

**GENERAL NOTES**

1. ALL DISTANCES AND BEARINGS ARE MEASURED UNLESS NOTED OTHERWISE.
2. THE PROPERTY IS ZONED R. TOTAL ACREAGE IS 50.26 ACRES WITH 83 PROPOSED LOTS FOR AN AVERAGE DENSITY OF 0.61 ACRES.
3. LOTS WITHIN THIS DEVELOPMENT SHALL NOT BE SUBJECT TO DIVISION OR SUBDIVISION WITHOUT FULL COMPLIANCE WITH ALL SUBDIVISION REGULATIONS IN EFFECT IN SUBLETTE COUNTY, WYOMING.
4. R SETBACK REQUIREMENTS: FRONT 20', BACK 20', SIDES 7'.
5. VEHICLES AND TRAILERS STORED ON LOT 82 SHALL BE SETBACK 20 FEET FROM THE FRONT AND BACK PROPERTY LINES, 7 FEET FROM SIDE PROPERTY LINES AND 15 FEET FROM THE TOP OF THE BANK FOR THE COLORADO DITCH.
6. LOTS 51, 53, 55, 63, 70, 71, 76, 77 AND 80 MAYBE DEVELOPED WITH DUPLEX UNITS.
7. NO PROPOSED PUBLIC MAINTENANCE OF STREETS OR ROADS EXCEPT WILLOW LAKE COUNTY ROAD 23-119.
8. PUBLIC WATER AND SEWER ARE PROPOSED FOR THIS SUBDIVISION. OUTSIDE TOWN LIMIT RATES FOR SERVICE HOOKUPS AND USAGE FEES WILL BE PAID TO THE TOWN.
9. REPAIR AND MAINTENANCE FOR SEWER, WATER, AND STREETS ALONG WITH SNOW PLOWING OF STREETS WITHIN THIS SUBDIVISION WILL BE HANDLED THROUGH A SPECIAL IMPROVEMENT DISTRICT (SID).
10. UTILITY EASEMENTS ARE THE FULL WIDTH OF THE ROAD OR STREET EASEMENT AND 7 FEET ON EACH SIDE OF ALL LOT LINES EXCEPT THAT UTILITY EASEMENTS WILL BE 15 FEET INSIDE LOT LINES ADJOINING ALL STREETS AND ARE TO BE USED FOR PUBLIC UTILITY INSTALLATION AND MAINTENANCE.
11. WYOMING LAW 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. SELLER DOES NOT WARRANT TO A PURCHASER THAT HE SHALL HAVE ANY RIGHTS TO THE NATURAL FLOW OF ANY STREAM WITHIN OR ADJACENT TO THIS SUBDIVISION.
12. EXISTING FENCES DO NOT FOLLOW LOT LINES.
13. LOT LINE MEASUREMENTS ARE BETWEEN MONUMENTS AND NOT TO THE ROAD CENTERLINE.
14. STORM WATER, SNOW MELT, DRAINAGE, AND EROSION CONTROL HAVE BEEN ADDRESSED THROUGH STREET AND VALLEY PAN CONSTRUCTION.
15. OWNER/DEVELOPER: SPLIT DIAMOND DEVELOPMENT, INC.  
PO BOX 1606  
PINEDALE, WY 82941
- ENGINEER: RIO VERDE ENGINEERING  
P.O. BOX 642  
PINEDALE, WY. 82941

**CERTIFICATE OF MORTGAGEE**

STATE OF WYOMING )  
 ) SS.  
COUNTY OF SUBLETTE )

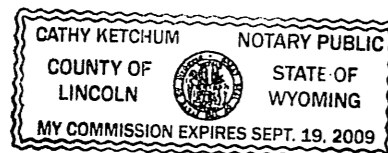
KNOW ALL BY THESE PRESENTS: THAT THE BANK OF JACKSON HOLE, PO BOX 7000, 990 WEST BROADWAY, JACKSON, WY 83002, HOLDS A MORTGAGE ON THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS THE SPLIT DIAMOND MEADOWS SUBDIVISION; SAID LANDS BEING LOCATED IN THE NW/4 AND W/2 NE/4 OF SECTION 33, T.34N., R.109W., OF THE 6TH P.M., SUBLETTE COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED IN THE CERTIFICATE OF SURVEYOR; AND THAT THE DEVELOPMENT OF WHICH, AS IT APPEARS ON THIS PLAT, IS HEREBY APPROVED AND CONFIRMED.

*David Perino*  
DAVID PERINO, SENIOR VICE PRESIDENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DAVID PERINO, SENIOR VICE PRESIDENT OF BANK OF JACKSON HOLE.

THIS 23<sup>rd</sup> DAY OF August, 2006

WITNESS MY HAND AND OFFICIAL SEAL: *Cathy Ketch*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 9/19/09



**ANNEXATION**

THIS PROPERTY CONTAINING 83 LOTS WILL BE ANNEXED TO THE TOWN OF PINEDALE WHEN IT BECOMES CONTIGUOUS TO THE TOWN LIMITS OF PINEDALE AND UPON APPROVAL OF THE ANNEXATION BY THE TOWN OF PINEDALE. AT THE TIME OF ANNEXATION, THE STREETS WILL BE DEDICATED TO THE TOWN OF PINEDALE FOR THE USE OF THE PUBLIC.

**WYOMING GAME & FISH WILDLIFE ISSUES**

NO PETS SHALL BE ALLOWED TO HARASS WILDLIFE AS STATED IN THE PROTECTIVE COVENANTS FILED WITH THIS PLAT.

**SPECIAL IMPROVEMENT DISTRICT**

ALL LOT OWNERS SHALL BE MEMBERS OF THE SPLIT DIAMOND MEADOW IMPROVEMENT AND SERVICE DISTRICT WHICH IS ON FILE IN THE OFFICE OF THE CLERK OF SUBLETTE COUNTY, WYOMING. ALL UTILITIES, ROADS, AND PARKS WILL BE TO THE INDIVIDUAL LOT OWNERS.

WATER METERS AND BACKFLOW PREVENTION DEVICES AS SPECIFIED BY THE TOWN OF PINEDALE WILL BE REQUIRED TO BE INSTALLED BY EACH LOT OWNER FOR EACH RESIDENCE.

**CERTIFICATE OF OWNER**

KNOW ALL BY THESE PRESENTS: THAT SPLIT DIAMOND DEVELOPMENT, INC., A WYOMING CORPORATION DOES HEREBY CERTIFY THAT IT IS THE OWNER OF ALL LANDS SHOWN ON THIS PLAT TO BE KNOWN AS THE SPLIT DIAMOND MEADOWS SUBDIVISION; SAID LANDS BEING LOCATED IN THE NW/4 AND W/2NE/4 OF SECTION 33, T.34N., R.109W., OF THE 6TH P.M., SUBLETTE COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED IN THE CERTIFICATE OF SURVEYOR; AND THAT SAID TRACT CONTAINS 50.26 ACRES, MORE OR LESS; AND THAT THE DEVELOPMENT OF WHICH, AS IT APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; AND THAT THE ACCESS SHALL BE FROM WILLOW LAKE, CR 23-119, A COUNTY ROAD; TO KATHRYN HILL DRIVE AND MCGOY DRIVE, TO KLEIN LOOP, GRACE LANE, AUSTIN LANE, ARROYO AVENUE, CANTLIN PLACE, AND ALDEN AVENUE AS SHOWN ON THIS PLAT, ALL OF WHICH, MEANING ALL OF THE ROADS WITHIN THIS SUBDIVISION, ARE DEDICATED TO THE PUBLIC FOR INGRESS, EGRESS AND FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES; AND THAT UTILITY EASEMENTS ARE AS INDICATED IN NOTE 8 UNDER THE GENERAL NOTES.

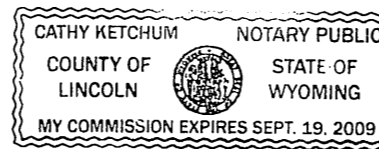
SPLIT DIAMOND DEVELOPMENT, INC.

*Mary Ann Menster*  
MARY ANN MENSTER, PRESIDENT

STATE OF WYOMING )  
 ) SS.  
COUNTY OF SUBLETTE )

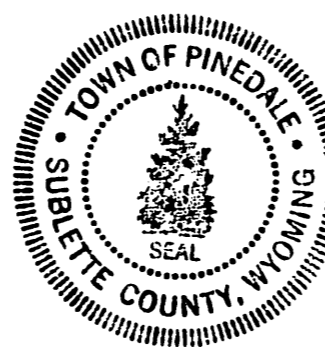
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MARY ANN MENSTER, PRESIDENT OF SPLIT DIAMOND DEVELOPMENT, INC., A WYOMING CORPORATION, THIS 23<sup>rd</sup> DAY OF August, 2006.

WITNESS MY HAND AND OFFICIAL SEAL: *Cathy Ketch*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 9/19/09



**CERTIFICATE OF ACCEPTANCE**

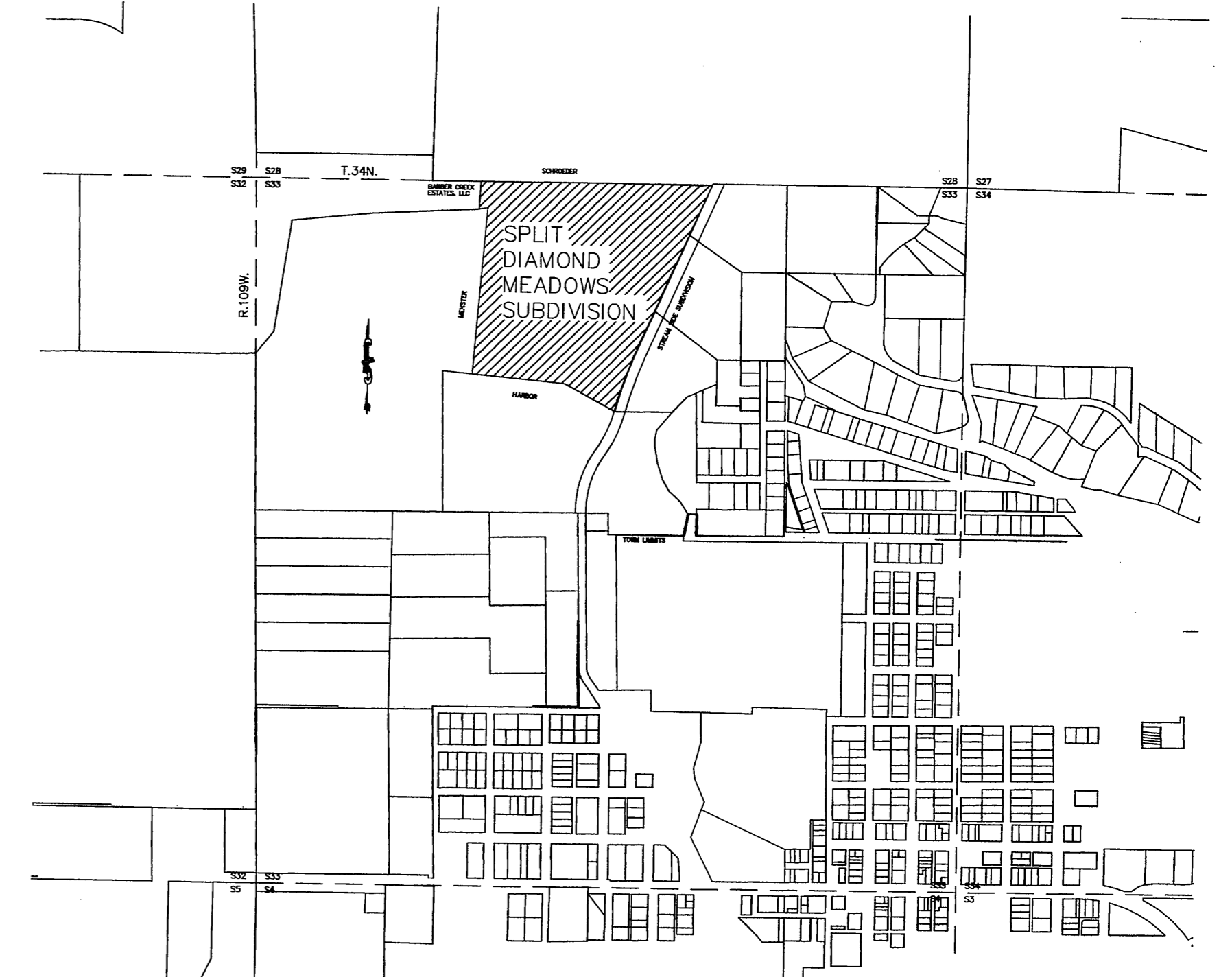
PURSUANT TO STATE REGULATIONS, THE FOREGOING PLAT OF THE SPLIT DIAMOND MEADOWS SUBDIVISION WAS APPROVED AND ACCEPTED AT A MEETING OF THE TOWN COUNCIL OF THE TOWN OF PINEDALE, WYOMING, ON THE 14<sup>th</sup> DAY OF August, 2006.



TOWN COUNCIL  
PINEDALE, WYOMING

*Stephen Smith*  
STEPHEN SMITH, MAYOR

*Patty Racich*  
ATTEST: PATTY RACICH, TOWN CLERK



**VICINITY MAP**

1" = 1000'

**CERTIFICATE OF APPROVAL**

PURSUANT TO SECTIONS 18-5-301 TO 18-5-315 AND SECTIONS 34-12-102 TO 34-12-103, WYOMING STATUTES, 2005, AS AMENDED, AND THE SUBLETTE COUNTY PLANNING AND ZONING REGULATIONS, THE SPLIT DIAMOND MEADOWS SUBDIVISION WAS APPROVED AT THE REGULAR MEETING OF THE BOARD OF COUNTY COMMISSIONERS ON THE 3<sup>rd</sup> DAY OF August, 2006. 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, 2003, AS AMENDED.

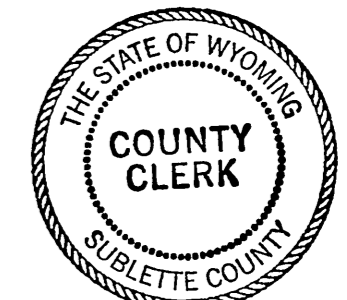
BOARD OF COUNTY COMMISSIONERS  
SUBLETTE COUNTY, WYOMING

*Betty Fear*  
BETTY FEAR, CHAIRMAN

*John P. Linn*  
JOHN P. LINN, COMMISSIONER

*William W. Cramer*  
WILLIAM W. CRAMER, COMMISSIONER

ATTEST: *Mary Lankford*  
MARY LANKFORD, COUNTY CLERK



**PLAT OF THE  
SPLIT DIAMOND MEADOWS  
SUBDIVISION**

LOCATED IN THE  
NW/4 AND W/2NE/4, SECTION 33  
T.34N., R.109W., 6TH P.M.  
SUBLETTE COUNTY, WYOMING