

CURVE DATA —

N°	R (ft)	L (ft)	C (ft)	Δ	T (ft)
1	25.00	39.27	35.35	90°-00'-00"	25.00
2	25.00	33.69	31.18	77°-09'-37"	19.94
3	65.00	16.43	18.37	16°-14'-52"	9.28
4	65.00	69.10	65.90	60°-54'-46"	38.22
5	65.00	70.16	66.80	61°-50'-39"	38.94
6	65.00	31.94	31.62	28°-09'-21"	16.30
7	65.00	31.95	31.63	28°-09'-39"	16.30
8	65.00	70.15	66.80	61°-50'-21"	38.93
9	65.00	69.10	65.89	60°-54'-38"	38.22
10	65.00	18.44	18.37	16°-15'-00"	9.28
11	25.00	33.67	31.18	77°-09'-37"	19.94
12	25.00	39.27	35.36	90°-00'-00"	25.00

LEGEND —

- SUBDIVISION BOUNDARY
- LOT LINE
- SETBACK LINE
- EASEMENT LINE
- FUTURE FILING
- 5/8 inch diameter by 16 inch long steel reinforcing bar with Aluminum Swr Kap inscribed NELSON ENGR PE & LS 578
- (xxx) Street Address
- RL- Lot Zoning
- Found Brass Cop
- Found 2" Aluminum Cop

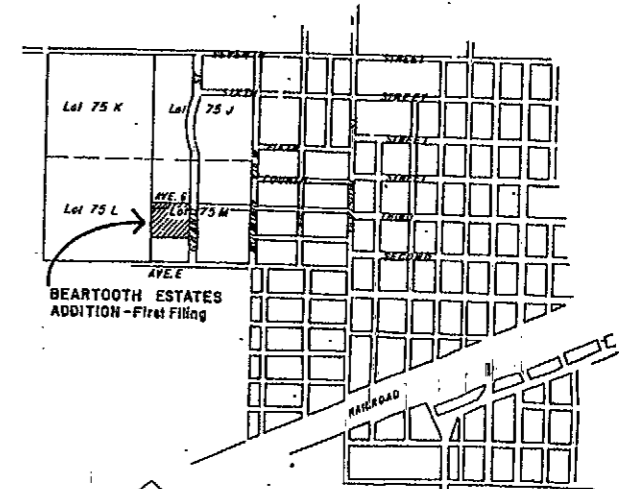
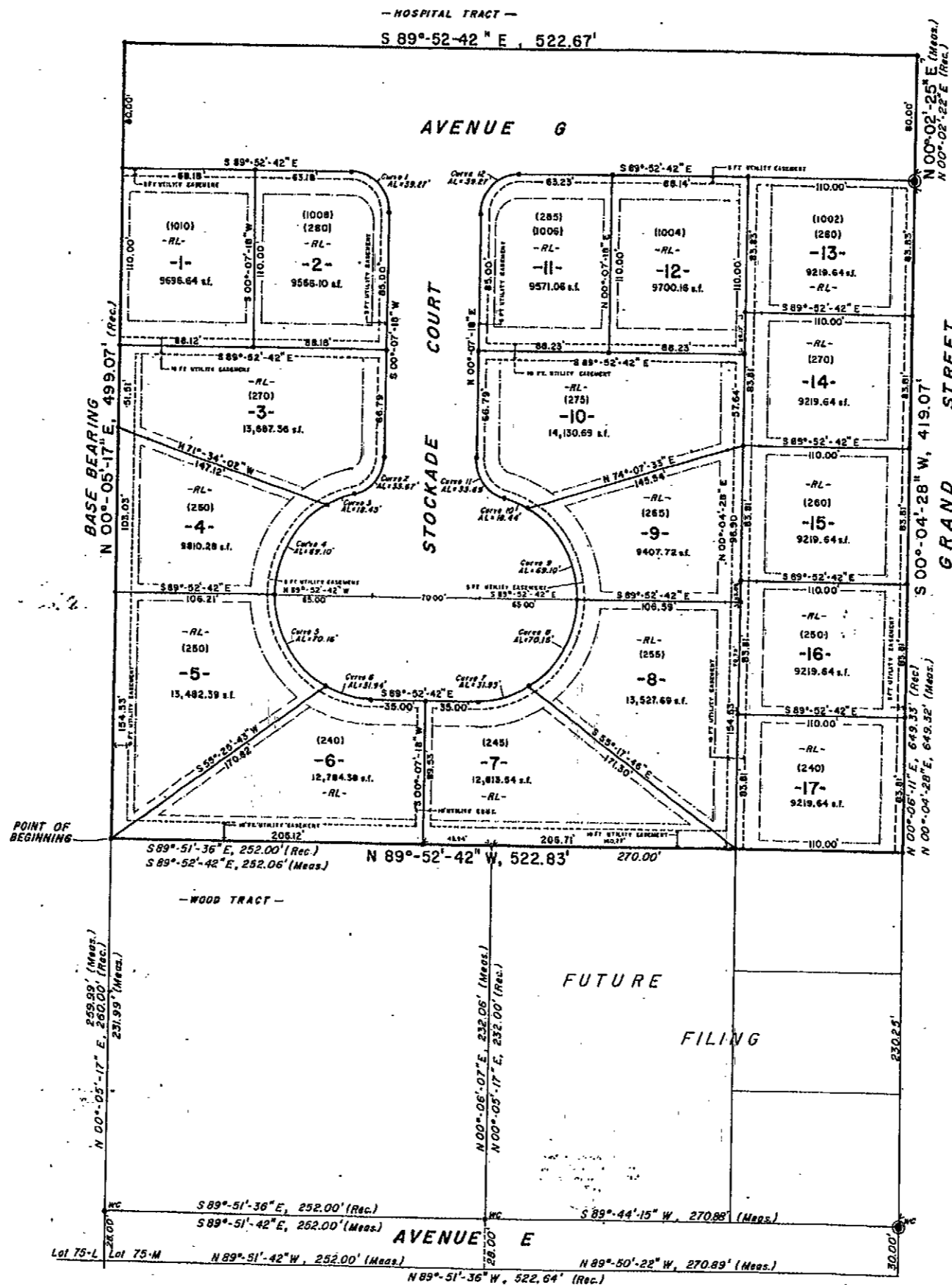
OWNER & DEVELOPER —

BEARTOOTH ESTATES
P.O. Box 598
Powell, WY 82435

ENGINEER & SURVEYOR —

NELSON ENGINEERING, INC.
P.O. Box 1599
Jackson, WY 83001

0 10 20 40 80 Feet
Scale: 1" = 40'



State of Wyoming)
County of Park) ss.
This instrument was filed for record
on the 28th day of June
1983 at 10:00 a.m. and
duly recorded in the
records of the
MADE FONTAINE, Register of Deeds
By: *[Signature]* Deputy
No. 215731

-FIRST FILING-
BEARTOOTH ESTATES
ADDITION to the City of
Powell, Wyoming
BEING A PORTION OF LOT 75-M, T55N,
R99W, 6th P.M., PARK COUNTY, WYOMING

PREPARED DECEMBER, 1983

— CERTIFICATE OF SURVEYOR —

I, Michael L. Minear, a duly licensed surveyor as prescribed by Wyoming State Statutes, do hereby certify:

THAT this plot was drawn from notes taken during an actual survey made by me in October, 1983, and that it correctly depicts BEARTOOTH ESTATES ADDITION TO THE CITY OF POWELL, WYOMING - FIRST FILING;

THAT by authorization of the Owners, I have subdivided the tract of land shown hereon into blocks, lots and streets, to be known as BEARTOOTH ESTATES ADDITION TO THE CITY OF POWELL, WYOMING FIRST FILING;

THAT the said subdivision is located in a portion of Lot 75-M, T55N, R99W, 6th P.M., Park County, Wyoming, and being more particularly described as follows:

BEGINNING at a point which lies N 00°-05'-17"E, 259.99 feet from the southwestern corner of said Lot 75-M;

THENCE N 00°-05'-17"E, a distance of 499.07 feet to a point;

THENCE S 89°-52'-42"E, a distance of 522.67 feet to a point lying on the westerly right of way of Grand Street;

THENCE S 00°-02'-25"W, 80.00 feet to a point;

THENCE S 00°-04'-28"W, a distance of 419.07 feet along the westerly right of way line of Grand Street to a point;

THENCE N 89°-52'-42"W, a distance of 522.83 feet to the Point of Beginning.

SAID tract contains 5.99 acres, more or less, will be monumented as shown hereon, and is subject to any easements, rights of way, mining or mineral reservations that have been legally acquired.

Michael L. Minear
MICHAEL L. MINEAR
Wyoming RLS 4269

State of Wyoming) ss
County of Teton)

The foregoing instrument was acknowledged before me by Michael L. Minear this 20th day of March, 1984.

Witness my hand and official seal.

11-24-84
My Commission Expires

Sharon K. Eaton
Notary Public

— CERTIFICATE OF OWNERS —

KNOW ALL MEN BY THESE PRESENTS:

THAT the foregoing subdivision, being located in a portion of Lot 75-M, T55N, R99W, 6th P.M., Park County, Wyoming, as appears on this Plot and as 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 BEARTOOTH ESTATES ADDITION TO THE CITY OF POWELL, WYOMING - FIRST FILING;

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

THAT this subdivision is not subject to a Declaration of Covenants, Conditions or Restrictions;

THAT the portions of Avenue G and Stockade Court, as shown hereon, are hereby dedicated for the use and enjoyment of the general public and the City of Powell, Wyoming and, further, that said Avenue G and Stockade Court are dedicated for the use of utilities that serve the General Public and the City of Powell, Wyoming;

THAT the utility easements as shown hereon are hereby dedicated to the City of Powell, Wyoming, its successors and assigns, for the purposes of construction, operation and maintenance of normal public utility services;

THAT the undersigned grants to the City of Powell and their assigns a right of access across said subdivision for purposes of access to utility meters and utility valves;

THAT said subdivision is subject to a reservation of record in MF Book 85, page 461, in the Office of the Park County Clerk, for underground drain tiles of the Shoshone Irrigation District and/or the United States of America, as may exist in the area;

THAT said subdivision is subject to any easements, rights of way, mining or mineral reservation that have been legally acquired.

BY:

BEARTOOTH ESTATES, A Partnership

Wesley J. Metzler
Wesley J. Metzler

Francis C. Gillette
Francis C. Gillette

State of Wyoming)
County of)

The foregoing instrument was acknowledged before me by *Wesley J. Metzler & Francis C. Gillette* this 7 day of June, 1984.

Witness my hand and official seal.

My Commission Expires April 4, 1988 Notary Public

Sharon K. Eaton

State of Wyoming)
County of Park)

THE undersigned hereby consents to and joins in to the foregoing subdivision.

Attest: *Barbara L. Finney* POWELL HOSPITAL DISTRICT

CERTIFICATE OF ENGINEER —

State of Wyoming)
County of Teton) ss

In accordance with Section 18-5-306, Wyoming State Statutes, 1977, as amended, I, Frank J. Grimes, a duly licensed engineer in the State of Wyoming, hereby certify that the domestic water service and sewer collection system for the BEARTOOTH ESTATES ADDITION TO THE CITY OF POWELL, WYOMING - FIRST FILING will meet county, State and Federal requirements and that said systems will be adequate and safe providing that said systems are constructed as designed and are operated correctly.

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 1 day of June, 1984.

Witness my hand and official seal.

My Commission Expires
8/16/84

Notary Public
Sara Potter

— CERTIFICATE OF PLANNING COMMISSION —

The foregoing BEARTOOTH ESTATES ADDITION TO THE CITY OF POWELL, WYOMING - FIRST FILING was approved by the City of Powell Planning Commission this 18 day of June, 1984.

Attest:

CITY OF POWELL, WYOMING
PLANNING COMMISSION
Al Roth : Chairman
Richard Edwards : Sec.

— CERTIFICATE OF APPROVAL —

The foregoing BEARTOOTH ESTATES ADDITION TO THE CITY OF POWELL, WYOMING - FIRST FILING was approved at a regular meeting of the City Council held on the 18th day of June, 1984, in accordance with Section 15-1-516, Wyoming State Statutes, 1977, as amended.

Attest:

J. B. Burk CITY OF POWELL
CITY COUNCIL
Richard W. Johnson
R. W. Johnson
Richard E. Munnick CITY ENGINEER
Richard E. Munnick
James W. Llewellyn
Alfred G. Snyder
Wesley Vining

— FIRST FILING —
BEARTOOTH ESTATES
ADDITION to the City of
Powell, Wyoming

BEING A PORTION OF LOT 75-M, T55N,
R99W, 6th P.M., PARK COUNTY, WYOMING

PREPARED DECEMBER, 1983

State of Wyoming) ss
County of Park)
This instrument was filed for record
on the 18 day of June, 1984
at 10:22 a.m. in the
office of the County Clerk
and duly recorded in the
minutes on page 125
of the County Clerk's Office
at Powell, Wyoming, on
June 18, 1984