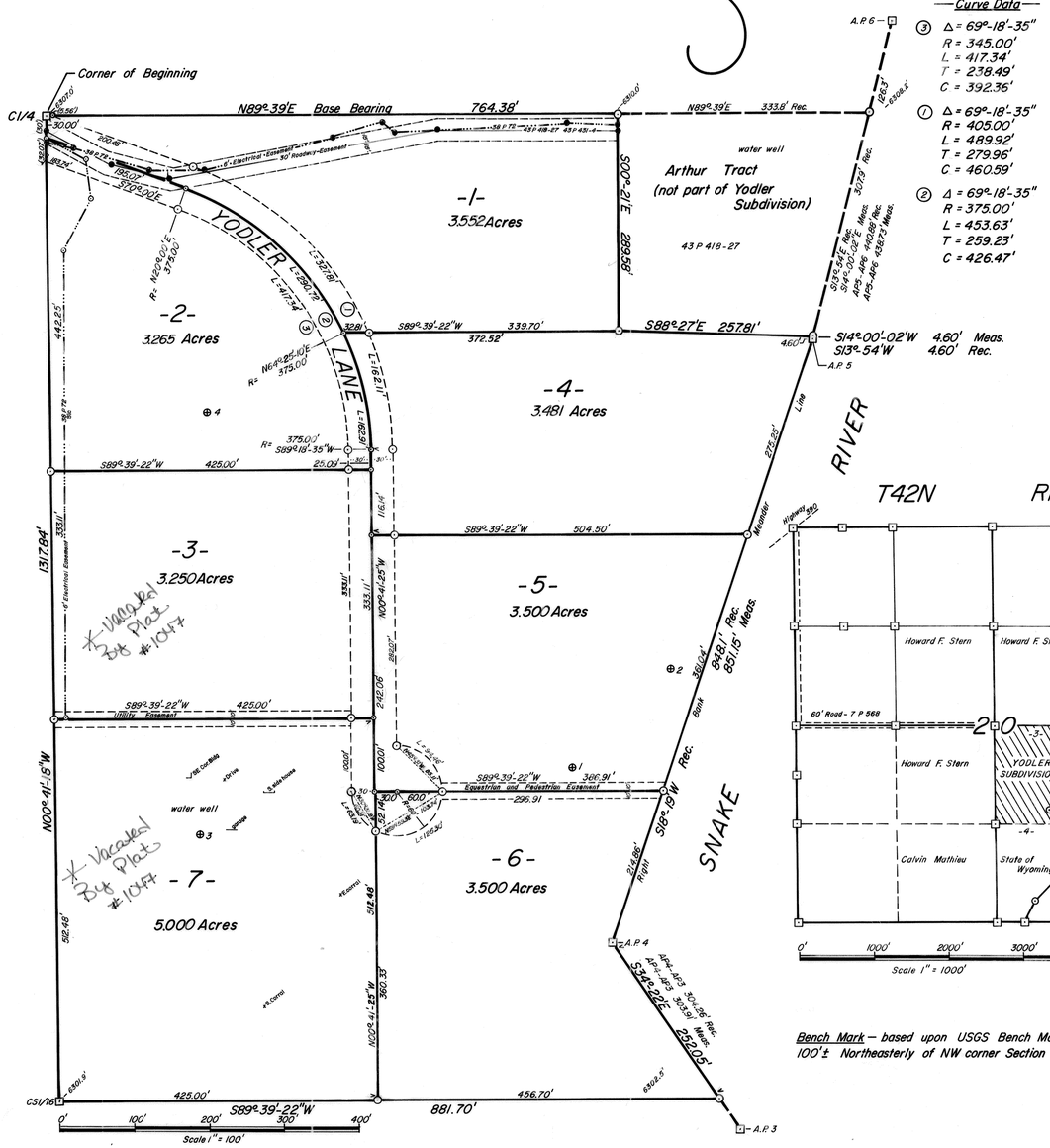
FILED JUNE 19, 1979. PLAT #376
File #199222

Yodler Subdivision

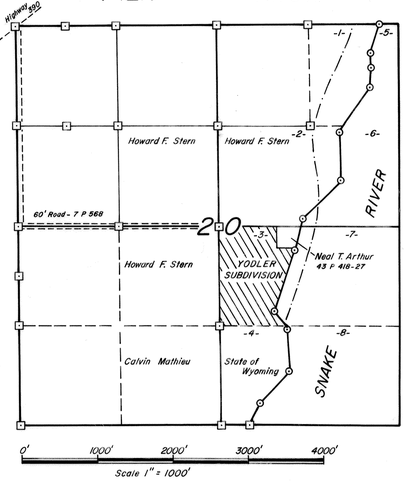


—Curve Data—

③ Δ = 69°-18'-35"
R = 345.00'
L = 417.34'
T = 238.49'
C = 392.36'

① Δ = 69°-18'-35"
R = 405.00'
L = 489.92'
T = 279.96'
C = 460.59'

② Δ = 69°-18'-35"
R = 375.00'
L = 453.63'
T = 259.23'
C = 426.47'



Bench Mark – based upon USGS Bench Mark "6337", 100'± Northeasterly of NW corner Section 20, T42N R116W.

□ indicates a Certified Land Corner Recordation Certificate filed.

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

⊙ indicates a 3/8"X12" steel spike set.

R-A-3 Environmental Protection District
Ground Water Protection District - Depth 3'-5'.

⊕ indicates a Percolation Test made.

6302.5' indicates an elevation point.

● indicates no monuments set.

Certificate of Surveyor

State of Wyoming)
County of Sublette) §. . .

I, Paul N. Scherbel of Big Piney, Wyoming hereby certify that this map was made from notes taken during an actual survey made by me during August and September 1978; that it correctly represents YODLER SUBDIVISION; being identical with
LOT 3 - SECTION 20
T42N R116W
TETON COUNTY, WYOMING
of record in the Office of the Clerk of Teton County in Book 7 of Photo on page 568;

Excepting the Arthur tract of record in said office in Book 43 of Photo on pages 418-427, encompassing an area of 2.00 acres, more or less.

ENCOMPASSING an area of 25.548 acres, more or less.

Land Surveyor ——— Registration No. 164

The foregoing instrument was acknowledged before me by Paul N. Scherbel this 23rd day of February 1979. Witness my hand and official seal.

JO ANN MAHONEY - Notary Public
County of Sublette State of Wyoming
My Commission Expires 27 Sept. 1980

Notary Public My Commission Expires 27 September 1980

Certificate of Approval

State of Wyoming)
County of Teton) §. . . .

Pursuant to Section 34-12-103 and 18-5-301 through 18-5-315, Wyoming Statutes, 1977, as amended the foregoing YODLER SUBDIVISION was approved at the regular meeting of the Board of County Commissioners held on the 5th day of June 1979.

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 1976.

Attest: BOARD OF COUNTY COMMISSIONERS
COUNTY OF TETON

(Mrs.) V. Jolynn Coonce, Clerk J. Max May, Chairman

Certificate of Mortgagee

State of Wyoming)
County of Sublette) §. . . .

The FIRST WYOMING BANK — JACKSON HOLE is a mortgagee and hereby consents to the foregoing Subdivision as described under the Certificate of Surveyor this 22nd day of May 1979.

Attest: FIRST WYOMING BANK — JACKSON HOLE

Nancy J. Riddle, Secretary Vice President, Ronald C. Doscher

The foregoing instrument was acknowledged before me by Nancy J. Riddle and Ronald C. Doscher this 22nd day of May 1979. Witness my hand and official seal.

PAUL N. SCHERBEL - Notary Public
County of Sublette State of Wyoming
My Commission Expires 29 April 1980

Notary Public My Commission Expires:

Certificate of Owner

State of Wyoming)
County of Sublette) §. . . .

James G. Brooks, Jr., a single man, does hereby certify that the foregoing subdivision of part of Lot 3 of Section 20, T42N, R116W, Teton County, Wyoming as shown on the map and more particularly described under the Certificate of Surveyor is with the free consent and in accordance with the desires of the undersigned owner and proprietor of said lands;

that the name of the subdivision shall be YODLER SUBDIVISION;

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

that the roads are private roadways with right-of-way granted to each lot owner, and that such road will be constructed in accordance with the standards, rules and regulations of the County of Teton;

that the subdivision is subject to covenants and restrictions;

that the subdivision is subject to an easement to construct and maintain levees of record in the Office of the Clerk of Teton County in Book 10 of Mixed Records on page 8; electrical power easements of record in Book 11 of Photo on page 337, Book 38 of Photo on page 72 and Book 35 of Photo on page 569, roadway easements of record in Book 43 of Photo on page 418-427 and Book 7 of Photo on page 568 and agreement of record in Book 42 of Photo on page 431 and 434.

James G. Brooks, Jr.

The foregoing instrument was acknowledged before me by James G. Brooks, Jr. this 21st day of May 1979. Witness my hand and official seal.

PAUL N. SCHERBEL - Notary Public
County of Sublette State of Wyoming
My Commission Expires 29 April 1980

Notary Public My Commission Expires: 29 April 1980

TOTAL ACREAGE ——— 25.55 Acres
NUMBER OF LOTS ——— 7
AVERAGE DENSITY ——— 3.65 Acres
BUILDING SETBACK LINES ——— Front 25' - Rear 25' - Side 15'

- NO PROPOSED DOMESTIC WATER SOURCE
- NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM
- NO PUBLIC MAINTENANCE OF STREETS OR ROADS
- SITE CONDITIONS MAY PREVENT THE USE OF COVENTIONAL SEPTIC TANK SYSTEMS

SUBDIVIDER ——— James G. Brooks, Jr.
Jackson, Wyoming
SURVEYOR ——— Paul N. Scherbel
Jackson and Big Piney, Wyoming
DATE PREPARED — April 1979
DATE SURVEYED — August and September 1978

YODLER SUBDIVISION

BEING PART OF THE
LOT 3 (NW1/4SE1/4) SECTION 20
T42N R116W
TETON COUNTY, WYOMING

Recorded 6-19 1979 at 10:00 o'clock A M
in Book 1 of maps Page 14
No. 199222 50¢ pd
V. Jolynn Coonce County Clerk

#376

JHTE Jackson Hole Title & Escrow

SURVEYOR SCHERBEL, LTD. ——— Big Piney, Wyoming 83113 ——— Box 96 ——— Drawn By Gary M. Grant ——— ZK3 1-10,17

Revised 17 April 1979 3 May 1979 17 May 1979, 4 June 1979