

Approved by the Town Council of the Town of Thermopolis this

County Commissions of Hot Springs

Clerk of the Board

20

Attest: Town Clerk 007-02

Clerk of the Board

Approved by the Board of

Approved by the Town Council of the Town of East

Thermopolis this ST day of Liptember

## LEGEND

- Sandstone, with accessories, recovered and reported by preliminary survey in 2006, tied by this survey. See corner record report, cross-index no. shown, for additional information. Origin not directly traceable to any specific land surveyor.
- Iron pipe with 2½ " dia. brass cap, except as otherwise stated, set by PEBLS 454 in 1962, recovered and fied by this survey. The block corner monument is a 25
- áia. iron post with 3¼ " dia. brass cap, origin as stated. • Rebar with aluminum cap, origin as stated, recovered by preliminary survey in October 2006 per Job No. 06-
- 3291, and during previous surveys by LS 5/9. O Bridge spike,  $\frac{3}{8}$  " dia. by 12" long, set by LS 519 in 1994 3" below gravel surface of road, AP 4 and Terminus points recovered by this survey, used for R/W extension.
- O Aluminum pipe,  $2\frac{1}{2}$  " dia. by 30" long, with  $2\frac{1}{2}$  " dia. magnetic aluminum cap, either set during previous surveys by LS 519 and of record, or set by this survey. Caps project above the ground surface and are stamped with corner identification, LS 519 and year.
- O Rebar,  $\frac{5}{8}$  " dia. by 24" long, with 2" dia. aluminum cap, either set during previous survey by LS 5/9, or set by this survey. Caps set flush, stamped as stated above.

(Existing) corporate limits, per previous annexations to the Town of East Thermopolis. (Proposed) corporate limits, per this annexation of Yarrington Addition to the Town of East Thermopolis.

## TECHNICAL NOTES

- I. ( ) denote value based on the state plane coordinate system, as follows: a) Wyoming West Central Zone, North American Datum of 1927 (Zone 4903, NAD 27, b) fied to USCAGS station "Thermopolis", PID OWO244 by traverse methods during the 1994 GIS control survey for the Town of Thermopolis; c) combined factor, surface to grid distance, 0.9997536; d) coordinates and distances expressed in U.S. Survey Feet, 1200/3937 m
- 2. Basis of Bearing The geodetic meridian computed at the corner of Twps. 42 and 43 North, Rges. 94 and 95 West, as shown by the Meridian Diagram hereon.
- 3. Retracement and partition survey performed using conventional "total station" instrumentation and traverse or radial methods to tribrach and bipod mounted prisms.
- 4. Topographic and cultural features / improvements located during preliminary survey using resource grade GPS (DGPS) methodology with local accuracy of one fool.
- 5. The georeferencing data shown hereon are based on conversions using U.S. Army TEC Corpscon version 6.0.1 software. Corner positions confirmed during above mentioned preliminary survey in 2006 with network accuracy of approximately one-half meter.
- 6. See the 1995 corner record report for the township corner, cross-index no. "A-I, 42-94" for information pertaining to positional adjustment of the previously published state plane coordinates.

## GENERAL NOTES

- Recording data shown hereon; i.e., instrument, book, page recording date and reception number, pertain to the files of the Hot Springs County Clerk and Ex-Officio Regis-
- 2. The Pohl Addition to the Town of Thermopolis was annexed per Ordinance No. 1994-05; the annexation map thereof, as an unplatted addition to said town, recorded in Plat Cabinet A at page 101 on 4 May 1994 at said office. The record of survey map of the Cole Portion thereof was recorded in Plat Cabinet B at page 58 on 18 January 1995, reception no. 400744.
- The following notices appear hereon as required by state law (W.S. 18-5-306) and current Hot Springs County Land Use Plan and subdivision regulations. NO PUBLIC MAINTENANCE OF STREETS OR ROADS WITHIN OR ADJACENT TO THIS SUBDIVISION.

THE LAND IN THIS SUBDIVISION MAY BE IMPACTED BY EXPLORATION FOR, OR MINING OF, MINERALS.

THE SELLER DOES NOT WARRANT TO A PURCHASER ANY RIGHTS TO THE NATURAL FLOW OF ANY STREAM WITHIN OR ADJACENT TO THIS SUBDIVI-SION. THE STATE OF WYOMING DOES NOT RECOG-NIZE ANY RIPARIAN RIGHTS TO THE CONTINUED NAT-URAL FLOW OF A STREAM OR RIVER FOR PERSONS LIVING ON THE BANKS OF A STREAM OR RIVER.

4. The following easements are of record and benefit the lands shown hereon as Yarrington Addition to the Town of East Thermopolis: a) Grant of Easement, for electricity transmission and utilities, from Black Butte Livestock Co., Inc., to Yarrington, recorded in Book 122 of Microfilm at pages 922-927 on 12 January 2007, reception no. 470658; b) Grant of Easement, for access road and utilities, from the Town of East Thermopolis to Yarrington, recorded in Book 122 of Microfilm at pages 928-933 on 12 January 2007, reception no. 470659 c) Grant of Easement, for road and utilities, from Black Butte Livestock Co., Inc., to Yarrington, benefitting Tracts 2, 3, 4 and 5, recorded in Book 136 at pages 808-810 on 6 July 2009, reception no. 484217 (dated 3/ March, 2008).

5. Final version platted to meet the requirements of Wyoming Statute 15-1-415.

# FILING RECORD

GRANTOR: YARRINGTON ADDITION GRANTEE: PUBLIC,THE Doc 0485186 bk 138 pg 7-7 Filed At 15:10 ON 09/03/09 Hans Odde County Clerk fees: 50.00 By KAREN SLOCUM Deputy

County of Hot Springs Recorded for record at 3:10 o'clock L. M. on the 3rd day of September, 2009, and filed in Plat Cabinet A at page 156 and in Book 138 of Microfilm at page 7

State of Wyoming

Hot Springs County Clerk and Ex-Officio Register of Peeds Deputy County Clerk

### CERTIFICATE OF OWNER'S CONSENT AND GRANT

KNOW ALL PERSONS BY THESE PRESENTS: That M. Brian Yarrington and Lexie M. Yarrington, husband and wife, as tenants by the entirities with rights of survivorship, are the sole owners in fee simple of the land embraced by this subdivision and addition to a townsite; as evidenced by that certain Warranty Deed recorded in Book 120 of Microfilm at pages 908 through 910 on the 13th day of September, 2006, reception no. 468799, at the office of the Hot Springs County Clerk and Ex-Officio Register of Deeds: that said land is described in the Certificate of Surveyor appearing hereon; that the platting of said land, and the annexation thereof, as shown hereon, is their free and voluntary act and deed; and in accordance with their desires, d hereby consent to the platting and annexation of said land, as YARRINGTON ADDITION TO THE TOWN OF EAST THERMOPOLIS; and that said owners hereby affirm the recorded easements, and grant for the specified purposes and as stated hereon the remaining easements upon said land as shown hereon.

## OWNER'S ACKNOWLEDGEMENT

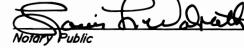
State of Wyoming County of Hot Springs

The foregoing Certificate of Owner's Consent and Grant was acknowledged before me personally by M. Brian Yarrington and Lexie M. Yarrington for the purposes set forth therein this

3 day of august, 2009.

and affixed the seal of my office the day, month and year first above written.

IN WITNESS WHEREOF, I have hereunto set my hand



STATE OF

WYOMING

LOUIS L. WALRATH - NOTARY PUBLIC

My Commission Expires Oct. 4, 2009

COUNTY OF

HOT SPRINGS

My commission expires:

## State of Wyoming County of Hot Springs

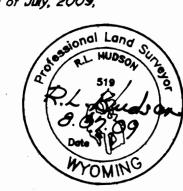
CERTIFICATE OF SURVEYOR

I. R.L. Hudson, a Land Surveyor registered in the state of Wyoming, of Thermopolis, Wyoming, do hereby certify that this plat and annexation map of YARRINGTON ADDITION TO THE TOWN OF EAST THERMOPOLIS has been prepared from the field notes of a preliminary survey during November 2006 and March 2007, a retracement and partition survey in January 2008 and a monumentation survey to be completed by the 31st day of August, 2009, by me, and from copies of instruments and documents on file at the office of the Hot Springs County Clerk and Ex-Officio Register of Deeds; that it represents the survey of the perimeter, tracts, road and utility easements and other features shown hereon; and that it is a correct and accurate representation of said surveys to the best of my knowledge and belief.

I further certify that said YARRINGTON ADDITION TO THE TOWN OF EAST THERMOPOLIS is a subdivision and an addition to a town, as defined by state statutes, embracing all of the land set forth in Exhibit "A" - Annexation Description which accompanies the Petition For Annexation of Yarrington Lands to the Town of East Thermopolis and redescribed herein; to wit:

Being a parcel of land situate in Lot I of Section 6, Township 42 North, Range 94 West, and in the adjoining Lot 4 of Section 31, Township 43 North, Range 94 West of the Sixth Principal Meridian, Hot Springs County, Wyoming; beginning at the corner common to said Twps. 42 and 43 North, Rge. 94 West and Twps. 42 and 43 North, Rge. 95 West (the southwest corner of said Lot 4); thence S O°Ol'22" E, along the east line of Pohl Addition to the Town of East Thermopolis, a distance of 797.10 feet to the southeast corner of the "Cole Portion of the Pohl Addition; thence continuing S O°Ol'22" E, a distance of 520.00 feet to the southeast corner of said Lot I (the N I/16 corner); thence S 89°45'42" E, along the south line of said Lot I, a distance of 461.01 feet; thence N 0°01'22" W, a distance of 522.10 feet; thence S 89°58'38" W, a distance of 522.10 feet; thence S 89°58'38" W, a distance of 170.00 feet; thence N 0°01'22" W, a distance of 902.37 feet; thence N 66°58'21" W, generally along the existing wire fence, a distance of 203.17 feet to the eastern line of Jones Addition to the Town of East Thermopolis; thence 5 32°55'19" W, a distance of 55.85 feet to Corner No. 6 of the existing corporate limits; thence S 33°33'33" W, d distance of 83.50 feet to the southeast corner of said corporate limits; thence \$ 89°57'56" W, a distance of 27.39 feet; thence S 0°04'13" W, a distance of 68.37 feet to the point of beginning as previously recited; said parcel, as herein described, containing 11,727 acres.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this 8th day of July, 2009,



## CERTIFICATE OF MORTGAGEE

KNOW ALL PERSONS BY THESE PRESENTS: That DNB National Bank (of Clear Lake, South Dakota) is the mortgagee of the land embraced by this subdivision and addition to a townsite; as evidenced by those certain Mortgages recorded in Book 123 of Microfilm at pages 987 through 992 and pages 993 through 998 on the 19th day of March, 2007, reception nos. 471631 and 471632, at the office of the Hot Springs County Clerk and Ex-Officio Register of Deeds: and that said Mortgagee hereby consents to the platting and annexation of said land as shown hereon and as set forth in the Certificate of Owner's

DNB N

Ortho. elevation

51

## BANK'S ACKNOWLEDGEMENT

State of \_\_\_\_\_

The foregoing Certificate of Mortgagee appearing hereon was acknowledged before me, by (insert name and title below)

of DNB National Bank, for the on behalf of said corporation	, ,
d	200

day of	, 200

Ellip. Ht., 1335.89 meters

ER ACCOMPANYING LETTER CL GNED ON 19 AUG. 2009	ERT.,  Notary Publ
	ommission expires:

CE SILE EILE OF ON THE				
ntion / Corner	SPC - NAD 27, 4903	SPC - NAD 83(93), 4903	Geographic - NAD 83(93	
330" OWO2O2 tho. elevation	y, 1 090 117.39 US Feet x, 642 010.87 " 4571.37 ft., NGVD 29	N, I 150 828.65 US Feet E, 2 110 332.86 " 4574.03 ft., NAVD 88	Lat., 43°39'24.9518" N. Long., 108°12'50.5806" Ellip. Ht., 1381.20 meters	
hermopolis"	v   09  822 05 US Feet	N 1 152 533 43 1/5 Feet	1 at 43°30'418882" N	

Long., 108°13'11.8035" W. Lat., 43°38'38.7956" N. É. 2 115 211.92 Long., 108°11'44.6331" W.

YARRINGTON ADDITION TO THE TOWN OF EAST THERMOPOLIS.

LOT 1 OF SECTION 6, TWP. 42 NORTH, RGE. 94 WEST, AND LOT 4 OF SECTION 31, TWP. 43 NORTH, RGE. 94 WEST OF THE SIXTH PRINCIPAL MERIDIAN,

> R.L. HUDSON - LAND SURVEYOR Thermopolis, Wyoming

4425.50 ft., NAVD 88

25	OB	ES.	IPE.	NCI	MA	/T) A	77 A
J 65	UN	<b>6</b> 7.6	. r: (5)				u Pu

tation / Corner	SPC - NAD 27, 4903	SPC - NAD 83(93), 4903	Geographic - NAD 83(5
) 330"	y,   090   7.39 US Feet	N, I 150 828.65 US Feet	Lat., 43°39'24.9518" N
ID OWO2O2	x, 642 0 0.87 "	E, 2 110 332.86 "	Long., 108°12'50.5806
rtho. elevation	457 .37 ft., NGVD 29	4574.03 ft., NAVD 88	Ellip. Ht., 1381.20 meter

x, 640 439.08 " PID OWO244 E, 2 108 761.80 " Township Corner y, | 085 475.90 42 8 43, 94 8 95 x, 646 889.30 y, | 085 475.90 US Feet N, | 146 187.22 US Feet

4422.83 ft., NGVD 29

# PLAT AND ANNEXATION MAP OF

HOT SPRINGS COUNTY, WYOMING

December 2007 - Job No. 06-3308