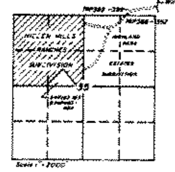
JHTE
Jackson Hole Title & Escrow

LOCATION MAP

T40N R117W



NO PROPOSED DOMESTIC WATER SOURCE.
NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM.
NO PUBLIC MAINTENANCE OF STREETS OR ROADS.

SITE CONDITIONS MAY PREVENT USE OF CONVENTIONAL SEPTIC SYSTEMS.

CERTIFICATE OF SURVEYOR

State of Wyoming } ss
County of Sublette }

I, Paul N. Scherbel of Big Piney, Wyoming, hereby certify that this map was made from actual surveys made by Peter M. Jorgensen, Registered Professional Engineer No. 731, under my supervision, during 1978 and from a previous plat for B-F Ranches Subdivision, dated October 1, 1975 on file as Plat No. 264 in the Office of the Clerk of Teton County, Wyoming;
that it correctly represents the HIDDEN HILLS RANCHES SUBDIVISION;
identical with the NW1/4 of Section 35, T40N, R117W, Teton County, Wyoming excepting that tract of record in the Office of the Clerk of Teton County, Wyoming in Book 64 of Photo on pages 193 to 195 and in Book 74 of Photo on pages 403 to 405;
ENCOMPASSING an area of 148.79 acres, more or less;
that monumentation will be completed as shown by September 1, 1978.

Paul N. Scherbel, RLS 164

The foregoing instrument was acknowledged before me by Paul N. Scherbel this 25th day of August, 1978.

Notary Public

— Snake River Associates —

CERTIFICATE OF APPROVAL

State of Wyoming } ss
County of Teton }

Pursuant to Section 34-12-103 and 18-5-301 through 18-5-315, Wyoming Statutes 1977, the foregoing HIDDEN HILLS RANCHES SUBDIVISION was approved at the regular meeting of the Board of County Commissioners held on the day of , 1978. Subject to the resolution for the adoption of the Teton County Comprehensive Plan and Implementation Program dated December 6, 1977 and Resolution for the approval of Subdivision and Townsite Plats as adopted on August 1, 1967.

Attest:

(Mrs.) V. Jolynn Coonce, Clerk

BOARD OF COUNTY COMMISSIONERS
COUNTY OF TETON

Chairman

CERTIFICATE OF OWNERS

FILED SEPTEMBER 5th, 1978, PLAT #348

State of Wyoming } ss
County of Teton }

We, Fred R. Heckerman and Mabel K. Heckerman, husband and wife, hereby certify that the foregoing subdivision of a part of the NW1/4 of Section 35, T40N, R117W, Teton County, Wyoming as shown on this map 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 of said lands;
that B-F Ranches Subdivision, a subdivision of said NW1/4 of record in the Office of the Clerk of Teton County as Plat No. 264 has been vacated in that document of record in said Office in Book 74 of Photo on page 260;
that the Declaration of Restrictive Covenants of record in said Office in Book 43 of Photo on pages 278 to 282 controlling the land use within said B-F Ranches is terminated by that document of record in said Office in Book 74 of Photo on page 260;
that the name of the subdivision shall be HIDDEN HILLS RANCHES SUBDIVISION;
that the subdivision is subject to covenants and restrictions of record;
that all the roads in this subdivision are private roadways with a right-of-way granted to each lot owner, and that such roads will be constructed in accordance with the standards, rules, and regulations of the County of Teton;
that access and utility easements to this subdivision are granted from the Wilson-Fall Creek County Road No. 22-2 by easements of record in the Office of the Clerk of Teton County in Book 74 of Photo on pages 393 to 399, and in Book 74 of Photo on pages 388 to 392;
that an easement for access and the installation and maintenance of underground facilities to that tract of record in said Office in Book 64 of Photo on pages 193 to 195, being part of said NW1/4, is granted along Bronco Road and Willow Lane as platted herein by an easement of record in said Office in Book 74 of Photo on pages 403 to 405;
that an easement for access and the installation and maintenance of underground utilities appurtenant to lands owned by Snake River Associates is granted across the northeast corner of Lot 17 as platted herein by an easement of record in said Office in Book 74 of Photo on pages 393 to 399;
that 10 foot pedestrian, equestrian, and utility easements adjoin each side of all lines common to lots within this subdivision, excluding all lines coincident with the exterior boundaries of the subdivision;
that the roadway right-of-way is reserved for the installation and maintenance of underground utilities;
that the roadway on land belonging to the United States of America is authorized by a special use permit from the Supervisor of the Bridger-Teton National Forest;
that Lot 24 of this subdivision shall be designated a Common Area and all lot owners shall have a one-twenty-fourth undivided interest in the Common Area;
hereby releasing and waiving any and all rights under and by virtue of the Homestead Exemption Laws of the State of Wyoming.

Fred R. Heckerman   Mabel K. Heckerman

The foregoing instrument was acknowledged before me by Fred R. Heckerman and Mabel K. Heckerman this 19th day of July, 1978. Witness my hand and official seal.

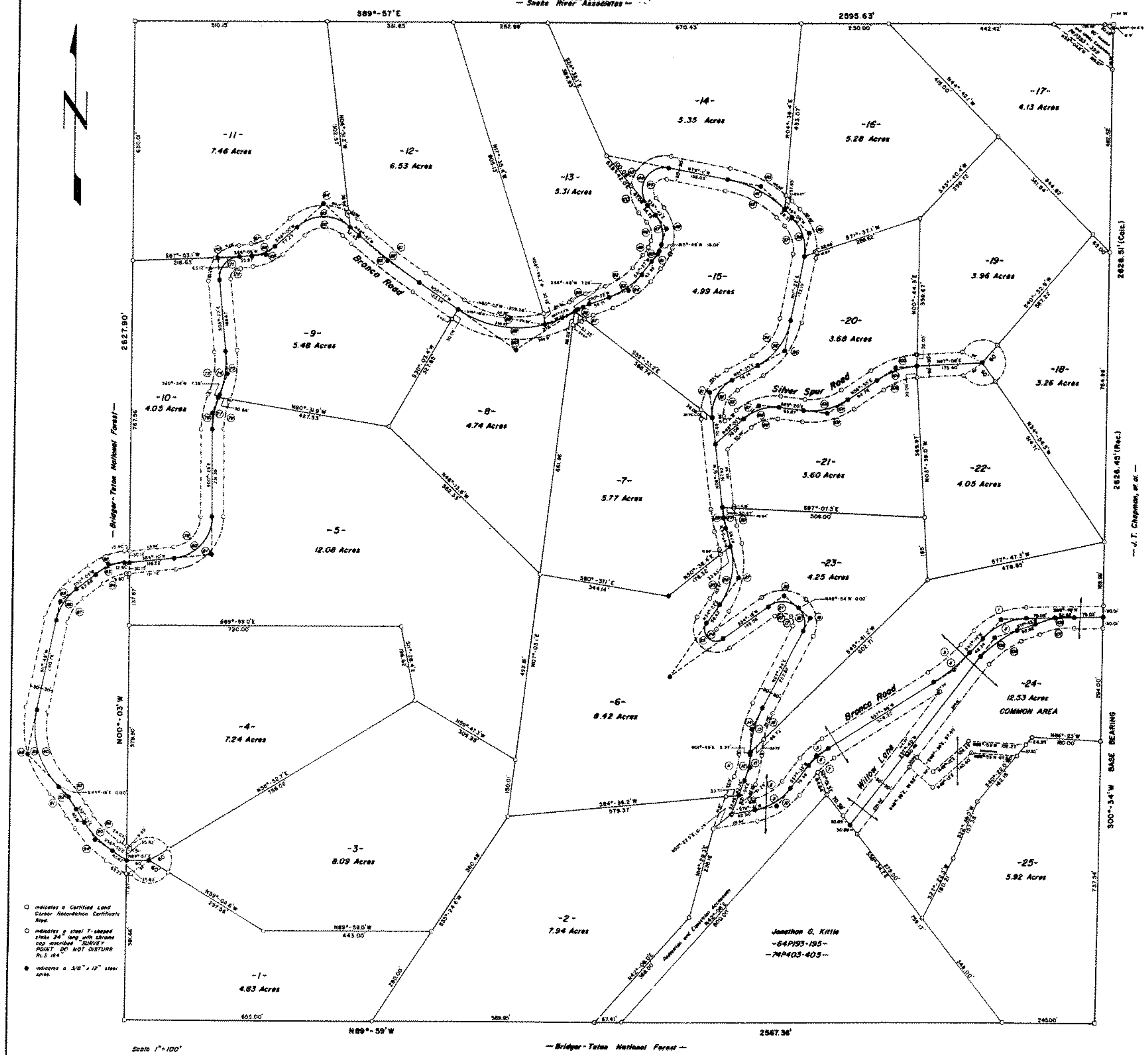
Notary Public

My commission expires: March 31, 1980

OWNER: Fred R. & Mabel K. Heckerman
814 West Hyde Park Blvd.
Inglewood, California 90302

ENGINEER: Peter M. Jorgensen
Box 1142
Jackson, Wyoming 83001

SURVEYOR: Paul N. Scherbel
Box 96
Big Piney, Wyoming 83113



○ indicates a Certified Land Corner Recordation Certificate filed.

○ indicates a steel T-shaped stake 24" long with chrome cap inscribed "SURVEY POINT DO NOT DISTURB RLS 164"

● indicates a 3/8" x 12" steel spike.

Scale 1" = 100'

— Bridger-Teton National Forest —

10 FOOT PEDESTRIAN, EQUESTRIAN, AND UTILITY EASEMENTS ADJOIN EACH SIDE OF ALL LINES COMMON TO LOTS.
BUILDING SETBACKS WILL BE IN CONFORMITY WITH THE RESTRICTIVE COVENANTS AND THE TETON COUNTY COMPREHENSIVE PLAN AND IMPLEMENTATION PROGRAM.

CURVE DATA

No.	Δ	Radius	Tangent	Chord	Arc	Chord Bearing
1	45°-30'	185.00'	81.77'	150.84'	154.85'	S66°-24'W
2	-	165.00'	69.18'	127.62'	131.03'	
3	14°-37'	460.00'	59.00'	117.05'	117.35'	S30°-37'W
4	-	490.00'	62.84'	124.64'	125.00'	
5	20°-21'	220.00'	39.48'	77.73'	78.14'	S47°-45'W
6	-	190.00'	34.10'	67.13'	67.48'	
7	-	160.00'	28.72'	56.53'	56.83'	
8	42°-06'	125.00'	48.11'	89.80'	91.85'	S28°-38'W
9	-	155.00'	59.65'	111.35'	113.89'	
10	-	185.00'	71.20'	132.90'	135.94'	
11	19°-15'	180.00'	30.53'	60.12'	60.48'	N11°-25'E
12	-	210.00'	35.61'	70.22'	70.56'	
13	-	240.00'	40.70'	80.26'	80.65'	
14	25°-45'	300.00'	68.57'	133.70'	134.83'	N14°-42'E
15	-	270.00'	61.71'	120.33'	121.34'	
16	-	240.00'	54.86'	106.96'	107.86'	
17	74°-26'	20.00'	15.18'	24.18'	25.98'	N10°-40'W
18	-	50.00'	37.95'	60.45'	64.95'	
19	-	80.00'	60.73'	96.72'	103.93'	
20	76°-48'	96.42'	76.44'	119.80'	129.27'	N61°-18'W
21	-	66.42'	52.66'	82.53'	89.05'	
22	-	36.42'	28.88'	45.25'	48.82'	
23	16°-04'	80.00'	241.44'	116.12'	167.62'	N45°-20'W
24	-	30.00'	170.72'	58.10'	85.87'	
25	49°-15'	160.00'	73.34'	133.34'	137.55'	N05°-44'E
26	-	190.00'	87.09'	158.34'	163.32'	
27	-	220.00'	100.84'	183.34'	189.11'	
28	08°-04'	430.00'	30.32'	60.48'	60.54'	N10°-58'W
29	-	400.00'	28.20'	56.27'	56.32'	
30	-	370.00'	26.09'	52.05'	52.09'	
31	60°-16'	150.00'	88.13'	148.88'	154.89'	N27°-17'E
32	-	108.00'	47.73'	112.22'	115.13'	
33	-	70.00'	47.45'	78.56'	83.40'	
34	30°-03'	145.00'	37.83'	122.87'	126.88'	N36°-24'E
35	-	175.00'	81.70'	148.06'	132.81'	
36	-	205.00'	55.70'	173.44'	179.06'	
37	37°-28'	85.00'	46.40'	81.72'	83.23'	N17°-22'W
38	-	115.00'	63.05'	110.37'	113.34'	
39	-	145.00'	79.50'	139.41'	145.43'	
40	33°-08'	330.00'	98.01'	187.51'	190.55'	N82°-38'W
41	-	300.00'	89.10'	170.63'	173.22'	
42	-	270.00'	80.19'	153.75'	155.90'	
43	93°-13'	90.00'	93.71'	129.83'	145.01'	S54°-40'W
44	140°-31'	60.00'	87.19'	112.95'	147.15'	S30°-34'W
45	-	30.00'	82.80'	56.47'	73.57'	
46	35°-28'	95.00'	32.32'	51.19'	53.84'	S11°-58'E
47	-	65.00'	44.69'	73.11'	38.29'	
48	-	115.00'	60.48'	107.03'	111.53'	
49	23°-41'	50.00'	11.40'	22.33'	23.41'	S26°-36'W
50	-	80.00'	18.24'	35.56'	35.86'	
51	-	110.00'	25.06'	48.90'	49.31'	
52	58°-36'	140.00'	48.44'	83.41'	90.90'	S53°-54'W
53	-	210.00'	54.18'	104.95'	106.05'	
54	-	240.00'	61.92'	119.42'	121.20'	
55	13°-34'	170.00'	20.28'	40.16'	40.25'	S63°-33'W
56	-	140.00'	16.65'	33.07'	33.15'	
57	-	110.00'	13.08'	25.98'	26.05'	
58	47°-34'	250.00'	168.31'	273.84'	284.27'	N65°-14'W
59	-	280.00'	188.31'	312.74'	331.62'	
60	-	310.00'	208.70'	346.25'	367.37'	
61	06°-31'	1770.00'	100.77'	201.21'	201.32'	N52°-02'W
62	-	1800.00'	102.47'	204.62'	204.73'	
63	-	1830.00'	104.18'	208.03'	208.14'	
64	83°-14'	135.00'	119.95'	179.32'	196.11'	S65°-36'W
65	-	105.00'	93.29'	139.47'	152.53'	
66	-	77.00'	68.85'	102.32'	111.85'	
67	38°-06'	70.00'	24.17'	45.70'	46.55'	S47°-05'W
68	-	100.00'	34.53'	65.29'	66.50'	
69	-	130.00'	44.88'	84.86'	86.45'	
70	91°-25'	85.00'	87.23'	121.75'	135.72'	S40°-22'W
71	-	55.00'	56.44'	78.79'	87.82'	
72	-	25.00'	25.65'	35.81'	39.92'	
73	26°-37'	230.00'	52.38'	103.28'	104.17'	S07°-36'W
74	-	260.00'	59.31'	116.75'	117.76'	
75	-	290.00'	66.94'	130.32'	131.54'	
76	31°-05'	260.00'	48.51'	95.89'	95.38'	S10°-02'W
77	-	230.00'	42.73'	84.03'	84.30'	
78	-	200.00'	37.16'	73.07'	73.46'	
79	84°-40'	80.00'	72.88'	107.75'	118.23'	S41°-31'W
80	-	110.00'	100.21'	148.16'	162.35'	
81	-	140.00'	127.54'	188.56'	206.88'	
82	32°-06'	180.00'	51.78'	99.53'	100.84'	S68°-08'W
83	-	150.00'	43.15'	82.94'	84.04'	
84	-	120.00'	34.52'	66.35'	67.23'	
85	40°-17'	170.00'	62.35'	117.08'	119.52'	S37°-35'W
86	-	140.00'	51.35'	96.42'	98.43'	
87	-	110.00'	40.34'	75.75'	77.34'	
88	57°-08'	250.00'	136.08'	238.96'	249.15'	S16°-45'E
89	-	220.00'	119.70'	210.25'	219.25'	
90	-	190.00'	103.38'	181.61'	189.35'	
91	13°-30'	304.18'	34.63'	68.43'	68.57'	S38°-20'E
92	-	334.18'	37.83'	75.18'	75.34'	
93	-	364.18'	41.22'	81.63'	82.10'	
94	24°-32'	280.00'	60.88'	118.98'	119.89'	S44°-55'E
95	-	250.00'	54.38'	106.23'	107.05'	
96	-	220.00'	47.83'	93.48'	94.20'	
97	48°-38'	150.00'	67.78'	123.53'	127.32'	N72°-21'E
98	-	120.00'	54.22'	98.83'	101.86'	
99	-	90.00'	40.67'	74.12'	76.39'	
100	41°-05'	140.00'	52.48'	98.25'	100.39'	N76°-05'E
101	-	170.00'	63.70'	119.30'	121.90'	
102	-	200.00'	74.94'	140.36'	143.41'	
103	31°-33'	230.00'	64.99'	125.08'	126.65'	N71°-22'E
104	-	200.00'	56.50'	108.74'	110.13'	
105	-	170.00'	48.02'	92.43'	93.61'	
106	17°-06'	330.00'	49.62'	98.19'	98.48'	S80°-16'E
107	-	300.00'	45.11'	89.15'	89.50'	
108	34°-03'	200.00'	61.24'	117.12'	118.86'	S54°-42'E
109	-	170.00'	52.06'	99.55'	101.03'	
110	48°-12'	90.00'	40.26'	73.48'	75.71'	S15°-34'E

HIDDEN HILLS RANCHES SUBDIVISION

BEING PART OF THE

NW1/4 SECTION 35

T40N R117W

TETON COUNTY, WYOMING

#348

Drawn by Gail Davidson — PETER M. JORGENSEN, CONSULTING ENGINEER — Jackson, Wyoming August 5, 1978