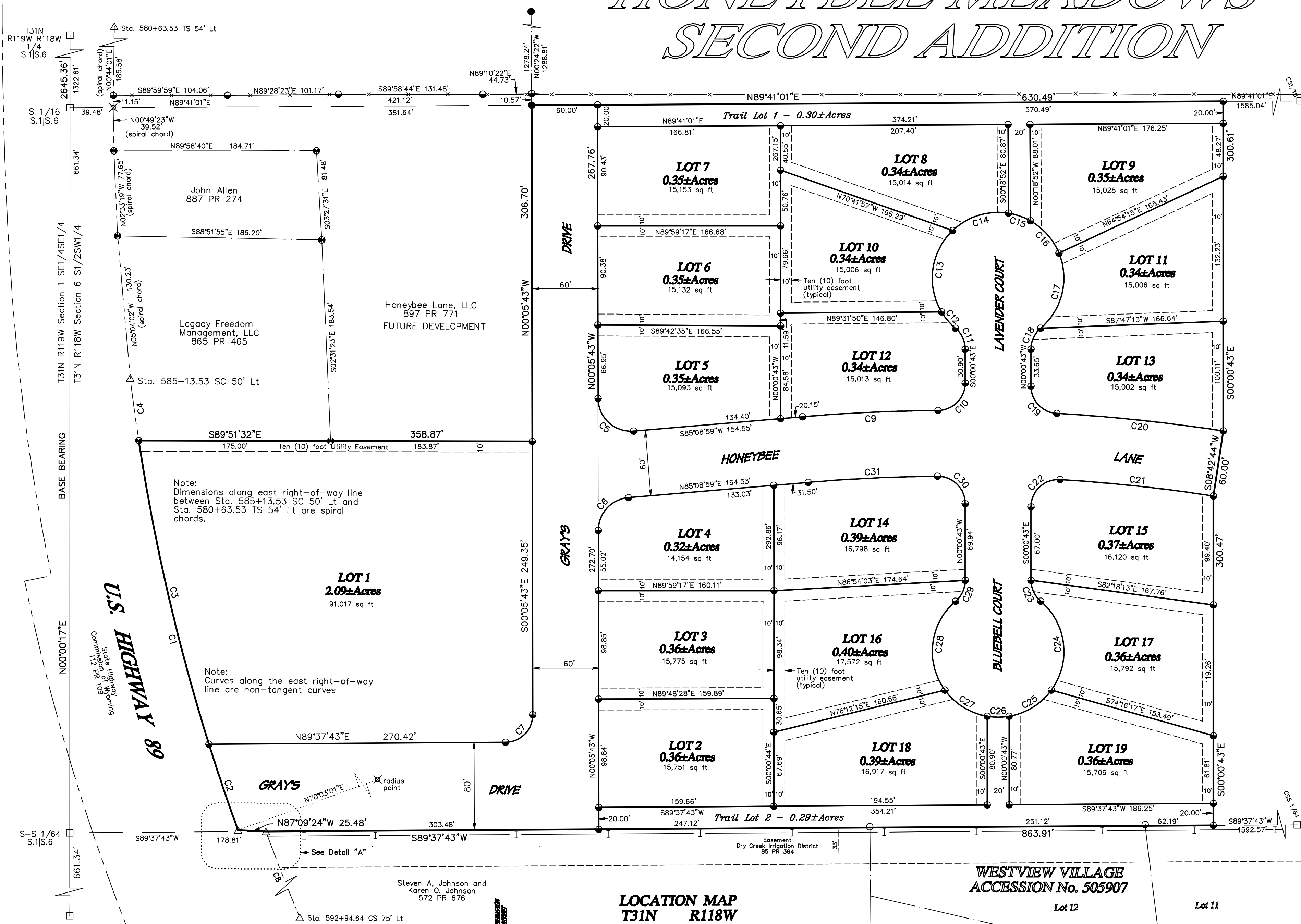


# HONEYBEE MEADOWS SECOND ADDITION

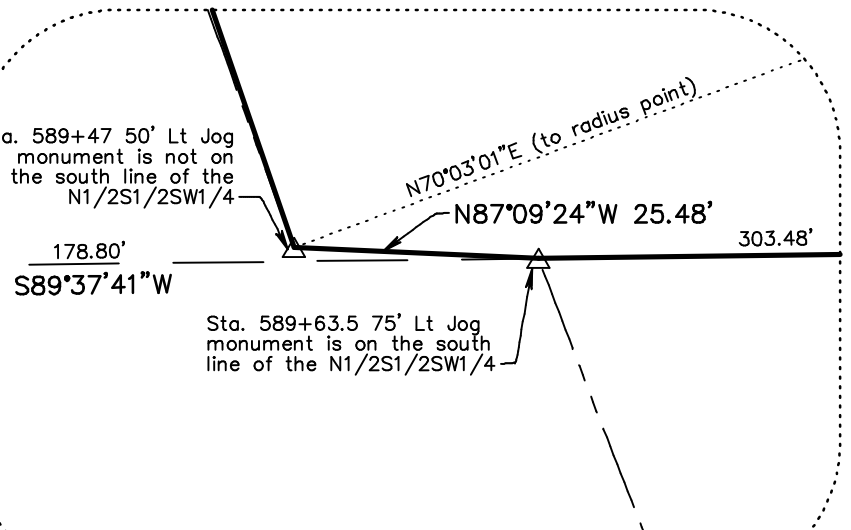


Note:  
Dimensions along east right-of-way line  
between Sta. 585+13.53 SC 50' Lt. and  
Sta. 580+63.53 TS 54' Lt are spiral  
chords.

Note:  
Curves along the east right-of-way  
line are non-tangent curves

DETAIL "A"

Scale: 1" = 20'



LOCATION MAP  
T31N  
R118W

WESTVIEW VILLAGE  
ACCESSION No. 505907

CURVE TABLE

CURVE	LENGTH	DELTA	RADIUS	CHORD BEARING	CHORD	TANGENT
C1	367.37'	111°9'03"	1859.86'	S14°17'28"E	366.77'	184.28'
C2	82.76'	2°32'59"	1859.86'	N18°40'29"W	82.76'	41.39'
C3	284.61'	8°46'04"	1859.86'	N13°00'58"W	284.33'	142.58'
C4	57.26'	1°45'50"	1859.86'	N07°44'42"W	57.25'	28.63'
C5	49.61'	94°45'18"	30.00'	S47°28'22"E	44.15'	32.60'
C6	44.63'	85°14'42"	30.00'	S42°31'38"W	40.63'	27.61'
C7	39.15'	89°43'26"	25.00'	S44°46'00"W	35.27'	24.88'
C8	321.34'	10°02'04"	1834.86'	S25°11'32"E	320.93'	161.08'
C9	123.59'	4°21'27"	1625.11'	N87°19'42"E	123.56'	61.83'
C10	39.06'	89°31'09"	25.00'	N44°44'51"E	35.21'	24.79'
C11	21.68'	49°40'47"	25.00'	N24°51'07"W	21.00'	11.57'
C12	19.69'	18°47'53"	60.00'	N40°17'34"W	19.60'	9.93'
C13	80.95'	77°17'53"	60.00'	N07°45'19"E	74.95'	47.98'
C14	55.21'	52°43'10"	60.00'	N72°45'50"E	53.28'	29.73'
C15	21.35'	20°23'04"	60.00'	S70°41'03"E	21.23'	10.79'
C16	40.00'	38°11'50"	60.00'	S41°23'37"E	39.26'	20.78'
C17	75.36'	71°57'45"	60.00'	S13°41'11"W	70.50'	43.56'
C18	21.68'	49°40'47"	25.00'	S24°49'40"W	21.00'	11.57'
C19	37.81'	86°39'34"	25.00'	S43°20'30"E	34.31'	23.58'
C20	152.70'	5°23'01"	1625.11'	S83°58'47"E	152.64'	76.41'
C21	140.54'	5°08'41"	1565.11'	N83°51'37"W	140.49'	70.32'
C22	40.83'	9°33'44"	25.00'	S46°48'40"W	36.44'	26.61'
C23	21.68'	49°40'47"	25.00'	S24°51'07"E	21.00'	11.57'
C24	89.78'	85°43'54"	60.00'	S08°49'34"E	81.63'	55.69'
C25	46.45'	44°21'15"	60.00'	S58°13'01"W	45.30'	24.46'
C26	20.09'	19°11'17"	60.00'	S89°59'17"W	20.00'	10.14'
C27	46.45'	44°21'15"	60.00'	N58°14'27"W	45.30'	24.46'
C28	89.78'	85°43'54"	60.00'	N06°48'07"E	81.63'	55.69'
C29	21.68'	49°40'47"	25.00'	N24°49'40"E	21.00'	11.57'
C30	39.49'	90°30'55"	25.00'	N45°16'11"W	35.51'	25.23'
C31	118.09'	4°19'23"	1565.11'	S87°18'41"W	118.06'	59.07'

## CERTIFICATE OF OWNERS

STATE OF WYOMING } ss.  
COUNTY OF LINCOLN }

The undersigned do hereby certify that this Addition is a part of the N1/2S1/2SW1/4 of Section 6, T31N R118W, within the incorporated limits of the Town of Afton, Lincoln County, Wyoming;

that the Addition depicted on this plat and more particularly described under the Certificate of Survey is with the free consent and is in accordance with the desires of the undersigned owners and proprietors of said lands;

that the name of the Addition shall be **HONEYBEE MEADOWS SECOND ADDITION**;

that the undersigned do hereby vacate all of Honeybee Meadows Addition to the Town of Afton of record in said Office with Accession No. 1014100 in accordance with Section 34-12-106 Wyoming Statutes 2019, as amended, and respectfully request the Clerk of said County to so mark said plat in accordance with Section 34-12-110;

that Gray's Drive, Honeybee Lane, Lavender Court, and Bluebell Court are private roads with a right of ingress, egress, and utilities granted to the owner of each lot of this Addition, until such time as said roads are dedicated to the Town of Afton;

that said private roads, as depicted hereon, remain titled to the undersigned, and that the undersigned does hereby reserve unto itself, and its heirs, successors, and assigns the right to grant a right of ingress, egress, and utilities to whatever lands said owner may designate and the right to dedicate the roads to the Town of Afton as future developments of this Addition are realized;

that the undersigned does hereby grant a right of utilities over, under, and across the north line of Lot 1, as depicted hereon, appurtenant to the adjoining land described in Book 865 of Photostatic Records on page 465;

that easements for drainage, irrigation, and utilities identical with said private roads, said ten (10) foot strip along the north side of Lot 1, Trail Lots 1 and 2, and a ten (10) foot strip along the side and rear lot lines of Lots 2 through 19, as depicted hereon, are hereby granted to all utility companies, and to their heirs, successors, and assigns, including, but not limited to, Lower Valley Energy, Silver Star Communications, CenturyLink, and the Town of Afton, for the underground installation and maintenance of all utilities including, but not limited to, water, sewer, power, telephone, cable television, gas, and storm water drainage appurtenant to this Addition and to the adjoining lands of the undersigned;

that a right of ingress and egress over and across Trail Lot 1 and Trail Lot 2, as depicted hereon, is hereby granted to the owner of each lot of this Addition and all future Additions of Honeybee Meadows, and to the Town of Afton for maintenance, repair, construction, reconstruction, and public use of a pedestrian trail system, and that the undersigned does hereby reserve the right to extend the trail system to the adjoining lands of the undersigned and to whatever lands said owner may designate as part of a public trail system;

that the Addition is subject to any easements of record in said Office;

that the Addition is subject to restrictions and reservations contained in the United States patent;

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

Honeybee Lane, LLC  
A Wyoming Limited Liability Company

Marlowe A. Scherbel, Member

On this \_\_\_ day of \_\_\_, 2021 before me personally appeared Marlowe A. Scherbel who did say that he is a Member of Honeybee Lane, LLC and that this instrument was signed and sealed on behalf of said company by authority of its members and acknowledged said instrument to be the free act and deed of said company.

Witness my hand and official seal.

Notary Public

My Commission expires:

signatures obtained by separate Certificate of Owners

Signature to be recorded concurrently herewith

Morris A. Stewart and Sandy L. Stewart

## CERTIFICATE OF ACCEPTANCE

STATE OF WYOMING } ss.  
COUNTY OF LINCOLN }

The foregoing **HONEYBEE MEADOWS SECOND ADDITION** was approved at the regular meeting of the Town Council held on this 13th day of April, 2021, in accordance with Section 15-1-415 and Sections 34-12-102 and 34-12-103, Wyoming Statutes 2019, as amended.

Attest:

Lisa Hokanson, Clerk

Jason C. Inskeep, Mayor

TOWN OF AFTON Planning and Zoning Commission

The said Addition was approved at the regular meeting of the Planning and Zoning Commission held on this 12th day of April, 2021.

M. Lee Schwab, Chairman

## OWNERS:

Honeybee Lane, LLC  
P.O. Box 725  
Afton, Wyoming 83110

## LAND USE TABLE:

Total Number of Lots: 19  
Average Lot Size: 0.64± Acres  
Total Acres: 12.10± Acres  
Use of Lots: Residential  
Zoning: Lot 1: R3  
Lots 2-19: R2

## SURVEYOR:

Surveyor Scherbel, Ltd.  
P.O. Box 725  
Afton, Wyoming 83110  
(307) 885-9319

## SETBACKS:

Front: 20 feet, including both street frontages of corner lots  
Sides/Rear: 10 feet  
5 feet from trail easements

## DATE:

April 2021

## CERTIFICATE OF RECORDATION

This plat was filed for record in the Office of the Clerk of Lincoln County on this \_\_\_ day of \_\_\_, 2021.

April Brunski, Clerk

## CERTIFICATE OF SURVEYOR

STATE OF WYOMING } ss.  
COUNTY OF LINCOLN }

I, Marlowe A. Scherbel, of Afton, Wyoming, hereby certify that this plat was made from notes taken during an actual survey made by persons under my supervision during March 2021 and from records in the Office of the Clerk of Lincoln County and that it correctly represents **HONEYBEE MEADOWS SECOND ADDITION**;

that the boundary of the subdivision is:

That part of the N1/2S1/2SW1/4 of Section 6, T31N R118W, described as follows:

BEGINNING at Station 589+63.5 TS 54' Lt at the intersection of the east right-of-way line of U.S. Highway 89 with the south line of said N1/2S1/2SW1/4, N89-37-43"E, 178.81 feet, from the southwest corner of said N1/2S1/2SW1/4;

thence N87-09-24"W, 25.48 feet, along said east right-of-way line, to Station 589+47 50'Lt Jog, the beginning of a non-tangent circular curve to the right, whose radius bears N70-03-01"E;

thence northerly, 367.37 feet, along the arc of said curve, through a central angle of 11-19-03", having a radius of 1859.86 feet, with a chord bearing N14-17-18"W, 366.77 feet, to the southwest point of that tract of record in said Office in Book 865 of Photostatic Records on page 465;

thence S89-51-32"E, 358.87 feet, along the south line of said tract in Book 865 and the easterly prolongation thereof, to a point;

thence N00-05-43"W, 306.70 feet, to a point on the north line of said N1/2S1/2SW1/4;

thence N89-41-01"E, 630.49 feet, along said north line, to a point;

thence S00-00-43"E, 300.61 feet, to a point;

thence S08-42-44"W, 60.00 feet, to a point;

thence S00-00-43"E, 300.47 feet, to a point on the south line of said N1/2S1/2SW1/4;

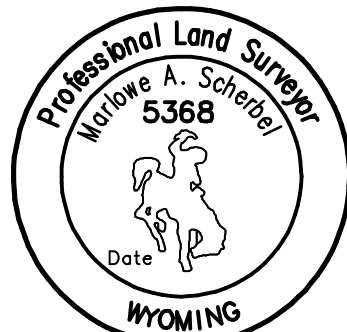
thence S89-37-43"W, 863.91 feet, along said south line, to the POINT OF BEGINNING;

that the said Addition has been accurately surveyed, that the parts thereof are accurately staked off and marked with appropriate metal monuments, including magnetic iron, and inscribed at least with the registration number of the Land Surveyor to provide source identification at all lot corners of the Addition, and that their locations are correctly shown hereon;

that, to the best of my knowledge, it conforms with the municipal code of the Town of Afton and to all applicable state statutes;

that the error of closure is not greater than one part in five-thousand.

Encompassing an area of 12.10± acres, more or less.



The foregoing instrument was acknowledged before me by Marlowe A. Scherbel this \_\_\_ day of \_\_\_, 2021.

Witness my hand and official seal.

Notary Public

My Commission expires:

## LEGEND

- Indicates a Corner Record on file in the Office of the Clerk of Lincoln County, Wyoming.
- Indicates a 6"x6" concrete monument with a 3" brass tablet inscribed, "STATE HIGHWAY DEPT. R.O.W. MARKER", with appropriate details, found.
- Indicates a steel T-shaped post, 24" long, with metal cap inscribed, "SURVEY POINT DO NOT DISTURB RLS 164", found.
- Indicates a 5/8" x 24" steel reinforcing rod with a 2" aluminum cap, inscribed: "SURVEYOR SCHERBEL LTD Afton WY PLS 5368", with appropriate details, set this survey.
- Indicates a 5/8" steel reinforcing rod with 2" aluminum cap inscribed "ROSS M. TURNER PE/LS 3514", found.
- Indicates a calculated position, no monument found or set.
- Indicates a deed line or platted subdivision lot line, of record.
- Indicates an existing fence line.
- Indicates a right-of-way line.
- Indicates an easement line.

The Base Bearing for this survey is the west line of the SW1/4 of Section 6, T31N R118W, being N00-00-17"E.

Due to the rounding algorithms of automated computer drafting text, the sum of the parts of total distances may be 0.01' different from the total distance shown.

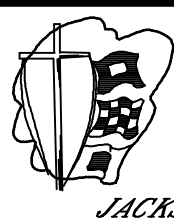
**HONEYBEE MEADOWS  
SECOND ADDITION  
TO THE TOWN OF AFTON  
IN THE INCORPORATED LIMITS  
OF THE TOWN OF AFTON  
WITHIN THE  
N1/2S1/2SW1/4 SECTION 6  
T31N R118W  
LINCOLN COUNTY, WYOMING**

0' 60' 120' 180'

SCALE: 1" = 60'

PLOT DATE: 28 April 2021

DATE: 15 March 2021  
DRAWN BY: Kade Beus  
CHECKED BY: Karl F. Scherbel  
FIELD BOOK: Town of Afton  
COMPUTER FILE: HoneyBeePhaseFP.pro



**SURVEYOR SCHERBEL, LTD.**  
PROFESSIONAL LAND SURVEYORS

BOX 96 BIG PINEY-MARLBLETON, WYO 83418 TEL 307-276-3347  
BOX 725 AFTON, WYO 83110 TEL 307-885-9319 ALPINE, WYO 83128 TEL 307-885-9319  
JACKSON, WYO TEL 307-753-5903 LAFAY, LA TEL 208-776-5930 MONTPELIER, ID TEL 208-847-2800

04/28/2021-MAS review  
RSP/JS/MS

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