION.

6. NO PUBLIC SEWER OR WATER WILL BE PROVIDED TO THE SUB- DIVISION. INDIVIDUAL LOT OWNERS ARE EXPECTED TO PROVIDE THEIR OWN WELLS AND SEPTIC SYSTEMS.

7. A HOMEOWNERS ASSOCIATION WILL BE FORMED BY THE LOT OWNERS, AND THIS ASSOCIATION WILL BE RESPONSIBLE FOR DEVEL- OPMENT AND MAINTENANCE OF THE PARK AREA.

8. NO PART OF THE SUBDIVISION IS WITHIN A FLOOD PLAIN OR FLOOD HAZARD AREA. NO KNOWN FLOOD HAZARDS EXIST IN AREAS ADJOINING THE SUBDIVISION.

9. NO SEWERS, WATER SUPPLY OR FIRE HYDRANTS ARE TO BE INSTALLED. NO PAVEMENT OR SIDEWALKS ARE TO BE INSTALLED. SEE THE CONSTRUC- TION SHEETS FOR WATER TANKS TO BE INSTALLED IN PARK FOR FIRE PRO- TECTION, AND DRAINAGE WAYS.

10. STREETS ARE TO BE PUBLICLY DEDICATED.

11. THE EASEMENT FOR EDEN VALLEY I.D. SUBLATERAL E-25 IS RECORDED ON U.S. BUREAU OF RECLAMATION DRAWING #153-407-755, SHEETS 1 AND 2 ON FILE IN THE EDEN VALLEY IRRIGATION AND DRAINAGE DISTRICT.

12. NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM.

13. NO PROPOSED CENTRALIZED WATER SYSTEM.

14. Variance 04-07-20-01; Sweetwater County Subdivision Regulation 9.b.k. "Water Supply"

GROUND WATER QUALITY

The results of the analysis of water samples drawn from a test well in the subdivision are as follows:

CONSTITUENT	CONCENTRATION	WDEQ-MCL	USEPA-MCL
Sulfate (Mg/L)	1020	250	-
TDS (Mg/L)	1790	500	-
Antimony (Mg/L)	.064	-	.006
Thallium (Mg/L)	.003	-	.002
Gross Alpha (pCi/L)	9.0	-	2.6

WDEQ - Wyoming Department of Environmental Quality
USEPA - United States Environmental Protection Agency
MCL - Recommended Maximum Contaminant Level
TDS - Total Dissolved Solids
Mg/L - Milligrams per Liter
pCi/L - Picocuries per Liter

This data indicates that the long-term consumption of ground water in the subdivision may result in adverse health affects.

A Wyoming Department of Environmental Quality letter addressing groundwater quality is on file in the Sweetwater County Clerk and Recorder's Office - Book 1037, Page 0685-0689.

SOILS

SURFACE SOILS WITHIN THE SUBDIVISION ARE STRUCTURALLY SUITABLE FOR THE BUILDING CONTEMPLATED; HOWEVER, AN ON SITE SOILS INVESTIGATION BY A QUALIFIED ENGINEER SHOULD BE PERFORMED PRIOR TO SIZING FOOTINGS.

Certificate of Recording

This plat was filed for record in the Office of the County Clerk and Recorder at 11:25 A.m., December 9, 2005, and is duly recorded in Book Plat, Page 458

Loretta Bailiff
LORETTA BAILIFF, Clerk and Recorder

Carol Conde
By: (Deputy)

RECORDED 12/09/2005 AT 11:25 AM REC# 1459492 BK# 0000 PG# 0000
LORETTA BAILIFF, CLERK of SWEETWATER COUNTY, WY Page 1 of 2

PREPARED NOVEMBER 1, 2005

SHEET 1 OF

JFC ENGINEERS SURVEYORS
1515 NINTH STREET
ROCK SPRINGS, WY 82901
PHONE (307) 362-7519
FAX (307) 362-7569
http://www.jfc-wyo.com

Name of Subdivision: **EDEN VALLEY ESTATES**

**EAST HALF OF SECTION 20,
TOWNSHIP 24 NORTH, RANGE 106 WEST**

Landowner of Record: EDEN ESTATES, LLC
Subdivider of Record: EDEN ESTATES, LLC
Firm Performing Surveying & Preparing the Plat: JFC Engineers & Surveyo

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