

LEGEND

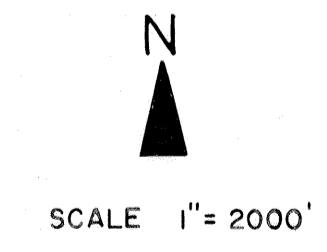
- 5/8" DIAMETER STEEL REINFORCING BAR WITH ALUMINUM SURV-KAP INSCRIBED 'NELSON ENGINEERING PE & LS 578'
- BLM TYPE BRASS CAP SET OF APPROPRIATELY INSCRIBED BY NELSON ENGINEERING PE & LS 578; RECORDATION FORM FILED
- BLM TYPE BRASS CAP SET OF APPROPRIATELY INSCRIBED BY WYOMING R.L.S. 325; RECORDATION FORM FILED
- SECTION LINE
- ROADWAY & UTILITY EASEMENT LINE
- LOT LINE
- SUBDIVISION BOUNDARY

OWNERS :

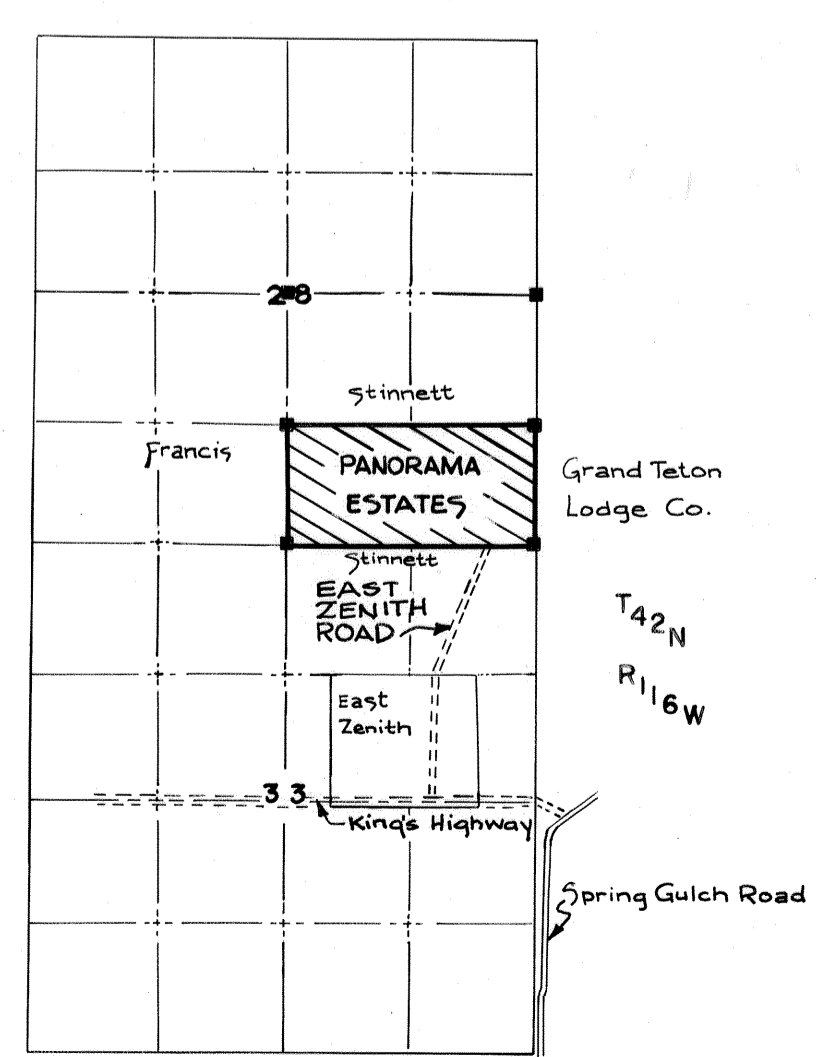
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|-----------------------|-----------------------|
| ROBERT E. HANSEN | SANTA ANA, CALIFORNIA |
| PARTHENIA H. STINNETT | JACKSON, WYOMING |
| GERALDINE H. FRANCIS | SALIDA, COLORADO |
| HELEN H. MILLER | IDAHO FALLS, IDAHO |
| ORDEEN H. YEARY | BOISE, IDAHO |

DEVELOPER:

ROBERT E. HANSEN SANTA ANA, CALIFORNIA



VICINITY MAP



PANORAMA ESTATES

THE
 1/2 SE 1/4 SECTION 28
 T42N R116W
 TETON COUNTY, WYOMING



OCTOBER 1978

TOTAL ACREAGE: 81.15 ACRES
 NO PUBLIC MAINTENANCE OF ROADS
 NO PROPOSED PUBLIC WATER OR SEWER SYSTEM
 ALL ROADS 60.00' WIDE (30.00' EACH SIDE OF CENTERLINE)

REV.

SURVEYED ORIGINAL AUG-SEPT 1978

DRAWN BY Parthenia Stinnett

CHECKED

APPROVED

JACKSON, WYOMING

GREEN RIVER, WYOMING

DUBOIS, WYOMING

NELSON ENGINEERING

DRAWING TITLE

FINAL PLAT

PANORAMA ESTATES

1/2 SE 1/4 SEC 28

T42N R116W

JOB TITLE

SUBDIVISION FOR

ROBERT E. HANSEN

DRAWING NO

1-2/249-78

JOB NO

249-78

CERTIFICATE OF SURVEYOR

I, FRANK J. GRIMES, A DULY LICENSED SURVEYOR AS PRESCRIBED BY WYOMING STATUTE, BY AUTHORIZATION OF THE OWNERS, HAVE SUBDIVIDED THE LAND DESCRIBED HEREIN INTO LOTS, ROADS AND EASEMENTS TO BE KNOWN AS "PANORAMA ESTATES", TO WIT:

THE 5/2 SE 1/4 OF SECTION 28, T42N, R116W, TETON COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CORNER COMMON TO SECTIONS 27, 28, 33, AND 34, T42N, R116W, TETON COUNTY, WYOMING;

THENCE S89°-53'-08"W, 2662.05 FEET ALONG THE SOUTH BOUNDARY OF SAID SECTION 28 TO THE 1/4 CORNER COMMON TO SECTIONS 28 AND 33;

THE AFOREMENTIONED CORNERS BEING MONUMENTED BY A B.L.M. TYPE BRASS CAP SET AND APPROPRIATELY INSCRIBED BY A.F. WATERS, WYOMING R.L.S. 325;

THENCE N01°-24'-40"W, 1328.90 FEET ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 28 TO THE CS1116 WHERE IS FOUND A B.L.M. TYPE BRASS CAP SET AND APPROPRIATELY INSCRIBED BY NELSON ENGINEERING, WYOMING P.E. & L.S. 578.

THENCE N89°-53'-57"E, 2660.77 FEET ALONG THE NORTH BOUNDARY OF THE 5/2 SE 1/4 OF SAID SECTION 28 TO THE 5116 CORNER COMMON TO SAID SECTIONS 28 AND 27 WHERE IS FOUND A B.L.M. TYPE BRASS CAP SET AND APPROPRIATELY INSCRIBED BY NELSON ENGINEERING, WYOMING P.E. & L.S. 578.

THENCE S01°-28'-00"E, 1328.29 FEET ALONG THE EAST BOUNDARY OF SAID SECTION 28 TO THE POINT OF BEGINNING.

THE BASIS OF BEARING BEING S01°-28'-00"E ALONG THE EAST BOUNDARY OF SAID PANORAMA ESTATES SUBDIVISION.

PANORAMA ESTATES SUBDIVISION CONTAINING 81.15 ACRES, MORE OR LESS; ALL LOTS AND ROADS SHALL BE WELL AND ACCURATELY STAKED AS SHOWN ON THE FOREGOING PLAT BY DECEMBER, 1978.

Frank J. Grimes
WYOMING R.L.S. 569

STATE OF WYOMING)
COUNTY OF TETON)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY FRANK J. GRIMES THIS 21 DAY OF November, 1978. WITNESS MY HAND AND OFFICIAL SEAL.

8/16/80
MY COMMISSION EXPIRES

Jane Patton
NOTARY PUBLIC

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT THE FOREGOING SUBDIVISION, THE 5/2 SE 1/4 OF SECTION 28, T42N, R116W, TETON COUNTY, WYOMING, AS APPEARS ON THIS PLAT AND MORE PARTICULARLY DESCRIBED IN THE CERTIFICATE OF SURVEYOR, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS;

THAT THE UNDERSIGNED ARE TOGETHER OWNERS IN FEE SIMPLE;

THAT THE NAME OF THE SUBDIVISION SHALL BE "PANORAMA ESTATES";

THAT THE SUBDIVISION IS SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD;

THAT THE ROADWAYS & UTILITY EASEMENTS AS SHOWN ON THIS PLAT ARE PRIVATE WITH RIGHT-OF-WAY ONLY GRANTED TO EACH OWNER OF A LOT IN PANORAMA ESTATES SUBDIVISION AND THE EAST ZENITH SUBDIVISION;

THAT ALL RIGHTS ARE WAIVED AND RELEASED UNDER THE HOMESTEAD EXEMPTION LAWS OF WYOMING.

Robert E. Hansen *Parthenia H. Stinnett* *Robert E. Hansen*
ROBERT E. HANSEN PARTHENIA H. STINNETT GERALDINE H. FRANCIS
(ROBERT E. HANSEN, ATTORNEY-IN-FACT)

Robert E. Hansen *Robert E. Hansen*
HELEN H. MILLER ORDEEN H. YEARY
(ROBERT E. HANSEN, ATTORNEY-IN-FACT) (ROBERT E. HANSEN, ATTORNEY-IN-FACT)

STATE OF WYOMING)
COUNTY OF TETON)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21 DAY OF November, 1978 BY ROBERT E. HANSEN, PARTHENIA H. STINNETT, AND ROBERT E. HANSEN, ATTORNEY-IN-FACT ON BEHALF OF GERALDINE H. FRANCIS, HELEN H. MILLER, AND ORDEEN H. YEARY BY THAT POWER OF ATTORNEY RECORDED THE 6th DAY OF OCTOBER, 1978 IN BOOK 76 OF PHOTOS AT PAGES 472-473 AND 476-477 IN THE RECORDS OF THE TETON COUNTY CLERK. WITNESS MY HAND AND OFFICIAL SEAL.

8/16/80
MY COMMISSION EXPIRES

Jane Patton
NOTARY PUBLIC

CERTIFICATE OF APPROVAL

THE FOREGOING SUBDIVISION, PANORAMA ESTATES, IS HEREBY APPROVED BY THE TETON COUNTY BOARD OF COMMISSIONERS IN ACCORDANCE WITH SECTIONS 34-12-103 AND 18-5-301 THROUGH 18-5-315, WYOMING STATUTES 1977, AMENDED;

SUBJECT TO THE PROVISIONS OF A RESOLUTION FOR THE ADOPTION OF THE TETON COUNTY COMPREHENSIVE PLAN AND IMPLEMENTATION PROGRAM DATED 6 DECEMBER 1977 AND EFFECTIVE 1 JANUARY 1978, AND THE RESOLUTION FOR THE APPROVAL OF SUBDIVISION AND TOWNSITE PLATS AS ADOPTED 1 AUGUST 1967.

BOARD OF COUNTY COMMISSIONERS
COUNTY OF TETON

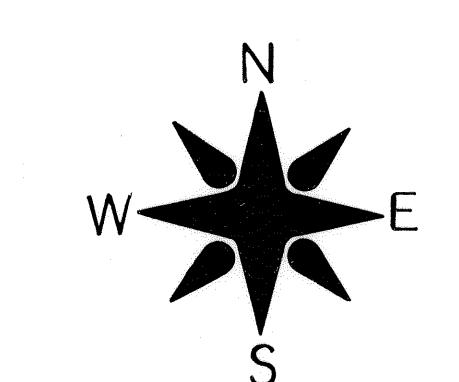
J. Max May
J. MAX MAY

W. Jolyann Coonce
MS. V. JOLYANN COONCE, CLERK
STATE OF WYOMING)
COUNTY OF TETON) SS # 201439

FILED FOR RECORD IN MY OFFICE THIS 8 DAY OF Aug, 1978 AT 10:00 A.M. PLAT NO. 381 IN BOOK NO. 1 maps PG. NO. 14. FEE PAID 50.00.

W. Jolyann Coonce
TETON COUNTY CLERK AND EXOFFICIO
REGISTER OF DEEDS

LAND USE DISTRICT: RA-3
ENVIRONMENTAL PROTECTION DISTRICT: 3 - 5 FOOT GROUND WATER



PANORAMA ESTATES

THE
S 1/2 SE 1/4 SECTION 28
T42N R116W
TETON COUNTY, WYOMING

REV.	
SURVEYED	M. QUINN
DRAWN	P. PAOLUCCI
CHECKED	
APPROVED	
JACKSON, WYOMING	
GREEN RIVER, WYOMING	
DUBOIS, WYOMING	
NELSON ENGINEERING	
DRAWING TITLE	FINAL PLAT PANORAMA ESTATES
JOB TITLE	SUBDIVISION FOR ROBERT E. HANSEN
DRAWING NO.	2-2 / 249-7B
JOB NO.	249-7B