

CERTIFICATE OF OWNERS

STATE OF WYOMING }
COUNTY OF LINCOLN } ss.

The undersigned does 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 plot and more particularly described under the Certificate of Surveyor is with the free consent and is in accordance with the desires of the undersigned owner and proprietor of said lands;

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

that the undersigned does hereby vacate Trail Lot 2 of Honeybee Meadows Second Addition of record in the Office of the Clerk of Lincoln County with Accession No. 1017605 in accordance with Section 34-12-108 Wyoming Statutes 2021, as amended, and respectfully request the Clerk of said County to so mark said plat in accordance with Section 34-12-110;

that in accordance with the reservation noted in the Certificate of Owners of Honeybee Meadows Second Addition, the undersigned does hereby grant a right of ingress, egress, and utilities over, under, and across Grey's Drive, Honeybee Lane, Lovender Court, and Bluebell Court appurtenant to the owners of lots of this addition;

that Honeybee Lane, Arrow Leaf Court, Honeysuckle Court, Nightshade Court, and Bellflower Court, as depicted hereon, are private roads with a right of ingress, egress, and utilities granted to the owners of lots of this Addition and to the owners of said Honeybee Meadows Second 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 easements for drainage, irrigation, and all utilities identical with said private roads, Trail Lots 3 and 4, and a ten (10) foot strip along the side and rear lot lines of Lots 20 through 43, 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 in accordance with the reservation noted in the Certificate of Owners of Honeybee Meadows Second Addition, the undersigned does hereby grant a right of ingress and egress over and across Trail Lot 1 and Trail Lot 2 to the owner of each lot of this Addition;

CERTIFICATE OF ACCEPTANCE

STATE OF WYOMING }
COUNTY OF LINCOLN } ss.

The foregoing **HONEYBEE MEADOWS THIRD ADDITION** was approved at the regular meeting of the Town Council held on this 19th day of April, 2022, in accordance with Section 15-1-415 and Sections 34-12-102 and 34-12-103, Wyoming Statutes 2021, as amended.

Attest:

Tina McGarvey, 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 18th day of April, 2022.

M. Lee Schwab, Chairman

CERTIFICATE OF OWNERS, CONTINUED FROM LEFT

that a right of ingress and egress over and across Trail Lot 3, Trail Lot 4, and the Trail Easement, as depicted hereon, is hereby granted to the owner of each lot of this Addition, to the owners of lots within Honeybee Meadows Second Addition, to all future Additions of Honeybee Meadows, and to the Town of Afton for the 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;

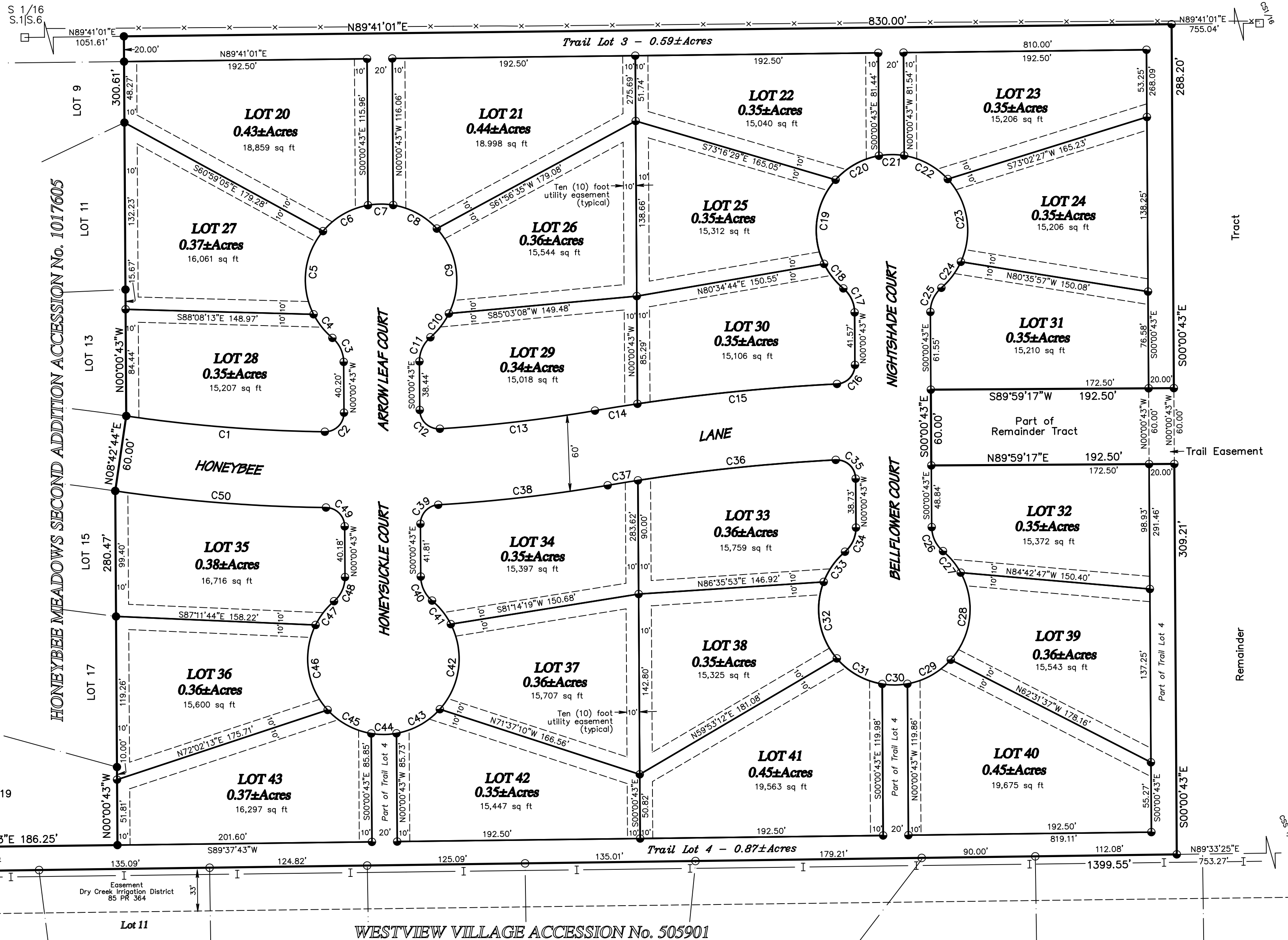
Honeybee Lane, LLC
A Wyoming Limited Liability Company

Marlowe A. Scherbel, Member

On this 5th day of July, 2022 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.

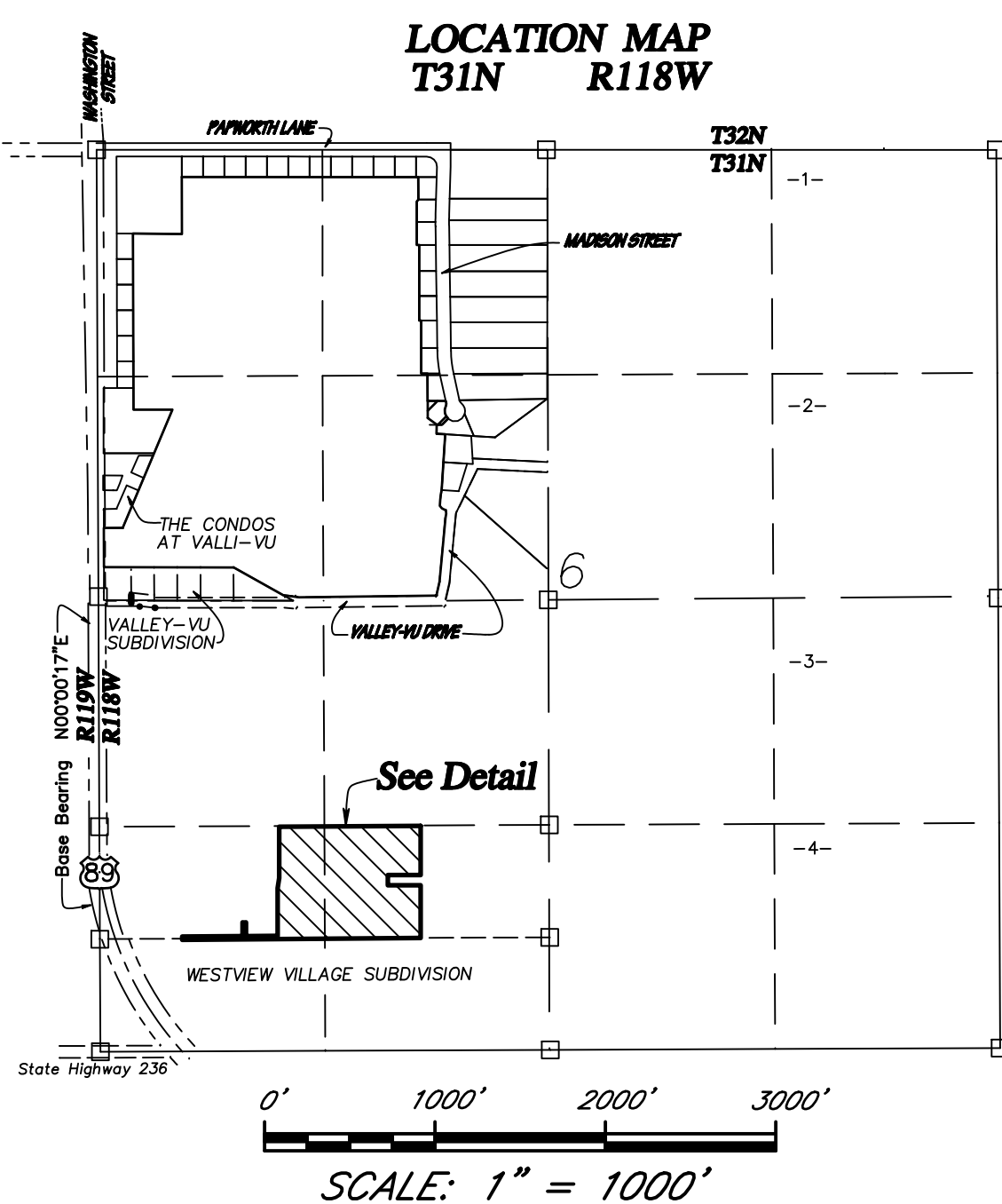
Notary Public
My Commission expires:



CURVE TABLE

CURVE	LENGTH	DELTA	RADIUS	CHORD BEARING	CHORD	TANGENT
C1	157.91'	7°38'21"	1184.33'	S85°05'27"E	157.79'	79.07'
C2	23.85'	9°10'08"	15.00'	N45°31'50"E	21.41'	15.29'
C3	21.68'	49°40'47"	25.00'	N24°51'07"W	21.00'	11.57'
C4	24.07'	22°59'05"	60.00'	N38°11'58"W	23.91'	12.20'
C5	70.19'	67°01'32"	60.00'	N06°48'20"E	66.25'	39.73'
C6	41.97'	40°04'32"	60.00'	N60°21'22"E	41.12'	21.88'
C7	20.09'	19°11'17"	60.00'	N89°59'17"E	20.00'	10.14'
C8	40.00'	38°11'50"	60.00'	S61°19'10"E	39.26'	20.78'
C9	72.23'	68°58'13"	60.00'	S07°44'08"E	67.94'	41.21'
C10	24.00'	22°55'06"	60.00'	S38°12'31"W	23.84'	12.16'
C11	21.68'	49°40'47"	25.00'	S24°49'40"W	21.00'	11.57'
C12	24.43'	93°19'37"	15.00'	S46°40'32"E	21.82'	15.90'
C13	123.76'	5°59'14"	1184.33'	N83°40'03"E	123.70'	61.94'
C14	34.07'	1°11'47"	1631.70'	N81°16'19"E	34.07'	17.03'
C15	158.91'	5°34'48"	1631.70'	N84°39'36"E	158.85'	79.52'
C16	22.90'	87°27'44"	15.00'	N43°43'09"E	20.74'	14.35'
C17	21.68'	49°40'47"	25.00'	N24°51'07"W	21.00'	11.57'
C18	24.90'	23°46'36"	60.00'	N37°48'12"W	24.72'	12.63'
C19	71.33'	68°06'42"	60.00'	N08°08'27"E	67.20'	40.56'
C20	40.00'	38°11'50"	60.00'	N61°17'43"E	39.26'	20.78'
C21	20.09'	19°11'17"	60.00'	N89°59'17"E	20.00'	10.14'
C22	40.00'	38°11'50"	60.00'	S61°19'10"E	39.26'	20.78'
C23	70.25'	67°04'53"	60.00'	S08°40'48"E	66.30'	39.77'
C24	25.98'	24°48'26"	60.00'	S37°15'51"E	25.78'	13.20'
C25	21.68'	49°40'47"	25.00'	S24°49'40"W	21.00'	11.57'

CURVE	LENGTH	DELTA	RADIUS	CHORD BEARING	CHORD	TANGENT
C26	21.68'	49°40'47"	25.00'	S24°51'07"E	21.00'	11.57'
C27	22.20'	21°12'10"	60.00'	S39°05'26"E	22.08'	11.23'
C28	74.02'	70°41'09"	60.00'	S06°51'14"W	69.42'	42.55'
C29	40.00'	38°11'50"	60.00'	S61°17'43"W	39.26'	20.78'
C30	20.09'	19°11'17"	60.00'	S89°59'17"W	20.00'	10.14'
C31	42.12'	40°13'09"	60.00'	N60°18'30"W	41.26'	21.97'
C32	64.56'	61°39'00"	60.00'	N09°22'25"W	61.49'	35.80'
C33	29.55'	28°13'00"	60.00'	N35°33'34"E	29.25'	15.08'
C34	21.68'	49°40'47"	25.00'	N24°49'40"E	21.00'	11.57'
C35	24.26'	92°41'05"	15.00'	N46°21'16"W	21.70'	15.72'
C36	157.60'	5°44'43"	1571.70'	S84°25'50"W	157.54'	78.87'
C37	24.25'	0°53'03"	1571.70'	S81°06'57"W	24.25'	12.13'
C38	135.20'	6°13'31"	1244.33'	S83°47'11"W	135.13'	67.67'
C39	22.75'	86°54'40"	15.00'	S43°26'37"W	20.63'	14.21'
C40	21.68'	49°40'47"	25.00'	S24°51'07"E	21.00'	11.57'
C41	24.00'	22°55'06"	60.00'	S38°13'58"E	23.84'	12.16'
C42	72.23'	68°58'13"	60.00'	S07°42'42"W	67.94'	41.21'
C43	40.00'	38°11'50"	60.00'	S61°17'43"W	39.26'	20.78'
C44	20.09'	19°11'17"	60.00'	S89°59'17"W	20.00'	10.14'
C45	40.00'	38°11'50"	60.00'	N61°19'10"W	39.26'	20.78'
C46	72.23'	68°58'13"	60.00'	N07°44'08"W	67.94'	41.21'
C47	24.00'	22°55'06"	60.00'	N38°12'31"E	23.84'	12.16'
C48	21.68'	49°40'47"	25.00'	N24°49'40"E	21.00'	11.57'
C49	23.30'	88°59'33"	15.00'	N44°30'30"W	21.03'	14.74'
C50	167.59'	7°43'01"	1244.33'	N85°08'46"W	167.47'	83.92'
C51	20.09'	19°11'17"	60.00'	N89°59'17"E	20.00'	10.14'



LEGEND

□ indicates a Corner Record on file in the Office of the Clerk of Lincoln County, Wyoming.

○ 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, 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 deed line or platted subdivision lot line, of record.

— x — x — x — indicates an existing fence line.

— — — — — indicates a right-of-way line.

— — — — — indicates an easement line.

— I — I — I — indicates an existing irrigation pipeline.

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.

CERTIFICATE OF RECORDATION

This plot was filed for record in the Office of the Clerk of Lincoln County on this ___ day of ___ 2022.

April Brunski, Clerk

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF LINCOLN } ss.

I, Marlowe A. Scherbel, of Afton, Wyoming, hereby certify that this plot was made from notes taken during an actual survey made by persons under my supervision during March 2022 and from records in the Office of the Clerk of Lincoln County and that it correctly represents **HONEYBEE MEADOWS THIRD 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 the northeast point of Honeybee Meadows Second Addition, of record in said Office with Accession No. 1017605, on the north line of said N1/2S1/2SW1/4, N89°-41'-01"E, 1051.61 feet, from the northwest corner of said N1/2S1/2SW1/4;

thence N89°-41'-01"E, 830.00 feet, along said north line, to a point;

thence S00°-00'-43"E, 288.20 feet, to a point;

thence S89°-59'-17"W, 192.50 feet, to a point;

thence S00°-00'-43"E, 60.00 feet, to a point;

thence N89°-59'-17"E, 192.50 feet, to a point;

thence S00°-00'-43"E, 309.21 feet, to a point on the north line of Westview Village Subdivision, of record in said Office with Accession No. 505901;

thence S89°-33'-25"W, 1399.55 feet, along said north line, to the northwest point thereof, on the east line of Gray's Drive;

thence N00°-05'-43"W, 19.62 feet, along said east line, to the southwest point of Lot 2 of said Honeybee Meadows Second Addition;

thence N89°-37'-43"E, 354.21 feet, along the south line of Lots 2 and 18, to a point;

thence N00°-00'-43"W, 80.90 feet, along the east line of Lot 18, to the northeast point thereof, the beginning of a non-tangent circular curve to the left whose radius bears N09°-34'-55"E;

thence easterly, 20.09 feet, along the arc of said curve, through a central angle of 19°-11'-17", with a radius of 60.00 feet, and a chord bearing N89°-59'-17"E, 20.00 feet, to the northwest point of Lot 19;

thence S00°-00'-43"E, 80.77 feet, along the west line of said Lot 19, to the southwest point thereof;

thence N89°-37'-43"E, 186.25 feet, along the south line of said Lot 19, to the southeast point thereof;

thence N00°-00'-43"W, 280.47 feet, along the east line of said Honeybee Meadows Second Addition, to the northeast point of Lot 15 thereof;

thence, N08°-42'-44"E, 60.00 feet, along said east line, to the southeast point of Lot 13 of said Honeybee Meadows Second Addition;

thence, N00°-00'-43"W, 300.61 feet along said east line, to the POINT OF BEGINNING;

ENCLOSING an area of 12.63± acres, more or less.

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.



The foregoing instrument was acknowledged before me by Marlowe A. Scherbel this 5th day of July, 2022.

Witness my hand and official seal.

Notary Public
My Commission expires:

OWNERS:

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

LAND USE TABLE:

Total Number of Lots: 24
Average Lot Size: 0.52± Acres
Total Acres: 12.38± Acres
Use of Lots: Residential
Zoning: R2 - Mixed Single Family Residential

SURVEYOR:

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

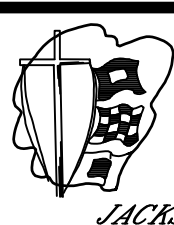
SETBACKS:

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

DATE:

April 2022

HONEYBEE MEADOWS THIRD 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



SURVEYOR SCHERBEL, LTD.
PROFESSIONAL LAND SURVEYORS

BOX 96 BIG PINEY-MARLBOROUGH, WYO 83113 TEL 307-276-3347
BOX 725 AFTON, WYO 83110 TEL 307-885-9319; ALPINE, WYO 83110 TEL 307-885-9319
JACKSON, WYO TEL 307-733-5303; LAVA, ID TEL 208-776-5336; MONTPELIER, ID TEL 208-847-2800

