



GENERAL NOTES

- 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.
- PREVIOUS CONVEYANCES: Warranty Deed, from Hugh D. Sturgeon, et ux, to Hugh R. Graham, et ux, recorded in Bk. 84 PR at pg. 5 on 18 Dec. 1967; less those portions conveyed to Canyon Hills Manor, Inc., by Warranty Deeds recorded in Bk. 85 PR at pg. 265 on 23 May 1968, and Bk. 102 PR at pg. 537 on 22 Nov. 1972. Quitclaim Deed, to The Graham Family Trust dated May 16, 1996, recorded in Bk. 68 MF at pg. 729 on 12 Aug. 1996. Mortgage, from the Gramhams as trustees, pertaining to all lands within this subdivision, to First National Bank Thermopolis, now Pinnacle Bank of Thermopolis, recorded in Bk. 76 MF at pg. 244-249 on 5 Mar. 1998. (As of 20 Feb. 2001).
- PREVIOUS ANNEXATION: All the land embraced by this Division was annexed to the Town of Thermopolis by Ordinance No. 535 dated 12 Aug. 1976; as shown on the map hereof now in PC B at pg. 19, recorded on 26 Aug. 1976. Adjoining portions of Canyon Hills Road and Fourteenth Street conveyed to the Town of Thermopolis by Quitclaim Deed, from Sturgeon, recorded in Bk. 61 PR, pg. 403, prior to said annexation.
- PREVIOUS EASEMENTS: The '15' Utility Easement' shown hereon is intended to envelop two easements previously granted to Pacific Power & Light Company; of record per Right-of-Way Easements recorded in Bk. 6 MF, pgs. 225-226 on 15 Mar. 1977 and Bk. 11 MF, pgs. 904-905 on 13 Feb. 1979.
- An accompanying document, to be recorded immediately subsequent to the recording of this plat, titled 'By-Laws of Canyon Hills Apartment Association', sets forth the organization, duties and operation of the responsible entity; as well as building restrictions and covenants.
- Lot 1 is intended as an outdoor recreation area, consistent with the present use, and is to be conveyed to said Canyon Hills Apartment Association when appropriate.
- The existing 'No Parking Fire Lane' sign, near the west edge of the paved driveway from Canyon Hills Road, and the designation 'Fire Apparatus Access Road', are to be maintained in accordance with Article 901.4 of the 1997 Uniform Fire Code.

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 CANYON HILLS SUBDIVISION has been prepared from the field notes of a survey made by me and completed on the 24th day of May, 2001, together with copies of maps, plats, deeds and other recorded instruments and documents on file in the office of the Hot Springs County Clerk and Ex-Officio Register of Deeds; that I correctly and accurately represents the limits of this subdivision, lots, easements and other features shown hereon.

I further certify that said CANYON HILLS SUBDIVISION embraces all those lands set forth and described in that certain Quitclaim Deed recorded in Book 68 of Microfilm at page 729 of aforementioned office; said lands situate in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 2, Township 42 North, Range 95 West of the Sixth Principal Meridian, Town of Thermopolis, Hot Springs County, Wyoming, and being more particularly redescribed as follows, to wit:
 Beginning at a point lying on the north line of Canyon Hills Road, situate at Wyoming Central Zone corner, $x = 639,983.61$ feet, $y = 1,082,767.83$ feet; thence N 0°07'45" W, a distance of 363.02 feet to a point on the south line of Waldorf Acres Addition as shown on the 'Tracing of Revised Plat' thereof on file at aforementioned office; thence S 76°32'26" W, a distance of 270.02 feet to the southwest corner of said addition; thence S 0°07'45" E, along the east line of Fourteenth Street, a distance of 270.02 feet to the point of beginning as herein recited; said lands, as herein described and resurveyed, containing 2.032 acres.

CERTIFICATE OF OWNER'S CONSENT AND GRANT
 KNOW ALL PERSONS BY THESE PRESENTS: that The Graham Family Trust, dated May 16, 1996, Hugh Robert Graham and Emma Rea Graham, trustees and/or trustees, is the owner in fee simple, as evidenced by that certain Quitclaim Deed recorded in Book 68 of Microfilm at page 729 of the office of the Hot Springs County Clerk and Ex-Officio Register of Deeds, 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 said trustee/trustees free and voluntary act and deed; and in accordance with their desires do hereby consent to the platting of said land as shown hereon; and do hereby grant all of the easements shown hereon for the specified purposes.

ACKNOWLEDGEMENT
 State of Wyoming } ss.
 County of Hot Springs }
 On this 19th day of June, 2001, before me, a Notary Public, personally appeared Hugh Robert Graham and Emma Rea Graham, who by me duly sworn on oath according to law, did execute and acknowledge the Certificate of Owner's Consent and Grant appearing hereon to be their free and voluntary act and deed.
 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of my office the day, month and year first above written.

Hugh Robert Graham
 Notary Public

CERTIFICATE OF MORTGAGEE
 KNOW ALL PERSONS BY THESE PRESENTS: that Pinnacle Bank of Thermopolis, formerly First National Bank Thermopolis, is the mortgagee of that land and real property set forth as Canyon Hills Subdivision shown hereon; as evidenced by that certain Mortgage recorded in Book 76 of Microfilm at pages 244-249 on the 5th day of March, 1998, 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 and real property as shown hereon and as set forth in the Certificate of Owner's Consent and Grant appearing hereon.

ACKNOWLEDGEMENT
 State of Wyoming } ss.
 County of Hot Springs }
 On this 19th day of June, 2001, before me, a Notary Public, personally appeared Minnie L. Miller, did she personally known who, by me duly sworn, did say that she is the Branch President of Pinnacle Bank of Thermopolis, and that the seal affixed to the Certificate of Mortgage hereon, if so affixed, 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.

Minnie L. Miller
 Notary Public

SITE MAP

COORDINATE LIST

Pt. No. / Cor. Name / Coords.	Pt. No. / Cor. Name / Coords.
C-19 C1/4, S. 2, 42-95	2898.15 N cor., L 3 8 5
N 2000.00 E 2000.00	N 2317.19 E 2146.80
N 2100.56 E 2289.79	2898.16 SW cor., L 1 8 2
2898.02 NE cor., L 1 8 5	2898.17 S cor., L 1 8 2
N 2463.58 E 2288.97	N 2317.43 E 2239.30
2898.03 NW cor., L 1 8 5	2898.18 Radius 1'
N 2398.99 E 2019.10	2898.19 E/P, SW
2898.04 SW cor., L 1 8 5	N 2100.1 E 2107.9
N 2099.85 E 2019.78	2898.20 E/P, #2 2108.6
2898.05 E cor., L 5 8 6	N 2119.8 E 2108.6
N 2193.06 E 2289.59	2898.21 E/P, #3 2127.9
2898.06 E cor., L 1 8 5	N 2120.3 E 2127.9
N 2317.56 E 2289.31	2898.22 E/P, #4 2127.4
2898.07 N cor., L 5 8 6	2898.23 E/P, #5 2098.5
N 2451.62 E 2259.00	2898.24 E/P, #6 2099.8
2898.08 N cor., L 2 8 3	N 2317.5 E 2099.8
N 2426.62 E 2134.55	2898.25 E/P, #7 2137.7
2898.09 W cor., L 3 8 4	2898.26 E/P, #8 2177.8
N 2298.85 E 2019.32	2898.27 E/P, #9 2184.4
2898.10 W cor., L 4 8 7	N 2171.2 E 2098.5
N 2184.35 E 2019.58	2898.28 E/P, SE
2898.11 S cor., L 6 8 7	N 2100.3 E 2182.4
N 2100.18 E 2147.29	
2898.12 E cor., L 4 8 7	
N 2184.68 E 2147.10	
2898.13 W cor., L 5 8 6	
N 2192.68 E 2147.07	
2898.14 E cor., L 3 8 4	
N 2299.19 E 2146.83	

APPROVAL
 Approved by the Town Council of the Town of Thermopolis this 19th day of June, 2001.
 Attest: *Tracy E. Van Heule*
 Tracy E. Van Heule, Town Clerk

FILING RECORD
 Reception No. 488651
 State of Wyoming } ss.
 County of Hot Springs }
 Recorded for record at 2:33 o'clock P.M. on the 27th day of June, 2001, and filed in Plat Cabinet 7 at page 121, Book 70 MF page 349
Joan Hays
 Joan Hays, Hot Springs County Clerk and Ex-Officio Register of Deeds

PLAT OF CANYON HILLS SUBDIVISION

SITUATE IN THE SW $\frac{1}{4}$ NE $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 95 WEST, SIXTH PRINCIPAL MERIDIAN, TOWN OF THERMOPOLIS, HOT SPRINGS COUNTY, WYOMING

R.L. HUDSON - LAND SURVEYOR
 Thermopolis, Wyoming
 May 2001 - Job No. 01-2898