

**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 June, 1984, and that it correctly represents the NORDIC RANCHES DIVISION NO. 2 SUBDIVISION described as follows: That part of the West 1/2 of the S.W. 1/4 of Section 25, T. 36 N., R. 119 W., 6th P.M., Lincoln County, Wyoming, described as follows:  
Beginning at a point which lies N.0°09'25"E., 1380.64 feet of the South-west corner of said Section 25 and running thence N.0°09'25"E. along the section line, 680.90 feet; thence East 131°11.0 feet; thence S.0°06'53"W. 680.89 feet to the Northeast corner of Lot 7, Nordic Ranches, Div. No. 1; thence West, along the North line of said Division No. 1, 1311.60 feet to the point of beginning, containing 20.50 acres;  
SUBJECT to and easement for the East Etwa County Road No. 110. The BASE BEARING being N.0°09'25"E. along a line between the Northwest corner and the West 1/4 corner of said Section 25.

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

This instrument was acknowledged before me by David E. Benton on this November 2 day of 1992.  
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. 2 SUBDIVISION was approved at the regular meeting of the Board of the County Commissioners held on the 11 day of November, 1992.

Subject to the provisions of a resolution and amendments thereto, for the approval of subdivision and townsite plats as adopted on 6 July 1983. 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.

Attest: BOARD OF COUNTY COMMISSIONERS  
COUNTY OF LINCOLN  
Elizabeth C. Wade, Clerk  
Robert S. Murdock, Commissioner  
Everett Cassidy, Commissioner

**CERTIFICATE OF RECORDATION**

This plat was filed for record in the Office of the Clerk, Lincoln County, Wyoming on this 11 day of November, 1992.

Elizabeth C. Wade,  
County Clerk

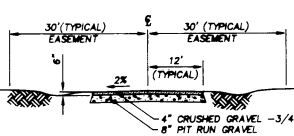
**LEGEND**

- ✦ Brass cap monuments found.
- 2 1/4" drill steel w/ alum. cap appropriately inscribed and marked P.E./L.S. 3520.
- indicates a 5/8" x 24" iron rod placed with a yellow plastic cap marked P.E./L.S. 3520.
- indicates power poles 10' wide easement.
- ✕ small bold + on vicinity map, indicates recorded section corners. 5/8" iron rod w/ 1 1/2" Aluminum cap marked 526-525 + P.E./L.S. 3520

**STORM WATER NOTE**

Storm water runoff due to impervious surfaces such as roofs and driveways cannot be allowed to flow into 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 at an area equal to 15% of the area of the contributing impervious surface.

**TYPICAL STREET CROSS SECTION**



**CERTIFICATE OF OWNERS**

STATE OF WYOMING  
COUNTY OF LINCOLN } S.S.  
We, the undersigned, do hereby certify that the foregoing subdivision of the West 1/2 of the S.W. 1/4 of Section 25, 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. 2 SUBDIVISION;  
that Buckaroo Circle as shown on this plat is a private roadway with a non-exclusive right-of-way granted to each lot owner;  
that said Buckaroo Circle is 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, and cable television services appurtenant to this 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 \_\_\_\_\_ 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;

Clarence L. Reinhart  
Don M. Corsi  
Dorothy L. Reinhart  
Elma W. Corsi

The foregoing instrument was acknowledged before me by Clarence L. Reinhart and his wife, this 10 day of July, 1992.  
My commission expires: 11/15/95  
Diana Hadzulis  
Notary Public

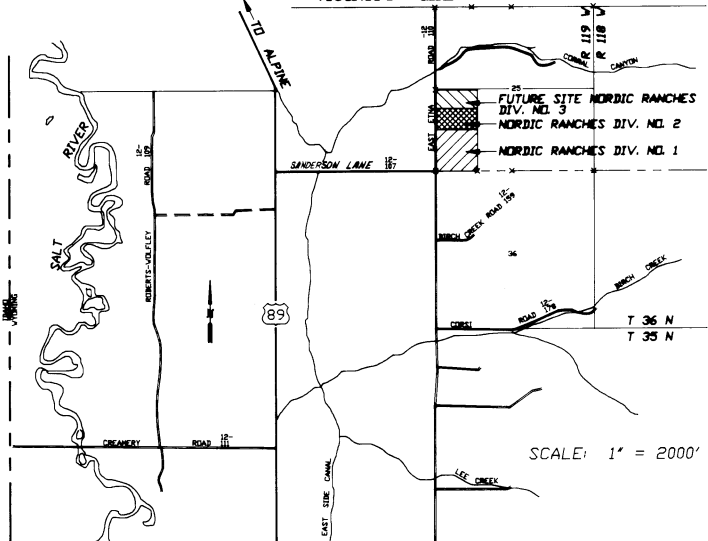
The foregoing instrument was acknowledged before me by Don M. Corsi and his wife, this 11 day of July, 1992.  
My commission expires: 11/15/95  
Diana Hadzulis  
Notary Public

**CERTIFICATE OF APPROVAL BY PLANNING AND ZONING COMMISSION**

The foregoing described plat for the NORDIC RANCHES DIVISION NO. 2 SUBDIVISION was approved at the regular meeting of the County of Lincoln Planning and Zoning Commission held on the 24 day of July, 1992.

Andrew C. Koshogian, Secretary  
John Frame, Chairman

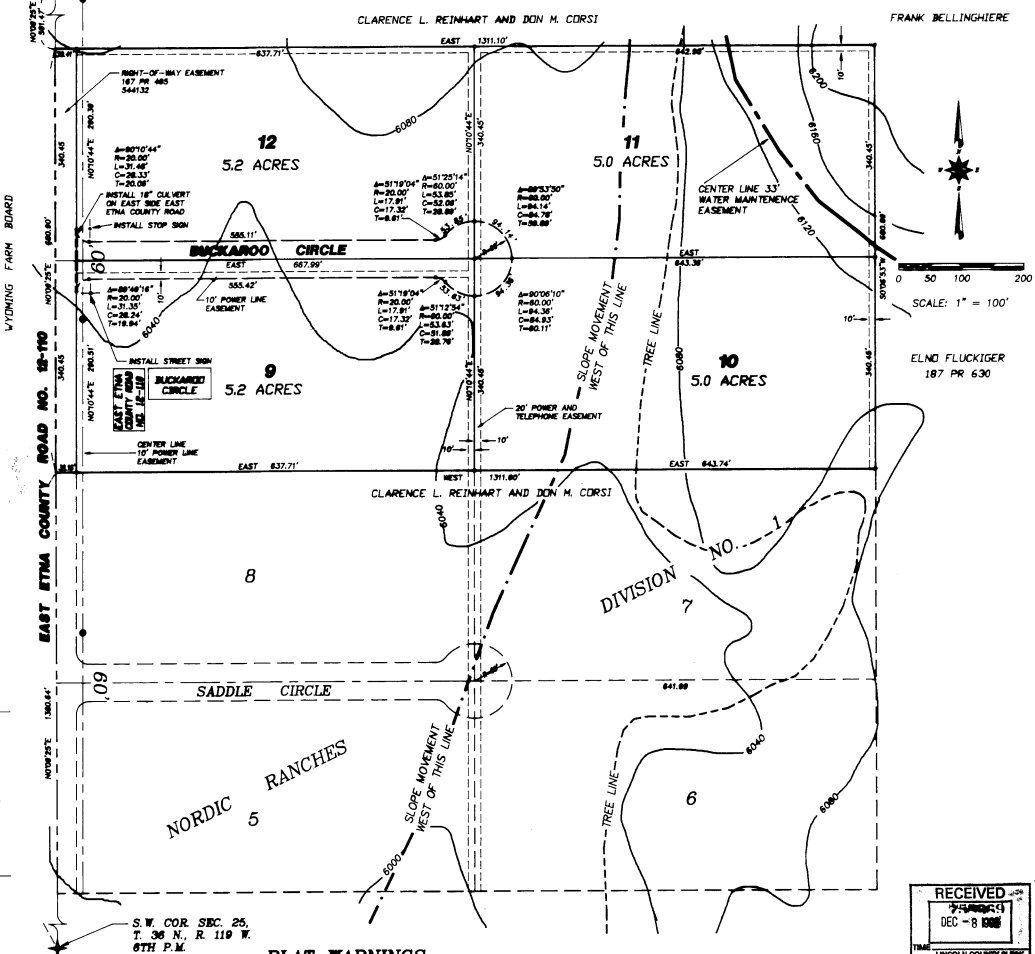
**VICINITY MAP**



**NORDIC RANCHES DIVISION NO. 2 SUBDIVISION**

<b>LAND USE TABLE</b>	<b>OWNER AND DEVELOPER</b>	<b>SURVEYOR/ENGINEER</b>
TOTAL NUMBER OF LOTS 4 LOTS	CLARENCE L. REINHART	DAVID E. BENTON
TYPICAL LOT SIZE 5.0 ACRES	BOX 258	BENTON ENGINEERING
USE OF LOTS RESIDENTIAL	ALPINE, WYOMING 83128	550 LINDEN DRIVE
TOTAL ACRES IN SUBDIVISION 20.50 ACRES		IDAHO FALLS, IDAHO 83401

DATE OF PREPARATION: JUNE 1992.



- 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, and regulations.
  - 3. COMMON WATER.**  
A domestic water source is proposed as per plan. Proposed System to meet State standards and rules and regulations.
  - 4. STATEMENT OF DOMESTIC WATER AVAILABILITY.**  
Wells in the vicinity of this subdivision on other properties indicate that an adequate water supply is available.
  - 5. LACK OF COUNTY ROAD MAINTENANCE.**  
No Public maintenance of streets or roads except for the East Etwa County Road No. 110-110. Plat acceptance does not constitute acceptance of roadways as County Roads. Access may be difficult during winter months.
  - 6. 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.
  - 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.
  - 11. WARNING FOR SEVERE SOILS.**  
Lots 9 through 12 are located in areas of severe soil limitations. Site conditions may prevent the use of conventional septic systems and building techniques.
  - 12. LOT SUBDIVISION.**  
No lot shall be resubdivided.
  - 13. HAZARDS.**  
WARNING: Slope movement exists on lots 9 and 12 and part of lots 10 and 11.  
Area categorized as QAF-DF, an Alluvial fan deposit.

**NORDIC RANCHES DIVISION NO. 2 SUBDIVISION**

PART OF: THE WEST 1/2 OF THE S.W. 1/4, SECTION 25, T.36 N., R. 119 W. 6TH P.M., LINCOLN COUNTY, WYOMING

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

DATE: 6/92  
SCALE: 1" = 100'  
FINAL PLAT