NORDIC RANCHES DIVISION NO. 13

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 this 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. 13 Subdivision described as follows:

NORDIC RANCHES DIVISION NO. 13

Commencing at the Southwest corner of Section 23, Township 36 N, Range 119 W of the Sixth Principal Meridian, Lincoln County, Wyoming and running thence N00°19'42"E 8.06 feet to the Point of Beginning; and running thence N00°19'42"W 2622.15 feet to the west 1/4 corner of Sec 23; thence S89°31'17"E 99.98 feet; thence N43°13'47"E 38.79 feet; thence N55°28'02"E 38.79 feet; thence N81°35'10"E 103.36 feet; thence N64°59'14"E 166.19 feet; thence N74°45'45"E 155.83 feet, thence N77°33'09"E 787.89 feet to the East line of the West one-half of the West one-half of Sec. 23, thence S00°12'20"E 3028.51 feet to the South 1/16 corner of the Southwest quarter; thence N88°50'08"W 1315.85 feet along said line to the Point of Beginning containing 86.26 acres.

David E. Benton

David E. Benton P.E. / P.L.S.
Professional Engineer and Land Surveyor
Wyoming Registration No. 3520

ACKNOWLEDGEMENT

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

The foregoing instrument was acknowledged before me by David E. Benton, this 26th day of September, 2002.

Casey W. Dennert
Notary Public

My commission expires: 9/24/07

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. 13 subdivision was approved at the regular meeting of the Board of the County Commissioners held on the 2nd day of Oct 2002.

Subject to the provisions of a resolution and amendments thereto, for the approval of subdivision and townsite plats as amended 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, amended.

BOARD OF COUNTY COMMISSIONERS
COUNTY OF LINCOLN

Kathleen Davison
Kathleen Davison, Chair

Jeff Harmon
Jeffy T. Harmon, Commissioner

Stan Cooper
Stan Cooper, Commissioner

Attest: Jeanne Wagner
Jeanne Wagner, County Clerk

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 this 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.

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. Reseeding disturbed soils is critical to prevent noxious weed infestation. The degree of soil limitations for the soil unit in the proposed subdivision is moderate for dwellings without basements, due to shrink-swell potential. Dwellings 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 gravely loamy sand or sand soil with less than 15% fines makes for poor filteration for septic tank absorption fields.

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 West 1/2 of Southwest 1/4 of Section 23, T. 36 N., R. 119 W., 6th P.M., 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. 13;
that the roads as shown on this plat are private roadways with a non-exclusive right-of-way granted to each lot owner, except Co. Road 106; that said roads are subject to drainage, irrigation, easements, and that the said easements along said roadways are granted and utility for, including but not limited to, underground installation and maintenance of power, telephone, water and cable television services appurtenant to the subdivision;
that the subdivision is subject to any easement of sight or of record;
that a ten feet strip is reserved for drainage along all lot lines 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 _____ in Book _____ ;
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 patent from the United States of America;

Reinhart-Edwards

Clarence L. Reinhart, Member

Dorothy I. Reinhart, Attorney in Fact

ACKNOWLEDGEMENT

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

The foregoing Certificate of Owners was acknowledged before me by Dorothy I. Reinhart as the Attorney in Fact for Clarence L. Reinhart this 3rd day of September, 2002.

Witness my hand and official seal.

Casey W. Dennert
Notary Public

My commission expires: 9/24/07

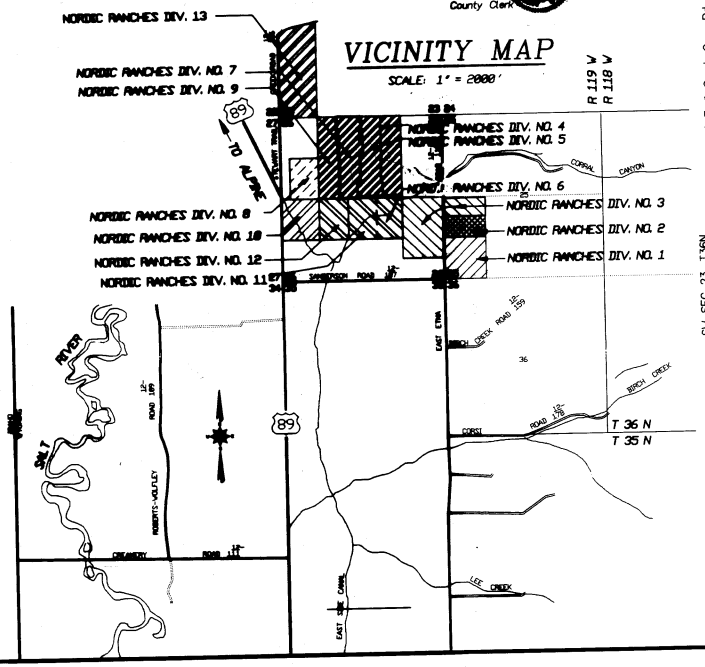
CERTIFICATE OF RECORDATION

This plat was filed for record in the Office of the Clerk, Lincoln County, Wyoming on this 3rd day of Oct 2002.

Sally A. Burris
Jeanne Wagner
County Clerk

VICINITY MAP

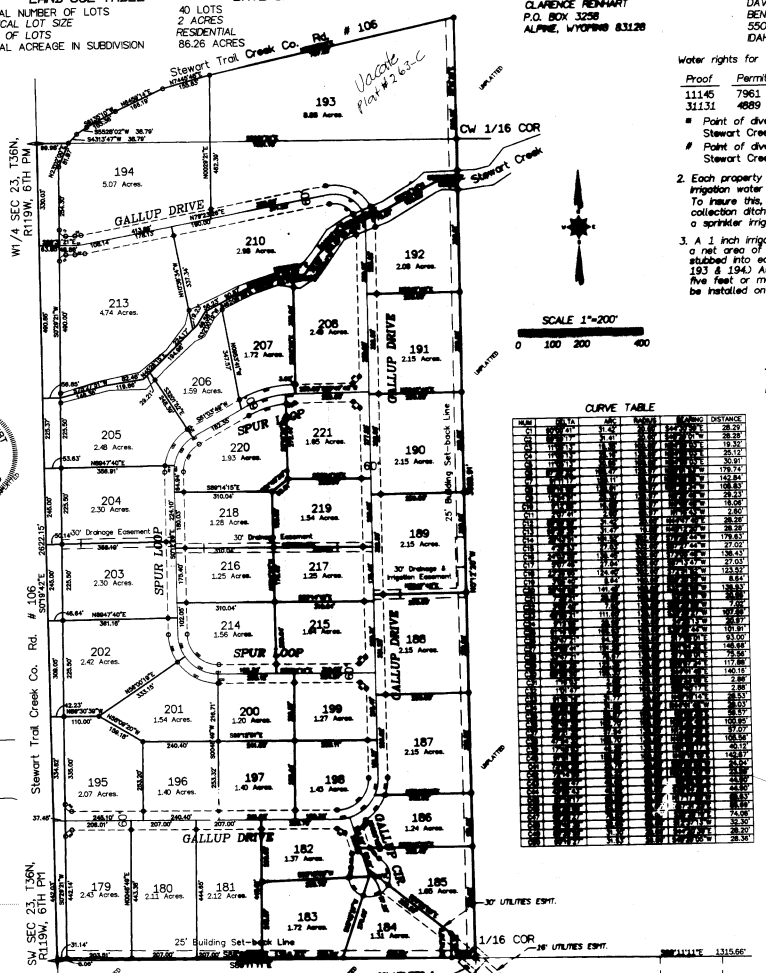
SCALE: 1" = 2000'



LAND USE TABLE

TOTAL NUMBER OF LOTS	40 LOTS
TYPICAL LOT SIZE	2 ACRES
USE OF LOTS	RESIDENTIAL
TOTAL ACREAGE IN SUBDIVISION	86.26 ACRES

DATE OF PREPARATION: AUG 2002



OWNER AND DEVELOPER

CLARENCE REINHART
P.O. BOX 3258
ALPINE, WYOMING 83128

SURVEYOR/ENGINEER

DAVID E. BENTON
BENTON ENGINEERING
550 LINDEN DRIVE
IDAHO FALLS, IDAHO 83401

Water rights for this project are:

Proof	Permit	Facility	Priority	Comments
11145	7961	Corsi No. 2 Ditch	8/09/1907	*
31131	4889	Eni. Clark Ames Ditch	6/11/1963	#

* Point of diversion and means of conveyance changed to the Stewart Creek Pipeline, O.R. 16, P. 175. 80 acres permitted.

\# Point of diversion and means of conveyance changed to the Stewart Creek Pipeline, O.R. 20, P. 263. 7 acres permitted.

2. Each property owner shall be responsible for the drainage of their irrigation water to insure that it does not damage adjoining lands. To insure this, each owner shall either construct a wastewater collection ditch along the downhill lottines of his lot, or construct a sprinkler irrigation system or both.

3. A 1 inch irrigation service line shall be stubbed into each lot having a net area of less than 2.25 acres. A 2 inch service shall be stubbed into each lot having net area 2.75 acres or more. (Lots 193 & 194) All pipe lines, services and main lines shall be buried five feet or more to prevent frost damage. A 3/4 inch hydrant shall be installed on 1 inch service lines by lot owner.

CURVE TABLE

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	90°00'00"	31.42'	20.00'	N44°19'42"W	28.28'
C2	90°00'00"	31.42'	20.00'	S45°40'18"W	28.28'
C3	11°31'11"	12.33'	61.00'	N37°04'16"E	12.31'
C4	11°31'11"	12.33'	61.00'	N37°04'16"E	12.31'
C5	11°31'11"	25.17'	125.00'	N37°04'16"E	25.12'
C6	11°31'11"	30.01'	149.00'	N37°04'16"E	30.00'
C7	69°53'18"	178.74'	146.50'	N34°16'15"E	178.74'
C8	69°53'18"	142.84'	117.00'	N34°16'15"E	142.84'
C9	69°53'18"	163.71'	134.00'	N34°16'15"E	163.71'
C10	6°48'18"	29.23'	246.00'	N88°14'15"E	29.23'
C11	4°14'41"	18.00'	242.50'	N90°00'00"E	18.00'
C12	1°41'17"	2.85'	242.50'	N86°07'40"E	2.85'
C13	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C14	6°48'18"	28.28'	242.50'	N88°14'15"E	28.28'
C15	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C16	69°53'18"	179.63'	147.00'	N34°16'15"E	179.63'
C17	7°49'14"	27.03'	198.00'	N37°08'58"E	27.03'
C18	39°42'42"	138.53'	200.00'	N19°06'58"E	135.83'
C19	7°49'14"	27.03'	198.00'	N37°08'58"E	27.03'
C20	39°42'42"	121.93'	176.00'	N19°06'58"E	121.93'
C21	1°41'17"	3.64'	242.50'	N87°14'41"E	3.64'
C22	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C23	6°48'18"	30.69'	258.50'	N88°14'15"E	30.69'
C24	1°41'17"	7.50'	254.50'	N86°07'40"E	7.50'
C25	6°48'18"	27.03'	228.50'	N88°14'15"E	27.03'
C26	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C27	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C28	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C29	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C30	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C31	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C32	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C33	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C34	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C35	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C36	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C37	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C38	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C39	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C40	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C41	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C42	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C43	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C44	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C45	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C46	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C47	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C48	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C49	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C50	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C51	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C52	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C53	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C54	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C55	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C56	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C57	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C58	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C59	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C60	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C61	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C62	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C63	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C64	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C65	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C66	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C67	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C68	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C69	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C70	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C71	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C72	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C73	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C74	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C75	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C76	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C77	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C78	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C79	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C80	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C81	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C82	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C83	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C84	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C85	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C86	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C87	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C88	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C89	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C90	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C91	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C92	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C93	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C94	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C95	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C96	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C97	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C98	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C99	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C100	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C101	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C102	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C103	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
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C109	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C110	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C111	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C112	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
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C119	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C120	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
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C122	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
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C128	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C129	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C130	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C131	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C132	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'
C133	6°48'18"	28.28'	238.50'	N88°14'15"E	28.28'

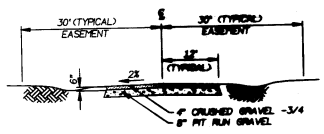
PLAT WARNINGS

1. 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 of river. (W.S. 18-53-306)
2. LACK OF COMMON SEWER.
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 3/4" water source is proposed on each lot as per plan. 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.
6. 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. 11-44-103.
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.
7. CABLE TELEVISION.
Cable Television is not proposed.
8. LACK OF SOLID WASTE SERVICE.
Solid waste haulage service not proposed. Lot owners shall be responsible for hauling their own solid waste.
9. SPLIT OWNERSHIP.
Subsurface rights have been separated from surface rights. Consequently lots in this subdivision may be used for the exploration and/or development of minerals including oil and gas.
10. ACCESS TO COUNTY ROADS.
No lot shall access directly onto a County Road.

NOTE

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

TYPICAL STREET CROSS SECTION



CUT AND FILL SLOPES SHALL BE RESEEDED WITH NATIVE GRASSES.

LEGEND

Brass cap monuments found.

indicates a 5/8" x 24" iron rod placed with an aluminum cap marked P.E./P.L.S. 3520.

RECEIVED
LINCOLN COUNTY CLERK
02 OCT 15 PM 1:10
JEANNE WAGNER
RECORDER
LINCOLN, WYOMING

NORDIC RANCHES DIVISION NO. 13		
PART OF: W 1/2 OF SW 1/4 and SW 1/4 OF NW 1/4 South OF COUNTY RD. SEC 23, T.36 N., R. 119. W., , 6TH P.M., LINCOLN COUNTY, WYOMING	DRAWN D.E.B.	DATE 08/2002
	SCALE 1" = 200'	
	JOB NO. 3253-13	
BENTON engineering IDAHO FALLS IDAHO	FINAL PLAT	