



GENERAL NOTES

- Recording data shown hereon, i.e., instrument, book, page, recording date, and reception number, pertain to the files of the Hot Springs County Clerk and Ex-Officio Registrar of Deeds.
- The right-of-way of Wyoming Highway 172, formerly the Lucerne-Black Mountain Road, now Black Mountain Road, per Wyoming Highway Department Project No. 588-11, is set forth locally by that certain Certificate of the Board of County Commissioners recorded in Book 27 of Photo Records at pages 18 and 19, on the 5th day of February, 1955, reception no. 151157. Said certificate was executed in accordance with Chapter 161 of the Session Laws of Wyoming, 1953, now Wyoming Statutes Section 24-1-103. Said highway Chapter 161 of the Session Laws of Wyoming, 1953, now Wyoming Statutes Section 24-1-103. Said highway Chapter 161 of the Session Laws of Wyoming, 1953, now Wyoming Statutes Section 24-1-103. Said highway Chapter 161 of the Session Laws of Wyoming, 1953, now Wyoming Statutes Section 24-1-103.
- The easement, 30 ft. in total width, for the WB Energy gas line was originally granted to Wyoming Gas Company by that certain Right-Of-Way recorded in Book 72 of Photo Records at pages 502 through 504 on the 3rd day of November, 1964, reception no. 212743, subsequently assigned to others in 1980 and in 1000.
- The subdivision is within the Kirby Ditch Irrigation District. A Water Management Plan, between the subdivider / owner and said irrigation district, executed on 2 September, 2014, is within the files of the Hot Springs County Planning Office. See document for additional information.

GEOREFERENCING DATA

NOTE - State plane coordinates as shown hereon are based on local geoidic control by U.S. 519 using static GNSS methodology, referenced to the observed position of station "Lucerne 3", PID 0W0191; given in NAD 83(2007), Zone 4903. Corresponding geographic positions as tabulated below are based on said control and methodology, also given in NAD 83, 2007 adjustment (NAD 83(2007)).

NGS Sta. "Lucerne 3", Lat. 43°45'12.3434" N, Lon. 108°10'34.6946" W, PID 0W0191
 Ortho. elev. 4314.13 ft. NAVD 83
 CR "X" 4.5, 44.94' Ellip. ht. 4270.89 ft. Geoid 03

SC "S" 4, 9.5 10
 Lat. 43°43'00.5146" N, Lon. 108°09'10.6320" W
 TAEN, RW4W
 Ortho. elev. 4338.8 ft. NAVD 83
 CR "E" 13, 43.94' Ellip. ht. 4203.8 ft. Geoid 03

POE RM, KD10 Rd
 Lat. 42°44'12.8666" N, Lon. 108°08'10.3724" W
 Easement
 Ortho. elev. 4282.5 ft. NAVD 83
 Ellip. ht. 4258.9 ft. Geoid 03

%cor S 32 & 33
 Lat. 42°44'18.1284" N, Lon. 108°08'22.8024" W
 TAEN, RW4W
 Ortho. elev. 4293.5 ft. NAVD 83
 CR "X" 9, 44.94' Ellip. ht. 4220.3 ft. Geoid 03

TECHNICAL NOTES / METADATA

- () denote value based on the state plane coordinate system, as follows: a) Wyoming West Central Zone, North American Datum of 1983; 2007 adjustment; b) tied to USCGS station "Lucerne 3", PID 0W0191, as stated in "Georeferencing Data" hereon; c) surveyed factor, surface to 2015 elevation, 1:10000000; d) expressed in U.S. survey feet, defined as 1200/3603 meter
- Basis of Bearing - The geoidic meridian computed at the S 1/16 corner common to Sacs 33 and 34 shown hereon. See Meander Diagram for particulars
- See State of Wyoming Corner Record reports, cross-index no. as shown hereon, for additional survey information
- Concorn monumented during the 2008 boundary adjustment parcel survey, Job No. 08-3285, were recovered in good condition and not monumented by this survey
- Concorn set by this survey per radial methods using conventional "total station" instrumentation from control established by GNSS methodology

KIRBY CREEK MEANDER SUBDIVISION
 Left bank edge of water, downstream, 18 September 2014

From MC #1, Sta. 0+00.0, S 88°15' W, 27.8 R to MC #2
 From MC #2, Sta. 0+27.5, S 61°17' W, 31.8 R to MC #3
 From MC #3, Sta. 0+58.4, N 77°52' W, 115.8 R to MC #4
 From MC #4, Sta. 1+19.2, S 69°12' W, 72.1 R to MC #5
 From MC #5, Sta. 2+51.3, S 29°48' W, 34.1 R to MC #6
 From MC #6, Sta. 2+85.4, N 77°41' W, 30.2 R to MC #7
 From MC #7, Sta. 3+16.8, N 65°30' W, 37.1 R to MC #8
 From MC #8, Sta. 4+00.7, N 31°58' W, 99.7 R to MC #9
 From MC #9, Sta. 5+00.4, S 82°01' W, 43.8 R to MC #10
 From MC #10, Sta. 5+00.2, N 64°41' W, 24.5 R to MC #11
 From MC #11, Sta. 6+23.7, S 60°11' W, 37.7 R to MC #12
 From MC #12, Sta. 6+71.4, S 59°52' W, 32.8 R to MC #13
 From MC #13, Sta. 7+04.3, N 61°32' W, 58.1 R to MC #14
 From MC #14, Sta. 7+50.4, N 87°19' W, 100.1 R to MC #15
 From MC #15, Sta. 8+58.8, N 21°15' E, 58.3 R to MC #16
 From MC #16, Sta. 9+10.6, N 47°50' W, 37.0 R to MC #17
 From MC #17, Sta. 9+53.3, N 15°54' W, 30.9 R to MC #18
 End at MC #18, Sta. 9+84.2

BUILDING AREA LIMITS
 East Building Area, generally along top of bank / top of slope

From BAL #1, Sta. 0+00.0, S 86°39' W, 70.2 R to BAL #2
 From BAL #2, Sta. 0+70.2, N 74°40' W, 123.7 R to BAL #3
 From BAL #3, Sta. 1+49.9, S 31°44' W, 85.0 R to BAL #4
 From BAL #4, Sta. 2+82.2, S 13°50' W, 113.3 R to BAL #5
 From BAL #5, Sta. 3+99.5, S 78°11' W, 83.4 R to BAL #6
 From BAL #6, Sta. 4+83.5, N 20°44' W, 90.0 R to BAL #7
 From BAL #7, Sta. 5+49.5, N 67°15' W, 125.8 R to BAL #8
 From BAL #8, Sta. 6+78.3, N 53°34' W, 168.8 R to ROW PC
 End at ROW PC, Sta. 6+84.1

West Building Area, generally along top of bank / top of slope

From BAL #9, Sta. 0+00.0, N 23°41' W, 175.7 R to BAL #10
 From BAL #10, Sta. 1+75.7, N 53°37' W, 118.1 R to BAL #11
 End at BAL #11, Sta. 2+55.8

APPROVAL

Approved by the Board of County Commissioners of Hot Springs County this 18th day of November, 2014

Attest: *Nina Webber*, Clerk in the Board; *Mike Baker*, Chairman of the Board

FILING RECORD

Reception No. 514342 **514342**

State of Wyoming } ss
 County of Hot Springs } ss

Recorded for record at 10:26 o'clock A.M. on the 21st day of January, 2014 and filed in Plat Column A at page 179 and in Book 165 of Microfilm at page(s) 656

Nina Webber,
 Hot Springs County Clerk and
 Ex-Officio Registrar of Deeds.
 By *Karen Hitchens*
 Deputy County Clerk

CERTIFICATE OF OWNER

KNOW ALL PERSONS BY THESE PRESENTS: That Big Horn River Ranch Company, LLC, is the owner in fee simple of the land embraced in the subdivision as evidenced by that Warranty Deed recorded in Book 77 of Microfilm at pages 414 through 496 on the 16th day of June, 1995, reception no. 421986, as the office of the Hot Springs County Clerk and Ex-Officio Registrar of Deeds, excepting that portion thereof previously conveyed for boundary adjustment purposes as recited in the Certificate of Survey appearing hereon, that the platting of said land as appears hereon, is pursuant to Wyoming Statutes Section 35-8-101 and is the free and voluntary act and deed of said owner; and in accordance with the desires of said owner, does hereby consent to the platting of said land as appears hereon.

BE IT FURTHER KNOWN that said owner does hereby recognize and affirm the statutory ownership of Wyoming Highway 172, within the limits of said subdivision, and the county road right-of-way easement adjoining said subdivision, as stated herein, and does hereby grant, for the specified purposes, easements for the existing utilities within said limits as set forth hereon.

BE IT FINALLY KNOWN that said owner does hereby designate the land shown hereon as "Kirby Creek Subdivision".

I, *Nina Webber*, Hot Springs County Clerk and Ex-Officio Registrar of Deeds, do hereby certify that this plat is a correct and accurate representation of said survey to the best of my knowledge and belief.

I further certify that KIRBY CREEK SUBDIVISION, as a platting of all that portion of the NE1/4SE1/4 of Section 33, Township 44 North, Range 94 West of the Sixth Principal Meridian, Hot Springs County, Wyoming, described as bounded on the south by the north right-of-way line of County Road Number 6, East River Road (formerly Co. Rd. No. 10, South Kirby Creek Road), bounded on the west by the northerly projection of said right-of-way line, excepting that portion thereof previously conveyed for boundary adjustment purposes by that certain Warranty Deed recorded in Book 123 of Microfilm at pages 347 through 350 on the 27th day of February, 2007, reception no. 417066, as aforementioned office, and that said Kirby Creek Subdivision, as shown hereon, contains a total area of 6.975 acres, including 2,250 acres thereof within Wyoming Highway 172, the Black Mountain Road, and 3,335 acres thereof lying north of said state highway.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 20th day of December, 2014, at Thermopola, Hot Springs County, Wyoming.

Nina Webber
 Hot Springs County Clerk and Ex-Officio Registrar of Deeds

By *David J. Hillberry*, Registered Agent
 BIG HORN RIVER RANCH COMPANY,
 LIMITED LIABILITY COMPANY

OWNER'S ACKNOWLEDGEMENT

State of Wyoming } ss
 County of Hot Springs } ss

The foregoing Certificate of Owner appearing hereon was acknowledged before me, by *David J. Hillberry*, as Registered Agent for Big Horn River Ranch Company, LLC, on the 20th day of December, 2014.

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

Sumner A. Taylor
 Notary Public

My commission expires 3-10-15

LEGEND

- 1/2" dia. concrete monument with "S.O.W. Marker" Stationing and elevation by others, circa 1955. Recovered and reset by this survey.
- 1/2" dia. iron pipe with 3/4" dia. brass cap, set by US 519 during previous survey, stamped as stated hereon.
- Rebar, 1/2" dia. by 24" long, with 2" dia. aluminum cap, set by US 519 during previous survey, stamped as stated hereon.
- Rebar, 1/2" dia. by 24" long, with 2 1/2" dia. aluminum cap, flush with existing surface, stamped "S.O.W. CORNER" with corner identification, 1.5 519' and "2014", set by this survey on 8 October 2014.
- Unmonumented point determined by this survey, either along the meandered left bank edge of water of Kirby Creek on 18 Sep. 2014, or along other feature as stated.

NOTICES

The following notices appear hereon as required by state law (W.S. 16-5-306) and current Hot Springs County Land Use Plan and subdivision regulations, as applicable to the subdivision:

NO PROPOSED CENTRALIZED SEWAGE SYSTEM. And, any septic system with the subdivision shall be permitted prior to construction, through the Hot Springs County Planning Office.

NO PROPOSED CENTRAL WATER SUPPLY SYSTEM.

NO PUBLIC MAINTENANCE OF STREETS OR ROADS WITHIN THIS SUBDIVISION. And, a WYDOT Residential Access Permit is required prior to construction of any additional driveway onto State Highway 172, Black Mountain Road, and a Hot Springs County Access Permit is required prior to construction of any driveway onto County Road 6, East River Road, said construction shall meet applicable County criteria.

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. And, land within this subdivision in the vicinity of the former and present channels of Kirby Creek is subject to periodic flooding, and no structures shall be constructed hereon. And, limits of the building areas, generally along the tops of the banks of the former and present channels of Kirby Creek, are depicted and delineated hereon.

Doc 0514342 bk 165 pg 656-656 Filed At 10:26 ON 01/21/15

Nina Webber Hot Springs County Clerk fees: 75.00
 By Karen Hitchens Deputy

PLAT OF
KIRBY CREEK SUBDIVISION

SITUATE IN THE NE1/4SE1/4 OF SECTION 33,
 TOWNSHIP 44 NORTH, RANGE 94 WEST
 OF THE SIXTH PRINCIPAL MERIDIAN,
HOT SPRINGS COUNTY, WYOMING

— R.L. HUDSON - LAND SURVEYOR —
 Thermopola, Wyoming
 October 2014 - Job No. 14-3965

CERTIFICATE OF SURVEYOR

State of Wyoming } ss
 County of Hot Springs } ss

I, R.L. HUDSON, a Land Surveyor registered in the state of Wyoming, Thermopola, Wyoming, do hereby certify that this plat has been prepared from the field notes of a survey made by me during August, September and October 2014, together with copies of documents on file at the office of the Hot Springs County Clerk and Ex-Officio Registrar of Deeds, that it represents said survey of the perimeter, 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 KIRBY CREEK SUBDIVISION, as a platting of all that portion of the NE1/4SE1/4 of Section 33, Township 44 North, Range 94 West of the Sixth Principal Meridian, Hot Springs County, Wyoming, described as bounded on the south by the north right-of-way line of County Road Number 6, East River Road (formerly Co. Rd. No. 10, South Kirby Creek Road), bounded on the west by the northerly projection of said right-of-way line, excepting that portion thereof previously conveyed for boundary adjustment purposes by that certain Warranty Deed recorded in Book 123 of Microfilm at pages 347 through 350 on the 27th day of February, 2007, reception no. 417066, as aforementioned office, and that said Kirby Creek Subdivision, as shown hereon, contains a total area of 6.975 acres, including 2,250 acres thereof within Wyoming Highway 172, the Black Mountain Road, and 3,335 acres thereof lying north of said state highway.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal this 20th day of October, 2014, at Thermopola, Hot Springs County, Wyoming.

R.L. Hudson
 Registered Professional Land Surveyor
 State of Wyoming

