

CERTIFICATE OF OWNERS

STATE OF WYOMING)
COUNTY OF LINCOLN) S.S.

We, the undersigned, do hereby certify that the foregoing subdivision of part of the Northwest 1/4 of the S.W. 1/4 of Section 26, T.36 N., R. 119 W., 6th PM, Lincoln County, Wyoming, and more particularly described under the Certificate of Surveyor, is with the free consent and in accordance with the desires of the undersigned owners and proprietors of said lands:

that the name of the subdivision shall be NORDIC RANCHES DIVISION NO. 10; that the roads as shown on this plat are private roadways with a non-exclusive right-of-way granted to each lot owner; that said roads are subject to drainage, irrigation, and utility easements, and that the said easements along said roadways are granted for, including but not limited to, underground installation and maintenance of power, telephone, water and cable television service appurtenant to the subdivision; that the subdivision is subject to any easement of right or of record; that a ten foot strip, as shown on the plat, is reserved for drainage, irrigation, and utility easements; that the roadways will be constructed in accordance with the standards, rules, and regulations of the County of Lincoln; that the subdivision is subject to Covenants and Restrictions of record in said Office on page 874 in Book 862; that all rights under and by virtue of the Homestead Exemption Laws of the State of Wyoming are hereby released; that the subdivision is subject to restrictions and reservations contained in the plat from the United States of America;

Reinhart-Edwards, LLC
Ganette B. Edwards, Member
Clarence L. Reinhart

ACKNOWLEDGEMENT

STATE OF WYOMING)
COUNTY OF LINCOLN) S.S.

The foregoing Certificate of Owners was acknowledged before me by Ganette B. Edwards and Clarence L. Reinhart this 4th day of April, 2001.

Witness my hand and official seal.
David E. Benton My commission expires: 10-29-03
Notary Public



CERTIFICATE OF RECORDATION

This plat was filed for record in the Office of the Clerk, Lincoln County, Wyoming on this 4th day of April, 2001.

Jeanne Wagner, County Clerk

CERTIFICATE OF SURVEYOR

STATE OF IDAHO)
COUNTY OF BONNEVILLE) S.S.

I, David E. Benton of Idaho Falls, County of Bonneville, State of Idaho hereby certify that the plat was made from notes taken during an actual survey made by me and others under my supervision during December, 2000, and that it correctly represents the NORDIC RANCHES DIVISION NO. 10 Subdivision described as follows:

NORDIC RANCHES DIVISION NO. 10
That part of the Northwest 1/4 of the Southwest 1/4 of Section 26, Township 36 North, Range 119 West, 6th Principal Meridian, Lincoln County, Wyoming, described as follows:

LEGAL DESCRIPTION

Beginning at a point that is S89°24'37"E 5000 feet along the East West center line of Section from the West One Quarter corner of Section 26, Township 36 N, Range 119 W of the Sixth Principal Meridian, Lincoln County, Wyoming and running thence S89°24'37"E 1257.80 feet along the South line of Nordic Ranches Division No. 8; thence S00°06'29"E 600.05 feet; thence S89°24'37"E 123.48 feet; thence S00°06'29"E 309.42 feet; thence N89°24'37"W 92.87 feet; thence S00°35'23"W 405.60 feet to the South line of the Northwest Quarter of the Southwest Quarter of said Section 26; thence N89°24'37"W 1292.27 feet along said line to a point that is 50 feet East of the West line of Section; thence N00°19'31"E 1315.02 feet to the Point of Beginning, containing 39.243 acres.

David E. Benton
David E. Benton P.E. / L.S.

Professional Engineer and Land Surveyor - Wyoming Registration No. 3520

ACKNOWLEDGEMENT

STATE OF WYOMING)
COUNTY OF LINCOLN) S.S.

The foregoing instrument was acknowledged before me by David E. Benton this 4th day of April, 2001.

My commission expires: 3/14/03
Notary Public

CERTIFICATE OF APPROVAL

STATE OF WYOMING)
COUNTY OF LINCOLN) S.S.

Pursuant to Section 34-12-102 and 34-12-103 and Sections 18-5-301 through 18-5-315, Wyoming Statutes, 1977, as amended, the NORDIC RANCHES DIVISION NO. 10 subdivision was approved at the regular meeting of the Board of the County Commissioners held on the 2nd day of April, 2001.

Subject to the provisions of a resolution and amendments thereto, for the approval of subdivision and township plat as recorded on 3 May 2000. Plat approval does not constitute acceptance of streets and/or roadways as County Roads. Designation of County Roads in only accomplished by compliance with provisions of Section 24-3-101, Wyoming Statutes, 1977, as amended.

Attest: BOARD OF COUNTY COMMISSIONERS
COUNTY OF LINCOLN
Kathleen Davison, Chair
Attest: Jeanne Wagner, County Clerk

Jerry T. Pearson, Commissioner
Stan Cooper, Commissioner

NORDIC RANCHES DIVISION NO. 10

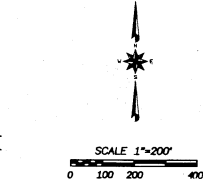
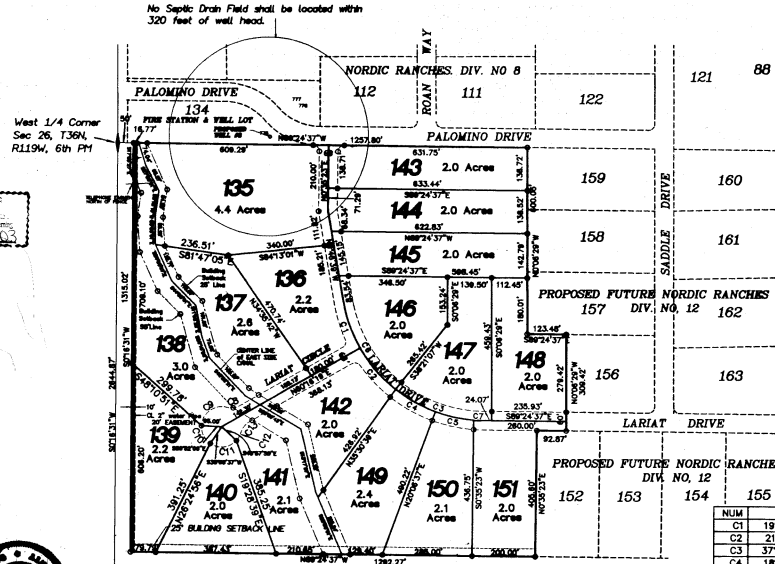
LAND USE TABLE

TOTAL NUMBER OF LOTS	17 LOTS
TYPICAL LOT SIZE	2.0 ACRES
USE OF LOTS	RESIDENTIAL
TOTAL ACREAGE IN SUBDIVISION	39.243 ACRES

OWNER AND DEVELOPER
REINHART-EDWARDS LLC
P.O. BOX 258
ALPINE, WYOMING 83128

SURVEYOR/ENGINEER
DAVID E. BENTON
BENTON ENGINEERING
550 LINDEN DRIVE
DAHO FALLS, IDAHO

DATE OF PREPARATION March 2001.



LEGEND

- Brass cap monuments found.
- Indicates a 5/8" x 24" iron rod placed with a yellow plastic cap marked P.E./L.S. 3520.
- x small bold x on vicinity map, indicates recorded section corners.



WATER RIGHTS NOTES:

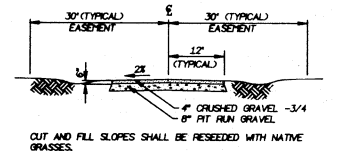
- Water rights for the project are:
Proof Permit Facility Priority Comments
NOLW 129012 4-12 Nordic Ranch Well #3 August 30, 2000
21045 9-38 2562E partial Sept 29, 1911/06 OR 18-133
Nine Acres West of East side canal, being Lots 138, 139, 140 and 141 not including area in outside-arc. Water rights -
- Each property owner shall be responsible for the drainage of their irrigation water to insure that it does not damage adjoining lands.

NUM	BETA	ARC	RADIUS	BEARING	DISTANCE
C1	19°57'01"	160.17	460.00	S19°45'10"E	158.37'
C2	21°55'11"	175.99	460.00	S40°41'17"E	174.91'
C3	37°45'44"	303.18	460.00	S70°31'45"E	287.72'
C4	18°14'29"	146.45	460.00	S80°48'08"E	145.84'
C5	19°28'03"	124.18	460.00	S77°37'25"E	123.61'
C6	41°52'13"	336.10	460.00	S30°42'48"E	328.73'
C7	4°03'10"	32.54	460.00	S87°23'02"E	32.53'
C8	43°58'43"	46.02	60.00	N82°14'41"E	44.90'
C9	101°05'08"	114.68	65.00	S53°40'29"W	100.37'
C10	58°01'17"	65.62	65.00	S29°52'49"E	63.05'
C11	82°04'27"	93.11	65.00	N84°04'23"E	85.35'
C12	28°42'34"	30.30	65.00	N28°40'52"E	30.03'
C13	43°58'44"	46.02	60.00	S81°17'58"W	44.90'

NOTE

open circles along 60' private roadway easement indicate a 5/8" x 24" iron rod placed with yellow plastic cap marked P.E./L.S. 3520 at 30' offset from property line.

TYPICAL STREET CROSS SECTION



CUT AND FILL SLOPES SHALL BE RESEEDED WITH NATIVE GRASSES.

PLAT WARNINGS

- STATUTORY WARNINGS.**
The seller does not warrant to a purchaser that the purchaser has any rights to the natural flow of any stream within or adjacent to the proposed subdivision.
The State of Wyoming does not recognize any riparian rights to the continued natural flow of a stream or river for persons living on the banks of a stream or river. (W.S. 18-53-306)
2. LACK OF COMMON SENSE.
No proposed sewage disposal system. Lot owners shall be responsible for constructing their own small wastewater disposal systems which must comply with State and County standards, rules, and regulations.
3. COMMON WATER.
A domestic water source is proposed as per plat. Proposed System to meet State standards and rules and regulations.
4. LACK OF COUNTY ROAD MAINTENANCE.
No Public maintenance of streets or roads except for the Stewart Trail County Road No. 106. Plat acceptance does not constitute acceptance of roadways as County Roads. Access may be difficult during winter months.
5. FIRE RESPONSE.
On-site Fire-Fighting Facilities are not proposed. Volunteer Fire Department response time is estimated as twenty-five minutes from Alpine in winter months.
- WARNING: EXISTING AGRICULTURAL OPERATION.**
Warning there are existing agricultural operations adjacent to this subdivision and agricultural related nuisances may exist with the subdivision. The existing agricultural operations are covered by W.S. 11-64-103. Should lands adjacent to this subdivision be removed from agricultural use the 25 foot non-building buffer will no longer be in effect and the normal setback standards shall be applied.
- CABLE TELEVISION.**
Cable Television is not proposed.
- LACK OF SOLID WASTE SERVICE.**
Solid waste haulage service not proposed. Lot owners shall be responsible for hauling their own solid waste.
- SPLIT OWNERSHIP.**
Subsurface rights have been separated from surface rights. Consequently lots in this subdivision may be used for the exploitation and/or development of minerals including oil and gas.
- ACCESS TO COUNTY ROADS.**
No lot shall access directly onto a County Road.
- NO LOT SUBDIVISION.**
No lot shall be re-subdivided.

NOTES :

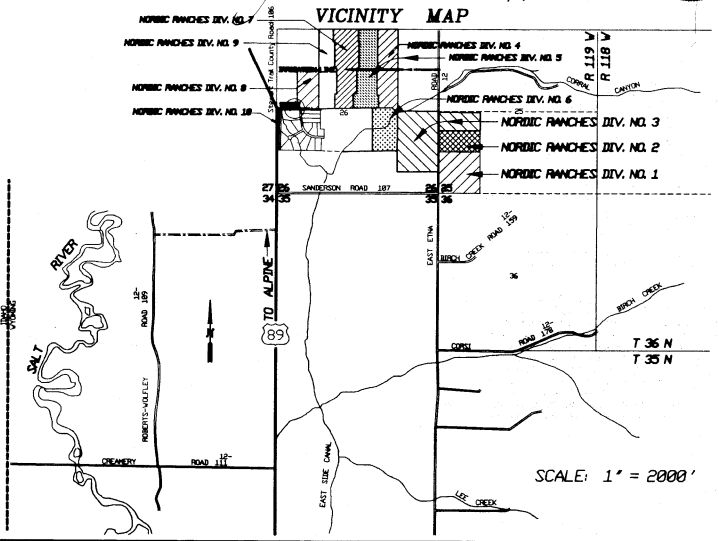
Storm water runoff due to impervious surfaces such as roofs and driveways cannot be allowed to flow onto adjacent lots and must be intercepted by a pond of sufficient capacity to contain the volume of runoff. Therefore provide ponding 0.5' deep and of an area equal to 15% of the area of the contributing impervious surface.

Distribution of irrigation water is to be according to the Distribution Plan filed with the State Engineers Office. (see WATER RIGHTS NOTES this page)

No Septic Drain Fields shall be located within 320 feet of well head.

Utility and drainage easements are 10' on all sides of each lot unless otherwise shown.

STAR VALLEY CONSERVATION DISTRICT has reviewed the proposed Nordic Ranches Subdivision. USDA-NRCS evaluation indicates some soil limitations. Remedial stabilization is critical to prevent routine weed invasions. The degree of soil limitations for the soil unit in the proposed subdivision is moderate for drainage without basements, due to shrink-swell potential. Overlays with basements is slight. The degree of soil limitations for local roads and streets for the soil unit in the proposed subdivision is severe due to low strength and frost action. The very gravelly sandy sand or sand soil with less than 15% fines makes for poor filtration for septic tank absorption fields.



SCALE: 1" = 2000'

NORDIC RANCHES DIVISION NO. 10

PART OF THE N.W. 1/4 OF THE S.W. 1/4 OF SECTION 26, T. 36 N., R. 119 W., 6TH PM, LINCOLN COUNTY, WYOMING

Benton Engineering
DAVID E. BENTON
DAVID FALLS, IDAHO

DATE	DATE
DEC 1999	12/99
1" = 200'	2001
3253-10	FINAL PLAT