

**CERTIFICATE OF SURVEYOR**

I, Frank J. Grimes, a duly licensed surveyor as prescribed by Wyoming State Statute, by authorization of the owners, have subdivided the land described herein into lots and easements to be known as ASPEN COVE to wit:

A parcel of land located in the SW1/4SW1/4, Section 3, and the NW1/4NW1/4, Section 10, T40N, R117W, Teton County, Wyoming, being a portion of that tract of record in Book 85 of Photos, Page 428-430 in the Office of the Teton County Clerk, and being more particularly described as follows:

**BEGINNING** at the Point of Intersection of the centerline of the Wilson-Fall Creek County Road No. 22-2 with the North boundary of said SW1/4 SW1/4;

thence S89°-55'-00"W, 514.86 feet along said North boundary to a point on the crest of a north-south ridge;

thence S14°-20'-02"E, 222.60 feet along said ridge to a point;

thence S12°-15'-46"E, 155.32 feet along said ridge to a point;

thence S07°-24'-20"E, 311.55 feet along said ridge to a point;

thence S04°-35'-48"E, 150.68 feet along said ridge to a point;

thence S10°-45'-22"E, 188.40 feet along said ridge to an existing power and phone pole, which point is witnessed as shown hereon;

thence S17°-18'-58"E, 215.87 feet along said ridge to a point;

thence S29°-05'-30"E, 153.84 feet along said ridge to an existing fence corner, which point is witnessed as shown hereon;

thence N88°-21'-57"E, 252.90 feet to the centerline of the Wilson-Fall Creek County Road No. 22-2;

thence N02°-14'-00"W, along the centerline of said County Road 1346.76 feet to the **POINT OF BEGINNING**

Said parcel being monumented as shown hereon and containing 12.66 acres, more or less, and being subject to a 30 foot road easement along its eastern boundary, as well as, any other easements rights-of-way mining or mineral reservations legally acquired.

The **BASIS OF BEARING** for this survey is S89°-55'-00"W along the North boundary of the SW1/4SW1/4 of said Section 3.

*Frank J. Grimes*  
Frank J. Grimes  
Wyoming PE & LS 2892

State of Wyoming ) SS  
County of Teton )

The foregoing instrument was acknowledged before me by Frank J. Grimes this 15<sup>th</sup> day of September 1980.

Witness my hand and official seal.

*Jane Potter*  
Jane Potter  
Notary Public

8116184  
My Commission Expires

**CERTIFICATE OF OWNERS**

KNOW ALL MEN BY THESE PRESENTS: that the foregoing subdivision, a portion of the SW1/4SW1/4, Section 3, and the NW1/4NW1/4, Section 10, T40N, R117W, Teton County, Wyoming as shown 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 name of the subdivision shall be ASPEN COVE;

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

that said subdivision is subject to Terms, Conditions and Provisions of the Covenants and Restrictions of record in the Office of the Teton County Clerk in Book 99 of Photo, Page 446-448, as well as to additional covenants and restrictions of record in said Office;

that said subdivision is subject to an unrecorded 30 foot public road easement along its eastern boundary as shown hereon;

that said subdivision is subject to Memorandums of Agreement of record in said Office in Book 8 of Mixed Records, Page 125, and Book 8 of Mixed Records, Page 164 both regarding appropriation of water from Fish Creek;

that the access easement shown hereon within lots 1 and 2 is a private easement for the exclusive use of the owners of lots 1 and 2 of said subdivision;

that the access easement shown hereon within lots 3 and 4 is a private easement for the exclusive use of the owners of lots 3 and 4 of said subdivision;

that said subdivision is subject to an easement granted to Mountain States Telephone and Telegraph Company of record in said Office in Book 68 of Photo, Pages 69 thru 72.

*Clair J. Krater, Jr.*  
Clair J. Krater, Jr.  
Signature by Separate Affidavit  
Ruth Krater  
State of Wyoming ) SS  
County of Teton )

*Gayle Elizabeth Krater*  
Gayle Elizabeth Krater  
*James Wallis Huidekoper*  
James Wallis Huidekoper

The foregoing instrument was acknowledged before me by Clair J. Krater, Jr. and Gayle Elizabeth Krater, husband and wife, and James Wallis Huidekoper, a single man, this 7<sup>th</sup> day of October 1980.

Witness my hand and official seal.

*Jane Potter*  
Jane Potter  
Notary Public

8116184  
My Commission Expires

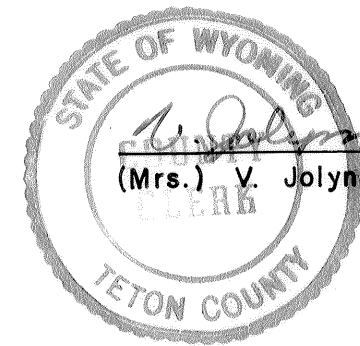
**LEGEND**

- o 3/8" x 10" steel spike
- 5/8" diameter by 16" long steel reinforcing bar with aluminum Surv-Kap inscribed "NELSON ENGR PE & LS 578"
- ⊕ B.L.M. brass cap, Corner Recordation Form filed
- ⊞ B.L.M. type brass cap set and inscribed by Wyoming R.L.S. 164, Corner Recordation Form filed
- ⚡ Power and/or phone pole
- Section or sectional subdivision line

**CERTIFICATE OF APPROVAL**

Pursuant to Section 34-12-103 and 18-5-301 through 18-5-315, Wyoming Statutes, 1977, as amended the foregoing ASPEN COVE subdivision is hereby approved by the Board of County Commissioners.

Subject to the provisions of a resolution for adoption of the Teton County Comprehensive Plan and Implementation Program dated December 1977 and effective 1 January 1978, and the resolution for the approval of Subdivision and Townsite Plats as adopted 1 August 1967.



*(Mrs.) V. Jolynn Coonce*  
(Mrs.) V. Jolynn Coonce, Clerk

BOARD OF COUNTY COMMISSIONERS  
COUNTY OF TETON

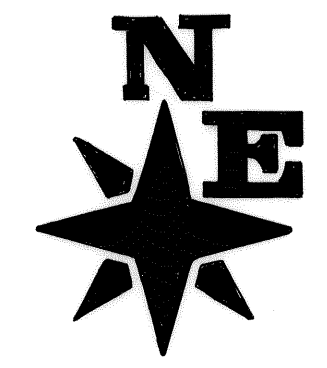
*Jerry L. Tracy*  
Jerry L. Tracy, Chairman

NO PROPOSED DOMESTIC WATER SOURCE  
NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM  
SITE CONDITIONS MAY PREVENT THE USE OF CONVENTIONAL SEPTIC SYSTEMS

TOTAL AREA: 12.66 Acres  
TOTAL LOTS: 4  
ENVIRONMENTAL PROTECTION DISTRICT: GROUND WATER PROTECTION DISTRICT 3-5 FEET  
LAND USE DISTRICT: RESIDENTIAL - AGRICULTURAL DISTRICT I UNIT/ 3 ACRES  
SETBACK REQUIREMENTS: 50' from Wilson Fall Creek County Road No. 22-2  
40' from Rear  
30' from Sides

DEVELOPER: CLAIR J. KRATER, JR.  
BOX 2272 JACKSON, WYOMING

OWNERS: CLAIR J. KRATER, JR. BOX 2272 JACKSON, WYOMING  
GAYLE ELIZABETH KRATER  
RUTH KRATER  
JAMES WALLIS HUIDEKOPER BOX 312 WILSON, WYOMING



SCALE 1"=100'

**— ASPEN COVE —**

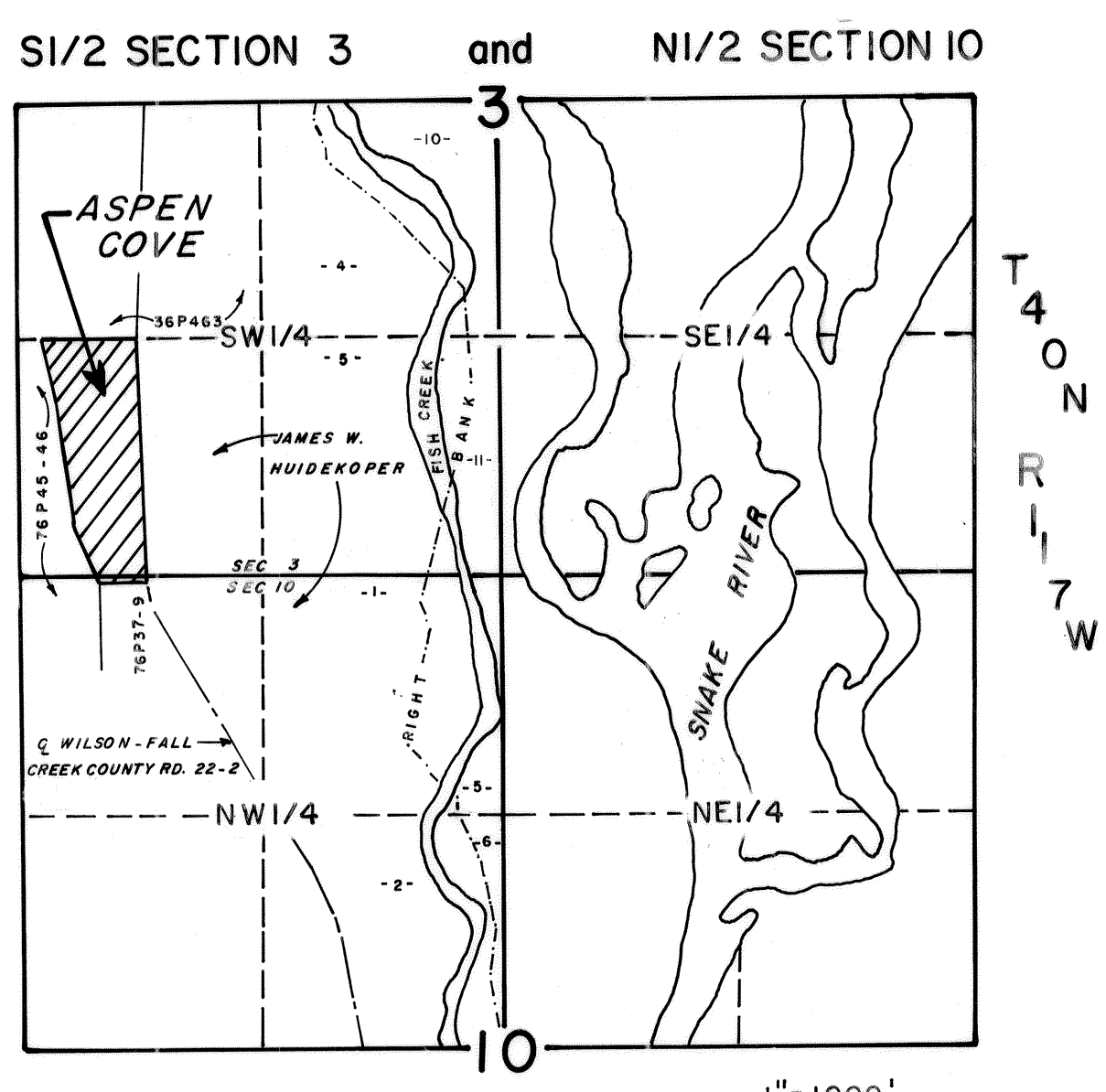
A SINGLE FAMILY RESIDENTIAL SUBDIVISION

PART OF THE  
SW1/4SW1/4 SECTION 3  
NW1/4NW1/4 SECTION 10  
T40N R117W  
TETON COUNTY, WYOMING

Prepared August 1980

Recorded 10-7-80 10:00 a'clock A.M.  
in Book 1 of Maps Page 16  
No. 21722 50.00 ac.  
County Clerk  
*V. Jolynn Coonce*

**LOCATION MAP**



SURVEYED June-Aug, 1979 REV  
 M. Quinn June, Aug, 1980  
 DRAWN E. Paolucci - Rice  
 CHECKED  
 APPROVED  
 Box 1599 JACKSON, WYOMING  
 PREPARED BY: NELSON ENGINEERING  
 DRAWING TITLE: FINAL PLAT ASPEN COVE  
 JOB TITLE: SUBDIVISION FOR CLAIR KRATER / HUIDEKOPER PROPERTY  
 DRAWING NO: I-1 / 143 - 80  
 JOB NO: 143 - 80