



LINE TABLE		
LINE	LENGTH	BEARING
L1	3.13	N61°35'41\"W
L2	63.10	S89°52'20\"E
L3	9.00	S89°52'20\"E
L4	13.24	S88°26'49\"E
L5	43.56	S73°09'18\"E
L6	25.60	S06°05'23\"W
L7	28.14	N06°05'23\"E
L8	20.00	N04°24'58\"E
L9	20.00	N04°24'58\"E
L10	20.00	N04°24'58\"E
L11	20.00	N04°24'58\"E
L12	20.00	N04°24'58\"E
L13	20.00	N04°24'58\"E
L14	20.00	N05°09'42\"E
L15	40.03	S02°58'13\"W
L16	40.03	S02°58'13\"W
L17	31.00	S89°24'58\"W
L18	21.58	S89°24'58\"W
L19	3.55	N57°30'50\"E
L20	60.23	N04°24'58\"E
L21	60.01	N04°24'58\"E
L22	29.97	S23°37'02\"W
L23	30.03	S23°36'18\"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TAN	CHORD DIR	CHORD
C1	34.98	72.50	27°38'32\"	17.84	S52°18'46\"E	34.64
C2	162.65	72.50	128°32'33\"	150.45	S25°46'46\"W	130.62
C3	161.01	3060.00	3°00'53\"	80.52	S22°06'07\"W	160.99
C4	196.47	3060.00	3°40'43\"	98.27	S18°45'19\"W	196.43
C5	343.36	3020.00	6°30'52\"	171.87	S20°21'08\"W	343.18
C6	131.10	3020.00	2°29'14\"	65.56	S15°51'05\"W	131.09
C7	22.25	15.00	85°00'00\"	13.74	N45°28'13\"E	20.27
C8	24.87	15.00	95°00'00\"	16.37	S44°31'47\"E	22.12
C9	22.25	15.00	85°00'00\"	13.74	S45°28'13\"W	20.27
C10	24.87	15.00	95°00'00\"	16.37	S44°31'47\"W	22.12
C11	22.25	15.00	85°00'00\"	13.74	S45°28'13\"W	20.27
C12	24.87	15.00	95°00'00\"	16.37	N44°31'47\"W	22.12
C13	22.25	15.00	85°00'00\"	13.74	S46°54'58\"W	20.27
C14	24.87	15.00	95°00'00\"	16.37	N43°05'02\"W	22.12
C15	23.76	15.00	90°44'43\"	15.20	N49°47'20\"E	21.35
C16	23.77	15.00	89°15'17\"	14.81	S40°12'40\"E	21.07
C17	23.32	15.00	89°04'18\"	14.76	S50°37'33\"E	21.04
C18	23.80	15.00	90°55'42\"	15.25	S39°22'27\"E	21.38
C19	23.32	15.00	89°04'18\"	14.76	N50°37'33\"E	21.04
C20	17.50	15.00	66°50'41\"	9.90	S27°19'57\"E	16.52
C21	23.32	15.00	89°04'18\"	14.76	S50°37'33\"E	21.04
C22	22.99	15.00	87°48'32\"	14.44	S40°56'03\"E	20.80
C23	18.73	15.00	71°33'23\"	10.81	N59°23'00\"E	17.54
C24	24.87	15.00	95°00'00\"	16.37	N23°53'42\"W	22.12
C25	23.57	15.00	90°01'35\"	15.01	S47°59'01\"W	21.22
C26	23.56	15.00	89°58'25\"	14.99	S42°00'59\"E	21.21
C27	22.25	15.00	85°00'00\"	13.74	N66°06'18\"E	20.27
C28	24.87	15.00	95°00'00\"	16.37	N23°53'42\"W	22.12
C29	23.57	15.00	90°01'35\"	15.01	S47°59'01\"W	21.22
C30	23.56	15.00	89°58'25\"	14.99	S42°00'59\"E	21.21
C31	22.25	15.00	85°00'00\"	13.74	N66°06'18\"E	20.27
C32	24.87	15.00	95°00'00\"	16.37	N44°31'47\"W	22.12
C33	23.57	15.00	90°00'44\"	15.00	S68°36'40\"W	21.22
C34	38.52	72.50	30°26'38\"	19.73	N49°39'16\"E	38.07
C35	157.39	72.50	124°22'54\"	137.46	N27°45'30\"W	128.25

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
COUNTY OF SUBLETTE) SS.
I, MARK C. EATINGER OF PINEDALE, WYOMING, HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION DURING AUGUST, 2006 AND FROM RECORDS AVAILABLE IN THE OFFICE OF THE CLERK OF SUBLETTE COUNTY, WYOMING, AND THAT THE PLAT CORRECTLY REPRESENTS A TRACT OF LAND LOCATED IN THE NW/4 AND W/2NE/4, SEC. 33, T.34N, R.109W, OF THE 6TH P.M., SUBLETTE COUNTY, WYOMING; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A TRACT OF LAND 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 AS FOLLOWS:
BEGINNING AT A POINT WHICH IS THE N/4 CORNER OF SAID SECTION 33;
THENCE S.89°53'18\"E., A DISTANCE OF 678.28 FEET ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 33 TO THE W-E/64 CORNER COMMON TO SECTION 28 AND 33, T.34N., R.109W.;
THENCE S.89°52'20\"E., A DISTANCE OF 115.71 FEET ALONG SAID NORTH BOUNDARY LINE TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SUBLETTE COUNTY ROAD NO. 23-119;
THENCE S.23°37'02\"W., A DISTANCE OF 426.08 FEET ALONG SAID WEST RIGHT-OF-WAY;
THENCE S.23°36'18\"W., A DISTANCE OF 974.33 FEET ALONG SAID WEST RIGHT-OF-WAY;
THENCE S.89°52'20\"E., ALONG A CURVE TO THE LEFT ON SAID RIGHT-OF-WAY, A DISTANCE OF 474.46 FEET; SAID CURVE HAS A RADIUS OF 3020.00 FEET, A CENTRAL ANGLE OF 9°00'08\", A CHORD LENGTH OF 473.97, AND A CHORD DIRECTION OF S.19°06'51\"W.;
THENCE N.61°28'36\"W., A DISTANCE OF 443.94 FEET;
THENCE N.84°50'18\"W., A DISTANCE OF 695.67 FEET;
THENCE N.04°24'58\"E., A DISTANCE OF 1260.25 FEET;
THENCE S.82°57'40\"W., A DISTANCE OF 66.88 FEET;
THENCE N.03°23'25\"E., A DISTANCE OF 209.89 FEET;
THENCE N.89°59'13\"E., A DISTANCE OF 961.84 FEET ALONG SAID NORTH BOUNDARY LINE OF SECTION 33 TO THE POINT OF BEGINNING;
SAID TRACT CONTAINS 50.26 ACRES, MORE OR LESS.

TOGETHER WITH ALL IMPROVEMENTS AND APPURTENANCES THEREUNTO APPERTAINING, SUBJECT TO RESERVATIONS AND RESTRICTIONS CONTAINED IN THE UNITED STATES PATENTS OR OF RECORD, TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD OR IN USE AND TO PRIOR MINERAL RESERVATIONS OF RECORD.
AND THAT ALL PARTS AND CORNERS ARE MONUMENTED AS SHOWN HEREON.
MARK C. EATINGER
WYOMING PELS 6410
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MARK C. EATINGER THIS 22nd DAY OF August, 2006.
WITNESS MY HAND AND OFFICIAL SEAL: *Mark C. Eatinger*
MY COMMISSION EXPIRES: July 6, 2009
NOTARY PUBLIC
COUNTY OF SUBLETTE
STATE OF WYOMING
BY COMMISSION EXPIRES 7/6/2009
RECORDED Sept 5 2006 2:25 PM
IN BOOK 82 Misc PAGE 102
FEES \$ 50.00 COUNTY CLERK
BY *Debra J. Nestor*

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

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)
COUNTY OF SUBLETTE) SS.

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.

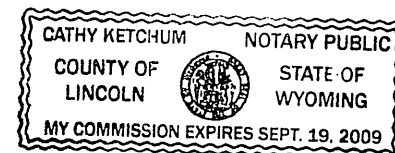
David Perino
DAVID PERINO, SENIOR VICE PRESIDENT

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

THIS 23rd DAY OF August, 2006

WITNESS MY HAND AND OFFICIAL SEAL: *Cathy Ketchum*

MY COMMISSION EXPIRES: 9/19/09 NOTARY PUBLIC



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 OWNED BY OR UNDER THE PURVIEW OF THE DISTRICT WITH THE COST MAINTENANCE OF THOSE ITEMS TO BE ASSESSED 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 MCCOY 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

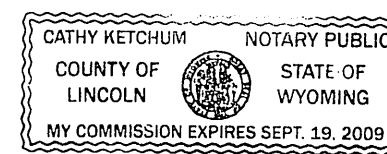
STATE OF WYOMING)
COUNTY OF SUBLETTE) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MARY ANN MENSTER, PRESIDENT

OF SPLIT DIAMOND DEVELOPMENT, INC., A WYOMING CORPORATION, THIS 23rd DAY OF August, 2006.

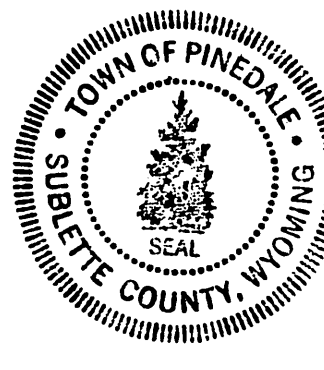
WITNESS MY HAND AND OFFICIAL SEAL: *Cathy Ketchum*

MY COMMISSION EXPIRES: 9/19/09 NOTARY PUBLIC



CERTIFICATE OF ACCEPTANCE

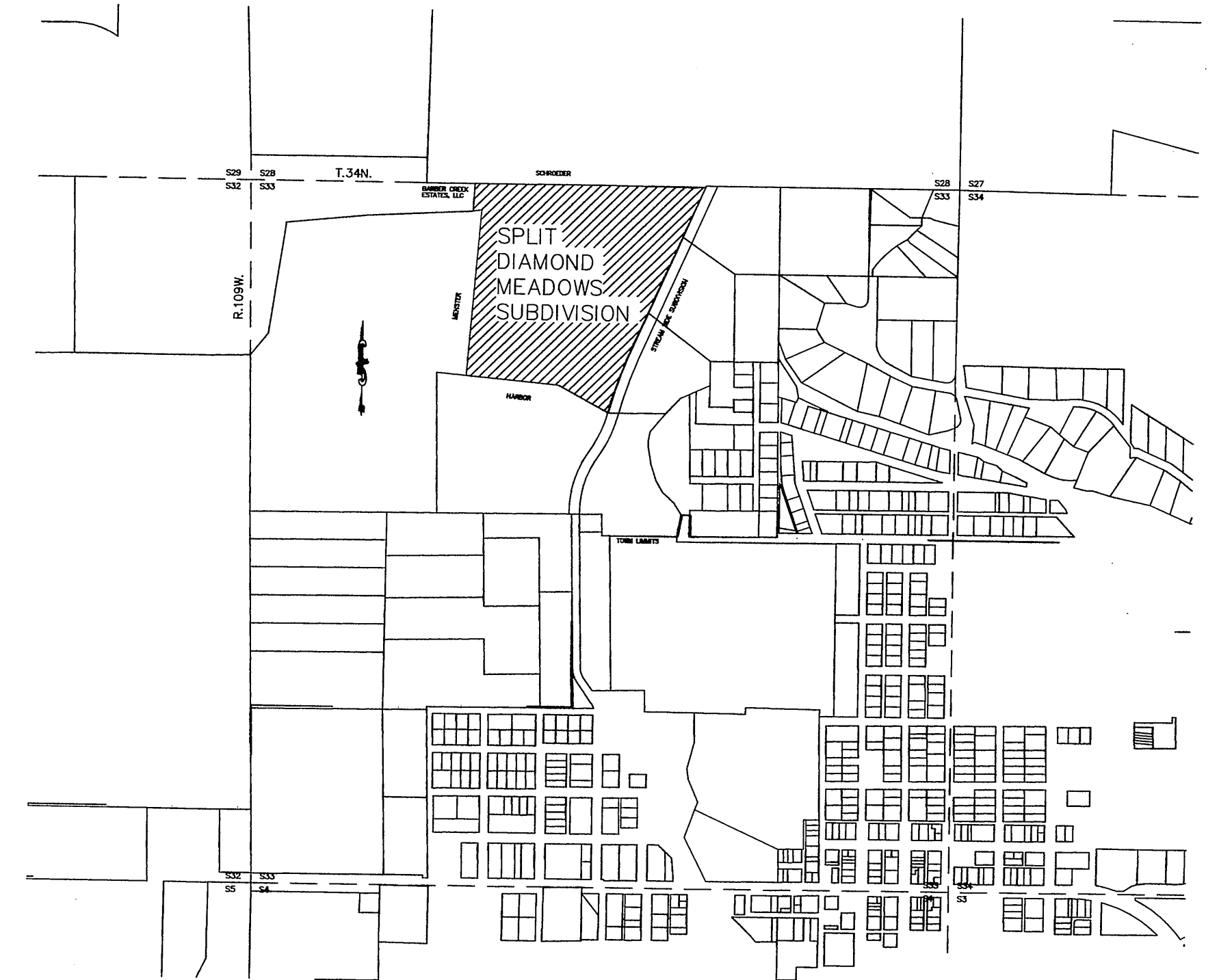
PURSUANT TO STATE REGULATIONS, THE FOREGOING PLAT OF THE SPLIT DIAMOND MEADOWS SUBDIVISION WAS APPROVED AND ACCEPTED AT A MEETING OF THE TOWN COUNCIL OF THE TOWN OF PINEDALE, WYOMING, ON THE 14 DAY OF August, 2006.



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 3rd 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.

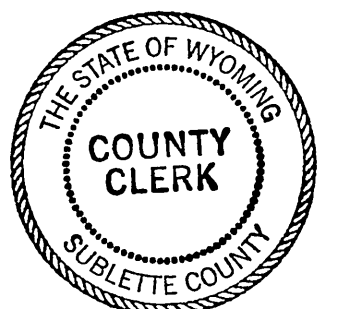
BOARD OF COUNTY COMMISSIONERS
SUBLETTE COUNTY, WYOMING

Betty Fear
BETTY FEAR, CHAIRMAN

John P. Linn
JOHN P. LINN, COMMISSIONER

William W. Cramer
WILLIAM W. CRAMER, COMMISSIONER

ATTEST: *Mary L. Lankford*
MARY L. 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