

CERTIFICATE OF SURVEYOR

State of Wyoming } ss.
County of Hot Springs }
I, R.L. Hudson, a Land Surveyor registered in the state of 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 thereon.

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.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this 26th day of May, 2001.



LEGEND

- Iron post with brass cap, 2 1/2" dia. in concrete, 2" below lawn surface. Set by Russell L. Donley (RLD III) in 1964. Recovered in good condition by this survey. Of record per State of Wyoming Corner Record "C-19" 42-95 by LS 519 in 1996.
- Rebar, 3/4" dia. by 24" long, with 2" dia. aluminum cap, 1" below lawn surface. Set by LS 519 in 1986, recovered in good condition and tied by this survey.
- Aluminum pipe, 2 1/2" dia. by 30" long, concrete-filled, flared base, with 2 1/2" dia. magnetic aluminum cap, set by this survey (except as otherwise stated herein). Cap stamped "CANYON HILLS SUB" with corner identification "LS 519 2001". The SE corner is a re-implementation of the corner established by LS 488 marked by a 1/2" dia. by 18" long rebar with 1/2" dia. aluminum cap, 2" below lawn surface. The NW corner is a re-implementation of an uncapped rebar, 4" below ground surface, likely to have been set by said LS 488, and is set over the original iron pipe with brass cap, per Cor. Rec. "BC-19-20", this survey, dated 12 Mar. 2001.
- Rebar, 3/4" dia. by 24" long, with 2" dia. aluminum cap, slightly below lawn, paved area, set by this survey. Cap stamped "CORNER LS 519 2001".

TECHNICAL NOTES

- () denote value based on the state plane coordinate system, as follows: a) Wyoming West Central Zone, North American Datum of 1927; b) tied to USCGS station "Thermopolis" PID OWO200, by traverse methods per 1994 GIS control survey; c) combined factor, surface to grid distance, 0.9997536.
- Basis of Bearing - The geodetic meridian computed at the center quarter corner of Section 2 shown hereon.
- Elevations shown hereon determined by differential leveling originating at NGS BM "J 327", PID OWO204, having an elevation of 4351.70 feet. Datum is National Geodetic Vertical Datum of 1929, per aforementioned 1994 GIS control survey.
- Corners having point numbers, 2898.01 through 2898.28 hereon, tied or set per this survey. Local coordinates originate at the center quarter corner monument shown hereon. See Coordinate List for particulars.
- Perimeter calls based on retracement survey, per this job, completed on 9 March 2001. Partitioning survey and monumentation performed on 23 and 24 May 2001.

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 thereof 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 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 Survey 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.

THE GRAHAM FAMILY TRUST, dated May 16, 1996

Hugh Robert Graham, Trustee and/or trustee
Emma Rea Graham, Trustee and/or trustee

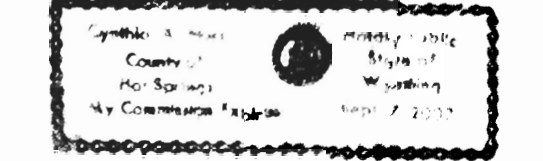
ACKNOWLEDGEMENT

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 this day, month and year first above written.

Cynthia A. Weiss
Notary Public

My commission expires Sept 7, 2003



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.

PINNACLE BANK OF THERMOPOLIS

Minnie L. Miller, Branch President

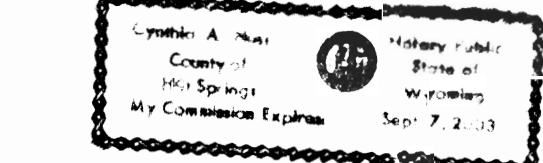
ACKNOWLEDGEMENT

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 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 this day, month and year first above written.

Cynthia A. Weiss
Notary Public

My commission expires Sept 7, 2003



SITE MAP

COORDINATE LIST

Pt. No.	Cor. Name / Coords.
C-19	C1/4, S. 2, 42-95
2898.00	N 2000.00 E 2000.00
2898.01	SE cor. E 2289.79
2898.02	NE cor. L 1 8 5
2898.03	N 2463.58 E 2288.97
2898.04	NW cor. E 2019.10
2898.05	SW cor. E 2019.78
2898.06	E cor. L 5 8 6
2898.07	E cor. E 2289.59
2898.08	N 2317.56 E 2289.31
2898.09	N 2451.62 E 2239.00
2898.10	N 2426.62 E 2134.55
2898.11	N 2298.85 E 2019.32
2898.12	N 2184.35 E 2019.58
2898.13	N 2100.18 E 2147.29
2898.14	N 2184.68 E 2147.10
2898.15	N 2192.68 E 2147.07
2898.16	N 2199.19 E 2146.83

Pt. No.	Cor. Name / Coords.
2898.15	N cor., L 3 8 5
2898.16	N 2317.19 E 2146.80
2898.17	SW cor., L 1 8 2
2898.18	N 2317.43 E 2239.30
2898.19	N 2284.17 E 2141.66
2898.20	E/P, SW N 2100.1 E 2107.9
2898.21	E/P, #2 N 2119.8 E 2108.6
2898.22	E/P, #3 N 2120.3 E 2127.9
2898.23	E/P, #4 N 2170.8 E 2127.4
2898.24	E/P, #5 N 2171.2 E 2098.5
2898.25	E/P, #6 N 2137.5 E 2099.8
2898.26	E/P, #7 N 2334.9 E 2137.7
2898.27	E/P, #8 N 2100.1 E 2177.8
2898.28	E/P, #9 N 2277.5 E 2184.4
2898.29	E/P, SE N 2100.3 E 2182.4

APPROVAL

Approved by the Town Council of the Town of Thermopolis this 19th day of June, 2001.

Attest: Tracy E. Van Heule, Town Clerk
Mike Morlino, Mayor

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 90 MF page 349
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