



APPROVAL
 Approved by the Board of County Commissioners of Hot Springs
 County of Hot Springs } ss.
 Recorded for record at 9:58 o'clock A.M. on the 5th day of January, 1998, and filed in Plat Cabinet A at page 115.
 75mp674
 Marlene T. Christofferson
 Marlene T. Christofferson,
 Hot Springs County Clerk and
 Ex-Officio Register of Deeds

NOTICES

- NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM:
 And, written certification of a Wyoming Professional Engineer certifying as to the adequacy and safety of the sewage disposal system proposed for the subdivision, including the adequacy of the proposed system in relation to the topography of the subdivision, the proposed population density, soil conditions and watershed located on or draining into or over the proposed subdivision will be required prior to approval of any sewage disposal system, including septic systems.
- DOMESTIC WATER SOURCE IS SUBJECT TO THE REQUIREMENTS OF THE LUCERNE WATER AND SEWER DISTRICT:
- 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

- These lands shown hereon as Tracts 1 and 2 were surveyed per Job No. 96-2531 and set forth in certified land descriptions dated 23 September 1996. The map showing said survey contains a Special Note which states "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 easements shown hereon represent record locations and do not necessarily represent the actual locations of the utility features on the ground.
- All of Tract 1 and the northeast portion of Tract 2 have an adjudicated water right set forth within the Harry and Hazel McNeil Appropriation, diverting from the Big Horn River, Permit No. 21840 with priority date of February 15, 1954. The Thornton River Ditch, of record in Order Record 18, page 13, Certificate Record 64, page 437, Proof No. 25999; also Bk. 43 PR, pg. 169, rec'd. 27 Jun. 1958, Hot Springs County records.

TECHNICAL NOTES

- () denote value based on the state plane coordinate system, as follows: a) Wyoming West Central Zone, North American Datum of 1927; tied to USCGS station "GUB" by traverse methods during previous surveys; b) combined factor, surface to grid distance, 0.9997599.
- Basis of Bearing - The geodetic meridian computed at control station "HCP No. 7", established by LS 319 in 1982. See Meridian Diagram for particulars.
- The bearings, distances and stationing for the P.P. & L. Co. R/W Easement shown hereon, represent computed values based on record survey calls by L.S. No. 573.
- A "State of Wyoming Corner Record" bearing the certification of LS 519 and dated 19 September 1996, Cross-index No. N-1, 43-94, provides additional information concerning the section corner shown hereon.

RECORDED EASEMENTS

- R/W, UNSPECIFIED WIDTH, FOR GAS LINE - Granted to Wyoming Gas Company; Bk. 73 PR, pgs. 638-650; rec'd. 5 Feb. 1963. Assigned to Montana - Dakota Utilities Co.; Bk. 15 MF, pgs. 1244-1310; rec'd. 8 Sep. 1980. [General description, 102 rods long]
- 70-FOOT ROAD R/W EASEMENT - Granted to the Town of Thermopolis; Bk. 109 PR, pgs. 152-154; rec'd. 23 Oct. 1974. [See instrument for particulars]
- 20-FOOT TELEPHONE CO. R/W EASEMENT - Granted to R T Communications, Inc.; Bk. 66 MF, pg. 63; rec'd. 7 Mar. 1996. [States location as "... parallel and abutting the generally Northside of private gravel driveway ..."]
- 30-FOOT ELECTRIC LINE R/W EASEMENT - Granted to Hot Springs County Rural Electric Association, Inc.; Bk. 68 MF, pgs. 1096-1097; rec'd. 3 Sep. 1996. [See instrument for particulars]
- EXTENSION OF 70-FOOT ROAD R/W EASEMENT AND 60-FOOT ROAD R/W EASEMENT - Benefits Tract 1 hereon; set forth in Warranty Deed; Bk. 70 MF, pgs. 506-508, rec'd. 17 Dec. 1996. [Extension of 70-foot R/W also benefits Tract 2 per Warranty Deed; Bk. 70 MF, pgs. 513-514; rec'd. 18 Dec. 1996]
- R/W EASEMENT FOR ELECTRIC LINE - Granted to PacificCorp, dba Pacific Power & Light Co.; Bk. 69 MF, pgs. 648-650; rec'd. 18 Oct. 1996. [100 feet wide for 895 feet, 50 feet wide for 1803 feet. See instrument for particulars.]
- PARTIAL RELEASE OF EASEMENT - By PacificCorp, dba Pacific Power; Bk. 70 MF, pg. 259; rec'd. 25 Nov. 1996. [Releases and quitclaims easement rights set forth in "Conveyance of Right of Way" recorded in Bk. 2 PR, pg. 376; 6 May 1999]

LEGEND

- General Land Office record monument, marked stone with "brass cap" memorial and rock mound accessory, previously found and tied. See Corner Record, dated 19 October 1996, for additional information.
- National Geodetic Survey vertical control station (benchmark), a stainless steel rod in a monument box with access cover, recovered and tied per survey in 1994.
- Rebar with aluminum cap, set by LS 2338 in 1979, recovered or found and tied by this survey.
- Horizontal Control Point, a rebar with 2" dia. aluminum cap, on top of cut east of railroad, previously established by me.
- 3/4" dia. x 24" long rebar with 2" dia. aluminum cap set by this survey (or previously set in 1994). Cap set flush with ground surface, stamped "Corner LS 519 1996"
- 3/4" dia. x 12" long bridge spike set by this survey as a "Point On Section Line"

CERTIFICATE OF SURVEYOR
 State of Wyoming } ss.
 County of Hot Springs }
 I, R.L. Hudson, a Land Surveyor registered in the state of Wyoming, at Thermopolis, Wyoming, do hereby certify that this plat of RODEO RUN, a subdivision, has been prepared from the field notes of a survey made by me and completed on the 15th day of October, 1996, 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.
 I further certify that said subdivision, RODEO RUN, embraces all of the following described land situate within Lots 6 and 7 of Section 18, Township 43 North, Range 94 West of the Sixth Principal Meridian Hot Springs County, Wyoming; to-wit:
 Beginning at a point on the line common to said Section 18 and Section 19 from which the corner common to said Sections 18 and 19 and Sections 13 and 24 of T. 43 N., R. 95 W. bears N 89°54'59" W, 1,336.57 feet distant; thence S 89°54'59" E, a distance of 390.25 feet; thence N 39°54'17" E, along the west R/W line of U.S. Highway 20 - Wyoming 789, a distance of 90.70 feet; thence N 89°54'59" W, a distance of 527.66 feet; thence N 21°31'53" W, a distance of 103.21 feet; thence N 2°44'36" W, a distance of 178.64 feet; thence N 26°01'15" W, a distance of 286.30 feet; thence N 40°41'48" W, a distance of 91.22 feet; thence N 9°29'11" E, a distance of 290.22 feet; thence N 75°15'22" W, a distance of 339.10 feet; thence S 0°04'46" E, along the line common to said Sections 13 and 18, a distance of 1,003.23 feet to aforementioned section corner; thence S 89°54'59" E, a distance of 1,336.57 feet to the point of beginning; said lands containing 27.155 acres; as said lands are shown hereon.

CERTIFICATE OF OWNERS' CONSENT AND GRANT
 KNOW ALL PERSONS BY THESE PRESENTS: that F. Clarke Jackman, Jr. and JoAnn Jackman, owners in fee simple of the Extended 70-Ft. Road R/W Easement and Utility Corridor; Terence L. Jackman and Crystal Jackman, owners in fee simple of Tract 1; that Donald L. Jackman and Ruth L. Jackman, owners in fee simple of Tract 2; are all the owners of record of the land embraced within this plat; that said land is described in the Certificate of Survey appearing hereon; that the platting of said land, as appears hereon, is the free and voluntary act and deed of said persons; and in accordance with their desires do hereby consent to the platting of said land as shown hereon.
 BE IT FURTHER KNOWN that said persons do hereby attest the granting of all right-of-way easements shown hereon and previously of record, for the purposes therein and hereon stated.

ACKNOWLEDGEMENT
 State of Wyoming } ss.
 County of Hot Springs }
 On this 21st day of November, 1997 before me, a Notary Public, personally appeared F. Clarke Jackman, Jr., JoAnn Jackman, Terence L. Jackman, Crystal Jackman, Donald L. Jackman and Ruth L. Jackman, 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 Northwest Mortgage, Inc., whose address is P.O. Box 5107, Des Moines, Iowa 50306-5107, is the mortgagee of that land set forth as Tract 1 hereon; as evidenced by that certain Mortgage recorded in Book 71 of Microfilm of pages 727-733 on the 28th day of March, 1997, 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 Tract 1 as shown hereon and as set forth in the Certificate of Owners' Consent and Grant appearing hereon.
 NORWEST MORTGAGE, INC.
 Joseph M. Brucher
 Signature of authorized officer
 Title: Area Manager

CERTIFICATE OF MORTGAGEE
 KNOW ALL PERSONS BY THESE PRESENTS: that First National Bank Thermopolis, whose address is P.O. Box 1369, Thermopolis, Wyoming 82443, is the mortgagee of that certain land set forth as Tract 2 hereon; as evidenced by that certain Mortgage recorded in Book 70 of Microfilm of pages 515-520 on the 18th day of December, 1996, 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 Tract 2 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 21st day of November, 1997 before me, a Notary Public, personally appeared Cynthia H. Pluss, to me personally known who, being by me duly sworn, did say that he (or) she is an officer of Northwest Mortgage, Inc., and that the seal affixed to the Certificate of Mortgage of the left 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.

ACKNOWLEDGEMENT
 State of Wyoming } ss.
 County of Hot Springs }
 On this 21st day of November, 1997 before me, a Notary Public, personally appeared Cynthia H. Pluss, 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 Mortgage of the left 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.

PLAT OF
RODEO RUN
 A SUBDIVISION
 SITUATE IN
 LOTS 6 AND 7 OF SECTION 18,
 TWP. 43 NORTH, RGE. 94 WEST,
 SIXTH PRINCIPAL MERIDIAN,
 HOT SPRINGS COUNTY, WYOMING
 R.L. HUDSON - LAND SURVEYOR
 Thermopolis, Wyoming
 August 1997 - Job No. 97-2614