



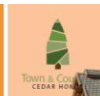
“Local Brokerage, National Results.”

Maps & Documents

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Phone: 208.354.2439
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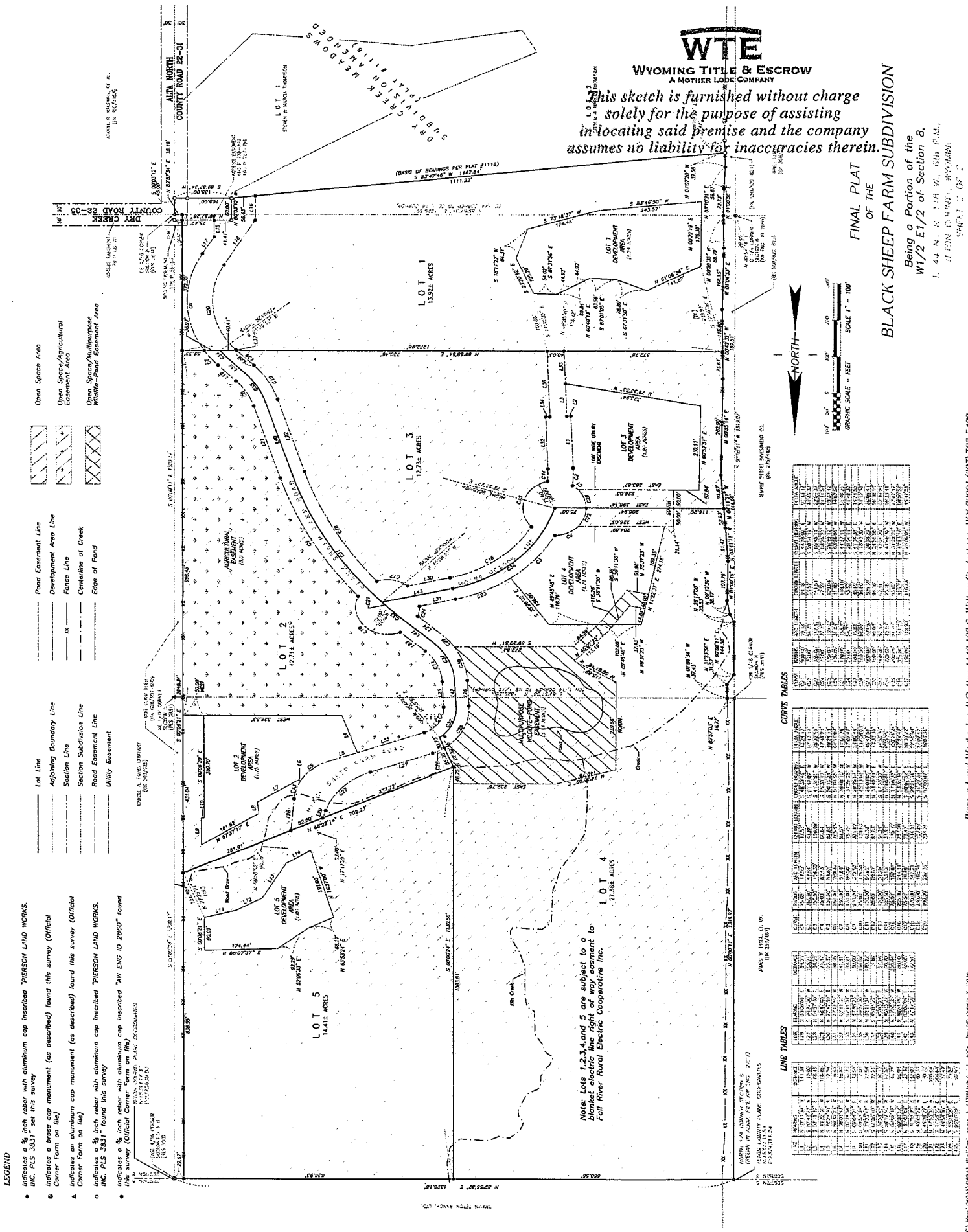
253 S. Main St. Box 604, Driggs ID 83422
57 S Main St. # 210 Victor, ID 83455



56039-1047

- LEGEND**
- Indicates a 1/2 inch rebar with aluminum cap inscribed "PIERSON LAND WORKS, INC. PLS 3831" set this survey (Official Corner Form on file)
 - ◊ Indicates a brass cap monument (as described) found this survey (Official Corner Form on file)
 - △ Indicates an aluminum cap monument (as described) found this survey (Official Corner Form on file)
 - Indicates a 1/2 inch rebar with aluminum cap inscribed "PIERSON LAND WORKS, INC. PLS 3831" found this survey
 - Indicates a 1/2 inch rebar with aluminum cap inscribed "M. ENG. ID. 2880" found this survey (Official Corner Form on file)
 - Indicates a 1/2 inch rebar with aluminum cap inscribed "M. ENG. ID. 2880" found this survey (Official Corner Form on file)

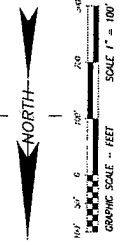
NOTE: Lots 1, 2, 3, 4 and 5 are subject to a blanket electric line right of way easement to Fall River Rural Electric Cooperative Inc.



WTE
WYOMING TITLE & ESCROW
 A MOTHER LODGE COMPANY

This sketch is furnished without charge solely for the purpose of assisting in locating said premises and the company assumes no liability for inaccuracies therein.

FINAL PLAT
OF THE
BLACK SHEEP FARM SUBDIVISION
 Being a Portion of the
 W1/2 E1/2 of Section 8,
 T. 44 N., R. 118 W., 66th P.M.,
 SECTION 8, T. 44 N., R. 118 W., 66th P.M.,
 SHERIDAN COUNTY, WYOMING



CURVE TABLES

| STATION | CHORD BEARING | CHORD DISTANCE | CHORD BEARING | CHORD DISTANCE | CHORD BEARING | CHORD DISTANCE | CHORD BEARING | CHORD DISTANCE |
|---------|---------------|----------------|---------------|----------------|---------------|----------------|---------------|----------------|
| 100+00 | S 89°30'00" W | 100.00 | S 89°30'00" W | 100.00 | S 89°30'00" W | 100.00 | S 89°30'00" W | 100.00 |
| 101+00 | S 89°30'00" W | 100.00 | S 89°30'00" W | 100.00 | S 89°30'00" W | 100.00 | S 89°30'00" W | 100.00 |
| 102+00 | S 89°30'00" W | 100.00 | S 89°30'00" W | 100.00 | S 89°30'00" W | 100.00 | S 89°30'00" W | 100.00 |

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|---------|---------------|----------------|---------------|----------------|---------------|----------------|---------------|----------------|
| 103+00 | S 89°30'00" W | 100.00 | S 89°30'00" W | 100.00 | S 89°30'00" W | 100.00 | S 89°30'00" W | 100.00 |
| 104+00 | S 89°30'00" W | 100.00 | S 89°30'00" W | 100.00 | S 89°30'00" W | 100.00 | S 89°30'00" W | 100.00 |
| 105+00 | S 89°30'00" W | 100.00 | S 89°30'00" W | 100.00 | S 89°30'00" W | 100.00 | S 89°30'00" W | 100.00 |

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|---------|---------------|----------------|---------------|----------------|---------------|----------------|---------------|----------------|
| 106+00 | S 89°30'00" W | 100.00 | S 89°30'00" W | 100.00 | S 89°30'00" W | 100.00 | S 89°30'00" W | 100.00 |
| 107+00 | S 89°30'00" W | 100.00 | S 89°30'00" W | 100.00 | S 89°30'00" W | 100.00 | S 89°30'00" W | 100.00 |
| 108+00 | S 89°30'00" W | 100.00 | S 89°30'00" W | 100.00 | S 89°30'00" W | 100.00 | S 89°30'00" W | 100.00 |

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| 109+00 | S 89°30'00" W | 100.00 | S 89°30'00" W | 100.00 | S 89°30'00" W | 100.00 | S 89°30'00" W | 100.00 |
| 110+00 | S 89°30'00" W | 100.00 | S 89°30'00" W | 100.00 | S 89°30'00" W | 100.00 | S 89°30'00" W | 100.00 |
| 111+00 | S 89°30'00" W | 100.00 | S 89°30'00" W | 100.00 | S 89°30'00" W | 100.00 | S 89°30'00" W | 100.00 |

CERTIFICATE OF SURVEYOR
State of Wyoming) ss
County of Teton

I, Scott R. Pierson, of Jackson, Wyoming, hereby certify that this plat was made from a true and correct copy of the original survey as shown on the plat and as the same appears on file in the Office of the Clerk of Teton County, Wyoming, and from records available in the Office of the Clerk of Teton County, Wyoming.

That the plat correctly represents the final plat of the BLACK SHEEP FARM SUBDIVISION;

that said final plat of the BLACK SHEEP FARM SUBDIVISION is a subdivision of lands lying within a portion of the W1/2 E1/2 of Section 8, T. 44 N., R. 118 W., 6th P.M., Teton County, Wyoming, described as follows:

BEGINNING at a point along the north line of the NW1/4 NE1/4 of said Section 8, lying S 89°55'32" W, a distance of 22.67 feet, from the E1/16 Corner common to Sections 5 and 6, R. 118 W., 6th P.M., marked by a brass cap monument inscribed "C.V. 8th & 6th 580 1974", along with other monuments;

THENCE, S 0°05'21" E, a distance of 2640.34 feet, along the west line of that strip of land;

THENCE, S 89°55'32" W, a distance of 18.10 feet, to a point of intersection with the south line of the SW1/4 NE1/4 of said Section 8;

THENCE, N 89°57'34" E, a distance of 18.10 feet, along the south line of the SW1/4 NE1/4 of said Section 8, to the CE1/16 Corner of said Section 8, marked by a pipe monument with aluminum cap inscribed "PIERSON LAND SURVEYS PLS 3831-2000", along with other markings;

THENCE, S 0°03'12" E, a distance of 45.00 feet, along the east line of the NW1/4 SE1/4 of said Section 8, to the NE corner of Lot 1, Dry Creek Meadows Subdivision Amended, recorded as Plat No. 1118 in the Office of the Clerk of Teton County, Wyoming, marked by a brass with aluminum cap inscribed "PIERSON LAND SURVEYS PLS 3831-2000";

THENCE, S 89°57'34" W, a distance of 135.09 feet, along the north line of Lot 1 of said Dry Creek Meadows Subdivision Amended, to the northerly corner common to Lots 1 & 2 inscribed "PIERSON LAND SURVEYS PLS 3831-2000";

THENCE, S 89°55'32" W, a distance of 1167.84 feet, along the northerly line of Lot 2 of said Dry Creek Meadows Subdivision, to the NW corner of said Lot 2;

THENCE, N 1°07'20" W, a distance of 39.58 feet, to a point;

THENCE, N 3°10'21" E, a distance of 59.87 feet, to a point;

THENCE, N 1°00'56" E, a distance of 72.73 feet, to a point;

THENCE, N 0°59'35" W, a distance of 88.79 feet, to a point;

THENCE, N 1°04'33" E, a distance of 168.15 feet, to a point;

THENCE, N 0°42'32" W, a distance of 189.51 feet, to a point;

THENCE, N 0°55'14" E, a distance of 262.80 feet, to a point;

THENCE, N 4°11'27" W, a distance of 144.60 feet, to a point;

THENCE, N 3°41'11" W, a distance of 91.47 feet, to a point;

THENCE, N 1°00'16" E, a distance of 107.78 feet, to a point;

THENCE, N 9°12'39" E, a distance of 38.17 feet, to a point;

THENCE, N 28°17'00" W, a distance of 23.53 feet, to a point;

THENCE, N 0°00'11" E, a distance of 144.30 feet, to a point;

THENCE, N 31°23'58" E, a distance of 31.57 feet, to a point of intersection with the north line of SW1/4 NE1/4 of said Section 8;

THENCE, S 89°57'03" W, a distance of 16.77 feet, to the CN1/16 Corner of said Section 8 inscribed "PIERSON LAND SURVEYS PLS 3831-2000", along with other markings;

THENCE, N 0°00'11" E, a distance of 1316.97 feet, along the west line of the NW1/4 NE1/4 of said Section 8, to the W1/4 Corner of said Section 8;

THENCE, N 89°56'32" E, a distance of 1297.49 feet, along the north line of the NW1/4 NE1/4 of said Section 8, to the POINT OF BEGINNING.

Said parcel containing 81.13 acres, more or less.

All Points and corners shall be monumented as shown hereon by June 1, 2002.

Scott R. Pierson
Scott R. Pierson
Wyoming Professional Land Surveyor No. 3831

ACKNOWLEDGMENT
This foregoing instrument was acknowledged before me by Scott R. Pierson, an individual, as the person whose name is subscribed to the foregoing instrument, and he is the owner of the land described herein. I, a Notary Public, do hereby certify that he is the owner of the land described herein.

Notary Public
Notary Public

CERTIFICATE OF OWNER
State of Wyoming) ss
County of Teton

The undersigned owner hereby certifies that the subdivision as shown on this plat and as the same appears on file in the Office of the Clerk of Teton County, Wyoming, and in accordance with the desires of the undersigned owners and proprietors of the described land;

by Black Sheep Farm Road and Houfforne Drive as shown hereon;

that access to this subdivision is provided from Alta North County Road No. 22-31 Smith to the County of Teton for Alto North County Road No. 22-31 and Kaufman Road to the County of Teton for Alto North County Road No. 22-31, as contained in that instrument recorded in Book 80 of Photo, pages 68 to 70 in the Office of the Clerk of Teton County, Wyoming;

that this subdivision is subject to a Right of Way Easement from Clyde T. Smith and his wife to the County of Teton for Alto North County Road No. 22-31, as contained in that instrument recorded in Book 118 of Photo, pages 56 to 57 in said Office;

that this subdivision is subject to an Easement for access and utilities as contained in that instrument recorded in Book 460 of Photo, pages 778 to 779 in said Office;

that this subdivision is subject to an Easement for utilities as contained in that instrument recorded in Book 480 of Photo, pages 787 to 791 in said Office;

that Lots 1, 2, 3, 4, and 5 of this subdivision are subject to a Right of Way Easement to Fall River Rural Electric Cooperative, Inc., as contained in that instrument recorded in Book 610 of Photo, pages 1056 to 1057 in said Office;

that this subdivision is subject to that Conservation Easement granted to the Teton County State Preserve Trust recorded concurrently with this Plat;

that all lots in this subdivision are subject to Covenants, Conditions, and Restrictions recorded concurrently with this Plat;

that Lot 2 of this subdivision is subject to an Agricultural Easement contained within the Covenants, Conditions, and Restrictions recorded concurrently with this Plat;

that Lot 4 of this subdivision is subject to a Pond Easement contained within the Covenants, Conditions, and Restrictions recorded concurrently with this Plat;

that Lot 4 of this subdivision is subject to a Maintenance Agreement for an Enhanced Wastewater Treatment System as described in that instrument recorded in Book 620 of Photo, pages 1118 to 1120 in said Office;

that the seller does not warrant to the purchaser that he or she shall have any rights to the natural flow of any stream within or adjacent to the subdivision;

that Wyoming law does not recognize any riparian rights to the continued natural flow of any stream within or adjacent to the subdivision;

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

Alta North Investments, LLC, a Wyoming Limited Liability Company
700 W. Lois Lane
Alta, WY 83414

Mark Dowson, Member Co-Manager
David Jennings, Member Co-Manager
SIGNATURE BY SEPARATE AFFIDAVIT

CERTIFICATE OF ACCEPTANCE
State of Wyoming) ss
County of Teton

Pursuant to Sections 14-12-103 and Sections 18-5-301 through 18-5-315, Wyoming Statutes 1977, as amended, the foregoing FINAL PLAT of the Black Sheep Farm Subdivision, was approved of the regularly meeting of the Board of County Commissioners of Teton County, Wyoming, held this _____ day of _____, 2002.

Subject to the Resolution for the Adoption of the Teton County Comprehensive Plan and the Development Regulations dated May 4, 1994 and effective May 24, 1994 as amended.

Attest:
Board of County Commissioners
County of Teton

Sherry L. Dugan
Sherry L. Dugan, Clerk

Laurel Christensen
Laurel Christensen, Chair

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

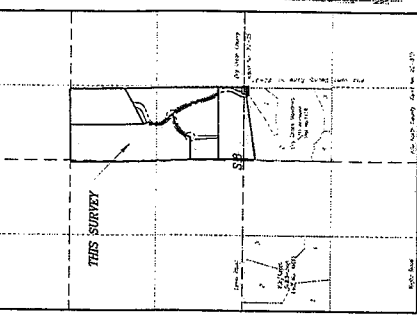
OWNERS OF INDIVIDUAL LOTS SHALL PAY AN AFFORDABLE HOUSING IMPOSITION FEE-PAID AS A CONDITION OF THE RECORDING PERMIT, AS PROVIDED IN THE LAND DEVELOPMENT REGULATIONS OF TETON COUNTY, WYOMING.

THIS SUBDIVISION SHALL NOT BE SUBJECT TO FURTHER SUBDIVISIONS
SELLER DOES NOT WARRANT TO PURCHASER THAT HE HAS ANY RIGHTS TO THE NATURAL FLOW OF ANY STREAM WITHIN OR ADJACENT TO THE SUBDIVISION
WYOMING LAW DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS WITH REGARD TO THE NATURAL FLOW OF A STREAM OR RIVER FOR PERSONS DWING ON THE BANKS OF THE STREAM OR RIVER

EACH LOT OWNER SHALL PROVIDE TETON COUNTY A BOND OR OTHER SURETY ACCEPTABLE TO THE COUNTY TO COVER THE COSTS OF THE RECORDING PERMIT, THE BOND OR OTHER SURETY SHALL BE PROVIDED PRIOR TO AND AS A CONDITION OF THE ISSUANCE OF A BUILDING PERMIT.

PIERSON LAND WORKS, INC. P.O. Box 1143 180 S. Willow St., Jackson, WY 83001 (307) 733-5420

Vicinity Map
Section 8, 184N, R18W



SCALE: 1" = 1000'

LAND USE DISTRICT = RURAL (R) WITH NATURAL RESOURCES OVERLAY
TETON COUNTY SETBACKS IN RURAL ZONE

LOTS - 51 ACRES
FRONT = 25'
SIDE = 10'
HEIGHT = 25'
FRONT = 30'
SIDE = 30'
HEIGHT = 30'

OWNER:
ALTA NORTH INVESTMENTS, LLC
700 W. LOIS LANE
ALTA, WYOMING 83414
PHONE (307) 576-0909

PREPARATION DATE: SEPTEMBER 21, 2002
FINAL REVISION DATE: DECEMBER 7, 2002

AREA CALCULATIONS:
GROSS ACREAGE FOR ALTA NORTH PARCEL = 81.13 ACRES +/-
NUMBER OF LOTS = 5
AVERAGE LOT SIZE = 16.23 ACRES +/-

GROSS ACREAGE FOR LOT 1 = 13.92 ACRES +/-
GROSS ACREAGE FOR LOT 2 = 12.21 ACRES +/-
GROSS ACREAGE FOR LOT 3 = 12.23 ACRES +/-
GROSS ACREAGE FOR LOT 4 = 22.36 ACRES +/-
GROSS ACREAGE FOR LOT 5 = 14.41 ACRES +/-

FINAL PLAT
OF THE
BLACK SHEEP FARM SUBDIVISION

Being a Portion of the
W1/2 E1/2 of Section 8,
T. 44 N., R. 118 W., 6th P.M.,
TETON COUNTY, WYOMING.

1185

SHEET 1 OF 2