



**LEGEND**

- 2 1/2" dia. iron post with brass cap recovered by this survey in 1996. Origin as stated; Bureau of Land Management dependent survey, Group No. 310, approved March 28, 1963; or Marlin A. Pedersen, LS 544, in 1983.
- Rebar with 2" dia. aluminum cap recovered by this survey in 1996. Set by Bruce L. Hughes, LS 557, in 1978. See State of Wyoming Corner Record "T-2", 43-94, for additional information.
- Control station established by others, Origin and type as stated.
- 2 1/2" dia. x 30" long aluminum pipe, concrete-filled, flared base, with magnetic aluminum cap set by this survey in 1996. A secondary control station of the 1994 GIS control survey.
- Control station established or re-monumented by this survey in 1996. Marked by a 3/4" dia. x 24" long rebar with 2" dia. aluminum cap. Set approximately 4" below existing surface of graded and gravelled road.

**CERTIFICATE OF SURVEYOR**  
 State of Wyoming } ss.  
 County of Hot Springs }  
 I, R.L. Hudson, a Land Surveyor registered in the state of Wyoming, of Thermopolis, Wyoming, do hereby certify that this plat of L AND L SUBDIVISION has been prepared from the field notes of surveys made by me in June and October, 1996, and March, 1998, together with copies of maps, plats, deeds and other recorded instruments on file at the office of the Hot Springs County Clerk and Ex-Officio Register of Deeds; that it correctly and accurately represents the limits of this subdivision, rights-of-way, tracts and other features shown hereon.

along the west line of said SE 1/4 NW 1/4, a distance of 640.00 feet; thence S 87°34'32" E, a distance of 385.51 feet; thence S 43°12'17" E, a distance of 235.62 feet; thence S 12°19'06" W, a distance of 190.12 feet; thence S 7°10'15" W, a distance of 274.22 feet to a point on the south line of said SE 1/4 NW 1/4; thence S 89°59'22" W, along last mentioned line, a distance of 475.00 feet to the point of beginning; said lands containing 7.195 acres; as said lands are shown hereon.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this 27th day of March, 1998.

I further certify that said L AND L SUBDIVISION embraces all of the following described land situated within the SE 1/4 NW 1/4 of Section 30, Township 43 North, Range 94 West of the Sixth Principal Meridian, Hot Springs County, Wyoming; to wit:

Beginning at the CW 1/16 corner of said Section 30 (the southwest corner of said SE 1/4 NW 1/4), as shown on a State of Wyoming Corner Record Cross-Index No. "T-2" on file at the office of the Hot Springs County Clerk and Ex-Officio Register of Deeds; situate at Wyoming West Central Zone coordinates x = 648,088.05 feet, y = 1,093,399.01 feet; North American Datum of 1927, and from which the center quarter corner of said Section 30 bears N 89°59'22" E, based on the geodetic meridian of said 1/16 corner, 1,313.47 feet; and is situated at said datum coordinates x = 649,401.17 feet, y = 1,093,399.11 feet; thence N 0°08'01" W,

**ACKNOWLEDGEMENT**  
 State of Wyoming } ss.  
 County of Hot Springs }  
 On this 1st day of June, 1998, before me, a Notary Public, personally appeared Wolfgang Luehne and Christine Luehne, husband and wife, Carl D. Leyba and Karen A. Leyba, husband and wife, and Roland Luehne, husband and wife, Carl D. Leyba and Karen A. Leyba, husband and wife, and Roland Luehne, who by me duly sworn on oath according to law, did execute and acknowledge the Certificate of Owners' Consent and Grant appearing hereon.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of my office the day, month and year first above written.

**CERTIFICATE OF OWNERS' CONSENT AND GRANT**  
 KNOW ALL PERSONS BY THESE PRESENTS: that Wolfgang Luehne and Christine Luehne, husband and wife, and Carl D. Leyba and Karen A. Leyba, husband and wife, owners in fee simple as evidenced by recorded deeds; and Roland Luehne, mortgagor as evidenced by recorded instrument; are the owners of the land embraced within this plat and subdivision; that said land is described in the Certificate of Surveyor appearing hereon; that the platting of said land, as appears hereon, is the free and voluntary act and deed of said owners; and in accordance with their desires do hereby consent to the platting of said land as shown hereon; and that said persons do hereby grant, or affirm the previous grant of all rights-of-way easements shown hereon within the limits of this subdivision.

**ACKNOWLEDGEMENT**  
 State of Wyoming } ss.  
 County of Hot Springs }  
 On this 1st day of June, 1998, before me, a Notary Public, personally appeared Wolfgang Luehne and Christine Luehne, husband and wife, Carl D. Leyba and Karen A. Leyba, husband and wife, and Roland Luehne, who by me duly sworn on oath according to law, did execute and acknowledge the Certificate of Owners' Consent and Grant appearing hereon.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of my office the day, month and year first above written.

**CERTIFICATE OF MORTGAGEE**  
 KNOW ALL PERSONS BY THESE PRESENTS: that First National Bank Thermopolis is the mortgagee of that land set forth in Tracts 1 and 2 hereon; as evidenced by those certain Mortgages recorded in Book 73 of Microfilm at pages 39-44 and Book 74 of Microfilm at pages 752-757, respectively, at the office of the Hot Springs County Clerk and Ex-Officio Register of Deeds; and that said mortgagee hereby consents to the platting of said land as shown hereon and as set forth in the Certificate of Owners' Consent and Grant appearing hereon.

**ACKNOWLEDGEMENT**  
 State of Wyoming } ss.  
 County of Hot Springs }  
 On this 1st day of June, 1998, before me, a Notary Public, personally appeared Carl D. Leyba, to me personally known who, being by me duly sworn, did say that he (or) she is an officer of First National Bank Thermopolis, and that the seal affixed to the Certificate of Mortgagee hereon is the corporate seal of said corporation, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors and said officer acknowledged said instrument to be the free and voluntary act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of my office the day, month and year first above written.

**APPROVALS**  
 Approved by the Town Council of the Town of Thermopolis this 7th day of April, 1998.

Attest: Sharon K. Basse Town Clerk  
Mike Mortimore Mayor

Approved by the Board of County Commissioners of Hot Springs County this 2nd day of June, 1998.  
Marlene T. Christofferson

Attest: By Joan Hays Deputy  
Marlene T. Christofferson, Clerk of the Board  
Charles N. Slump, Jr., Chairman of the Board

**FILING RECORD**  
 Reception No. 423654  
 State of Wyoming } ss.  
 County of Hot Springs }  
 Recorded for record at 10:03 o'clock A.M. on the 23 day of September, 1998, and filed in Plat Cabinet A at page 119.  
Book 78 MF Page 768

Marlene T. Christofferson  
 Marlene T. Christofferson,  
 Hot Springs County Clerk and  
 Ex-Officio Register of Deeds

**NOTICES**  
 The following notices appear hereon as required by state law (W.S. 18-5-306) and county subdivision regulations (Resolution # 1-92).

- NO PROPOSED SEWAGE DISPOSAL SYSTEM;
- NO PROPOSED DOMESTIC WATER SOURCE;
- NO PUBLIC MAINTENANCE OF STREETS OR ROADS;
- THE LAND IN THIS SUBDIVISION MAY BE IMPACTED BY EXPLORATION FOR, OR MINING OF, MINERALS;
- THE DEVELOPER DOES NOT WARRANT TO A PURCHASER ANY RIGHTS TO THE NATURAL FLOW OF ANY STREAM WITHIN OR ADJACENT TO THIS SUBDIVISION. WYOMING LAW DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS TO THE CONTINUED FLOW OF A STREAM OR RIVER FOR PERSONS LIVING ON THE BANKS OF A STREAM OR RIVER.

**GENERAL NOTES**

- Those lands shown hereon as Tracts 1 and 2, and the road right-of-way easement upon Lot 2 were surveyed per Job No. 96-2512 and shown on the map of said survey dated 12 November 1996. Said map contains a Special Note stating "Partitioning of these lands, as shown hereon, may be subject to the platting requirements of state statutes and county subdivision regulations. The Hot Springs County Land Use Planner or Hot Springs County Attorney should be consulted regarding these requirements."
- Recording data shown hereon; i.e., instrument, book, page and recording date, pertain to the files of the Hot Springs County Clerk and Ex-Officio Register of Deeds.
- The right-of-way for the road upon Tracts 1 and 2 represents the as-constructed, and final, location of the common roadway serving said tracts. No road rights-of-way shown hereon, other than the county road, are intended or designated for use by the general public.
- Warranty Deeds, conveying the SE 1/4 NW 1/4 of Section 30 to Wolfgang and Christine Luehne (sic), husband and wife, as tenants by the entirety, are recorded in Book 4 of Microfilm at pages 272, 273, 274 and 328. Recording date for the first three instruments is 7 July 1976; the fourth instrument being recorded on 16 July 1976 at the office of the Hot Springs County Clerk and Ex-Officio Register of Deeds.

**TECHNICAL NOTES**

- ( ) 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) tied to USCGS station "Thermopolis" per 1994 GIS control survey, extended as shown hereon; c) combined factor, surface to grid distance, 0.9997336.
- Basis of Bearing - The geodetic meridian computed at the CW 1/16 corner shown hereon. See Meridian Diagram for additional information.
- The Road and Utility R/W Easement, Underground R/W Easement and Telephone Co. R/W Easement situate upon Tracts 1 and 2 were surveyed on 3 March 1998 and represent "As-Constructed" locations of the facilities.
- State of Wyoming Corner Records were prepared by me per Job No. 96-2512 and filed in accordance with the requirements of Wyoming Statutes Section 16-11-101, et seq., now being Section 33-29-140, et seq.

**PLAT OF**  
**LAND L**  
**SUBDIVISION**

Situate in  
 THE SE 1/4 NW 1/4 OF SECTION 30,  
 TWP. 43 NORTH, RGE. 94 WEST,  
 SIXTH PRINCIPAL MERIDIAN,  
 HOT SPRINGS COUNTY, WYOMING

R.L. HUDSON - LAND SURVEYOR  
 Thermopolis, Wyoming  
 March 1998 - Job No. 97-2657