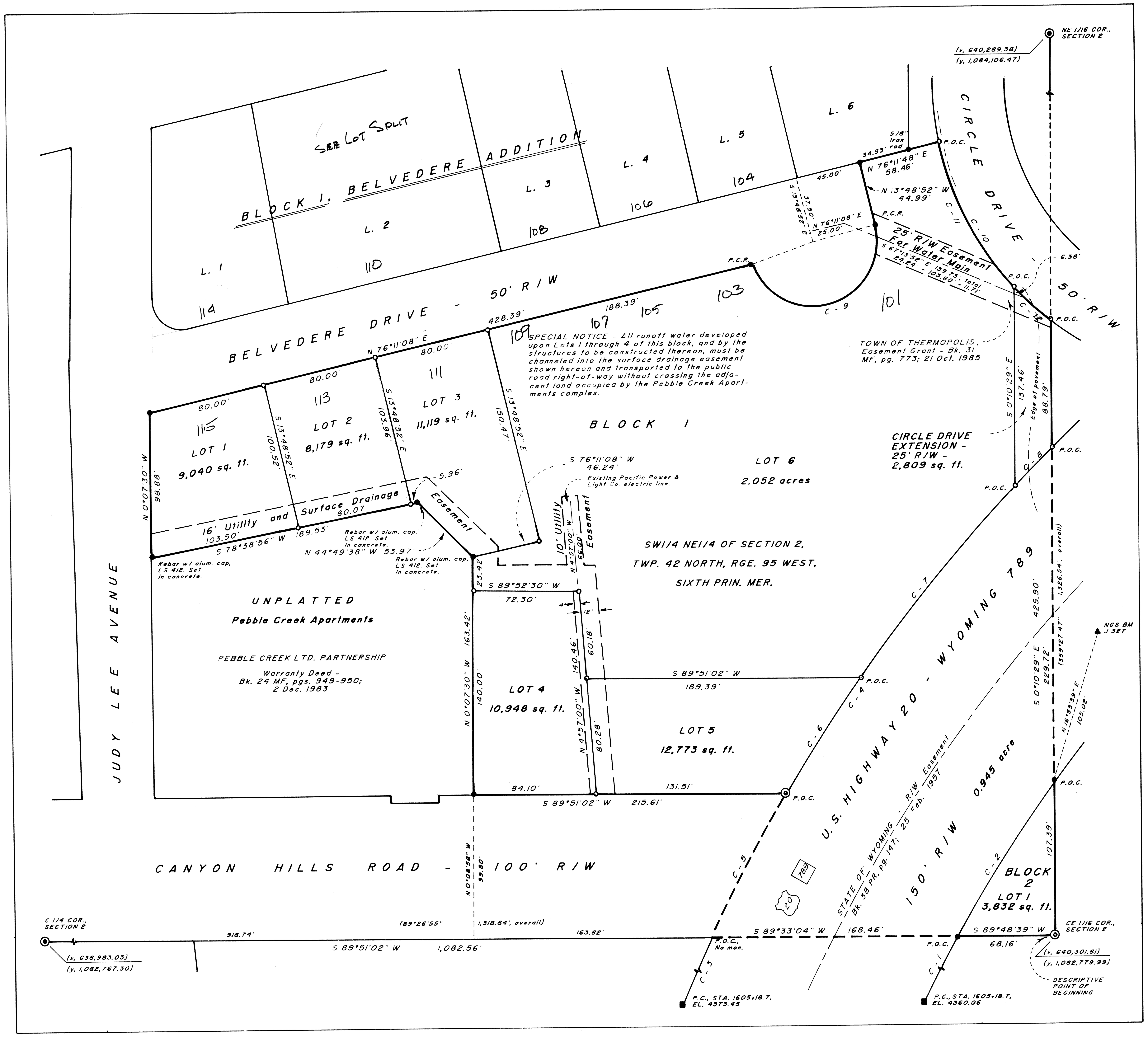

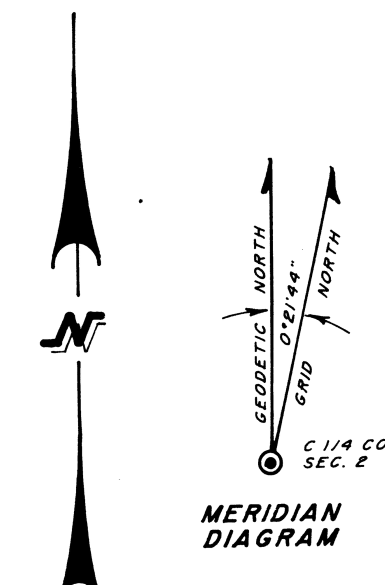

MERIDIAN DIAGRAM

LEGEND

- ◉ 1" dia. iron pipe with brass cap, set by Casper & Thermopolis Engineering Services, Inc., in 1960s, previously found and tied.
- ■ Wyoming Highway Department "R.O.W." marker, a 6" sq. concrete monument w/ brass tablet stamped as stated hereon, previously found and tied.
- ▲ National Geodetic Survey stainless steel rod in mon. box w/ access cover, previously found and tied; NGVD 29 elevation = 4351.70 feet.
- ● 5/8" dia. rebar with 2" dia. aluminum cap, set by LS 519 in 1985 or 1988, except where otherwise stated, recovered by this survey.
- ◎ 2 1/2" dia. aluminum pipe w/ mag. alum. cap, set by LS 519 in 1988, recovered.
- ○ 5/8" dia. x 24" long rebar w/ 2" dia. aluminum cap set by this survey, stamped with corner identification, LS 519, 1994.

NOTES

1. ( ) denote value based on the state plane coordinate system: a) Wyoming West Central Zone, North American Datum of 1927; b) Tied to USC&GS staton "Club" by traverse methods; c) Combined factor, surface to grid distance, 0.9997536.
2. Basis of bearing is the geodetic meridian computed at the C 1/4 corner of Section 2. See Meridian Diagram for additional information.
3. The perimeter of the lands being platted was surveyed in 1988, described for conveyance, and shown on that certain record of survey titled "Sturgeon Lands" on file at the office of the Hot Springs County Clerk and Ex-Officio Register of Deeds; Job No. 88-1933, certification dated 17 June 1988.
4. See official plat titled "Belvedere Addition To The Town of Thermopolis" for additional information concerning Belvedere Drive.
5. These lands were conveyed to Cheryl A. Shero by that certain Warranty Deed recorded in Book 45 of Microfilm at pages 174 and 175 on the 22nd day of December, 1989, at aforementioned office. Said lands were conveyed to Cheryl Ann Shero, Trustee under declaration of trust dated 12/13/89 for the benefit of Cheryl Ann Shero, Trustor, by that certain Quitclaim Deed recorded in Book 45 of Microfilm at pages 750 - 753 on the 26th day of February, 1990, at aforementioned office. Mortgage, to Big Horn Federal Savings and Loan Assn., released by instrument recorded in Book 54 of Microfilm at page 1225 on 27 April, 1993. See specific instrument for particulars.

CURVE DATA

C - 1: R = 997.64'; Δ = 46°45'59"; L = 814.30'; C = 791.88', N 5°11'16" E; Seg. = 43,624 sf.

C - 2: R = 997.64'; Δ = 7°18'39"; L = 127.30'; C = 127.21', N 32°13'21" E; Seg. = 172 sf.

C - 3: R = 1,147.36'; Δ = 42°59'02"; L = 860.76'; C = 840.72', N 2°58'35" E; Seg. = 45,034

C - 4: R = 1,147.36'; Δ = 20°42'46"; L = 414.78'; C = 412.52', N 34°49'29" E; Seg. = 5,149

C - 5: R = 1,147.36'; Δ = 5°37'02"; L = 112.49'; C = 112.44', N 27°16'37" E; Seg. = 103 sf.

C - 6: P = 1,147.36'; Δ = 4°44'35"; L = 94.98'; C = 94.95', N 32°27'26"; Seg. = 62 sf.

C - 7: R = 1,147.36'; Δ = 8°34'12"; L = 171.62'; C = 171.46', N 39°06'49" E; Seg. = 367 sf.

(continued above, at right)

C - 8: R = 1,147.36'; Δ = 1°46'57"; L = 35.69'; C = 35.69', N 44°17'24" E; Seg. = 3 sf.

C - 9: R = 45.00'; Δ = 173°37'14"; L = 136.36'; C = 89.86', N 72°59'45" E; Seg. = 2,956 sf.

C - 10: R = 209.40'; Δ = 39°59'01"; L = 146.13'; C = 143.18', S 31°59'53" E; Seg. = 1,212 sf.

C - 11: R = 209.40'; Δ = 30°38'29"; L = 111.99'; C = 110.66', S 27°19'36" E; Seg. = 551 sf.

C - 12: R = 209.40'; Δ = 9°20'32"; L = 34.14'; C = 34.11', S 47°19'07" E; Seg. = 16 sf.

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 Shero Subdivision has been prepared from the record of survey (map) titled "Sturgeon Lands", on file at the office of the Hot Springs County Clerk and Ex-Officio Register of Deeds and bearing my certification dated 17 June, 1988, together with the field notes of surveys made by me in April, 1993, and October, 1994; and that said plat is a correct and accurate representation of the perimeter, blocks and lots as marked on the ground by aforementioned surveys made by me.

I further certify that said Shero Subdivision embraces all of the following described land previously annexed to the Town of Thermopolis and situate in the SW1/4 NE1/4 of Section 2, Township 42 North, Range 95 West, Sixth Principal Meridian, Town of Thermopolis, Hot Springs County, Wyoming; to wit:

Beginning at the CE 1/16 corner (southeast corner of said SW1/4NE1/4) of said Section 2; thence S 89°48'39" W, a distance of 68.16 feet to a point on the east right-of-way line of U.S. Highway 20 and Wyoming Highway 789; thence S 89°33'04" W, a distance of 168.46 feet to a point on the west R/W line of said highway, last said point lying on a curve to the right having a radius of 1,147.36 feet; thence northeasterly, along said curve and through a central angle of 5°37'02", an arc length of 112.49 feet, the chord of said curve bearing N 27°16'37" E, 112.44 feet; thence S 89°51'02" W, now along the north line of Canyon Hills Road, a distance of 215.61 feet to the southeast

(continued above, at right)

corner of those lands conveyed to Pebble Creek Limited Partnership by that certain Warranty Deed recorded in Book 24 of Microfilm at pages 949 and 950; thene N 0°07'30" W, a distance of 163.42 feet; thence N 44°49'38" W, a distance of 53.97 feet; thence S 78°38'56" W, a distance of 189.53 feet to the northwest corner of last said lands; thence N 0°07'30" W, now along the east line of Judy Lee Avenue, a distance of 98.88 feet; thence N 76°11'08" E, now along the south line of Belvedere Drive, a distance of 428.39 feet, last said R/W being shown on the official plat of Belvedere Addition to the Town of Thermopolis; thence continuing along las described R/W, being a curve to the left having a radius of 45.00 feet and a long chord bearing N 72°59'45" E 89.86 feet, through a central angle of 173°7'14", an arc length of 136.36 feet; thence N 13°48'52" W, still along the R/W line of said Belvedere Drive, a distance of 44.99 feet; thence N 76°11'48" E, a distance of 58.46 feet to a point on the west R/W line of Circle Drive, last said point lying on a curve to the left having a radius of 209.40 feet and a chord bearing S 31°59'53" E 143.18 feet; thence southeasterly, along last said curve, through a central angle of 39°59'01", an arc length of 146.13 feet to a point on the east line of said SW1/4NE1/4; thence S 0°10'29" E, along last mentioned line, a distance of 88.79 feet to a point on aforementioned west R/W line of U.S. 20 and Wyoming 789; thence continuing S 0°10'29" E, a distance of 229.72 feet to a point on aforementioned east R/W line of U.S. 20 and Wyoming 789; thence continuing S 0°10'29" E, a distance of 107.39 feet to the point of beginning; containing 4.345 acres.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this 26th day of October, 1994.

Wyoming L.S. No. 519

ADDENDUM TO CERTIFICATE OF SURVEYOR

I further certify that Circle Drive Extension has been added to this plat, by me, this 5th day of December, 1994, at the request of the Town Engineer; said strip of land being dedicated hereon for street purposes, a portion of which is the existing traveled way of said street.

Wyoming L.S. No. 519

CERTIFICATE OF OWNER'S CONSENT AND DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS; that Cheryl Ann Shero, as trustee under declaration of trust dated 12/13/89 for the benefit of Cheryl Ann Shero, trustor, is the sole owner in fee simple of the land embraced by this subdivision, as evidenced by the Quitclaim Deed mentioned in Note 5 hereon; that said land is described in the Certificate of Surveyor appearing hereon; that the platting of said land, as appears hereon, is her free and voluntary act and deed; and in accordance with her desires does hereby consent to the platting of said land as shown hereon.

BE IT FURTHER KNOWN; that said owner does hereby dedicate, to the use of the public forever, the right-of-way of U.S. Highway 20 and Wyoming Highway 789 as shown hereon and previously of record.

BE IT FINALLY KNOWN; that said owner does hereby grant, for the specified purposes, all easements within the limits of this subdivision as shown upon this plat thereof.

Cheryl Ann Shero, Trustee Under Declaration of Trust Dated 12/13/89 F/B/O Cheryl Ann Shero, Trustor

ACKNOWLEDGEMENT

State of Wyoming)
) ss.
County of Hot Springs)

On this ___ day of October, 1994, before me, a Notary Public, personally appeared Cheryl Ann Shero, who executed the Certificate of Owner's Consent and Dedication hereon and acknowledged said instrument as the free and voluntary act and deed of the trust named hereon for the purposes stated therein.

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

My commission expires 5-27-96.

Notary Public

ADDENDUM TO CERTIFICATE OF OWNER'S CONSENT AND DEDICATION AND ACKNOWLEDGEMENT THEREOF

Said owner does further dedicate, to the use of the public forever, the right-of-way of Circle Drive Extension as shown hereon; said dedication being acknowledged before the undersigned Notary Public this 9th day of December, 1994.

Cheryl Ann Shero, Trustee

Notary Public

SCALE IN FEET: 40 0 40 80 120 160 200 240 280

SCALE - 1 / 480 ONE INCH = FORTY FEET

TOWN APPROVAL

Approved by the Town Council of the Town of Thermopolis this ___ day of ________, 19__.

Attest: ________ Town Clerk ________ Mayor

COUNTY APPROVAL

Approved by the Board of County Commissioners of Hot Springs County this 20th day of December, 1994.

Attest: Marlene ________ Clerk of the Board Darvin Longwell Chairman of the Board

FILING RECORD

Reception No. ________

State of Wyoming)
) ss.
County of Hot Springs)

Recorded for record at ___ o'clock ___ M. on the ___ day of ________, 19__, and filed in Plat Cabinet ___ at page ___.

Hot Springs County Clerk and Ex-Officio Register of Deeds

By: ________ Deputy County Clerk

PLAT OF SHERO SUBDIVISION

SITUATE IN

THE SE1/4 NE1/4 OF SECTION 2, TWP. 42 NORTH, RGE. 95 WEST, SIXTH PRINCIPAL MERIDIAN,

TOWN OF THERMOPOLIS, HOT SPRINGS COUNTY, WYOMING

R.L. HUDSON - LAND SURVEYOR
Thermopolis, Wyoming
October 1994 Job No. 93-2217

Size G