

EAST PORTION "BUILDING AREA" COURSES AND TIES

Point	Bearing and Distance
"NW" corner	N 89°04' E 213.4'
"NE" corner	S 28°17' W 181.3'
"AP 1" angle point	S 44°51' W 152.3'
"AP 2"	S 24°39' W 218.2'
"AP 3"	S 9°13' W 147.3'
"SE" corner	S 89°56'15" W 52.0'
SW corner, Tract 1, this plot	

LEGEND

- Wyoming Game & Fish Department rebar with 3/4" dia. aluminum cap, set as a R/W marker, recovered and tied by this survey in 2000 and recovered in good condition in 2012. Measurement to unstamped center of cap.
- Rebar with 2" dia. aluminum cap, set by LS 519 in 2000, recovered in good condition in 2012. Cap stamped with corner identification, LS 519 and 2000, as stated hereon.
- Aluminum pipe, 2 1/2" dia. by 30" long, concrete-filled, flared base, with 2 1/2" dia. mag. alum. cap, set by LS 519 as stated hereon. Recovered in good condition and retied by this survey in 2012, or as stated hereon.
- Rebar, 1/2" dia. by 24" long, with 2" dia. aluminum cap, set by this survey in 2012. Cap set flush with existing ground surface, stamped McClintock Sub and corner identification, LS 519, and 2012.
- Unmonumented point on the meandered left bank edge of water of the Big Horn River.

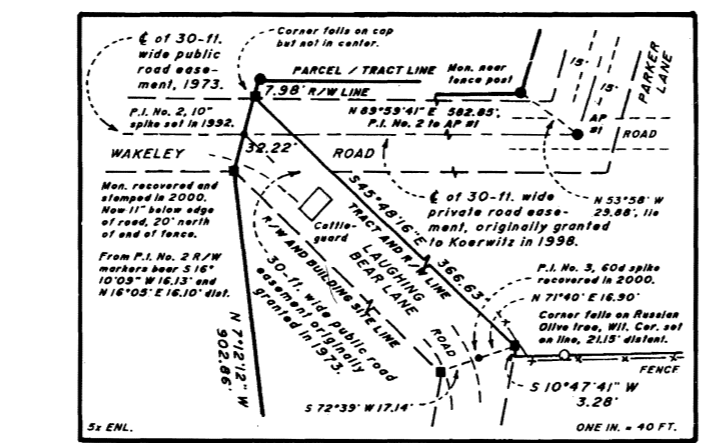
TECHNICAL NOTES / METADATA

- () 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 "Lucerne 3", PID OW0191, by traverse methods during previous surveys by LS 519; c) combined factor, surface to grid distance, 0.9997599; d) expressed in U.S. survey feet, defined as 1200 / 3937 meter.
- Basis of Bearing - The geodetic meridian computed at the quarter corner, Secs. 8 & 17, T. 43 N., R. 94 W., as shown on the records of survey filed in Plat Cabinet B at page 85, and in Plat Cab. A at pg. 128.
- See above noted records of survey, and accompanying reports, for additional technical notes and survey information.
- Corners set in 2012 are stamped "McClintock Sub . . . LS 519 2012". Other corners, previously set by LS 519, were not restamped.
- Georeferencing data and partition line per survey grade L1 GNSS methodology, static and kinematic observations, respectively.

GEOREFERENCING DATA

NOTE - State plane coordinates as shown hereon are based on previous local geodetic control by LS 519 using classical methods; referenced to the published position of station "Lucerne 3", PID OW0191, given in NAD 27, Zone 4903. Geographic positions as tabulated below are based on recent control by GNSS methodology; given in NAD 83, 2007 adjustment / NAD 83(2007).

NGS station "C 326", PID OW0198	Lat. 43°41'17.1070" N Lon. 108°11'17.8370" W Ortho. elev. 4325.97 sft, NAVD 88 Ellip. Ht. 4283.20 sft, Geoid 03
C.P. No 21 (LS 519, 1991, R/S PCA p128)	Lat. 43°41'54.6439" N Lon. 108°10'27.6418" W Ortho. elev. 4310.8 sft, NAVD 88 Ellip. Ht. 4268.0 sft, Geoid 03
SW cor this plat (2876.13 per A-128)	Lat. 43°41'44.9581" N Lon. 108°09'45.9672" W Ortho. elev. 4290.0 sft, NAVD 88 Ellip. Ht. 4247.2 sft, Geoid 03
WC MC SE, this plat (2876.11 per A-128)	Lat. 43°41'44.9678" N Lon. 108°09'33.8709" W Ortho. elev. 4287.4 sft, NAVD 88 Ellip. Ht. 4244.5 sft, Geoid 03



GENERAL NOTES

- McClintock Subdivision is identifiable with and identical to those lands conveyed by Mona Margareta Wakeley to Milton E. McClintock and Cynthia L. McClintock by that certain Warranty Deed recorded in Book 87 of Microfilm at pages 320 through 323 on 19 September 2000, reception no. 434609, at the office of the Hot Springs County Clerk and Ex-Officio Register of Deeds. Exhibits "A" and "B" of said instrument are certified descriptions based on the survey depicted by the record of survey recorded in Plat Cabinet B at page 85 and Book 87 of Microfilm at page 545 on 18 October 2000, reception no. 434990. Said Exhibit "A" is titled "Tract Description", said Exhibit "B" is titled "Right-of-Way Description".
- Access to this subdivision, via Wakeley Road and Laughing Bear Lane, formerly "Road No. 1" in said Exhibit "B", was originally set forth as a 30-foot wide public road easement in that certain Permanent Easement Deed For Fishing And Hunting, from Guy R. Wilson to the State of Wyoming, Wyoming Game and Fish Commission, recorded in Book 103 of Photo Records at pages 460 through 463 on 13 March 1973, at aforementioned office. Subsequent conveyances, for the westward extension of said Wakeley Road to U.S. Highway 20, culminate with that certain Warranty Deed to said Wyoming Game and Fish Commission, recorded in Book 137 of Microfilm at pages 852 and 853 on 26 August 2009, reception no. 485040, at said office, said portion being 60 feet in width. See recorded instruments for easement particulars.
- The Certificate of Appropriation of Water, for irrigation of six acres in Lot 5 of Section 17, now being within Tract 1 of this subdivision, diverting from the Cyclone Ditch, Permit No. 2426, was locally recorded in Book 107 of Microfilm at page 623 on 3 August 2004, reception no. 456486, at aforementioned office.
- The platting of these lands is pursuant to W.S. Sec. 35-8-101, et seq., and in response to a request made on behalf of the current mortgagee of the land; thus no Certificate of Mortgagee appears on this plat.
- The easement for the High Plains Power electric line is granted hereon to coincide with the surveyed location of the existing facility for which no recorded easement was located within the office of the Hot Springs County Clerk and Ex-Officio Register of Deeds.

CERTIFICATE OF OWNER

KNOW ALL PERSONS BY THESE PRESENTS: That Milton E. McClintock and Cynthia L. McClintock, husband and wife, are the owners in fee simple of the land embraced in this subdivision, unofficially described as the "Wakeley - McClintock Conveyance", as evidenced by that certain Warranty Deed recorded in Book 87 of Microfilm at pages 320 through 323 on the 19th day of September, 2000, reception no. 434609, at the office of the Hot Springs County Clerk and Ex-Officio Register of Deeds; that the platting of said land, as appears hereon, is pursuant to Wyoming Statutes Section 35-8-101 and is their free and voluntary act and deed; and in accordance with their desires do hereby consent to the platting of said land as appears hereon.

BE IT FURTHER KNOWN that said owners do hereby affirm and grant, for the specified purposes, and as stated hereon, all of the existing and other easements within the limits of Tracts 1 and 2 of said McClintock Subdivision, as shown hereon.

Milton E. McClintock
Cynthia L. McClintock

OWNER'S ACKNOWLEDGEMENT

The foregoing Certificate of Owner appearing hereon was acknowledged before me, by Milton E. McClintock and Cynthia L. McClintock, for the purposes set forth therein, this 28th day of December, 2012.

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

Notary Public

My commission expires: 7-9-16

CERTIFICATE OF SURVEYOR

I, R.L. Hudson, a Land Surveyor registered in the state of Wyoming, of Thermopolis, Wyoming, do hereby certify that this plat has been prepared from the field notes of surveys made by me in September 2000, and May - June 2012, together with copies of documents on file at the office of the Hot Springs County Clerk and Ex-Officio Register of Deeds, that it represents said surveys of the tracts, easements, and other features shown hereon, and that this plat is a correct and accurate representation of said survey to the best of my knowledge and belief.

I further certify that said McCLINTOCK SUBDIVISION, is a platting of that parcel of land shown as the Wakeley - McClintock Conveyance on that certain record of survey map thereof filed in Plat Cabinet B at page 85 and in Book 87 of Microfilm at page 545 on the 18th day of October 2000, reception no. 434990, at aforementioned office; and that said McClintock Subdivision, of record and as shown hereon, contains a meandered area of 35,000 acres, consisting of Tracts 1 and 2 as shown hereon.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my impression seal this 29th day of December, 2012, at Thermopolis, Hot Springs County, Wyoming.



JAN 9 2013

NOTICES

The following notices appear hereon as required by state law (W.S. 18-5-306) and current Hot Springs County Land Use Plan and subdivision regulations.

NO PUBLIC MAINTENANCE OF STREETS OR ROADS WITHIN THIS SUBDIVISION. The nearest publicly maintained traveled way is U.S. Highway 20 - Wyoming Highway 789.

NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM. And, written certification of a Wyoming Professional Engineer certifying 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 may be required prior to approval of any sewage disposal system including additional septic systems.

DOMESTIC WATER SOURCE IS SUBJECT TO THE REQUIREMENTS OF THE LUCERNE WATER AND SEWER DISTRICT.

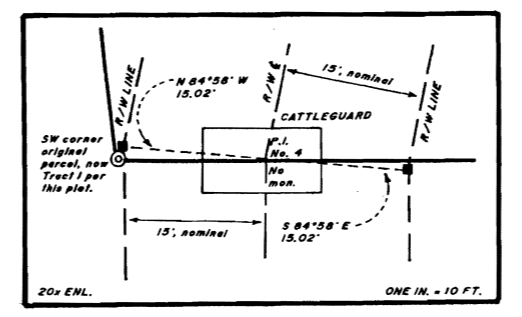
THE LAND IN THIS SUBDIVISION MAY BE IMPACTED BY EXPLORATION FOR, OR MINING OF, MINERALS.

THE SELLER 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.

RESIDENTIAL SITING NOTICES

ANY NEW RESIDENTIAL CONSTRUCTION SHALL HAVE ITS LOWEST FLOOR LEVEL ELEVATED 2.0 FT. ABOVE THE PRESENT GROUND LEVEL.

POSSIBLE BUILDING SITES ON TRACT 1 ARE CONFINED TO THOSE TWO AREAS SHOWN AND BOUNDED BY LINES LABELED "EDGE OF UPPER BENCH" LYING EAST OF LAUGHING BEAR LANE.



APPROVAL

Approved by the Board of County Commissioners of Hot Springs County this 8th day of Jan, 2013.

Hans Odde, Clerk of the Board Brad W. Basse, Chairman of the Board

FILING RECORD

Reception No. 503283

Recorded for record at 8:45 o'clock A.M. on the 10th day of January, 2013 and filed in Plat Cabinet A at page 171 and in Book 155 of Microfilm at page(s) 360

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

**PLAT OF
McCLINTOCK SUBDIVISION
(A PARTITIONING OF A 35-ACRE RIPARIAN TRACT)
Situate in Lots 2 & 5 And The W1/2NE1/4 Of
Section 17, Twp. 43 North, Rge. 94 West,
Sixth Principal Meridian
HOT SPRINGS COUNTY, WYOMING**

R.L. HUDSON - LAND SURVEYOR
Thermopolis, Wyoming
December 2012 - Job No. 12-3570