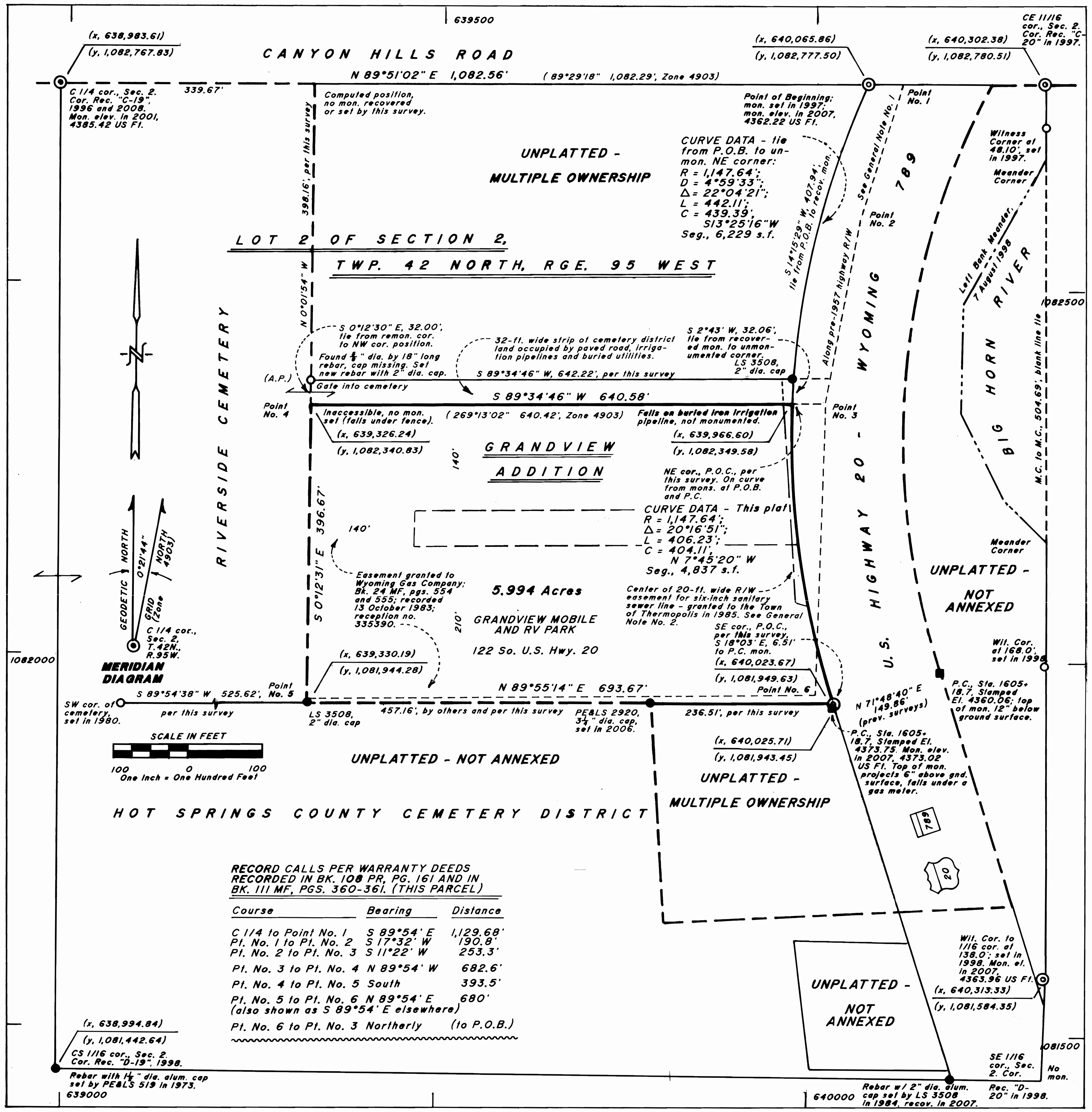

RECORD CALLS PER WARRANTY DEEDS RECORDED IN BK. 108 PR, PG. 161 AND IN BK. 111 MF, PGS. 360-361. (THIS PARCEL)

Course	Bearing	Distance
C 1/4 to Point No. 1	S 89°54' E	1,129.68'
Pt. No. 1 to Pt. No. 2	S 17°32' W	190.8'
Pt. No. 2 to Pt. No. 3	S 11°22' W	253.3'
Pt. No. 3 to Pt. No. 4	N 89°54' W	682.6'
Pt. No. 4 to Pt. No. 5	South	393.5'
Pt. No. 5 to Pt. No. 6 (also shown as S 89°54' E elsewhere)	N 89°54' E	680'
Pt. No. 6 to Pt. No. 3	Northerly	(to P.O.B.)

SITE MAP

LEGEND

- ◉ Iron post in concrete with 3¼" dia. brass cap, 5" below grass surface, recovered in good condition by this survey. Set by PE &LS 434 in 1964. Of record as stated.
- ● Rebar with aluminum cap, generally flush with existing surface, recovered in good condition by this survey. Origin as stated.
- ■ Concrete monument, 6 ins. sq. by 42" long, with 3" dia. brass tablet, setting as stated, again recovered in good condition. Tablet stamped "R.O.W. Marker" with punch mark, station and elevation as stated hereon. Set by Wyoming Highway Department, ca. 1957.
- ◎ Aluminum pipe, 2½" dia. by 30" long, concrete-filled, flared base, with 2½" dia. mag. alum. cap, either set during previous surveys or set by this survey, as stated. Cap stamped with corner identification, LS 519 and year.
- ○ Rebar, 5/8" dia. by 24" long, with 2" dia. aluminum cap, either set during previous surveys or set by this survey, as stated. Cap generally flush, stamped with corner identification, LS 519 and year.
- ——— Perimeter of the parcel of land being platted as set forth hereon.
- — — Corporate limits of the Town of Thermopolis, as established by previous annexations, as noted.

TECHNICAL NOTES

1. ( ) denote value based on the state plane coordinate system, as follows: a) Wyoming West Central Zone, North American Datum of 1927; b) tied to USC&GS station "Thermopolis", PID OW0244, by traverse methods per 1994 GIS control survey; c) combined factor, surface to grid distance, is 0.9997536; d) in U.S. survey feet.
2. Basis of Bearing - The geodetic meridian computed at the center quarter corner of Section 2, per the Meridian Diagram hereon.
3. Elevations shown hereon determined by differential levelling originating at NGS BM "J 327", PID OW0204, having an elevation of 4351.70 feet. Datum is National Geodetic Vertical Datum of 1929, per aforementioned 1994 GIS control survey.
4. Retracement survey performed using conventional "total station" instrumentation and random traverse methodology to tribrach and bipod mounted reflectors. Positional accuracy falls within the limits set forth by current standards for ALTA / ACSM Land Title Surveys.

GENERAL NOTES

1. PREVIOUS CONVEYANCES: The numeric calls contained in the Warranty Deed recorded in Book 108 of Photo Records at page 161, depicted and tabulated hereon, are also shown on that certain map filed in Plat Cabinet B at page 18 on 5 Sep. 1953, reception no. 141500, at the office of the Hot Springs County Clerk and Ex-Officio Register of Deeds. These calls also appear in the current instrument of conveyance.
2. PREVIOUS EASEMENTS: The highway right-of-way adjoining the parcel being platted is set forth by Easement recorded in Book 38 of Photo Records at page 149 on 25 Feb. 1957, reception no. 164768. The sewer line easement depicted hereon is of record per instrument in Book 31 of Microfilm at pages 75-77 on 22 Aug. 1985, reception no. 348794. Additional easements are shown on that certain map filed in Plat Cabinet A at page 89 on 12 Nov. 1987, reception no. 362418, at said office.
3. PREVIOUS ANNEXATIONS: This parcel, and other lands, was annexed per Ordinance No. 542, adopted on 4 Oct. 1977, and recorded in Book 8 of Microfilm at pages 297-299 on 6 Oct. 1977, reception no. 291735. The adjoining portion of the highway was annexed per Ordinance No. 749, adopted on 19 Sep. 2000, and recorded in Book 87 of Microfilm at pages 551-553B on 19 Oct. 2000. The annexation map is recorded in Plat Cabinet B at page 83, reception no. 434988.
4. This plat has been prepared, executed, approved and recorded to conform to the requirements of Town of Thermopolis Ordinance No. 801, adopted on 17 Jul. 2007.

CERTIFICATE OF SURVEYOR

State of Wyoming }
County of Hot Springs } ss.

I, R.L. Hudson, a Land Surveyor registered in the state of Wyoming, of Thermopolis, Wyoming, do hereby certify that this plat of GRANDVIEW ADDITION TO THE TOWN OF THERMOPOLIS has been prepared from the field notes of a retracement survey made by me during May 2008 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, highway right-of-way, easements and other features shown hereon; and that it is a correct and accurate representation of said survey to the best of my knowledge and belief.

I further certify that said GRANDVIEW ADDITION TO THE TOWN OF THERMOPOLIS is a previously unplatted but annexed subdivision, as defined by state statutes, embracing all of the following described land; to wit:

That certain parcel of land set forth and described in the Warranty Deed recorded in Book 111 of Microfilm at pages 360 and 361 on the 4th day of April, 2005, reception no. 460047, at aforementioned office; said land situate in Lot 2 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 beginning at the point of intersection of the south line of Canyon Hills Road with the western line of U.S. Highway 20; from which point the center quarter corner of said Section 2 (the northwest corner of said Lot 2) bears S 89°51'02" W 1,082.56 feet distant; said point of beginning lying on a 4°59'33" curve concave to the right having a radius of 1,147.64 feet and a subchord bearing S 13°25'16" W 439.39 feet; thence southerly along said curve, through a central angle of 22°04'21", an arc length of 442.11 feet to the true point of beginning of the lands being platted; also being the northeast corner thereof and from which Point No. 3 of record bears easterly, 42.0 feet distant; thence S 89° 34'46" W, a distance of 640.58 feet to the northwest corner thereof, identical with Point No. 4 of record; thence S 0°12'31" E, a distance of 396.67 feet to the southwest corner thereof, identical with Point No. 5 of record; thence N 89°55'14" E, a distance of 693.67 feet to the southeast corner thereof and from which Point No. 6 of record bears westerly approximately 14 feet distant; said southeast corner lying on aforedescribed 4°59'33" curve; the subchord of which bears N 7°45'20" W 404.11 feet; thence northerly along last said curve, through a central angle of 20°16'01", an arc length of 406.23 feet to the true point of beginning and northeast corner, as previously recited.

Said parcel of land, as herein redescribed and surveyed, containing 5.994 acres.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my seal this 12th day of June, 2008.

Professional Land Surveyor R.L. HUDSON 519 — R.L. Hudson — 12.06.08 Date — WYOMING

CERTIFICATE OF OWNER'S CONSENT AND DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: That GBM 55, LLC, a Wyoming Limited Liability Company, is the owner in fee simple of the land embraced by this subdivision as evidenced by that certain Warranty Deed recorded in Book 111 of Microfilm at pages 360 and 361 on the 4th day of April, 2005, reception no. 460047, at the office of the Hot Springs County Clerk and Ex-Officio Register of Deeds; that said land is redescribed in the Certificate of Surveyor appearing hereon; that the platting of said land, as shown hereon, is the free and voluntary act and deed of said LLC; and in accordance with its desires, does hereby consent to the platting of said land as GRANDVIEW ADDITION TO THE TOWN OF THERMOPOLIS; does hereby affirm the recorded easements, and grant for the specified purposes and as stated hereon the remaining easements upon said land; and does hereby dedicate, to the public forever, that portion thereof lying easterly of the western right-of-way line of the highway, as shown hereon.

GBM 55, LLC

By: Gary R Lee
Title: Managing member

By: ____________
Title: ____________

OWNER'S ACKNOWLEDGEMENT

State of WYOMING }
County of PARK } ss.

The foregoing Certificate of Owner's Consent and Dedication was acknowledged before me, by (insert names and titles below)

GARY R. LEE, MANAGING MEMBER and ____________, ____________ of GBM 55, LLC, for the purposes set forth therein, on behalf of said Wyoming Limited Liability Company and by authority of statute, its articles of organization and its operating agreement this 24 day of SEPTEMBER, 2008.

Mary C Wiener
Notary Public

My commission expires: NOVEMBER 4, 2008

MARY C. WIENER Notary Public County of Park State of Wyoming My Commission Expires 11-04-08

Commission Number: ____________
(California only)

CERTIFICATE OF MORTGAGEE

KNOW ALL PERSONS BY THESE PRESENTS: That Bank of Wyoming, formerly known as First State Bank of Thermopolis, is the mortgagee of the land embraced in this subdivision; as evidenced by that certain Mortgage recorded in Book 111 of Microfilm at pages 380 through 385 on the 7th day of April, 2005, reception no. 460085, 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 Owner's Consent and Dedication and the Certificate of Surveyor hereon.

BANK OF WYOMING, f/k/a, First State Bank of Thermopolis

By: [signature]
Title: V.P., Lending

BANK'S ACKNOWLEDGEMENT

State of Wyoming }
County of Hot Springs } ss.

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

Mark W Bickel, VP Lending of Bank of Wyoming, formerly known as First State Bank of Thermopolis, for the purposes set forth therein, on behalf of said corporation and by authority this 26th day of September, 2008.

Lorie Shay
Notary Public

My commission expires: 2/26/10

Lorie Shay Notary Public County of Hot Springs State of Wyoming My Commission Expires February 26, 2010

APPROVAL

Approved by the Town Council of the Town of Thermopolis this 4th day of November, 2008.

Attest: Tracey Van Heuk, Town Clerk — William H Molloy, Mayor

FILING RECORD

Reception No. 481276

State of Wyoming }
County of Hot Springs } ss.

Recorded for record at 2:14 o'clock P.M. on the 1st day of December, 2008, and filed in Plat Cabinet 4 at page 151 and in Book 133 of Microfilm at page 707.

Hans Odde,
Hot Springs County Clerk and Ex-Officio Register of Deeds

By: Kelli L Donahoo
Deputy County Clerk

GRANTOR: GBM 55, LLC, ETAL
GRANTEE: PUBLIC,THE
Doc 0481276 bk 133 pg 707-707 Filed At 14:14 ON 12/01/08
Hans Odde County Clerk fees: 50.00
By KELLI DONAHOO Deputy

GEOREFERENCING DATA

Station / Corner	SPC - NAD 27. 4903 to Geographic, NAD 83(93)
"Thermopolis" (C&GS) PID OW0244	x, 640 439.08 US Feet y, 1 091 822.05 US Feet Lat., 43°39'41.8882" N. Lon., 108°13'11.8035" W.
C 1/4, S. 2, 42-95	x, 638 983.61 US Feet y, 1 082 767.83 US Feet
Ortho. elevation	4385.42 ft., NGVD 29 Lat., 43°38'12.5631" N. Lon., 108°13'32.3831" W
Ortho. elevation	4388.10 ft., NAVD 88
P.O.B. / Canyon Hills Rd. & U.S. Highway 20	x, 640 065.86 US Feet y, 1 082 777.50 US Ft.
Ortho. elevation	4362.22 ft., NGVD 29 Lat., 43°38'12.5907" N. Lon., 108°13'17.6656" W
Ortho. elevation	4364.90 ft., NAVD 88
WHD ROW mkr. PC, W	x, 640 025.71 US Feet y, 1 081 943.45 US Ft.
Ortho. elevation	4373.02 ft., NGVD 29 Lat., 43°38'04.3560" N Lon., 108°13'18.2837" W
Ortho. elevation	4375.70 ft., NAVD 88

PLAT OF GRANDVIEW ADDITION TO THE TOWN OF THERMOPOLIS

A PREVIOUSLY UNPLATTED ADDITION SITUATE IN LOT 2 OF SECTION 2, TWP. 42 NORTH, RGE. 95 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF THERMOPOLIS, HOT SPRINGS COUNTY, WYOMING

R.L. HUDSON - LAND SURVEYOR
Thermopolis, Wyoming
April 2008 - Job No. 08-3403

Size E