

**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 Second Filing of NORDIC RANCHES DIVISION NO. 13 Subdivision of Lots 208, 210, and 213 refiled as lots 222, 223, 224, 225, 226 and 227 included in the following description:

**NORDIC RANCHES DIVISION NO. 13**

Commencing at the Southwest corner of Section 23, Township 36 N, Range 119 W of the Salt River 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 S69°31'17"E 99.98 feet; thence N45°13'47"E 36.79 feet; thence N65°26'02"E 38.79 feet; thence N61°35'10"E 103.56 feet; thence N64°59'14"E 196.19 feet; thence N74°45'42"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"W 3028.51 feet to the South 1/16 corner of the Southwest quarter, thence N88°50'08"W 1335.85 feet along said line to the Point of Beginning containing 86.26 acres.

David E. Benton  
 Professional Engineer and Land Surveyor  
 Wyoming Registration No. 3520

**ACKNOWLEDGEMENT**

The foregoing instrument was acknowledged before me by David E. Benton, this 5th day of November, 2002.

Notary Public  
 My commission expires: 9/24/07

**CERTIFICATE OF APPROVAL**

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 SECOND FILING subdivision was approved at the regular meeting of the Board of the County Commissioners held on the 12th day of November, 2002.

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

BOARD OF COUNTY COMMISSIONERS  
 COUNTY OF LINCOLN  
 Kathleen Davison, Chair  
 Larry T. Harmon, Commissioner  
 Stan Cooper, Commissioner  
 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 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.

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. Resolving disturbed soils is critical to prevent erosion and infiltration. The degree of soil limitations for the soil use in the proposed subdivision is moderate for cropland without bareness, due to stream-valley potholes. Livestock with bareness is slight. The degree of soil limitations for road roads and streets for the soil use in the proposed subdivision is severe due to low strength and fast action. The very gravelly loamy sand or sand soil with less than 1% clay makes for poor filtration 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 SECOND FILING; 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, assessments, 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 right or of record; that a ten foot 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 920 in Book 560; and as amended; 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 LLC;

Clorence L. Reinhart, Member

**ACKNOWLEDGEMENT**

The foregoing Certificate of Owners was acknowledged before me by Clarence L. Reinhart, Member this 5th day of November, 2002.

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 5th day of November, 2002.

Jeanne Wagner  
 County Clerk

**NORDIC RANCHES DIVISION NO. 13  
 SECOND FILING**

**LAND USE TABLE**

TOTAL NUMBER OF LOTS	6 LOTS
TYPICAL LOT SIZE	2 ACRES
USE OF LOTS	RESIDENTIAL
TOTAL ACREAGE IN SUBDIVISION	86.26 ACRES

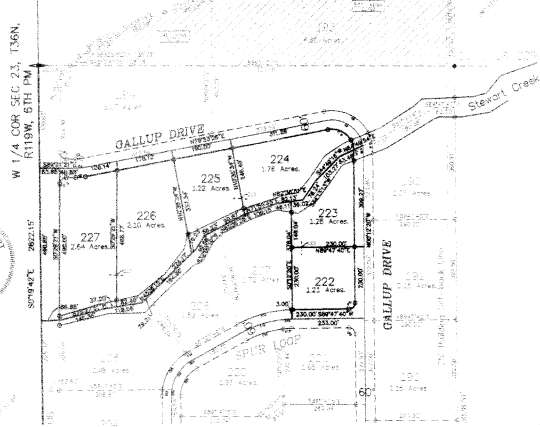
**OWNER AND DEVELOPER**  
 REINHART-EDWARDS LLC  
 P.O. BOX 3258  
 ALPINE, WYOMING 83128

**SURVEYOR/ENGINEER**  
 DAVID E. BENTON  
 BENTON ENGINEERING  
 550 LINDEN DRIVE  
 IDAHO FALLS, IDAHO 83401

DATE OF PREPARATION: OCT 2003

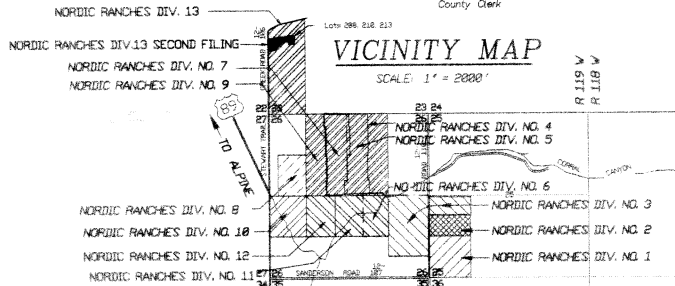
Water rights for this project are:

Proof	Permit	Facility	Priority	Comments
11145	7961	Canal No. 2 Ditch	8/09/1907	*
21081	4896	Stark Arnes Ditch	3/23/1933	*
11131	2702	Stewart Creek Pipeline	6/11/1963	*
* Point of diversion and means of conveyance changed to the Stewart Creek Pipeline, O.R. 16, P. 175. 80 acres permitted.				
* Original Supply 8 Acres				
* Supplemental Supply 7 Acres				
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 contour of his lot, or construct a septic irrigation system or both.				
3. A 1 inch irrigation service line shall be stubbed into each lot having a net acre of less than 2.25 acres. A 2 inch service shall be stubbed into each lot having net acre 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**

CHORD	DELTA	ARC	RADIUS	BEARING	DISPLACE
10.00	17.19	10.00	33.98	N45°13'47"E	10.00
10.00	17.19	10.00	33.98	N65°26'02"E	10.00
10.00	17.19	10.00	33.98	N74°45'42"E	10.00
10.00	17.19	10.00	33.98	N77°33'09"E	10.00
10.00	17.19	10.00	33.98	S00°12'20"W	10.00
10.00	17.19	10.00	33.98	N88°50'08"W	10.00



**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.

**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.

**NORDIC RANCHES DIVISION NO 13  
 SECOND FILING**  
 INCLUDING SECOND FILING OF LOTS 208, 210 AND 213 AS LOTS 222, 223, 224, 225, 226, AND 227

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.

1" = 200'

LINCOLN COUNTY, WY.  
 3253-13

**BENTON ENGINEERING** IDAHO FALLS, IDAHO  
 DATE: 10/20/2002  
 FINAL PLAT