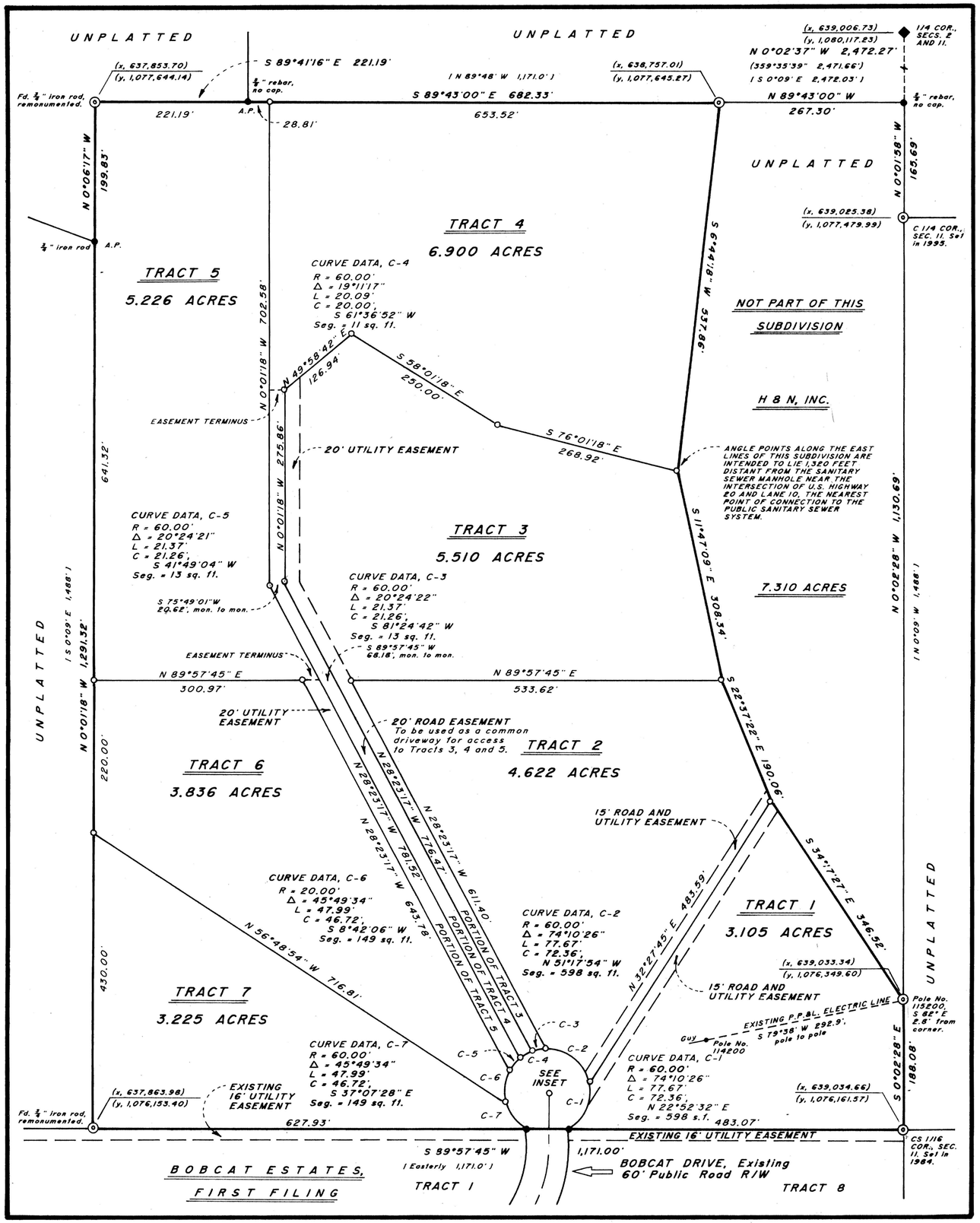
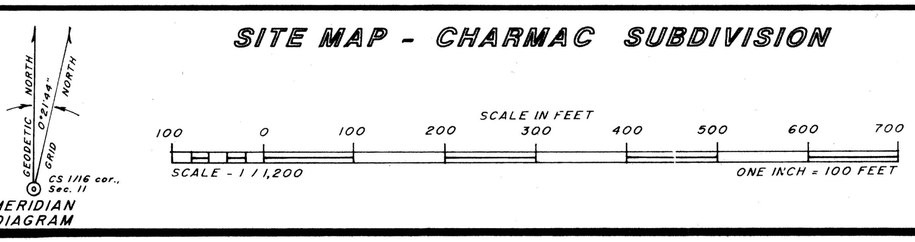
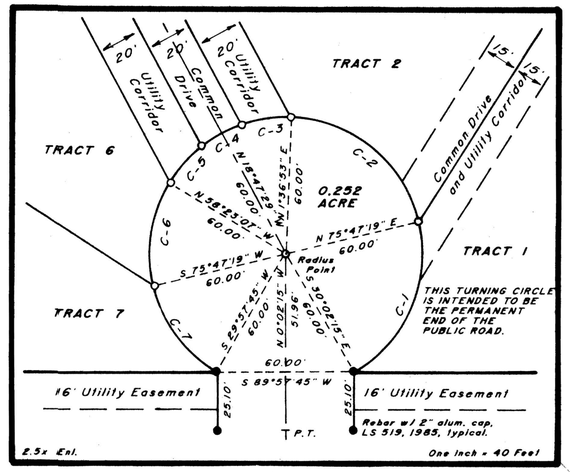


SITE MAP - CHARMAC SUBDIVISION





INSET

NOTICES

1. **NO PUBLIC MAINTENANCE OF STREETS OR ROADS;** Including Bobcat Drive and the cul-de-sac at the permanent terminus thereof.
2. **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 will be required prior to approval of any sewage disposal system, including septic systems.
3. THE LAND IN THIS SUBDIVISION MAY BE IMPACTED BY EXPLORATION FOR, OR MINING OF, MINERALS.
4. 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.

NOTES

1. ( ) denote value based on the state plane coordinate system, as follows: a) Wyoming West Central Zone, North American Datum of 1927, i.e., Zone 4903, NAD 27; b) Tied to USC&GS station "Club" by traverse methods, original control survey performed in 1982; c) Combined factor, surface to grid, 0.9997536.
2. Basis of Bearing - The geodetic meridian computed at the CS 1/16 corner of Section 11 shown hereon. See Meridian Diagram for particulars.
3. See Certified Land Corner Recordation or Corner Record, previously filed, for monumentation details and other particulars concerning the the quarter corner, center of section and one-sixteenth corners shown hereon.
4. All recording data; i.e., instrument, book, page and recording date, pertain to the files of the Hot Springs County Clerk and Ex-Officio Register of Deeds.
5. See specified recorded instruments for additional information regarding existing easements and conditions.
6. Brackets "[ ]" denote call of recorded instrument.

LEGEND

- ◆ General Land Office record monument, marked stone with accessories, previously found and tied. CLCR form "E-19", 1992.
- ● Monument, type and origin as stated, recovered and tied by this survey.
- ⊙ 2 1/2" dia. x 30" long aluminum pipe, concrete-filled, flared base, with magnetic aluminum cap, previously set or set by this survey. Caps project 4" above ground surface, stamped with corner identification, LS 519 and year.
- ○ 5/8" dia. x 24" long rebar with 2" dia. aluminum cap set by this survey. Those at terminus of public road set in 1996, others set in 1997.
- ——— Limits of this plat (subdivision boundary. See description contained in Certificate of Surveyor for particulars.
- — — Limits of easement, see dedication.

RESTRICTIONS

Construction upon ALL TRACTS within this subdivision shall be in accordance with conditions set forth in the "COVENANTS", recorded concurrently with this plat of "CHARMAC SUBDIVISION", and the recommendations set forth in the "GEOLOGICAL SITE ASSESSMENT FOR THE CHARMAC SUBDIVISION", bearing the certification of Gretchen L. Hurley, Wyoming P.G. No. 2491, dated September 24, 1996, designated "EXHIBIT A" and appended to this plat.

See above named recorded instruments for particulars.

APPROVAL

Approved by the Board of County County Commissioners of Hot Springs County this 15th day of April, 1997.

Attest: Marlene T. Christofferson, Clerk of the Board — Charles N. Stump, Jr., Chairman of the Board

FILING RECORD

Reception No. 418334

State of Wyoming } ss.
County of Hot Springs }

Recorded for record at 4:02 o'clock P M. on the 31 day of October 1997, and filed in Plat Cabinet A at page 114.

Book 74 MF
Pages 842-888

Marlene T. Christofferson
Marlene T. Christofferson, Hot Springs County Clerk and Ex-Officio Register of Deeds

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 CHARMAC SUBDIVISION has been prepared from the field notes of a retracement survey made by me during the month of July, 1996, and staking surveys by me during July, 1996, and April, 1997, and that it correctly and accurately represents said surveys of the limits of this subdivision and the tracts as shown hereon.

I further certify that said Charmac Subdivision is a subdivision, as defined by Wyoming Statutes, 1977, Section 18-5-301, et seq., embracing all of the following described land situate in the SE 1/4 NW 1/4 and NE 1/4 SW 1/4 of Section 11, Township 42 North, Range 95 West, Sixth Principal Meridian, Hot Springs County, Wyoming; to wit:

Being a portion of that certain parcel conveyed to H & N, Inc., by that certain Warranty Deed recorded in Book 55 of Microfilm at pages 367 - 369 on the 4th day of June, 1993, and beginning at the northeast corner of said parcel

CERTIFICATE OF OWNER'S CONSENT AND DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: that H & N, Inc., a Wyoming corporation, is the owner in fee simple of the land embraced in this subdivision, as evidenced by that certain Warranty Deed recorded in Book 55 of Microfilm at pages 367 - 369 on the 4th day of June, 1993; 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.

ACKNOWLEDGEMENT

State of Wyoming } ss.
County of Hot Springs }

On this 3rd day of April, 1997, before me, a Notary Public, personally appeared Charline H. Novakovich, who by me duly sworn, did say that she is the president of H & N, Inc., on behalf of said corporation, by authority of its Board of Directors, executed the Certificate of Owner's Consent and Dedication appearing hereon and acknowledged said instrument to be the free and voluntary act and deed of said corporation for the purposes therein mentioned.

CONTINUATION

from which the quarter corner common to Section 2 and said Section 11 bears N 0°02'37" W, 2,472.27 feet distant; thence N 89°43' W, along the north line of said parcel, a distance of 267.30 feet to the true point of beginning and northeast corner of this subdivision; thence S 6°44'18" W, a distance of 537.86 feet; thence S 11°47'09" E, a distance of 308.34 feet; thence S 22°37'22" E, a distance of 190.06 feet; thence S 34°17'27" E, a distance of 346.52 feet; thence S 0°02'28" E, a distance of 188.08 feet to the southeast corner of said parcel, also being the CS 1/16 corner of said Section 11; thence S 89°57'45" W, along the north line of Bobcat Estates, First Filing, a distance of 1,171.00 feet to the southwest corner of said parcel; thence N 0°01'18" W, a distance of 1,291.52 feet; thence N 0°06'17" W, a distance of 199.83 feet to the northwest corner of said parcel; thence S 89°41'16" E, a distance of 221.19 feet; thence S 89°43'00" E, a distance of 682.33 feet to the true point of beginning as previously recited and containing 32.677 acres.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal this 14th day of April, 1997.

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

CONTINUATION

BE IT FURTHER KNOWN that said corporation does hereby dedicate, to the use of the public forever, the cul-de-sac of Bobcat Drive contained within the limits of this subdivision; and does hereby grant, for the specified purposes, all of the easements lying upon and within said Charmac Subdivision as shown on this plat of same.

H & N, INC.

By: Charline H. Novakovich
Charline H. Novakovich, President

Attest: Randall L. Harotyk
Randall L. Harotyk, Treasurer

CONTINUATION

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

Susan M. Spencer
Notary Public

My commission expires: 2-13-1998.

Hot Springs State of Wyoming
My Commission Expires Feb. 13, 1998

PLAT OF CHARMAC SUBDIVISION

Situate In
THE SE1/4 NW1/4 AND NE1/4 SW1/4 OF SECTION 11, TWP. 42 NORTH, RGE. 95 WEST, Sixth Principal Meridian, HOT SPRINGS COUNTY, WYOMING

R.L. HUDSON - LAND SURVEYOR
Thermopolis, Wyoming
March 1997 - Job No. 95-2438

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Size E