

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 map 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. 12 Subdivision described as follows:

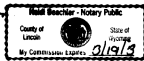
NORDIC RANCHES DIVISION NO. 12

Beginning at a point which lies S67°27'52"W 3367.77 feet from the East Quarter Corner of Section 26, Township 36 North, Range 119 West, 6th Principle Meridian, Lincoln County, Wyoming, said point being the Southwest corner of Nordic Ranches Division No. 11, and running thence N89°24'11"W 800.00 feet; thence N00°35'23"E 413.18 feet; thence S89°24'37"E 92.87 feet; thence N00°06'29"W 309.42 feet; thence N89°24'37"W 123.48 feet; thence N00°06'29"W 600.04 feet; thence S89°24'37"E 435.50 feet; thence N87°40'20"E 209.32 feet; thence N88°55'41"E 194.74 feet; thence S00°29'04"W 1338.68 feet to the Point of Beginning, containing 2422 acres.

David E. Benton
 David E. Benton, P.E., / 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 15 day of August, 2001.



Hank Backus My commission expires: 3/1/03
 (Notary Public)

CERTIFICATE OF APPROVAL

STATE OF WYOMING)
 COUNTY OF LINCOLN) S.S.
 Pursuant to Sections 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. 12 subdivision was approved at the regular meeting of the Board of the County Commissioners held on the 15th day of August, 2001.

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 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 Dayson
 Kathleen Dayson, Chair
Jerry M. Harmon
 Jerry M. Harmon, Commissioner
Stan Cooper
 Stan Cooper, Commissioner
Joanne Wagner
 Joanne 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.
 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. Resolving disturbed soils is critical to prevent erosion and sedimentation. The degree of soil limitations for the soil unit in the proposed subdivision is moderate for seedlings without treatments, due to shrub-seed potential. Overlays with easements to sight. 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 loamy sand or sand soil with less than 15% fines may be poor for location for specific tank construction facilities. The well supplying water to Nordic Ranches Div. 10, 11, & 12 is located more than 320 feet from any septic tank drain field. Information for specific revegetation methods can be obtained from Star Valley Conservation District, After Natural Resources Conservation Service, or Lincoln County Extension Service field office.

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 South 1/2 of Section 26, 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:

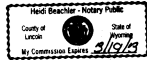
that the name of the subdivision shall be NORDIC RANCHES DIVISION NO. 12; that the roads as shown on this plat are private roadways with a non-exclusive right-of-way granted to each lot owner; that said roads are subject to drainage, irrigation, and utility easements and that the said easements along said roadways are granted for, including but not limited to, underground installation and maintenance of power, telephones, 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 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 212 in Book 472, 1st # 975282; 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;

Clarence L. Reinhart
 Clarence L. Reinhart
Dorothy J. Reinhart
 Dorothy J. Reinhart

ACKNOWLEDGEMENT

STATE OF WYOMING)
 COUNTY OF LINCOLN) S.S.
 The foregoing Certificate of Owners was acknowledged before me by Clarence L. Reinhart, and Dorothy J. Reinhart, this 15 day of August, 2001.
 Witness my hand and official seal.

Hank Backus My commission expires: 9/19/03
 (Notary Public)



CERTIFICATE OF RECORDATION

This plat was filed for record in the Office of the Clerk, Lincoln County, Wyoming on the 15th day of Aug, 2001.

Instrument No. *Sally B. Bunker*
 Sally B. Bunker, County Clerk

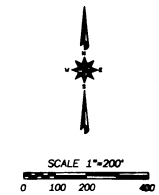
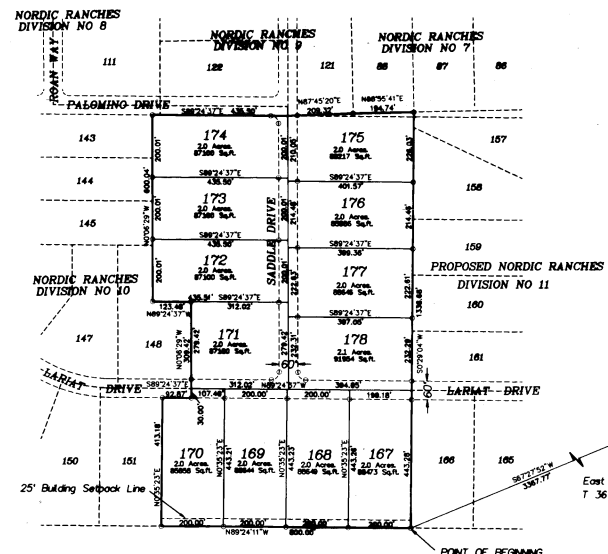
NORDIC RANCHES DIVISION NO. 12

LAND USE TABLE

TOTAL NUMBER OF LOTS	12 LOTS	OWNER AND DEVELOPER
TYPICAL LOT SIZE	2.0 ACRES	CLARENCE REINHART
USE OF LOTS	RESIDENTIAL	P.O. BOX 258
TOTAL ACRES IN SUBDIVISION	24.22 ACRES	ALPHE, WYOMING 83126

DATE OF PREPARATION July 2001

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

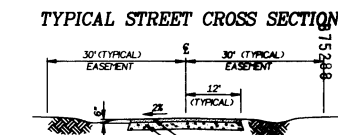


LEGEND

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



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



CUT AND FILL SLOPES SHALL BE RESEEDED WITH MIXTURE GRASSES.

WATER RIGHTS NOTES

- Water rights for this project are:

Proof	Permit	Facility	Priority	Comments
13599	9217	Last Chance Ditch	6/18/1908	"
13600	2109E	Ent. Last Chance	9/03/1909	"

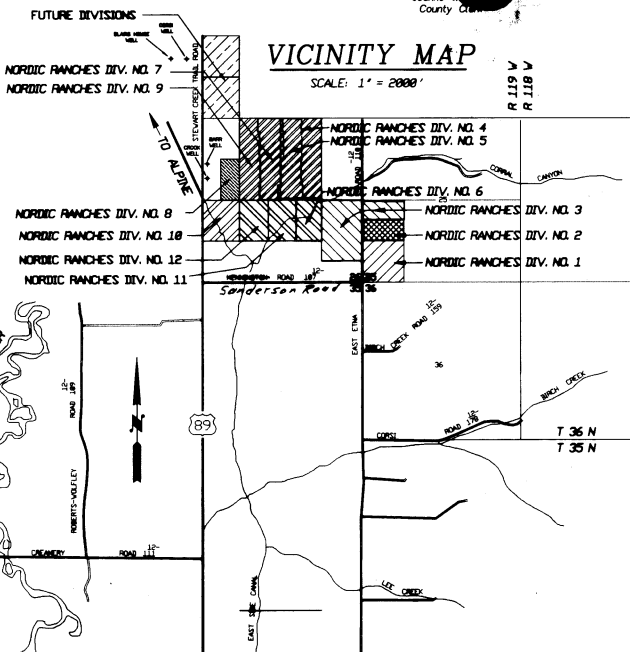
 - * Point of diversion and means of conveyance changed to the Stewart Creek Pipeline, O.R. 16, P. 181, 80 acres permitted.
- Each property owner shall be responsible for the drainage of their irrigation water to insure that it does not damage adjoining lands. To insure this, each owner shall either construct a wastewater collection ditch along the downhill lotlines of his lot, or construct a sprinkler irrigation system or both.
- A 2 inch irrigation service line shall be stubbed into each lot from the 6" 12" mainline to deliver irrigation water to each lot. All pipelines (2" services & 6" mains) shall be buried a minimum of five (5) feet to prevent frost damage.

AREA CHART

LOT #	GROSS	NET
170	2.0	1.90
171	2.0	1.90
172	2.0	1.90
173	2.0	1.90
174	2.0	1.90
175	2.0	1.90
176	2.0	1.90
177	2.0	1.90
178	2.0	1.90
179	2.1	1.90

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 existing agricultural operations are covered by W.S. 11-44-103. 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)
- LACK OF COPPER 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.
- COPPER WATER.**
 A domestic water source is proposed as per plan. Proposed System to meet State standards and rules and regulations.
- 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.
- FIRE RESPONSE.**
 On-site Fire-Fighting Facilities are not proposed. Volunteer Fire Department response time is estimated as twenty-five minutes from Alphe in winter months.
- WARNING: EXISTING AGRICULTURAL OPERATION.**
 Warning there are existing agricultural operations adjacent to the 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.
- 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 exploration and/or development of minerals including oil and gas.
- ACCESS TO COUNTY ROADS.**
 No lot shall access directly onto a County Road.
- LOT SUBDIVISION.**
 No lot shall be resubdivided.



NORDIC RANCHES DIVISION NO. 12

PART OF THE SOUTH 1/2 OF SECTION 26, T. 36 N., R. 119 W., 6TH P.M., LINCOLN COUNTY, WYOMING

C.W.D.	6796
DATE	7/15/01
BY	3753-12
FINAL PLAT	

Benton Engineering
 DAVID E. BENTON