

CERTIFICATE OF OWNERS

STATE OF WYOMING
COUNTY OF LINCOLN

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THIS SUBDIVISION OF PART OF THE SE 1/4 OF SECTION 10 AND THE NE 1/4 OF SECTION 15, T36N R119W, LINCOLN COUNTY, WYOMING, AS SHOWN HEREON AND MORE PARTICULARLY DESCRIBED IN 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 "SHADOW DANCER ESTATES";

THAT A PERPETUAL, NON-EXCLUSIVE EASEMENT IN ACCORDANCE WITH THAT EASEMENT OF RECORD IN THE OFFICE OF THE CLERK OF LINCOLN COUNTY IN BOOK 563 OF PHOTOSTATIC RECORDS ON PAGE 105, OVER, UNDER, AND ACROSS TRAIL RIDGE, TRAIL RIDGE ROAD, BUFFALO DRIVE, SHIRAS DRIVE, FALCON DRIVE AND THAT 80' ACCESS EASEMENT "B" AS DEPICTED ON THE PLAT OF TRAIL RIDGE SUBDIVISION, OF RECORD IN SAID OFFICE AS PLAT NO. 225-E, IS HEREBY GRANTED TO EACH LOT OWNER OF THIS SUBDIVISION;

THAT DANCER CIRCLE, SHADOW CIRCLE, SHIRAS DRIVE AND TRAIL RIDGE ROAD, AS SHOWN ON THIS PLAT, ARE PRIVATE ROADS WITH A SIXTY (60) FOOT NON-EXCLUSIVE PERPETUAL RIGHT-OF-WAY GRANTED TO THE OWNER OF EACH LOT;

THAT EASEMENTS FOR UTILITIES AND DRAINAGE IDENTICAL WITH SAID ROADS AND IDENTICAL WITH A TEN (10) FOOT STRIP OF LAND ALONG THE SIDES AND REAR OF EACH LOT, AS SHOWN, ARE HEREBY CREATED FOR THE UNDERGROUND INSTALLATION OF POWER, TELEPHONE, AND OTHER UTILITIES APPURTENANT TO THIS SUBDIVISION.

THAT THE SUBDIVISION IS SUBJECT TO OTHER EASEMENTS, RIGHTS-OF-WAY, ENCUMBRANCES, CONDITIONS, RESTRICTIONS, OR RESERVATIONS OF RECORD;

THAT THE SUBDIVISION IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN THE OFFICE OF THE CLERK OF LINCOLN COUNTY IN BOOK OF PHOTOSTATIC RECORDS ON PAGE . THIS PLAT IS TO CARRY WITH IT NO IMPLIED COVENANTS OR RESTRICTIONS;

THAT IN ACCORDANCE WITH SECTION 18-5-306 (viii), WYOMING STATUTES, 2003, AS AMENDED, ALL STREETS, ALLEYS, OR ROADWAYS WITHIN THE SUBDIVISION SHALL REMAIN PRIVATE AND THE BOARD OF COUNTY COMMISSIONERS SHALL BE UNDER NO OBLIGATION TO REPAIR, MAINTAIN, OR ACCEPT ANY DEDICATION OF SUCH ROAD TO PUBLIC USE;

THAT NO LOT IN THIS SUBDIVISION MAY BE FURTHER DIVIDED;

THAT ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

SHADOW DANCER ESTATES, A WYOMING CORPORATION

Merrill L. Weight, President
ATTEST: Gabea Yaphin

ACKNOWLEDGEMENT

STATE OF WYOMING
COUNTY OF LINCOLN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MERRILL L. WEIGHT THIS 7 DAY OF August, 2004, WHO DID SAY THAT HE IS THE PRESIDENT OF SHADOW DANCER ESTATES, A WYOMING CORPORATION, AND THAT THIS INSTRUMENT WAS SIGNED AND SEALED ON BEHALF OF SAID COMPANY BY AUTHORITY OF ITS BOARD OF DIRECTORS AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL: Elizabeth Graham, Notary Public

MY COMMISSION EXPIRES 10/24/04

CERTIFICATE OF MORTGAGEE

STATE OF WYOMING
COUNTY OF LINCOLN

F. MICHAEL KIBBIE AND CARLA S. KIBBIE, HEREBY CERTIFY THAT THEY ARE THE HOLDERS OF A MORTGAGE OF RECORD IN THE OFFICE OF THE CLERK OF LINCOLN COUNTY IN BOOK 553 OF PHOTOSTATIC RECORDS ON PAGE 182 UPON THE PROPERTY DESCRIBED UNDER THE CERTIFICATE OF SURVEYOR AND DO HEREBY CONSENT TO THE SUBDIVISION AND DO JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND AND EASEMENTS HEREON AS CONTAINED UNDER THE CERTIFICATE OF OWNERS AND AGREE THAT THEIR MORTGAGE SHALL SUBORDINATED TO THE DEDICATION AND EASEMENTS SHOWN HEREIN AND HEREON.

F. Michael Kibbie, Carla S. Kibbie

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY F. MICHAEL KIBBIE AND CARLA S. KIBBIE THIS 7 DAY OF August 2004.

WITNESS MY HAND AND OFFICIAL SEAL: Elizabeth Graham, Notary Public

MY COMMISSION EXPIRES 10/24/04

SHADOW DANCER ESTATES

LOCATED IN

LINCOLN COUNTY NEAR ETNA, WYOMING

AUGUST 2004

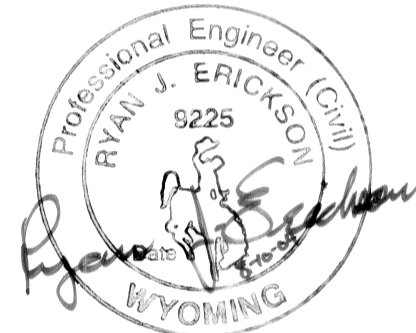
OWNED BY

SHADOW DANCER ESTATES, INC.

CERTIFICATE OF ENGINEER

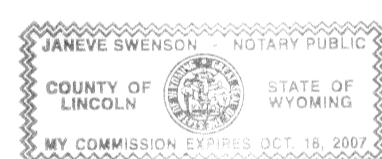
STATE OF WYOMING
COUNTY OF LINCOLN

I, RYAN J. ERICKSON, A CIVIL ENGINEER WITH WYOMING REGISTRATION NUMBER 9225, HEREBY CERTIFY THAT THE SOURCE OF WATER INTENDED FOR USE BY THIS SUBDIVISION IS ADEQUATE AND SAFE FOR DOMESTIC USE, AND THAT THE PLANS FOR THE DOMESTIC WATER SUPPLY MEET COUNTY, STATE, AND FEDERAL REQUIREMENTS.



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY RYAN J. ERICKSON THIS 10 DAY OF Aug. 2004.

WITNESS MY HAND AND OFFICIAL SEAL:



Janice Sumner, Notary Public

MY COMMISSION EXPIRES 10-18-07

CERTIFICATE OF APPROVAL

STATE OF WYOMING
COUNTY OF LINCOLN

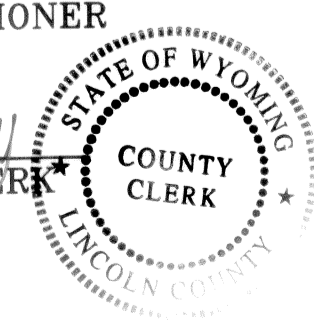
PURSUANT TO SECTION 34-12-102, 34-12-103, AND 18-5-301 THROUGH 18-5-315, WYOMING STATUTES, 2003, AS AMENDED, SHADOW DANCER ESTATES WAS APPROVED AT THE REGULAR MEETING OF THE BOARD OF COUNTY COMMISSIONERS HELD ON THE DAY OF 2004.

SUBJECT TO THE PROVISIONS OF A RESOLUTION AND AMENDMENTS THERETO, ADOPTED ON 24 JULY 2001 FOR THE APPROVAL OF SUBDIVISION AND TOWNSITE PLATS. PLAT APPROVAL DOES NOT CONSTITUTE ACCEPTANCE OF STREETS AND/OR ROADWAYS AS COUNTY ROADS. DESIGNATION OF COUNTY ROADS IS ONLY ACCOMPLISHED BY COMPLIANCE WITH THE PROVISIONS OF SECTION 24-3-101, ET. SEQ., WYOMING STATUTES, 2003 AS AMENDED.

LINCOLN COUNTY BOARD OF COUNTY COMMISSIONERS

T. Deb Wolfley, Chairman; Kathleen A. Davison, Commissioner

Alan M. Linford, Commissioner; Attest: Jeanne Wagner, County Clerk



CERTIFICATE OF SURVEYOR

STATE OF WYOMING
COUNTY OF LINCOLN

I, MARLOWE A. SCHERBEL, OF AFTON, WYOMING, HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE BY PERSONS UNDER MY SUPERVISION DURING SEPTEMBER 2003 AND AUGUST 2004 AND FROM RECORDS IN THE OFFICE OF THE CLERK OF LINCOLN COUNTY AND THAT IT CORRECTLY REPRESENTS SHADOW DANCER ESTATES, BEING PART OF SECTIONS 10 AND 15, T36N R119W, LINCOLN COUNTY, WYOMING DESCRIBED AS:

THAT PART OF THE SE 1/4 OF SECTION 10 AND THAT PART OF THE NE 1/4 OF SECTION 15, T36N R119W, LINCOLN COUNTY, WYOMING, IT BEING IDENTICAL WITH THAT TRACT OF RECORD IN THE OFFICE OF THE CLERK OF LINCOLN COUNTY IN BOOK 553 OF PHOTOSTATIC RECORDS ON PAGE 178, AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF GLO LOT 5 (NE 1/4 SE 1/4) OF SAID SECTION 10;

THENCE S00°04'32"E, 86.23 FEET, ALONG THE EAST LINE OF SAID GLO LOT 5 TO THE NORTHWEST CORNER OF THE SW 1/4 OF SECTION 11, T36N R119W;

THENCE S00°18'23"E, 2548.92 FEET, ALONG THE WEST LINE OF SAID SW 1/4, TO THE SOUTHEAST CORNER OF SAID SECTION 10;

THENCE S00°15'26"E, 120.41 FEET, ALONG THE EAST LINE OF GLO LOT 2 (NE 1/4 NE 1/4) OF SAID SECTION 15, TO THE NORTHWEST CORNER OF SECTION 14, T36N R119W;

THENCE N89°59'39"W, 1282.73 FEET, TO A POINT;

THENCE N00°36'01"E, 120.57 FEET, TO THE SOUTHEAST CORNER OF GLO LOT 7 OF SAID SECTION 10;

THENCE N00°24'21"W, 2642.93 FEET, TO A POINT;

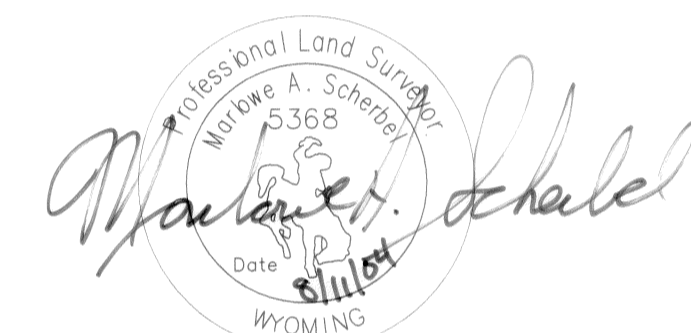
THENCE S89°38'31"E, 1285.91 FEET, TO THE CORNER OF BEGINNING;

ENCOMPASSING AN AREA OF 81.29 ACRES, MORE OR LESS;

THE BASE BEARING FOR THIS SURVEY IS THE WEST LINE OF THE SW 1/4 OF SECTION 10, T36N R119W, BEING N00°04'42"E;

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MARLOWE A. SCHERBEL THIS 10 DAY OF August 2004.

WITNESS MY HAND AND OFFICIAL SEAL:

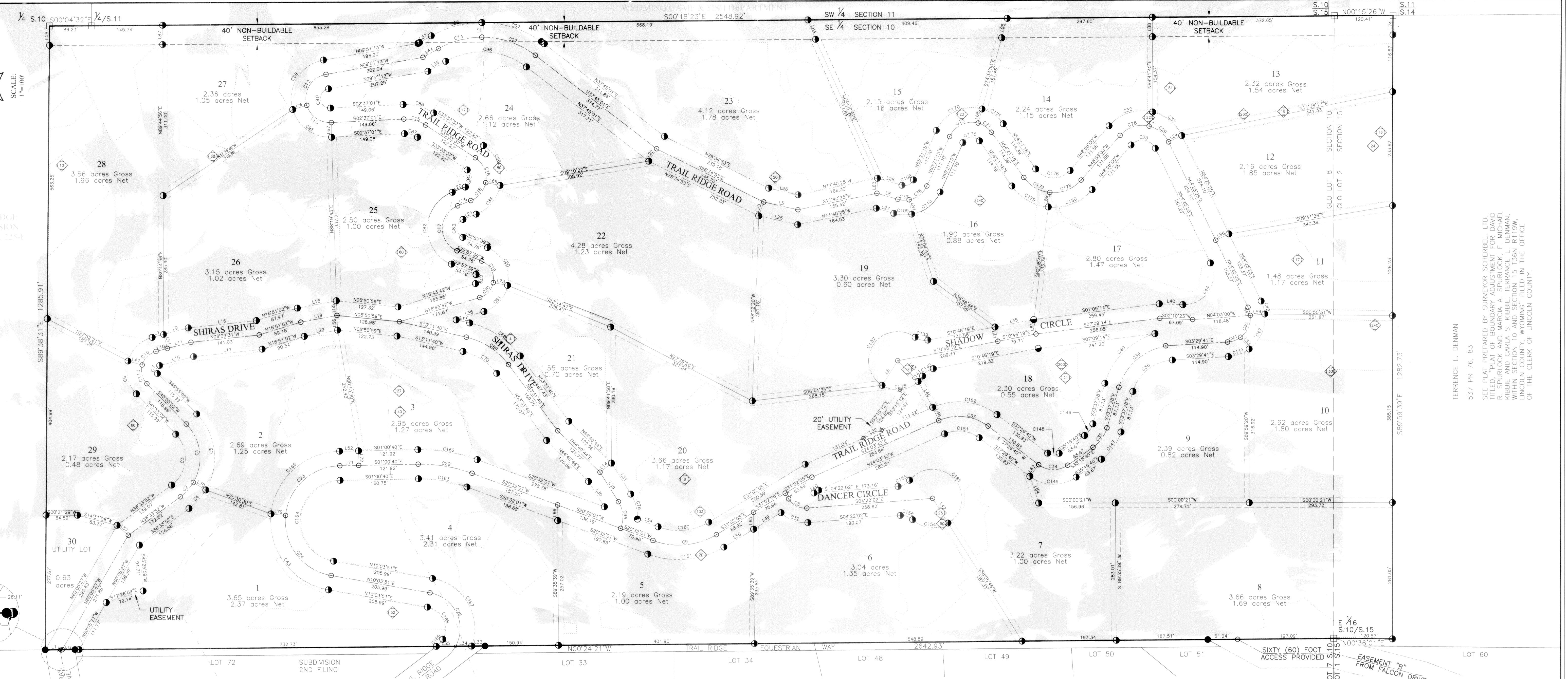


Jamie Dulola, Notary Public

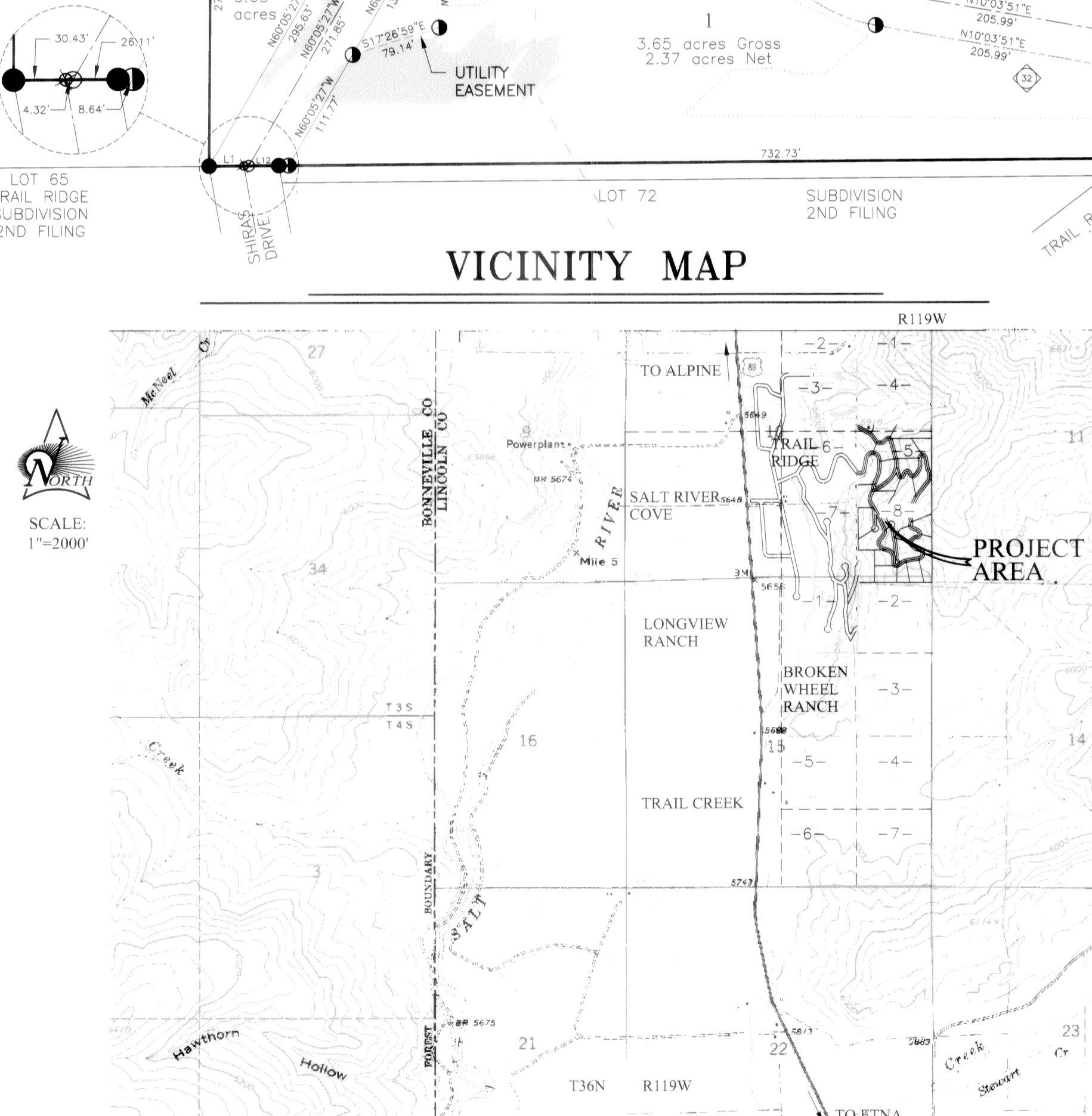
MY COMMISSION EXPIRES 5/21/04



SHADOW DANCER SUBDIVISION OWNER: SHADOW DANCER ESTATES, INC. WITHIN SECTION 10 AND SECTION 15 TOWNSHIP 36 NORTH RANGE 119 WEST LINCOLN COUNTY, WYOMING. SURRISE ENGINEERING, INC. 47 E 4TH AVE. AFTON, WYO. 83110. Surveyor Scherbel Ltd. BOX 4296 BIG PINEY-MARBLETON, WYO. - TELEPHONE 307-276-3347. BOX 725 AFTON, WYO. - TELEPHONE 307-885-9319. JACKSON, WYO. - TELEPHONE 307-733-5903. REVISIONS table. DESIGNER PHILIP G. ELLIOTT. ENGINEER RYAN J. ERICKSON, P.E. SURVEYOR MARLOWE A. SCHERBEL, P.L.S. SCALE NONE. NUMBER SHEET 1 OF 3. FINAL PLAT



VICINITY MAP



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 OR RIVER. (W.S. 18-5-306)
- 2. **LACK OF COMMON SEWER**

NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM. LOT OWNERS SHALL BE RESPONSIBLE FOR INSTALLING ON-SITE WASTEWATER SYSTEMS WHICH MEET STATE AND COUNTY STANDARDS (W.S.18-5-306).
- 3. **SEVERE SOIL LIMITATIONS**

WARNING: THIS SUBDIVISION IS LOCATED IN AN AREA OF SEVERE SOIL LIMITATIONS. SITE CONDITIONS MAY PREVENT THE USE OF CONVENTIONAL SEPTIC SYSTEMS AND BUILDING TECHNIQUES.
- 4. **LACK OF COUNTY ROAD MAINTENANCE**

NO PUBLIC MAINTENANCE OF STREETS OR ROADS. PLAT ACCEPTANCE DOES NOT CONSTITUTE ACCEPTANCE OF ROADWAYS AS COUNTY ROADS. ACCESS MAY BE DIFFICULT IN WINTER MONTHS.
- 5. **LACK OF SOLID WASTE SERVICE**

SOLID WASTE HAULAGE SERVICE NOT PROPOSED. LOT OWNERS SHALL BE RESPONSIBLE FOR HAULING THEIR OWN SOLID WASTE.
- 6. **SLOPE MOVEMENT AREAS**

SLOPE MOVEMENT AREAS MAY EXIST ON THE FOLLOWING LOTS: 1, 2, 3, 4, 24, 25, 26, 27
- 7. **SLOPES OVER 30%**

SLOPES STEEPER THAN 30% MAY EXIST ON THE FOLLOWING LOTS: 1-29

LEGEND

- ☐ Indicates a Corner Record filed or to be filed in the Office of the Clerk of Lincoln County.
- Indicates a 5/8" x 24" steel reinforcing rod with a 2" aluminum cap inscribed: "SURVEYOR SCHERBEL LTD AFTON WY PLS 5368", with appropriate details, set this survey.
- Indicates a 5/8"x24" steel reinforcing rod with a 2" aluminum cap inscribed, "SURVEYOR SCHERBEL LTD AFTON WY PLS 5368", with appropriate details, found.
- Indicates 3/8" x 12" steel spike set.
- ⊗ Indicates a calculated position, no monument found or set.
- Indicates a ≥ 30% slope area (non-buildable area).
- - - Indicates a Subdivision Boundary.
- +— Indicates a Roadway Centerline.
- +—— Indicates a Roadway Right-of-Way
- · - · - Indicates a slope movement boundary line
- +— Indicates a Lot line.
- · - · - Indicates an easement line.
- +— Indicates a leach field envelope line.

LAND USE TABLE	
TOTAL NUMBER OF LOTS	30
LOTS 1-29	RESIDENTIAL
LOT 30	UTILITY LOT
AVERAGE RESIDENTIAL LOT SIZE	2.8 ACRES
CURRENT ZONING	RURAL
ACRES IN SUBDIVISION	81.29±

NOTES:

- NO LOT IN THE SUBDIVISION SHALL BE SUBDIVIDED.
- THERE IS A 10' (TEN FOOT) UTILITY EASEMENT ON EACH SIDE OF ALL LOT LINES WITHIN THIS SUBDIVISION, UNLESS OTHERWISE NOTED.
- THERE ARE NO EXISTING WATER RIGHTS IN THE PROJECT AREA.
- EACH LOT OWNER WILL BE RESPONSIBLE FOR THEIR WASTE WATER TREATMENT AND DISPOSAL SYSTEM. PERCOLATION RATES SHOWN ARE NOT INTENDED FOR DESIGN PURPOSES. IF PERCOLATION RATES ARE NOT ACCEPTABLE, AN ENGINEERED WASTE WATER SYSTEM MAY BE REQUIRED.

SHADOW DANCER ESTATES
OWNER
SHADOW DANCER ESTATES, INC.

WITHIN SECTION 10 & SECTION 15
TOWNSHIP 36 NORTH RANGE 119 WEST
LINCOLN COUNTY, WYOMING

SUNRISE ENGINEERING, INC.
47 E 4TH AVE.
AFTON, WYO. 83110

Surveyor Scherbel Ltd.
BOX 4296 BIG PINEY-MARBLETON, WYO. - TELEPHONE 307-276-3347
BOX 725 AFTON, WYO. - TELEPHONE 307-885-9319
JACKSON, WYO. - TELEPHONE 307-733-5903

NO.	BY DATE	DESCRIPTION	DESIGNER	DATE
1	MS 8/04	SSLD REVIEW	PHILIP G. ELLIOTT	28 JULY, 2004
			RYAN J. ERICKSON, P.E.	28 JULY, 2004
			MARLOWE A. SCHERBEL, P.L.S.	28 JULY, 2004
			SCALE AS NOTED	FILE 15842-10000-0010

NUMBER SHEET 2 OF 3

FINAL PLAT

TERRENCE L. DENMAN
537 PR 76, B5
SEE PLAT PREPARED BY SURVEYOR SCHERBEL, LTD. TITLED, "PLAT OF BOUNDARY ADJUSTMENT FOR DAVID K. SCHURLOCK AND MARCIA A. THORPLOCK, F.M.I., MICHAEL B. THORPLOCK AND MARCIA A. THORPLOCK, F.M.I., WITHIN SECTION 10 AND SECTION 15 T36N R119W, LINCOLN COUNTY, WYOMING" FILED IN THE OFFICE OF THE CLERK OF LINCOLN COUNTY.

