

**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 BOBCAT ESTATES, FIRST FILING, has been prepared from the field notes of a survey made by me during the months of Oct., Nov. and Dec., 1984, and that it correctly and accurately represents said survey of the limits of this subdivision, the road rights-of-way, tracts and other features as shown hereon.  
 I further certify that said BOBCAT ESTATES, FIRST FILING, is a subdivision of the following described land; to wit: The SE 1/4 SW 1/4 together with the N 1/2 SW 1/4 of Section 11, Township 42 North, Range 95 West, Sixth Principal Meridian, Hot Springs County, Wyoming.  
 I further certify that said BOBCAT ESTATES, FIRST FILING, as described herein and as represented hereon, contains 59.987 acres, more or less.  
 IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this 2 day of April, 1985.

*R.L. Hudson*  
 Wyoming L.S. No. 519

**CERTIFICATE of OWNER'S CONSENT**

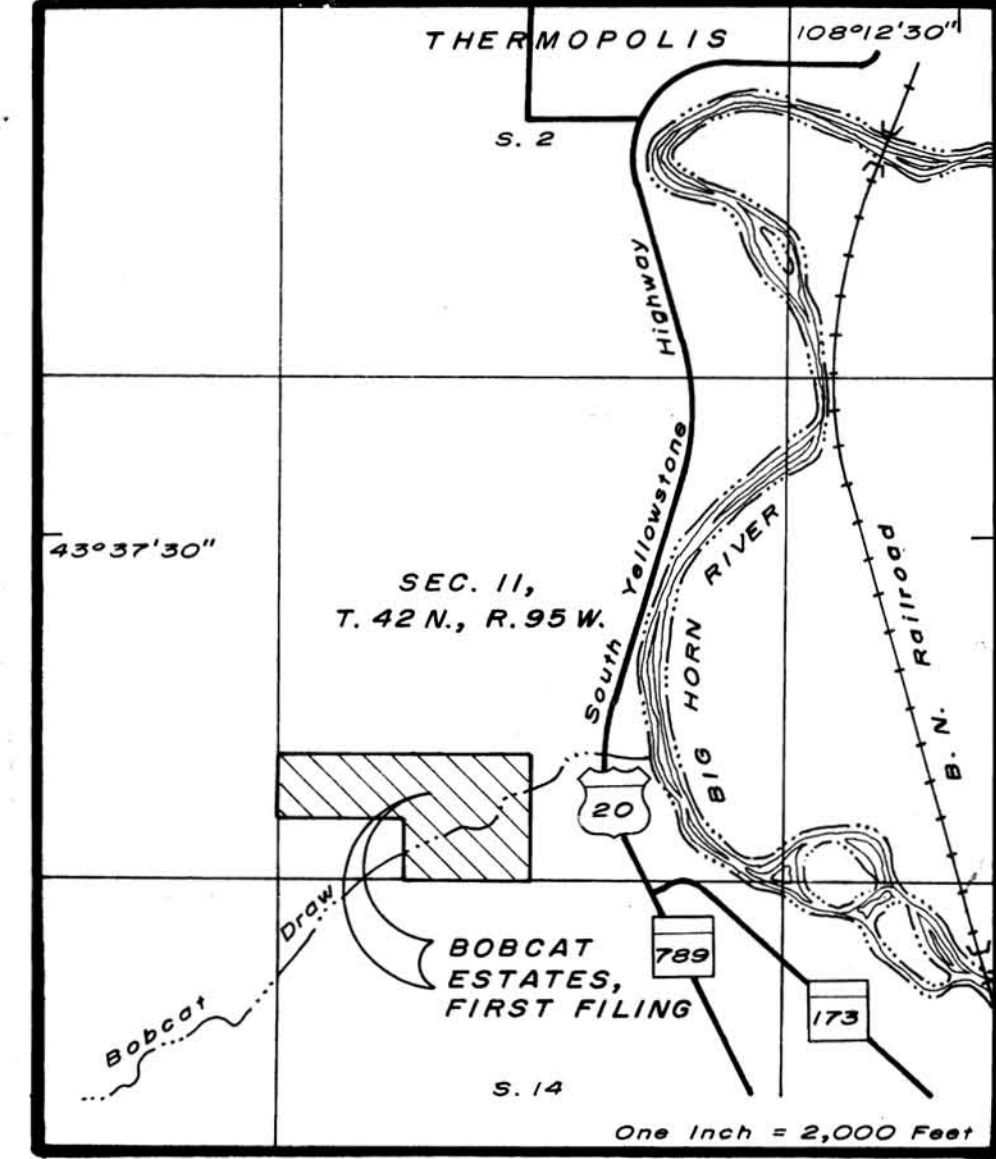
KNOW ALL MEN BY THESE PRESENTS; that Hot Springs Land & Livestock, Inc., a Wyoming corporation, is the owner in fee simple of the land embraced in this subdivision; that said land is described in the Certificate of Surveyor appearing hereon; that the platting of said land, as appears hereon, is the free and voluntary act and deed of said corporation and in accordance with its desires does hereby consent to the platting of said land as shown hereon.

BE IT FURTHER KNOWN that said corporation does hereby dedicate, to the use of the public forever, all of the road rights-of-way contained within the limits of Bobcat Estates, First Filing.

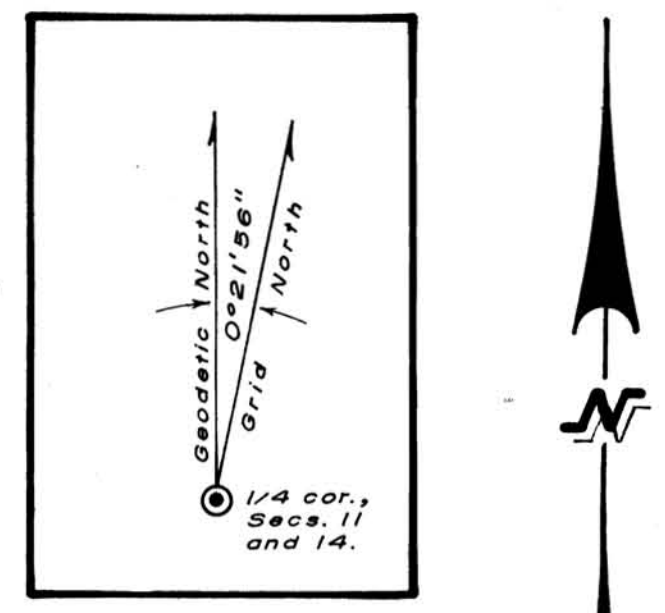
BE IT FINALLY KNOWN that said corporation does hereby grant, for the specified purposes, all of the easements contained within the limits of said Bobcat Estates, First Filing.

HOT SPRINGS LAND & LIVESTOCK, INC.

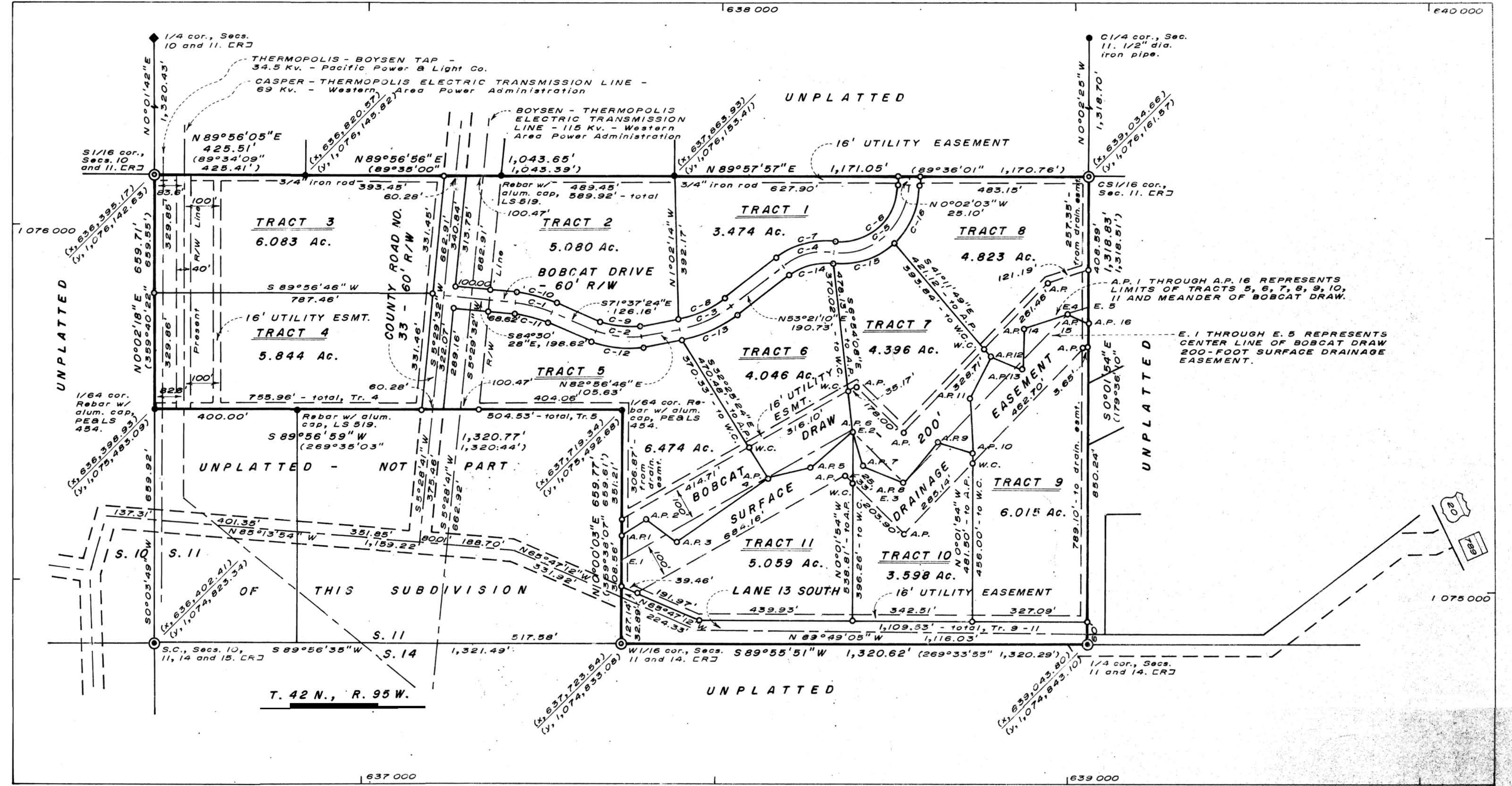
Attest: *Seth Anderson* Secretary, *Frank Cooper* President



**LOCATION MAP**



**MERIDIAN DIAGRAM**



**ACKNOWLEDGEMENT**

STATE OF WYOMING )  
 COUNTY OF HOT SPRINGS ) ss.  
 On this 2 day of April, 1985, before me, a Notary Public, personally appeared Frank Cooper, who by me duly sworn, did say that he is the president of Hot Springs Land & Livestock, Inc., on behalf of said corporation, by authority of its Board of Directors, executed the foregoing Certificate of Owner's Consent and acknowledged said instrument to be the free and voluntary act and deed of said corporation for the purposes therein mentioned.

*Jamelle Harrison*  
 Notary Public

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 10-2-86.

**APPROVAL**

Approved by the Board of County Commissioners of Hot Springs County this 7 day of May, 1985.

Attest: *Bette Anderson* Clerk of the Board, *Jack M. Johnson* Chairman of the Board

**FILING RECORD**

Reception No. 34777  
 STATE OF WYOMING )  
 COUNTY OF HOT SPRINGS ) ss.  
 Recorded for record at 6:50 o'clock PM on the 13 day of June, 1985, and filed in Plat Cabinet A at page 79.

*Bette Anderson*  
 Bette Anderson,  
 County Clerk and Ex-Officio  
 Register of Deeds

**METRIC CONVERSIONS**

One foot = 0.3048 meter  
 One acre = 0.4047 hectare  
 NOTE - The American Survey Foot / Meter conversion is defined by the following fraction: 1200/3937.

**LEGEND**

- ◆ General Land Office record monument, marked stone, found.
- ⊙ 2" dia. x 30" long iron pipe with brass cap, set by L.S. 519 in 1980 or 1981, found.
- Other monument, type and origin as stated, found.
- ⊙ 2-1/2" dia. x 30" long aluminum pipe, concrete-filled and flared, with magnetic aluminum cap, set.
- 5/8" dia. x 24" long rebar with 2" dia. aluminum cap, set.
- Limits of this filing (boundary).
- - - Limits of easement within this filing (existing or granted hereon).

**TECHNICAL NOTES**

1. ( ) denote value of the state plane coordinate system, as follows:  
 a) Wyoming West Central Zone, North American Datum of 1927;  
 b) Tied to USCGS station "CLUB" by Third-order, Class I, traverse;  
 c) Combined factor = 0.9997536 (surface distance x C.F. = grid dist.).
2. Basis of Bearing - The geodetic meridian computed at the position of the 1/4 corner common to Secs. 11 and 14 shown hereon. (See Meridian Diagram for particulars.)
3. Distances based on measurements by electronic means.
4. CRJ denotes Corner Recardation Form prepared and filed with the Hot Springs County Clerk.

**NOTICES**

1. NO PROPOSED DOMESTIC WATER SOURCE.
2. NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM.
3. NO PUBLIC MAINTENANCE OF STREETS OR ROADS.
4. SPECIAL SOIL INVESTIGATIONS MAY BE REQUIRED TO DETERMINE PROPER ON-SITE SEPTIC SYSTEMS. CONVENTIONAL SYSTEMS MAY NOT BE APPROPRIATE.
5. 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**

1. The Notices appearing hereon are shown as a requirement of state and county governments.
2. The 16-foot utility easements shown and granted hereon are intended for all utilities, including but not limited to, electric, telephone, cable television, water, sewer and gas service lines and facilities.
3. Covenants for Bobcat Estates, First Filing, will be filed immediately subsequent to recording of this plat with the office of the Hot Springs County Clerk and Ex-Officio Register of Deeds.
4. No structure shall be constructed with the limits of any right-of-way or easement shown hereon. Additionally, restricted building areas affect portions of Tracts 2, 3, 4 and 5; a map showing the locations of some is designated Exhibit "A" and is a part of the covenants mentioned in the preceding note.

**CURVE DATA**

SYM.	R	Δ	L	C	C BRG.	T, E or SEG.
C-1	500.00'	12°53'04"	112.44'	112.20'	S 78°03'56"E	56.46', 3.18'
C-2	300.00'	25°25'50"	133.15'	132.06'	S 84°20'19"E	67.69', 7.54'
C-3	300.00'	29°35'36"	154.95'	153.23'	N 68°08'58"E	79.24', 10.29'
C-4	200.00'	43°03'24"	150.30'	146.78'	N 74°52'52"E	78.90', 15.00'
C-5	189.07'	36°26'37"	130.25'	281.99'	N 48°11'16"E	211.63', 94.71'
C-6	159.07'	96°26'37"	267.76'	237.25'	N 48°11'16"E	8,724 sq. ft.
C-7	230.00'	43°03'24"	172.84'	168.80'	N 74°52'52"E	1,819 sq. ft.
C-8	270.00'	29°35'36"	139.46'	137.91'	N 68°08'58"E	826 sq. ft.
C-9	270.00'	25°25'50"	119.84'	118.86'	S 84°20'19"E	526 sq. ft.
C-10	530.00'	12°53'04"	119.18'	118.93'	S 78°03'56"E	266 sq. ft.
C-11	470.00'	12°53'04"	105.69'	105.47'	S 78°03'56"E	209 sq. ft.
C-12	330.00'	25°25'50"	146.47'	145.27'	S 84°20'19"E	786 sq. ft.
C-13	330.00'	29°35'36"	170.45'	168.56'	N 68°08'58"E	1,234 sq. ft.
C-14	170.00'	43°03'24"	127.75'	124.77'	N 74°52'52"E	994 sq. ft.
C-15	219.07'	48°13'18"	184.38'	178.98'	N 72°17'55"E	2,301 sq. ft.
C-16	219.07'	48°13'18"	184.38'	178.98'	N 24°04'38"E	2,301 sq. ft.

ABBREVIATIONS - SYM., Map Symbol; R, Radius; Δ, Delta, Central Angle; L, Arc Length; C, Chord Length; C BRG., Chord Bearing; T, Tangent Length; E, External Distance; SEG., Segment Area.

**BOBCAT DRAW**

Station	Bearing	Distance	Remarks
<b>LIMITS OF TRACTS AND MEANDER OF BOBCAT DRAW</b>			
W/16 cor.	N 0°00'03"E	308.56'	
A.P. 1	N 56°09'32"E	84.22'	Corner of Tracts 5 and 11.
A.P. 2	S 51°54'05"E	106.69'	
A.P. 3	N 55°17'02"E	318.33'	
A.P. 4	N 73°55'38"E	118.23'	Corner of Tracts 5 and 6.
A.P. 5	N 50°43'11"E	155.74'	
A.P. 6	S 18°20'59"E	102.15'	Corner of Tracts 6, 7, 10 and 11.
A.P. 7	S 66°32'21"E	120.74'	
A.P. 8	N 40°56'49"E	154.15'	
A.P. 9	S 73°10'10"E	103.00'	
A.P. 10	N 49°27'14"W	153.49'	Corner of Tracts 9 and 10.
A.P. 11	N 26°57'27"E	131.91'	
A.P. 12	N 68°46'53"E	98.97'	Corner of Tracts 7 and 8.
A.P. 13	N 2°25'16"E	112.92'	
A.P. 14	N 70°18'12"E	130.85'	
A.P. 15	S 67°47'05"E	63.50'	
A.P. 16	N 0°01'54"W	408.59'	Corner of Tracts 8 and 9.
CS 1/16 cor.			
<b>CENTER LINE OF 200-FOOT SURFACE DRAINAGE EASEMENT</b>			
A.P. 1	S 0°00'03"W	70.26'	
E. 1	N 60°45'42"E	745.69'	West line of Tr. 11, no monument.
E. 2	S 44°34'49"E	203.62'	Identical with A.P. 6.
E. 3	N 44°21'25"E	669.01'	Identical with A.P. 8.
E. 4	N 70°18'12"E	62.42'	Identical with A.P. 15.
E. 5	S 0°01'54"E	45.05'	East line of Tr. 8, no monument.
A.P. 16			

**CERTIFICATE of MORTGAGEES**

KNOW ALL MEN BY THESE PRESENTS; that Herman V. Schneider and Leona L. Schneider, vir et ux, are the first mortgagees and the First State Bank of Thermopolis is the remaining mortgagee of the land described in the Certificate of Surveyor appearing hereon and that said mortgagees hereby consent to the platting of said land as shown hereon and as set forth in the Certificate of Owner's Consent appearing hereon.

*Herman V. Schneider*  
 Herman V. Schneider  
*Leona L. Schneider*  
 Leona L. Schneider  
*Donald S. Jackson*  
 First State Bank of Thermopolis  
 Title of Officer: President

**ACKNOWLEDGEMENTS**

STATE OF WYOMING )  
 COUNTY OF HOT SPRINGS ) ss.  
 The foregoing Certificate of Mortgage was acknowledged, before me, by Herman V. Schneider and Leona L. Schneider, this 17 day of April, 1985.  
 WITNESS my hand and the seal of my office.  
 My commission expires 12/15/86.

*Donald S. Jackson*  
 Notary Public

**PLAT OF**  
**BOBCAT ESTATES First Filing**  
 A SUBDIVISION SITUATE IN THE  
 S 1/2 SW 1/4 OF SECTION 11,  
 TWP. 42 NORTH, RGE. 95 WEST,  
 SIXTH PRINCIPAL MERIDIAN  
**HOT SPRINGS COUNTY, WYOMING**

R.L. HUDSON - LAND SURVEYOR  
 Thermopolis, Wyoming  
 October 1984 Job No. 84-1489