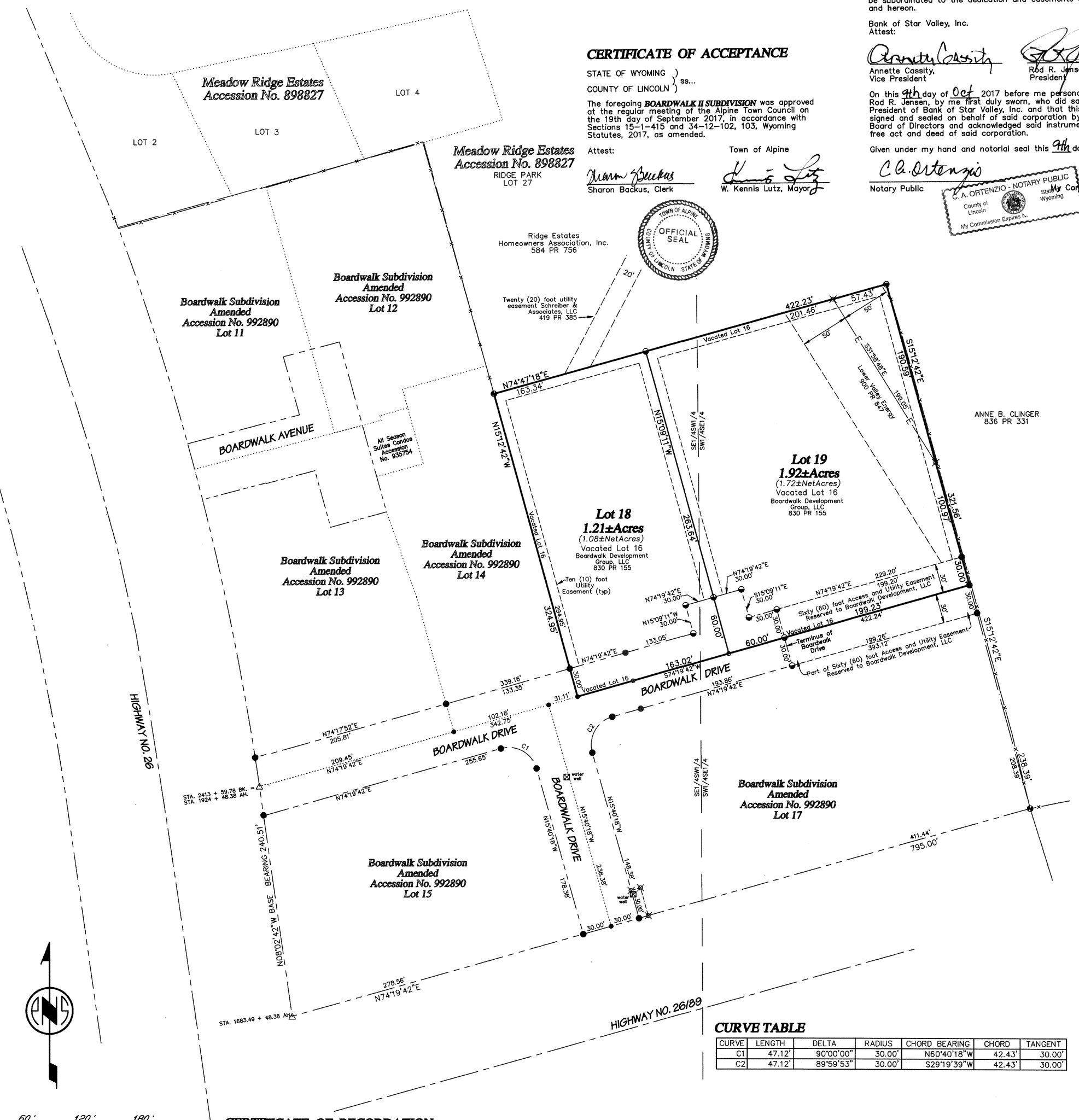
BOARDWALK II SUBDIVSION



CERTIFICATE OF ACCEPTANCE

STATE OF WYOMING }
COUNTY OF LINCOLN } ss...

The foregoing ***BOARDWALK II SUBDIVISION*** was approved at the regular meeting of the Alpine Town Council on the 19th day of September 2017, in accordance with Sections 15–1–415 and 34–12–102, 103, Wyoming Statutes, 2017, as amended.

Attest: Town of Alpine

Sharon Backus, Clerk — W. Kennis Lutz, Mayor

TOWN OF ALPINE OFFICIAL SEAL LINCOLN COUNTY STATE OF WYOMING

CERTIFICATE OF MORTGAGEE

STATE OF WYOMING }
COUNTY OF LINCOLN } ss ...

The Bank of Star Valley, Inc. certifies that it is the holder of a Mortgage of Record in the Office of the Clerk of Lincoln County in Book 830 of Photostatic Records on Page 166 upon the property described under the Certificate of Surveyor and does hereby consent to the subdivision and does join in and consent to the dedication of the land and easements hereon as contained under the Certificate of Owner and agrees that its mortgage shall be subordinated to the dedication and easements shown herein and hereon.

Bank of Star Valley, Inc.
Attest:

Annette Cassity, Vice President — Rod R. Jensen, President

On this 9th day of Oct 2017 before me personally appeared Rod R. Jensen, by me first duly sworn, who did say that he is the President of Bank of Star Valley, Inc. and that this instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and acknowledged said instrument to be the free act and deed of said corporation.

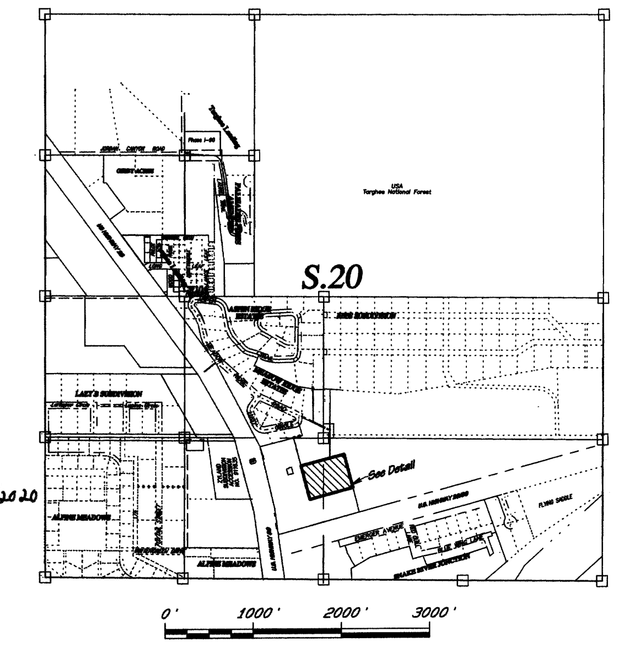
Given under my hand and notorial seal this 9th day of Oct 2017.

Notary Public — My Commission expires: 5/27/2020

C. A. ORTENZIO - NOTARY PUBLIC County of Lincoln State of Wyoming My Commission Expires 5/27/2020

LOCATION MAP

T37N R118W



CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF LINCOLN } ss ...

I, Karl F. Scherbel, of Afton, Wyoming, hereby certify that this plat was made from notes taken during an actual survey made by me and by persons under my supervision during August 2017 and from records in the Office of the Clerk of Lincoln County and that it correctly represents ***BOARDWALK II SUBDIVISION*** ;

that the boundary of the subdivision is:

That part of the SE1/4SW1/4 and the SW1/4SE1/4 of Section 20, T37N R118W, Lincoln County, Wyoming, being:

All of Lot 16 of Boardwalk Subdivision Amended, of record in said Office with Accession No. 992890;

Encompassing an area of 3.13 acres, more or less.

Professional Land Surveyor Karl F. Scherbel 11810 Date 9/19/17 WYOMING

The foregoing instrument was acknowledged before me by Karl F. Scherbel this 3rd day of October 2017.

Witness my hand and official seal.

Notary Public — My Commission expires: 5/27/2020

C. A. ORTENZIO - NOTARY PUBLIC County of Lincoln State of Wyoming My Commission Expires 5/27/2020

CERTIFICATE OF OWNERS

STATE OF WYOMING }
COUNTY OF LINCOLN } ss ...

The undersigned hereby certify that the division of that part of the SE1/4SW1/4 and the SW1/4SE1/4 of Section 20, T37N R118W, Lincoln County, Wyoming, as depicted hereon 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;

that the name of the Subdivision shall be ***BOARDWALK II SUBDIVISION;***

that Lot 16 of Boardwalk Subdivision Amended, of record in said Office with Accession No. 992890, is hereby vacated in accordance with Section 34–12–108, Wyoming Statutes 2017, as amended, and respectfully request the Clerk of Lincoln County to so mark said plat in accordance with Section 34–12–110;

that this subdivision is subject to that Declaration of Conditions, Covenants, and Restrictions of record in said Office in Book 871 of Photostatic Records on page 349;

that Boardwalk Drive as shown on this plat is a private road with a perpetual right–of–way granted to Lots 18 and 19;

that the undersigned does hereby reserve a right of ingress, egress, and utilities over, under, and across the Sixty (60) foot access and Utility Easement depicted hereon, being the south thirty (30) feet of Lot 18 and 19 and the north thirty (30) feet of Lot 17 of Boardwalk Subdivision Amended of record in the Office of the Clerk of Lincoln County with Accession No. 992890, including the right to grant access and utilities to whatever adjoining lands said owner may designate;

that easements for drainage and utilities, identical with said Boardwalk Drive and a ten (10) foot strip of land along the sides and rear of each lot, are hereby granted to all public or private utility companies and their heirs, successors and assigns, including but not limited to, Lower Valley Energy, Silver Star Communications, and the Town of Alpine, for the underground installation, maintenance and repair of all utilities, including, but not limited to, water, sewer, power, telephone, cable television, gas, storm water drainage and irrigation facilities appurtenant to this subdivision, and appurtenant to the adjoing lands of the undersigned;

that all rights under and by virtue of the Homestead Exemption Laws of the State of Wyoming are hereby released.

BOARDWALK DEVELOPMENT GROUP, LLC

signatures obtained by separate Certificates of Owner's Signatures to be recorded concurrently herewith

994633 10/10/2017 1:06 PM
LINCOLN COUNTY FEES: $75.00 PAGE 1 OF 1
JEANNE WAGNER, LINCOLN COUNTY CLERK

CERTIFICATE OF APPROVAL

STATE OF WYOMING }
COUNTY OF LINCOLN } ss ...

Pursuant to Sections 34–12–102 and 34–12–103 and Sections 18–5–301 through 18–5–315, Wyoming Statutes 2017, as amended, ***BOARDWALK II SUBDIVISION*** was approved at the regular meeting of the Board of County Commissioners held on this 4th day of October 2017.

Subject to the provisions of a resolution and amendments thereto, for the approval of subdivision and townsite plats as adopted on 4 May 2005, as amended. 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 2017, as amended.

Board of County Commissioners
County of Lincoln

Robert E. King, Chairman — Kent Connelly, Commissioner

Attest:

Jeanne Wagner, Clerk — Jerry A. Harmon, Commissioner

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 11810", with appropriate details, found or of record.

indicates a 5/8" x 24" steel reinforcing rod with a 2" aluminum cap inscribed, "SURVEYOR SCHERBEL LTD AFTON WY PLS 11810", with appropriate details, set this survey.

indicates a 6" x 6" concrete post with brass cap inscribed: "STATE HIGHWAY DEPT. R.O.W. MARKER", with appropriate details, found.

indicates a 5/8" x 24" iron rod with a yellow plastic cap marked "PE/LS 3520", found.

indicates a 3/8" x 12" steel spike, found or of record.

indicates a 3/8" x 12" steel spike, set this survey.

indicates a calculated position, no monument found or set.

indicates a right–of–way line.

indicates a centerline.

indicates an easement line.

indicates an existing fence line.

indicates an existing overhead power transmission line.

The Base Bearing for this survey is the east right–of–way line of Highway 26, between STA. 1924 + 48.38 AH. and STA. 1683 + 48.38, being N08°02'42"W.

Note: Due to the rounding algorithms of automated computer drafting text, the sum of the parts of total distances may be 0.01' different from the total distance shown.

PLAT WARNINGS

1. INSTREAM FLOW AND RIPARIAN RIGHTS

   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, 2017).

2. DOMESTIC WATER AVAILABLE
3. LACK OF COUNTY ROAD MAINTENANCE

   NO PUBLIC MAINTENANCE OF STREETS OR ROADS (W.S. 18–5–306, 2017). Plat acceptance does not constitute acceptance of roadways as county roads. Access may be difficult in winter months.

4. LACK OF SOLID WASTE SERVICE

   Solid waste haulage service not proposed. Lot owners shall be responsible for hauling their own solid waste.

5. FIRE RESPONSE

   On–site fire–fighting facilities are not proposed.

6. SPLIT ESTATE

   THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.

CURVE TABLE

CURVE	LENGTH	DELTA	RADIUS	CHORD BEARING	CHORD	TANGENT
C1	47.12'	90°00'00"	30.00'	N60°40'18"W	42.43'	30.00'
C2	47.12'	89°59'53"	30.00'	S29°19'39"W	42.43'	30.00'

OWNERS:

Boardwalk Development Group, LLC
P.O. Box 3351
Alpine, Wyoming 83128

SURVEYOR:

Surveyor Scherbel, Ltd.
P.O. Box 725
Afton, Wyoming 83110
(307) 885–9319

LAND USE TABLE:

Total Number of Lots:	2
Average Lot Size:	1.57± Acres
Total Acres:	3.13± Acres
Use of Lots:	Commercial/Residential
Zoning:	Mixed

DATE:

October 2017

BOARDWALK II SUBDIVISION
IDENTICAL WITH LOT 16 BOARDWALK SUBDIVISION AMENDED WITHIN THE SE1/4SW1/4 SW1/4SE1/4 SECTION 20
T37N R118W LINCOLN COUNTY, WYOMING

CERTIFICATE OF RECORDATION

This plat was filed for record in the Office of the Clerk of Lincoln County on this 10th day of October, 2017.

Jeanne Wagner, Clerk

STATE OF WYOMING COUNTY CLERK LINCOLN COUNTY

SCALE: 1" = 60'

PLOT DATE: 3 October 2017

DATE: 31 August 2017
DRAWN BY: Kimberly Williams
CALCULATED BY: Karl F. Scherbel
CATEGORY/PRINT: S/D
FIELD BOOK:
COMPUTER FILE: Boardwalk2.pro

SURVEYOR SCHERBEL, LTD.
PROFESSIONAL LAND SURVEYORS
BOX 4296 BIG PINEY–MARBLETON, WYO. 83113 TEL 307–276–3347
BOX 725 AFTON, WYO. 83110 TEL 307–885–9319; ALPINE, WYO. 83128 TEL 307–885–9319
JACKSON, WYO. TEL 307–733–5303; LAVA, ID TEL 208–776–5930; MONTPELIER, ID TEL 208–847–1854

10/3/2017 – SSLTD Review
9/19/2017 – Boardwalk Drive Turnaround
REVISIONS:

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