

PAINTED HILLS SUBDIVISION

WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY - SEWER AND WATER WARNING

Since the percolation rate of the soils for the residential sewage systems for the Painted Hills Subdivision Lots 28, 29, 30, 31, 32, 33, and 34 might exceed 60 minutes per inch, sewage disposal systems for these lots shall consist of either a non-discharging evaporative sewage lagoon or an on-site conventional septic system. For the residential sewage system on Lot 17, if the septic system absorption area is within 40 feet of the northern lot boundary/lot line, the septic system must meet the treatment requirements of Chapter 25, Section 7(g) Table 4 footnotes 2 of the Wyoming Water Quality Rules. The septic treatment system shall be designed to reduce the nitrates to less than 10 mg/L of NO₃-as N and provide 4-log removal of pathogens before the discharge leaves the property boundary of Lot 17. It is the individual lot/homeowner's responsibility to obtain a Chapter 3 Permit to Construct from the Wyoming Department of Environmental Quality for the sewage disposal system on Lots 17, 28, 29, 30, 31, 32, 33, and 34. A Professional Engineer licensed with the State of Wyoming must submit the Chapter 3 Permit to Construct Application on behalf of the lot owner and/or homeowner for the construct of the sewage disposal system to the Wyoming Department of Environmental Quality. The residential sewage systems for the Painted Hill Subdivision shall be conventional on-site septic systems for Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 35, and 36. It is the individual lot/homeowner's responsibility to obtain a permit to Construct from Lincoln County to construct a septic system for Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 35, and 36.

Results from groundwater quality testing indicates that the proposed groundwater supply might not meet United State Environmental Protection Agency's (USEPA) secondary drinking water standard for iron. The contamination level for iron was 0.6 mg/L or 100% greater than the standard. After domestic well installations and prior to use, the WDEQ WOD suggests that homeowners have their wells tested for the following constituents: The National Primary Drinking Water Regulations inorganic chemicals, microorganisms, radionuclides and the National Secondary Drinking Water Regulation contaminants. In addition, the WOD suggests home owners have their well tested on a semi-regular schedule. (See knowyourwell.org)

CURVE TABLE

CURVE	LENGTH	DELTA	RADIUS	CHORD BEARING	CHORD	TANGENT
C1	47.02'	89°48'38"	30.00'	N45°07'11"E	42.36'	29.90'
C2	47.22'	90°11'22"	30.00'	N44°52'49"W	42.50'	30.10'
C3	53.66'	13°58'30"	220.00'	N82°59'15"W	53.53'	26.96'
C4	60.98'	13°58'30"	250.00'	S82°59'15"E	60.83'	30.64'
C5	68.29'	13°58'30"	280.00'	S82°59'15"E	68.13'	34.32'
C6	68.29'	13°58'30"	280.00'	N82°59'15"W	68.13'	34.32'
C7	60.98'	13°58'30"	250.00'	S82°59'15"E	60.83'	30.64'
C8	53.66'	13°58'30"	220.00'	S82°59'15"E	53.53'	26.96'
C9	45.96'	87°46'37"	30.00'	S46°05'12"E	41.60'	28.86'
C10	48.16'	91°58'14"	30.00'	S44°02'23"W	43.15'	31.05'
C11	47.67'	91°02'51"	30.00'	S45°27'39"E	42.81'	30.55'
C12	25.23'	48°11'23"	30.00'	N24°09'28"E	24.49'	13.42'
C13	14.43'	13°46'51"	60.00'	S41°21'44"W	14.40'	7.25'
C14	86.54'	82°38'11"	60.00'	S06°50'47"E	79.23'	52.75'
C15	43.81'	41°50'08"	60.00'	N69°04'56"W	42.84'	22.93'
C16	43.76'	41°47'07"	60.00'	S69°02'27"W	42.79'	22.90'
C17	33.88'	32°21'28"	60.00'	N32°02'10"E	33.44'	17.41'
C18	38.31'	73°09'29"	30.00'	S52°26'12"W	35.76'	22.26'
C19	73.12'	14°57'43"	280.00'	N83°30'12"W	72.91'	36.77'
C20	65.28'	14°57'43"	250.00'	N83°30'12"W	65.10'	32.83'
C21	57.45'	14°57'43"	220.00'	S83°30'12"E	57.29'	28.89'
C22	53.67'	13°58'39"	220.00'	N83°00'40"W	53.54'	26.97'
C23	60.99'	13°58'39"	250.00'	N83°00'40"W	60.84'	30.65'
C24	68.27'	13°58'13"	280.00'	S83°00'27"E	68.10'	34.31'
C25	47.01'	89°47'08"	30.00'	N45°06'26"E	42.35'	29.89'
C26	47.24'	90°12'52"	30.00'	N44°53'34"W	42.51'	30.11'
C27	46.37'	88°33'26"	30.00'	N46°27'50"W	41.89'	29.25'
C28	106.29'	21°45'03"	280.00'	S78°08'35"W	105.66'	53.79'
C29	95.94'	21°59'18"	250.00'	S78°15'48"W	95.35'	48.57'
C30	84.43'	21°59'18"	220.00'	N78°15'48"E	83.91'	42.74'
C31	175.61'	35°56'08"	280.00'	S49°18'05"W	172.75'	90.80'
C32	67.96'	13°54'20"	280.00'	S24°22'51"W	67.79'	34.15'
C33	142.51'	29°09'40"	280.00'	S02°50'50"W	140.98'	72.83'
C34	102.05'	20°52'54"	280.00'	S22°10'27"E	101.48'	51.60'
C35	156.80'	35°56'08"	250.00'	N49°18'05"E	154.24'	81.07'
C36	59.09'	13°32'34"	250.00'	N24°33'44"E	58.95'	29.68'
C37	122.27'	28°01'18"	250.00'	N03°46'48"E	121.05'	62.38'
C38	97.67'	22°23'03"	250.00'	N21°25'23"W	97.05'	49.47'
C39	305.69'	79°36'46"	220.00'	N27°27'46"E	281.69'	183.34'
C40	77.84'	20°16'17"	220.00'	N27°28'45"W	77.43'	39.33'
C41	506.51'	131°54'47"	220.00'	S33°20'29"W	401.82'	493.12'
C42	575.58'	131°54'47"	250.00'	S33°20'29"W	456.62'	560.36'
C43	180.81'	41°26'17"	250.00'	N11°53'46"W	176.89'	94.56'
C44	644.85'	131°54'47"	280.00'	N33°20'29"E	511.41'	627.61'
C45	331.08'	67°44'50"	280.00'	S65°25'28"W	312.12'	187.96'
C46	125.91'	28°51'19"	250.00'	N84°52'13"E	124.58'	64.32'
C47	169.70'	38°53'30"	250.00'	N50°59'48"E	166.46'	88.26'
C48	260.13'	67°44'50"	220.00'	N65°25'28"E	245.24'	147.69'
C49	136.20'	35°28'16"	220.00'	S49°17'11"W	134.04'	70.36'
C50	154.77'	35°28'16"	250.00'	S49°17'11"W	152.31'	79.96'
C51	173.35'	35°28'16"	280.00'	N49°17'11"E	170.59'	89.55'
C52	309.91'	80°42'44"	220.00'	N72°37'19"W	284.92'	186.94'
C53	352.17'	80°42'44"	250.00'	N72°37'19"W	323.77'	212.44'
C54	394.43'	80°42'44"	280.00'	S72°37'19"E	362.62'	237.93'
C55	583.66'	119°26'00"	280.00'	S88°01'03"W	483.58'	479.48'
C56	521.13'	119°26'00"	250.00'	S88°01'03"W	431.77'	428.11'
C57	458.59'	119°26'00"	220.00'	N88°01'03"E	379.96'	376.74'
C58	55.64'	31°52'47"	100.00'	N12°21'40"E	54.93'	28.56'
C59	155.05'	88°50'23"	100.00'	S44°25'12"W	139.98'	98.00'
C60	203.41'	116°32'49"	100.00'	N32°53'12"W	170.11'	161.75'
C61	81.00'	48°24'30"	100.00'	N48°35'27"E	78.80'	42.87'
C62	80.99'	48°24'22"	100.00'	S51°30'14"W	78.80'	42.87'
C63	56.70'	48°24'22"	70.00'	S51°30'14"W	55.16'	30.01'
C64	106.11'	48°45'59"	130.00'	S48°46'12"W	103.19'	56.21'
C65	264.44'	116°32'49"	130.00'	S32°53'12"E	221.15'	210.27'
C66	202.57'	89°16'48"	130.00'	N44°11'59"E	182.89'	128.38'
C67	38.95'	31°52'47"	70.00'	N12°21'40"E	38.45'	19.99'

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } ss.
COUNTY OF LINCOLN }

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 and from records in the Office of the Clerk of Lincoln County and that it correctly represents the

PAINTED HILLS SUBDIVISION;

that the boundary of the subdivision is:

that part of the W1/2SE1/4 and the E1/2SW1/4 of Section 21, T32N R119W, Lincoln County, Wyoming, described as follows:

BEGINNING at the northeast corner of said W1/2SE1/4;

thence S00°-23'-03"E, 2635.39 feet, along the east line of said W1/2SE1/4 to a position;

thence S89°-08'-14"W, 50.17 feet, to a jog point on the west right-of-way line of State Highway 238;

thence continuing S89°-08'-14"W, 20.37 feet, along a jog line of said right-of-way line to a jog point;

thence S89°-19'-02"W, 507.94 feet, generally along an existing fence line to a point;

thence S88°-52'-44"W, 737.80 feet, along said fence line to a point on the west line of said W1/2SE1/4;

thence N00°-29'-42"W, 1100.70 feet, along said west line to a point where a fence line bears west-southwesterly;

thence S85°-25'-39"W, 1321.84 feet, generally along said fence line to a point on the west line of said E1/2SW1/4;

thence N00°-35'-57"W, 283.66 feet, along said west line to the northwest corner of the SE1/4SW1/4 of said Section 21;

thence continuing N00°-35'-57"W, 1332.85 feet, along said west line to the northwest corner of said E1/2SW1/4;

thence N89°-01'-14"E, 1321.48 feet, along the north line of said E1/2SW1/4 to its northeast corner;

thence continuing N89°-01'-14"E, 1321.38 feet, along the north line of said E1/2SW1/4 to the CORNER OF BEGINNING;

Encircling an area of 127.51 acres, more or less.

Witness my hand and official seal.

Karl F. Scherbel
Professional Land Surveyor
No. 11840
State of Wyoming
Date: 12/22/2023

The foregoing instrument was acknowledged before me by Karl F. Scherbel this 5th day of December, 2023.

Witness my hand and official seal.

Jamie Decora
Notary Public
My Commission expires: 7-3-2028

JAMIE DECORA
Notary Public - State of Wyoming
Commission ID: 101512
My Commission Expires July 3, 2028

Notary Public My Commission expires:

PLAT WARNINGS

- 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, 2023).
- LACK OF CENTRAL SEWER**
No proposed centralized sewage system (W.S. 18-5-306, 2023). Lot owners shall be responsible for building their own small wastewater disposal systems which meet state and county standards. See notes at left under heading "WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY - SEWER AND WATER WARNING".
- LACK OF CENTRAL WATER SYSTEM**
No proposed central water supply system (W.S. 18-5-306, 2023). Lot owners shall be responsible for building their own wells which meet state standards. See notes at left under heading "WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY - SEWER AND WATER WARNING".
- LACK OF COUNTY ROAD MAINTENANCE**
No public maintenance of streets or roads within subdivision (W.S. 18-5-306, 2023). Plat acceptance does not constitute acceptance of roadways as county roads. Access may be difficult in winter months.
- AIRPORT SAFETY ZONE**
Warning: Aircraft noise and aircraft related hazards may exist within subdivision.
- SPLIT ESTATE**
Warning: Lots in this subdivision may be used for the exploration and/or development of minerals.
- LACK OF SOLID WASTE SERVICE**
Solid waste haulage service not proposed. Lot owners shall be responsible for hauling their own solid waste.
- FIRE RESPONSE**
On-site fire-fighting facilities are not proposed.
- EXISTING AGRICULTURAL OPERATION**
Warning: There are existing agricultural operations adjacent to this subdivision and agricultural related nuisances may exist within the subdivision. Should lands adjacent to this subdivision be removed from agricultural use the 25-foot residential non-building buffer will no longer be in effect and normal setback standards shall be applied. The existing agricultural operations are protected by W.S. 11-44-103, 2023.

CERTIFICATE OF OWNERS

STATE OF WYOMING } ss.
COUNTY OF LINCOLN }

The undersigned hereby certify that the division of part of Section 21, T32N R119W, as shown hereon and more particularly described under the Certificate of Surveyor, is with the free consent and is in accordance with the desires of the undersigned owner and proprietor:

PAINTED HILLS SUBDIVISION;

that the name of the subdivision shall be

that the forty (40) foot access and utility easement shown hereon across the north side of Lot 7 is hereby granted to the owner of Lot 10;

that the undersigned owner hereby reserves a perpetual right of ingress, egress and utilities over, under and across the above listed private roads and the above referenced forty (40) foot easement in order to provide a perpetual access and all utilities to the adjoining lands of the undersigned and to whatever lands said owner may designate;

that the easements shown hereon identical with said Painted Hills Trail, Poulson Trail, Conifer Way and Banded Hills Drive and a ten (10) foot strip along the sides and rear of each lot and the above referenced forty (40) foot easement are hereby granted to all utility companies, their heirs, successors and assigns, including, but not limited to, Lower Valley Energy and Silver Star Communications, for the underground installation and maintenance 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 adjoining lands served by said roads and said forty (40) foot easement.

that the eighty (80) foot shared driveway easement is granted to the owners of Lots 1 and 2;

that the ten (10) foot irrigation ditch easement across the south side of Lot 16 is hereby granted to the owner of Lot 15 for his use in constructing and maintaining an irrigation ditch from the Crow Creek Canal;

that the ten (10) foot irrigation easement across the west side of Lots 9 and 11 is hereby granted to the owners of Lots 11 and 13 for their use in constructing and maintaining an irrigation ditch from the Crow Creek Canal;

that a right of ingress and egress is hereby granted to the Crow Creek Canal Company and its user over and across the existing canal and a strip of land fifty (50) feet east of the east bank and twenty (20) feet west of the west bank of the Canal as it traverses the area of the undersigned for the continued historical maintenance of said Canal, and that the lots adjoining the Crow Creek Canal are subject to the setback requirements in effect in Lincoln County for construction along said Canal;

that the twenty (20) foot irrigation ditch easement shown hereon across the southerly side of Lot 9 is hereby granted to the landowners with water rights on the east side of State Highway 238 out of the Crow Creek Canal for their use in maintaining the existing irrigation ditch;

that the subdivision is subject to easements of record;

that the subdivision is subject to Covenants, Conditions and Restrictions of record to be recorded concurrently;

that the adjudicated water rights of record are to be retained subject to that Water Distribution Plan of record in the Office of the Wyoming State Engineer;

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

Meadows Holding Company, LLC

Signature obtained by separate Certificate of Owner's Signature to be recorded concurrently herewith

Kevin Kilroy, Manager

CERTIFICATE OF APPROVAL

STATE OF WYOMING } ss.
COUNTY OF LINCOLN }

Pursuant to Sections 34-12-102 and 34-12-103 and Sections 18-5-301 through 18-5-315, Wyoming Statutes 2023, as amended, PAINTED HILLS SUBDIVISION was approved at the regular meeting of the Board of County Commissioners held on this 6th day of December, 2023.

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 2023, as amended.

Board of County Commissioners
County of Lincoln

Jerry W. Hansen, Kent Connelly
Jerry W. Hansen, Chairman Kent Connelly, Commissioner

Attest:

April Branski, Teri Bowers
April Branski, Clerk Teri Bowers, Commissioner

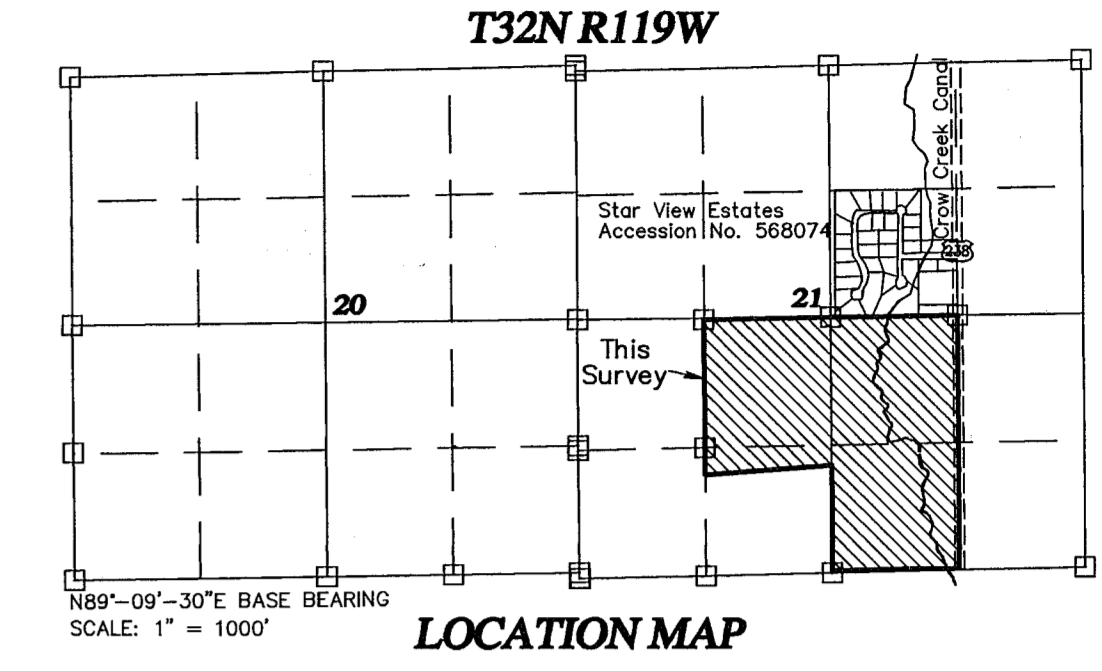
CERTIFICATE OF RECORDATION

This plat was filed for record in the Office of the Clerk of Lincoln County on this 12th day of December, 2023.

1032951 12/19/2023 11:48 AM
LINCOLN COUNTY FEES: \$75.00 PAGE 1 OF 2
APRIL BRANSKI, LINCOLN COUNTY CLERK

April Branski
April Branski, Clerk

11/29/23-SAS: misc per KFS rev
11/15/23-CAP: misc per JD rev
10/16/23-SAS: misc per JD rev
10/6/23-SAS: misc per SAS rev
REVIEWS:



CERTIFICATE OF MORTGAGEE

STATE OF WYOMING } ss.
COUNTY OF LINCOLN }

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 1039 of Photostatic Records on Page 11 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:

Bank of Star Valley, Inc. Vice President
Vice President

On this 7th day of December, 2023 before me personally appeared 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 notarial seal this 7th day of December, 2023.

Notary Public
Notary Public

My Commission expires: 8-7-27

ANNE TAYLOR
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 145670
MY COMMISSION EXPIRES: 08/07/2027

OWNERS:

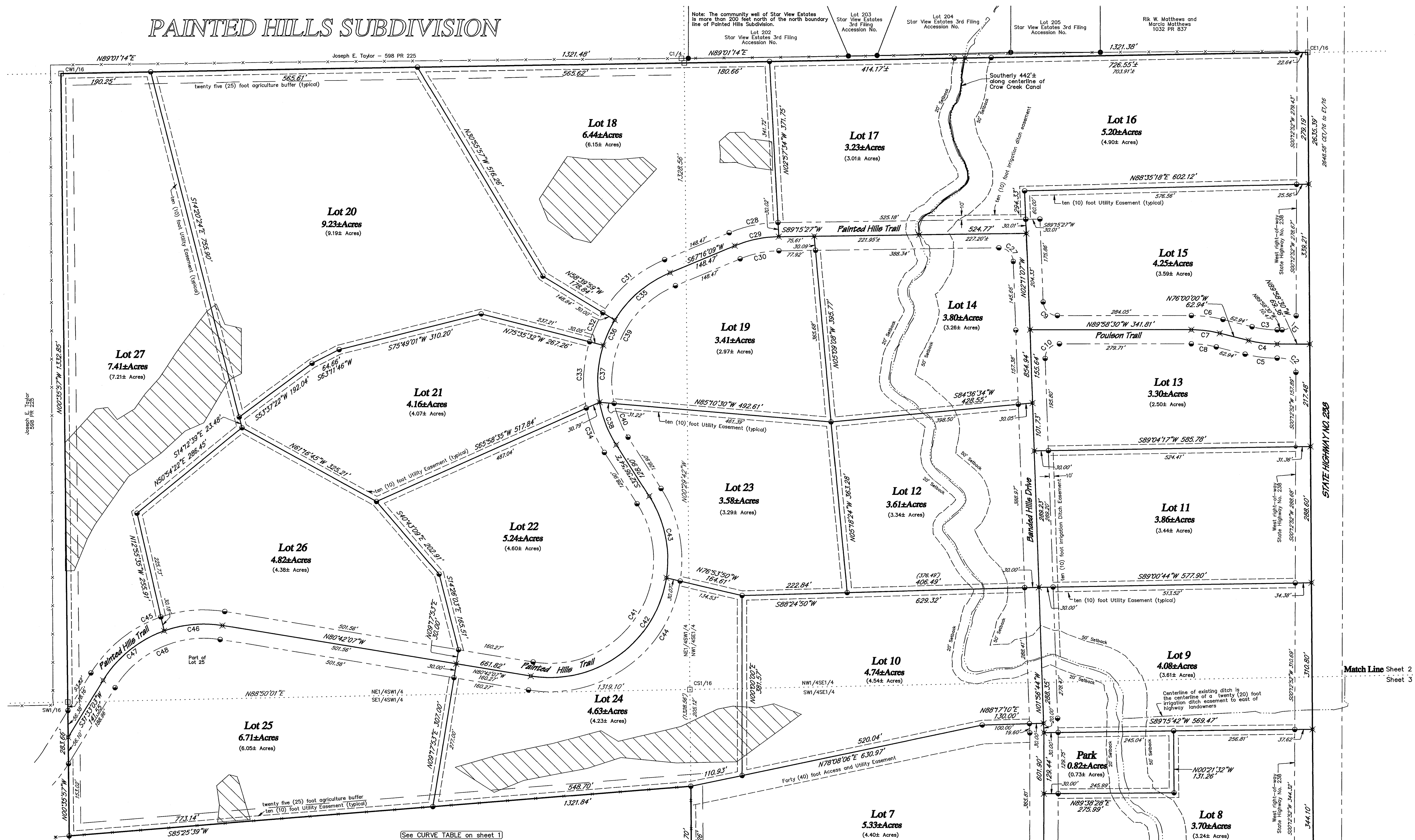
Meadows Holding Company, LLC
P.O. Box 768
Afton, Wyoming 83110

SURVEYOR:

Surveyor Scherbel, Ltd.
P.O. Box 725
Afton, Wyoming 83110
(307) 865-9319

DATE:

PAINTED HILLS SUBDIVISION

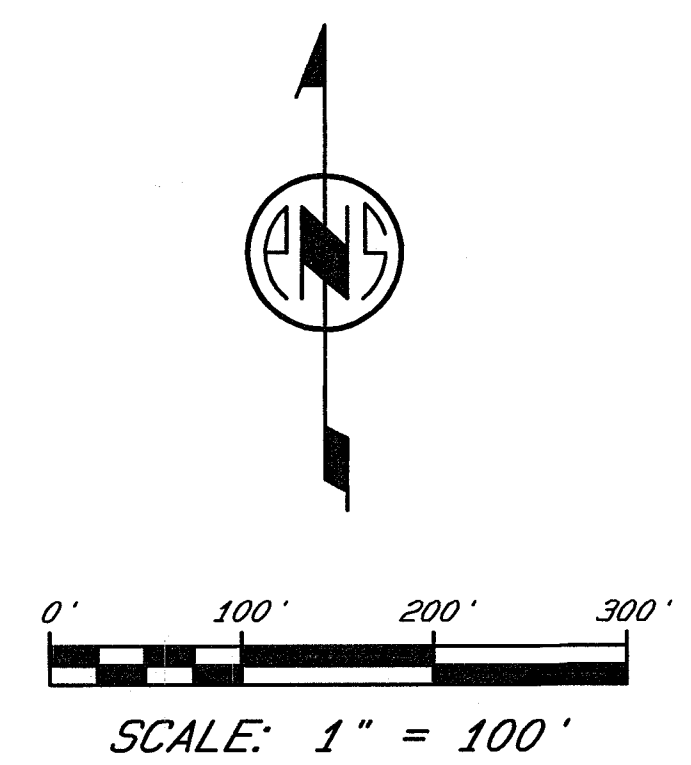


LEGEND

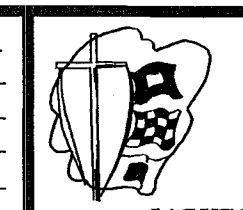
- Indicates a Corner Record filed or to be filed in the Office of the Clerk of Lincoln County.
- △ Indicates a 6" x 6" concrete post with brass tablet appropriately inscribed for State Highway right-of-way marker found.
- Indicates a 5/8" x 24" steel reinforcing rod with a 2" aluminum cap inscribed: "SURVEYOR SCHERBEL LTD PLS11810", with appropriate details, found or to be set this survey.
- Indicates a steel T-shaped stake with metal cap inscribed: "SURVEY POINT RLS164 DO NOT DISTURB", found this survey.
- ⊗ Indicates a calculated or record position, no monument found or set.
- (4.60± Acres) Indicates net acres per lot.
- ▨ Indicates an area with a 30% slope.

- Indicates a centerline.
- Indicates a right-of-way line with the same bearing as the corresponding centerline.
- - - Indicates an easement line.
- - - Indicates an existing fence line.
- - - Indicates setback and easement from water line of Canal, twenty (20) foot uphill side and fifty (50) foot downhill side.

The BASE BEARING for this survey and plat is the south line of the SW1/4 of Section 20, T32N R119W being N89°-09'-30"E;
 Due to the rounding function of the automated text created with our computer drafting, there may be differences of 0.01 feet between the overall length of a particular line and the sum of the lengths of its several parts.



DATE: 30 September 2023
 DRAWN BY: Clint Phillips, Kimberly Woolstenhulme
 CALCULATED BY: Scott A. Scherbel
 CAPTAIN/PART: SD/KEVIN KILROY
 FIELD BOOK:
 COMPUTER FILE: Painted Hills SD FP.pro



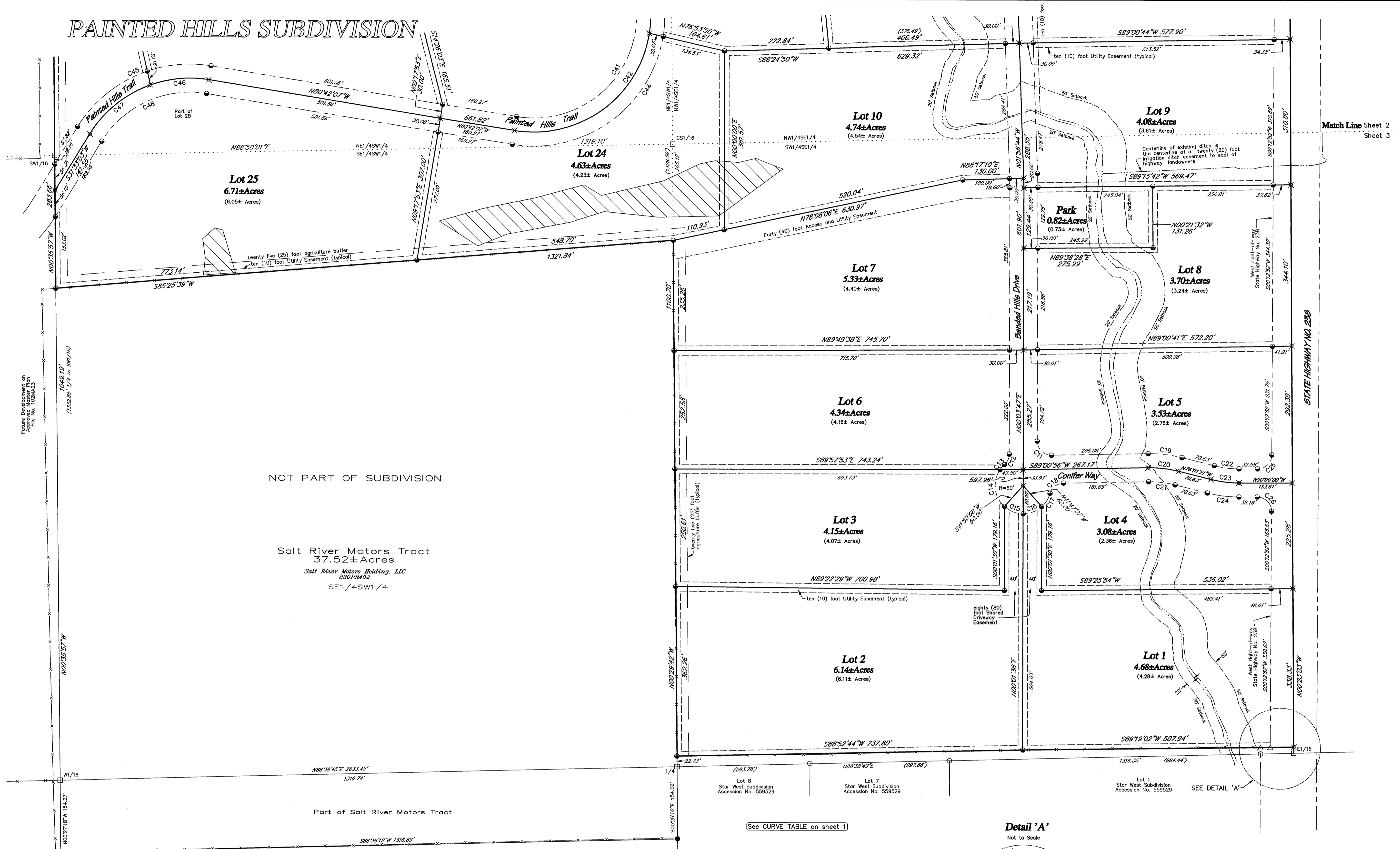
SURVEYOR SCHERBEL, LTD.
 PROFESSIONAL LAND SURVEYORS

BOX 96 BIG PINNEY-MARLBOROUGH, WYO 83013 TEL 307-276-3344
 BOX 725 AFTON, WYO 83010 TEL 307-865-5439 ALPINE, WYO 83128 TEL 307-885-9319
 JACKSON, WYO TEL 307-733-5503; LAVA, ID TEL 208-776-5536; MONTICELLO, ID TEL 208-847-2800

11/29/23-SAS: misc per KFS rev
11/15/23-CAP: misc per JD rev
10/26/23-SAS: misc per JD rev
10/18/23-SAS: misc per SAS rev
10/12/23-SAS: misc per SAS rev

PAINTED HILLS SUBDIVISION
 WITHIN
 W1/2SE1/4 AND E1/2SW1/4
 SECTION 21
 T32N R119W
 LINCOLN COUNTY, WYOMING

PAINTED HILLS SUBDIVISION



NOT PART OF SUBDIVISION

Salt River Motors Tract
37.52± Acres
Salt River Motors Holding, LLC
830784012
SE1/4SW1/4

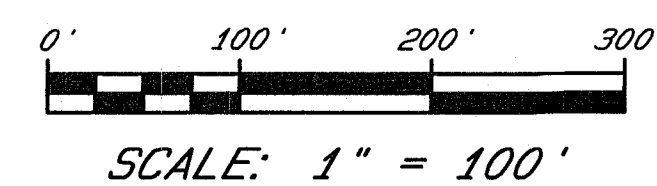
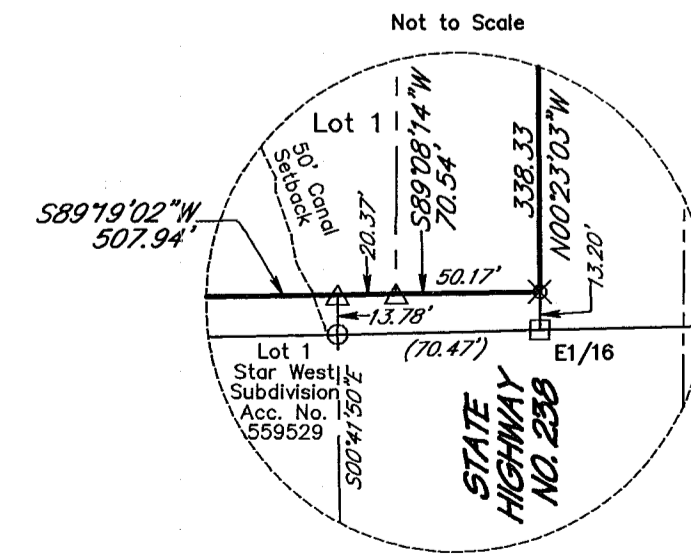
LEGEND

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- Indicates a steel T-shaped stake with metal cap inscribed: "SURVEY POINT RLS164 DO NOT DISTURB", found this survey.
- ⊗ Indicates a calculated or record position, no monument found or set.
- (4.60± Acres) Indicates net acres per lot.
- ▨ Indicates an area with a 30% slope.

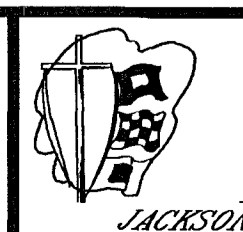
- Indicates a centerline.
- - - Indicates a right-of-way line with the same bearing as the corresponding centerline.
- - - Indicates an easement line.
- - - Indicates an existing fence line.
- - - Indicates setback and easement from water line of Canal, twenty (20) foot uphill side and fifty (50) foot downhill side.

The BASE BEARING for this survey and plot is the south line of the SW1/4 of Section 20, T32N R119W being N89°09'30"E;
Due to the rounding function of the automated text created with our computer drafting, there may be differences of 0.01' feet between the overall length of a particular line and the sum of the lengths of its several parts.

Detail 'A'



DATE: 30 September 2023
DRAWN BY: Clint Phillips, Kimberly Woolstenhulme
CALCULATED BY: Scott A. Scherbel
CADDREARY POINT: SD/KEVIN KILROY
FIELD BOOK:
COMPUTER FILE: Painted Hills SD FP.pro



SURVEYOR SCHERBEL, LTD.
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BOX 725 LAYTON, WYO. 83110 TEL: 307-885-8310; ALPINE, WYO. 83110 TEL: 307-885-8310
JACKSON, WYO. TEL: 307-433-3800; LAFAYETTE, ID. TEL: 208-776-3800; MOUNTAIN VIEW, ID. TEL: 208-847-2800

11/29/23-SAS: misc per KFS rev
11/15/23-CAP: misc per JD rev
10/26/23-SAS: misc per JD rev
10/18/23-SAS: misc per SAS rev
RUP/2023AS

PAINTED HILLS SUBDIVISION
WITHIN
W1/2SE1/4 AND E1/2SW1/4
SECTION 21
T32N R119W
LINCOLN COUNTY, WYOMING