

STATE OF WYOMING            )  
  )  
COUNTY OF ALBANY         )

**DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS**

THIS DECLARATION is made on the 28th day of August, 2001 by River Bend Ranch, LLC, a Wyoming Limited Liability Company.

**WITNESSETH:**

WHEREAS, River Bend Ranch, LLC, is the owner of certain real property situated in the County of Albany, State of Wyoming, commonly referred to as River Bend Ranch and more particularly described as:

A subdivision in Albany County, Wyoming, as shown and described on that survey plat recorded in the Albany County Clerk's office on August 8, 2001, at Document #2001 4768, a copy of which is attached hereto as Exhibit "A"; and

WHEREAS, River Bend Ranch, LLC, desires to sell certain parcels within said real property described on said survey plat recorded at 2001 4768 and as shown on said Exhibit "A", and such parcels shall be sold to a purchaser referred to hereinafter as "owner", subject to this DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS:

NOW, THEREFORE, River Bend Ranch, LLC, does hereby publish and declare that the above-described lands and improvements constructed and located thereon, are hereby subject to use and ownership as set forth herein and the following terms, covenants, conditions, easements, and restrictions, uses, limitations, and obligations shall be deemed to run with the land, shall be a burden and a benefit to River Bend Ranch, LLC (hereinafter River Bend Ranch), its successors and assigns and persons acquiring or owning an interest in the real property and improvements, their grantees, successors, or assigns.

**I.                   USE, CONSTRUCTION AND MAINTENANCE  
                         COVENANTS AND RESTRICTIONS**

A.   Residential Use.   The real property hereinabove described is hereby restricted in use for **single family** residential purposes only, and neither the premises nor any improvements thereon shall be used for any commercial, industrial, public, illegal or immoral purpose or purposes, and no public nuisance shall be maintained or permitted to exist thereon; provided however, that any person who practices a profession such as medicine, law, architecture, engineering or such other similar professional occupation, may maintain as an integral part of the physical residence, an office which may be a person's principal office.

B.   Construction.   Only new construction or alteration of existing construction shall be permitted. All construction is to be performed on site and the use of prefabricated housing will not be permitted. All buildings shall be appropriate in character, design and architecture for the area. No building shall be erected, altered, placed or permitted to remain on any part of the property hereinabove described, other than one detached single family dwelling and a private garage. All construction and alteration shall comply with the provisions of the following standard codes or their official amendments:

- Uniform Building Code, current edition, International Conference of Building Officials.
- National Plumbing Code, current edition.
- National Electrical Code, current edition.
- National Fire Protective Association, International.

and with such State of Wyoming and Albany County building and safety codes as may be applicable. Variances from the terms of such codes in substitution of applicable codes may be made only with the consent of the Architectural Control Committee.

C. Subdivision. No portion of River Bend Ranch Subdivision shall be further subdivided. No owner shall subdivide their Tract, nor shall the property within the subdivision described in Exhibit "A" but not defined as a Tract be further subdivided by River Bend Ranch, LLC or its successors.

D. Utilities. River Bend Ranch LLC will provide power to the homesite and will terminate the power at the meter pedestal located within 200 feet from the structures.

River Bend Ranch, LLC also agrees to provide telephone service to the same location. Both the power and telephone will be provided at the above location at River Bend Ranch, LLC's expense. The underground power and phone line from the meter pedestal to the structures shall be provided by the owner.

E. Waste Disposal.

(1) A permitted waste water treatment system for the owner's residence will be paid for and provided by River Bend Ranch, LLC. This system shall consist of septic tank, lift station tank if necessary, and leach field and alarms. The waste line from house to septic tank and electrical system including lift pump will be at owner's expense.

(2) Solid wastes shall be disposed of by the owner. Trash, garbage or other wastes shall be kept within the buildings and no part of the premises shall be used as a dumping grounds or for the accumulation of litter, trash, junk or garbage. PROVIDED, HOWEVER, River Bend Ranch, LLC shall provide, at its expense, a trash dumpster for owner's disposal of household trash. Burning of litter, trash, refuse or garbage by an owner will not be allowed on the premises. PROVIDED, HOWEVER, River Bend Ranch, LLC shall be allowed to burn fallen trees and brush on the premises as they deem reasonably necessary so long as weather conditions provide a safe environment to do so.

F. Water System. A water well for owner's residence will be provided at River Bend Ranch, LLC's expense, and shall be permitted by the State Engineer's Office. The pump, pressure tank, and lines from the well to the residence shall be the responsibility of the owner.

G. Excavation and Mining. No excavation of any kind including that for stone, sand, gravel or earth shall be made on any portion of the above-described real property, except for such excavation as may be necessary in connection with the erection of an improvement thereon. No oil drilling, oil development operation, quarrying, or mining operations of any kind shall be permitted upon said premises. Presently established gravel pits for road building within the River Bend Ranch subdivision may be used for construction purposes within the subdivision. Provided however, Owners may excavate and construct a fish pond on their tract with the prior written approval of the Architectural Control Committee so long as such excavation and construction complies with all applicable State and Federal regulations.

H. Continuity of Construction. All structures commenced shall be prosecuted diligently to completion and shall be completed within twelve (12) months of commencement. If the construction progress is slowed or interrupted, the construction site shall be cleaned up into a neat, orderly and safe place.

I. Fences. The owner shall erect a yard fence around the owner's primary residence, and the fenced in yard shall not exceed 2 acres; however, no other boundary fencing shall be erected by owner. Fences are to be constructed of wood or wood and stone.

J. Architectural Control, Design and Construction. No structure shall be erected, placed or altered until the construction plans and specifications and a plan showing the location of the structure on the site have been approved by the Architectural Control Committee. In general, all structures shall blend in with the surrounding environment in color, texture and architectural design. Specific requirements are as follows:

1. All exterior surfaces are to be earth tone colors and shall be either wood or stone. Plain plywood will not be acceptable as an exterior siding.

2. Roof surfaces are to be wooden shingles or shakes, asphalt shingles, or metal roofing with a baked-on enamel finish, dark in color.

3. Minimum square footage of living area on any one level shall be 1,500 square feet. Maximum square footage of total living area shall be 4,500 square feet.

4. Maximum square footage of a garage shall be 1,000 square feet and the same architectural requirements stated above must be followed. The architectural design and exterior materials used must be of similar materials and design as the owner's primary residence (main house). The garage may be either attached to or detached from the primary residence.

5. No unusually large homes or homes with unusual exterior designs will be permitted. Maximum height of home above natural grade shall be thirty (30) feet.

K. Improvement Location. All improvements and locations of improvements must be approved by the Architectural Control Committee. Predetermined homesites have been selected and only those locations will be approved. The structures shall be built so the finished floor level is at least one (1) foot above the 100 year flood plain.

No improvement shall be constructed closer to any property line or easement line than a distance of thirty (30) feet. For purposes of this covenant, eaves, steps and open porches shall not be considered as part of such improvement.

L. Nuisance. No noxious or offensive activities shall be carried on upon any part of the property subject to these covenants, nor shall anything be done, tolerated or suffered thereon which may become an annoyance or nuisance to other property owners. Fireworks, barking dogs, ATV riding, motorcycle riding, snow machining or any other high noise level activity shall not be permitted.

M. Temporary Residence. Temporary structures will be removed upon completion of construction. Mobile homes, camper trailers, and motor homes shall not be used as temporary or permanent residences at any time.

N. Signs. No advertising signs of any kind or character shall be displayed to the public view on any of the property hereinabove described.

O. Pets. Household pets shall not be allowed to run at large and must be under control when unleashed. No livestock shall be maintained on the building site.

P. Vehicles and Machinery. No vehicles including but not limited to ATV's and snow machines, motor homes, machinery or equipment, except those used for construction purposes, shall be stored anywhere on the property unless enclosed in a garage or storage building. A private vehicle, used on a daily basis, does not need to be stored in a garage.

Q. Sporting Activities. Firearms may not be fired at any time on the above-described property.

R. Preservation of Lands and Scenery. Revegetation of disturbed areas is required using native plant species. Unightly weeds, underbrush, or other unsightly growths not

maintaining the visual continuity of the surrounding area shall not be permitted to grow or remain on the premises, and no refuse pile or unsightly accumulations or objects shall be allowed to be placed or to remain anywhere on the property.

In the event that an owner shall fail or refuse to keep such premises free from the above-mentioned, then River Bend Ranch, LLC, or its assigns may enter upon such lands and remove the same at the expense of the owner and such entry shall not be deemed a trespass and in the event of such a removal, a lien shall arise and be created in favor of the Company and against the premises for the full amount chargeable to the premises and such amount shall be due and payable within 30 days after the owner is billed therefor.

S. Guests, Invitees or Lessees. Guests, invitees or lessees of the owner will be expected to uphold this document, and it will be the responsibility of the owner to inform guests, invitees or lessees of the rules and regulations and enforce the rules and regulations outlined by this document. The use of a motor home by guests of the owner shall be restricted to a period not exceeding ten (10) days.

T. Architectural Control Committee. The Architectural Control Committee shall consist of the members of River Bend Ranch, LLC. The Architectural Control Committee's approval or disapproval as required generally and specifically with reference to this document shall be in writing. The Committee, or its designated representative, shall give its approval or disapproval within 30 days after receiving the required documents.

U. Variance. The Architectural Control Committee shall have full power and authority to grant a variance from these covenants for good cause shown in order to prevent undue hardship on the owner, in the Committee's discretion. The variance, if granted, shall not violate the overall theme and appearance of the area.

V. Fire Safety Requirements.

(1) Access roads are also fire apparatus access roads. The layout of roads shall be submitted to the Albany County Planning Office for review.

(2) Approved numbers or addresses shall be placed on all new buildings in such a manner as to be plainly visible and legible from the road fronting the property (UFC Section 10.301(a)).

(3) Smoke detectors shall be installed in each dwelling unit in accordance with new construction requirements for the Uniform Building Code (see Chapter 1210). Smoke detectors shall receive primary power from building wiring and be mounted in accordance with their listing instructions. Detectors shall be located in each sleeping room and a central point in the corridor or area giving access to each sleeping area and on each level containing living area.

(4) Heating appliances (including solid fuel) shall be installed and maintained in accordance with their listing instructions and applicable sections of Building, Electrical and Mechanical codes (UFC Section 11.404) and chimneys shall be equipped with spark arresters (UFC 11.505).

(5) Portable fire protection (extinguisher) rated 2A10BC must be provided within 75 feet travel distance of any point of the interior of any structure.

W. Detection System - Temperature, Fire, Propane Detection - Phone to River Bend Ranch Rep. Owners shall install a system for the detection of problems with temperature, fire and propane for their residence upon construction of the same. Such detection system shall provide for a call to be automatically placed to the River Bend Ranch, LLC's ranch manager's house so that on-site attention might be immediately available.

X. Road Location. Road access to owner's building shall be constructed over a 30 foot wide easement. River Bend Ranch will construct the road to the residence at its expense.

Owner shall provide to River Bend Ranch, LLC its guests and assigns or any successor entity and to any other tract owners within River Bend Ranch Subdivision, a roadway easement thirty feet wide across owners property. Each owner and their guests and invitees may use the subdivision roads within the subdivision for vehicular access to and from their residence; PROVIDED, HOWEVER, vehicular travel along such subdivision roads shall be limited to such vehicular travel as is necessary to get to an owner's residence, and not beyond.

Y. Utility Easement. River Bend Ranch, LLC hereby reserves for itself and its assigns a blanket utility easement for the installation and maintenance of utilities on any and all portions of River Bend Ranch Subdivision.

## II. RIVER BEND RANCH FURNISHED FACILITIES

River Bend Ranch will establish and maintain, at its expense, a guest house near the present improvements. This guest house will be capable of housing at least four people and will be made available to the owners within River Bend Ranch for guest accommodations. These accommodations will be available at a rate considered reasonable for the area and shall be used on a reservation basis. There shall be a two (2) week per year maximum stay for each owner's guests, unless otherwise agreed by the Architectural Control Committee, and no reservations shall be taken more than six (6) months before the date reserved, unless otherwise agreed by the Architectural Control Committee.

River Bend Ranch will furnish the existing barn for owner's tack and make horse back riding available to the owners on horses either provided by River Bend Ranch or by the owners themselves. Prices charged to owners will be worked out accordingly for their use of this service. A pasture will be designated for horse grazing. It is not the intent to stall the horses.

## III. PROPERTY MAINTENANCE AND SECURITY

River Bend Ranch will furnish a ranch manager for the security and maintenance of the property. River Bend Ranch through the ranch manager, will provide all road maintenance and all exterior fence maintenance. The ranch manager will also be available to the owners for outdoor type maintenance outside the owner's fenced yard, such as mowing, tree clean up, etc. River Bend Ranch will charge \$1,000.00 per owner per parcel per year until such owner commences construction upon their tract. Upon commencement of construction, River Bend Ranch, LLC shall thereafter charge owner \$5,000.00 per tract per year for this service. This price will increase proportionately to the cost of living increases.

## IV. USE OF OWNER'S PROPERTY/USE OF RIVER BEND RANCH PROPERTY

Owner agrees to allow owner's tract to be used and traversed by River Bend Ranch, its guests and assigns, as well as the future and present property owners for the purposes of riding, hiking, fishing. River Bend Ranch shall also have the right to use the owner's property, excluding the fenced homesite on their tract, for agricultural purposes -- more specifically, for haying and grazing and other incidental purposes related to haying, grazing and ranch maintenance.

In consideration of the owner's agreement to allow the uses of owner's land as stated above, River Bend Ranch, LLC will allow the owner and their guests to use all of River Bend Ranch, LLC's property which is not designated as a "tract" within River Bend Ranch subdivision, as described hereinbefore, for the purposes of horseback riding, hiking and fishing.

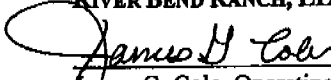
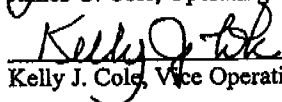
V.

**ENFORCEMENT PROVISIONS**

A. **Enforcement.** River Bend Ranch, LLC, or any other property owner of land described in Exhibit "A" shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this document. Failure to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

B. **Severability.** Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

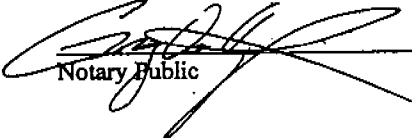
C. **Amendment.** The covenants and restrictions of this Declaration shall run with and bind the land, for a term of thirty (30) years from the date this document is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This document may be amended by an instrument signed by not less than one hundred percent of the tract owners. Any amendment must be duly authenticated and recorded.

**RIVER BEND RANCH, LLC**  
  
James G. Cole, Operating Manager and Member  
  
Kelly J. Cole, Vice Operating Manager and Member

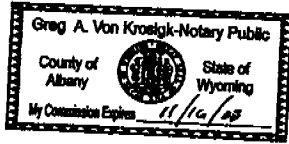
STATE OF WYOMING. )  
 ) SS  
COUNTY OF ALBANY )

The foregoing DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS was acknowledged personally before me by James G. Cole and Kelly J. Cole, both as managers and members of River Bend Ranch, LLC, dated this 28th day of August, 2001.

Witness my hand and official seal.

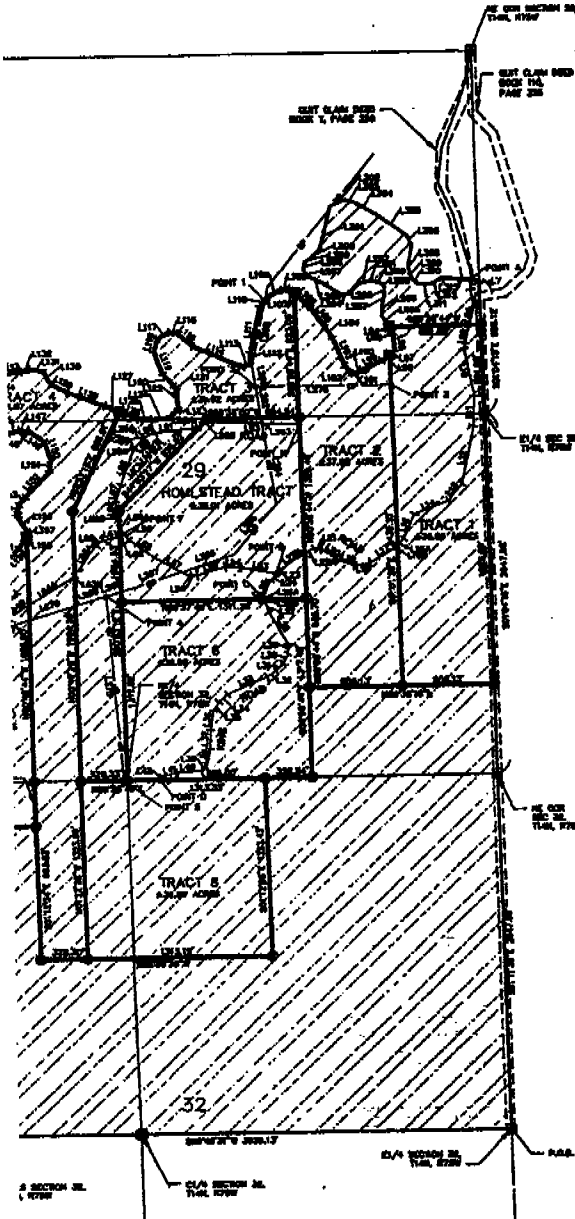
  
Notary Public

My Commission Expires:



COVENANTS

30' WIDE ACCESS/UTILITY EASEMENT LINE TABLES RIVER LINE TABLE CONT.



30' WIDE ACCESS/UTILITY EASEMENT LINE TABLES		RIVER LINE TABLE		RIVER LINE TABLE CONT.	
TRACT	LINE	TRACT	LINE	TRACT	LINE
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31	4	31	4	31	4
31	5	31	5	31	5
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32	5	32	5	32	5

CERTIFICATE OF SURVEYOR

I, ROBERT A. GUNTER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, HEREBY CERTIFY THAT I HAVE PERSONALLY EXAMINED THE RECORDS AND ORIGINAL SURVEY INSTRUMENTS AND THAT THE SAME ACCURATELY REPRESENT THE RECORDS OF SAID SURVEY, TO THE BEST OF MY KNOWLEDGE.



ROBERT A. GUNTER  
P.L.S. No. 4822

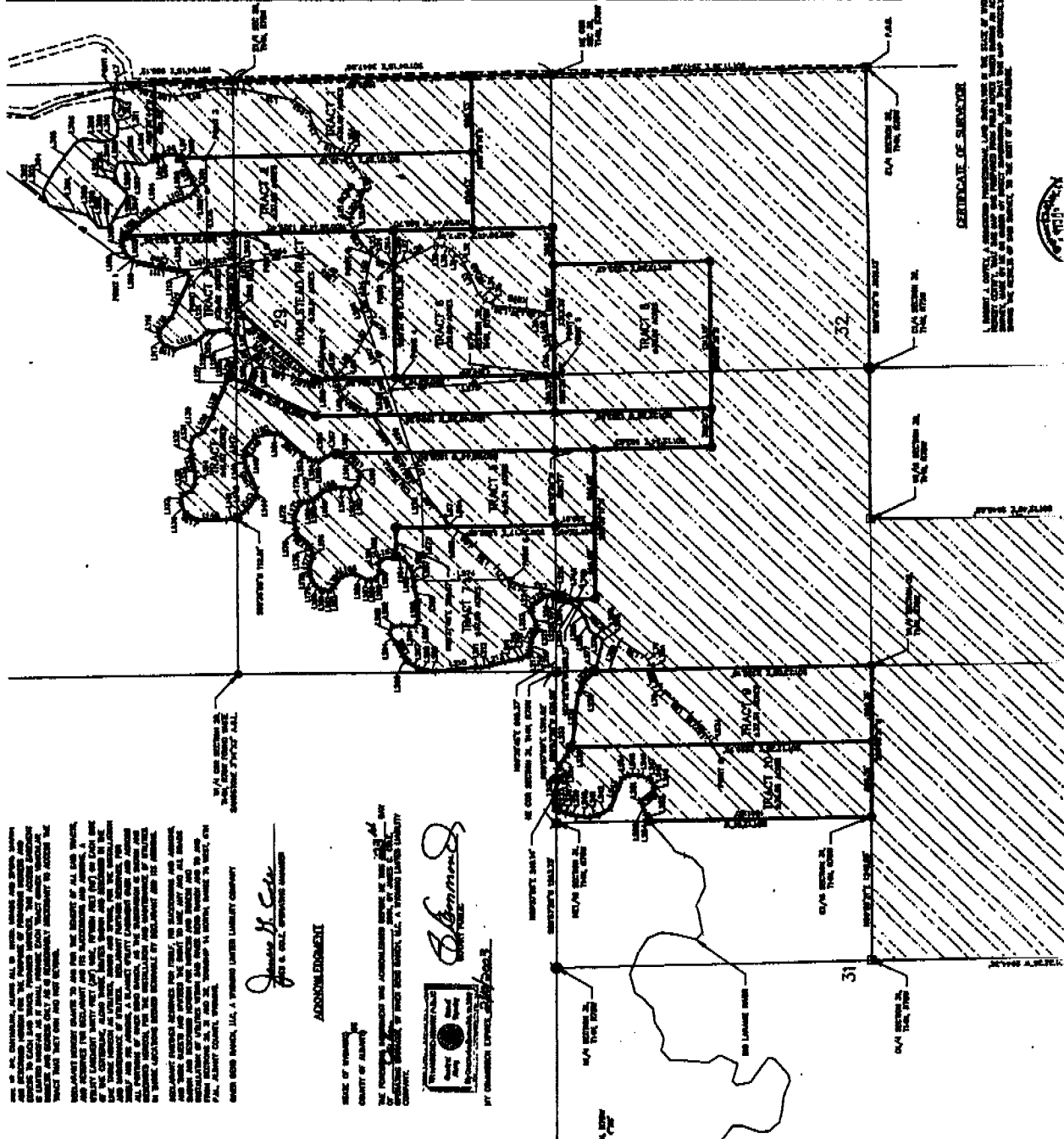
SHEET  
1 OF  
2

**RIVER BEND RANCH**  
TRACTS 1-10  
SECTIONS 29, 31 AND 32,  
TOWNSHIP 14 NORTH,  
RANGE 75 WEST, 6TH P.M.,  
ALBANY COUNTY, WYOMING

FILE DATE: 09/13/2001 FILE TIME: 11:40  
ALBANY COUNTY, WY, JACKIE R GONZALES - COUNTY CLERK DOC #: 2001 5635

PAGE #: 0007 OF 0008

TRACT	AREA	ACRES	OWNER	REMARKS
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CERTIFICATE OF SUBDIVISION

I, JAMES H. COLE, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, HAVE EXAMINED THE ABOVE PLAT AND FIND THAT THE SAME IS CORRECT AND ACCURATE IN ALL RESPECTS AND THAT THE SAME IS IN ACCORDANCE WITH THE ACTS OF CONGRESS RELATIVE TO THE SURVEY OF PUBLIC LANDS.

THIS IS TO CERTIFY THAT ALL THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM THE RECORDS OF THE COUNTY CLERK OF ALBANY COUNTY, WYOMING, AND THAT THE SAME IS TRUE AND CORRECT IN ALL RESPECTS.

BY: JAMES H. COLE, LICENSED PROFESSIONAL LAND SURVEYOR

ACKNOWLEDGMENT

WE, THE UNDERSIGNED, HAVE READ AND APPROVED THE ABOVE PLAT AND FIND THAT THE SAME IS CORRECT AND ACCURATE IN ALL RESPECTS AND THAT THE SAME IS IN ACCORDANCE WITH THE ACTS OF CONGRESS RELATIVE TO THE SURVEY OF PUBLIC LANDS.

BY: JACKIE R. GONZALES, COUNTY CLERK





EXHIBIT A - COVENANTS

RIVER BEND RANCH DESCRIPTION

A TACT OF LAND IN SECTIONS 28, 31 AND 32, TOWNSHIP 14 NORTH, RANGE 75 WEST, 6TH P.M., ALBANY COUNTY, WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST 1/4 CORNER, SECTION 32, TOWNSHIP 14 NORTH, RANGE 75 WEST, 6TH P.M., AND PROCEEDING  
THENCE SOUTH 88°40'31" WEST 3836.13 FEET, ALONG THE EAST-WEST CENTERLINE OF SECTION 32, TO THE NORTHEAST CORNER OF THE WEST 1/2 SOUTHWEST 1/4, SECTION 32;  
THENCE SOUTH 01°12'48" EAST 2648.68 FEET, TO THE SOUTHEAST CORNER OF THE WEST 1/2 SOUTHWEST 1/4, SECTION 32;  
THENCE SOUTH 89°54'28" WEST 1312.74 FEET, TO THE SOUTH CORNER COMMON TO SECTIONS 31 AND 32;  
THENCE SOUTH 89°54'28" WEST 2563.07 FEET, TO THE SOUTH 1/4 CORNER, SECTION 31;  
THENCE NORTH 01°32'28" WEST 2644.32 FEET, TO THE CENTER 1/4 CORNER, SECTION 31;  
THENCE NORTH 89°39'21" EAST 1248.05 FEET, ALONG THE EAST-WEST CENTERLINE OF SECTION 31, TO THE SOUTHWEST CORNER OF THE EAST 1/2 NORTHEAST 1/4, SECTION 31;  
THENCE NORTH 01°20'1" WEST 1861.30 FEET, ALONG THE WESTERLY LINE OF THE EAST 1/2 NORTHEAST 1/4, SECTION 31, TO A POINT ON THE CENTERLINE OF THE BIG LARAMIE RIVER;  
THENCE, WITH THE FOLLOWING BEARINGS AND DISTANCES LYING ALONG THE CENTERLINE OF THE BIG LARAMIE RIVER, NORTH 48°37'48" EAST 27.91 FEET;  
THENCE NORTH 81°11'04" EAST 36.88 FEET;  
THENCE NORTH 68°38'34" EAST 118.71 FEET;  
THENCE SOUTH 74°57'18" EAST 14.89 FEET;  
THENCE SOUTH 38°17'14" EAST 136.03 FEET;  
THENCE SOUTH 85°00'18" EAST 28.70 FEET;  
THENCE NORTH 87°01'31" EAST 83.07 FEET;  
THENCE NORTH 34°30'00" EAST 36.83 FEET;  
THENCE NORTH 18°41'21" EAST 82.81 FEET;  
THENCE NORTH 01°37'28" EAST 83.08 FEET;  
THENCE NORTH 28°34'44" WEST 82.45 FEET;  
THENCE NORTH 60°08'22" WEST 277.18 FEET;  
THENCE NORTH 30°28'41" WEST 120.91 FEET;  
THENCE NORTH 12°54'47" WEST 71.38 FEET;  
THENCE NORTH 03°22'28" EAST 105.48 FEET;  
THENCE NORTH 12°48'18" EAST 93.17 FEET;  
THENCE NORTH 21°07'38" EAST 48.08 FEET;  
THENCE NORTH 44°33'47" EAST 56.88 FEET, TO A POINT ON THE NORTHERLY LINE OF THE NORTHEAST 1/4, SECTION 31;  
THENCE NORTH 88°17'58" EAST 248.14 FEET, ALONG THE NORTHERLY LINE OF SECTION 31;  
THENCE, WITH THE FOLLOWING BEARINGS AND DISTANCES LYING ALONG THE CENTERLINE OF THE BIG LARAMIE RIVER, SOUTH 88°16'58" EAST 78.73 FEET;  
THENCE SOUTH 85°31'12" EAST 88.31 FEET;  
THENCE SOUTH 82°08'58" EAST 88.28 FEET;  
THENCE SOUTH 88°28'38" EAST 82.83 FEET;  
THENCE SOUTH 88°28'38" EAST 82.28 FEET;  
THENCE SOUTH 83°33'82" EAST 418.18 FEET;  
THENCE SOUTH 88°30'17" EAST 78.03 FEET;  
THENCE SOUTH 81°18'32" EAST 163.88 FEET;  
THENCE SOUTH 88°14'81" EAST 81.83 FEET;  
THENCE SOUTH 78°10'21" EAST 183.80 FEET;  
THENCE NORTH 82°18'18" EAST 38.28 FEET;  
THENCE NORTH 38°47'18" EAST 125.47 FEET;  
THENCE NORTH 71°01'11" EAST 101.84 FEET;  
THENCE NORTH 84°28'28" EAST 84.83 FEET;  
THENCE NORTH 38°44'58" EAST 98.28 FEET;  
THENCE NORTH 28°27'14" EAST 104.82 FEET;  
THENCE NORTH 28°13'34" EAST 88.84 FEET;  
THENCE NORTH 18°45'01" EAST 48.88 FEET;  
THENCE NORTH 13°50'27" WEST 35.13 FEET;  
THENCE NORTH 37°33'81" WEST 181.82 FEET;  
THENCE NORTH 68°12'57" WEST 27.17 FEET;  
THENCE SOUTH 88°38'08" WEST 41.38 FEET;  
THENCE SOUTH 88°18'08" WEST 121.83 FEET;  
THENCE SOUTH 88°30'33" WEST 43.34 FEET;  
THENCE NORTH 84°52'18" WEST 131.18 FEET;  
THENCE NORTH 82°38'10" WEST 48.88 FEET;  
THENCE NORTH 77°32'22" WEST 32.18 FEET;  
THENCE NORTH 84°43'28" WEST 48.14 FEET;  
THENCE NORTH 28°33'82" WEST 43.21 FEET;  
THENCE NORTH 18°08'38" WEST 31.07 FEET;  
THENCE NORTH 11°27'38" WEST 113.81 FEET;  
THENCE NORTH 18°48'21" WEST 133.82 FEET;  
THENCE NORTH 11°31'18" WEST 70.43 FEET;  
THENCE NORTH 01°28'30" EAST 48.88 FEET;  
THENCE NORTH 08°38'53" WEST 333.31 FEET;  
THENCE NORTH 08°34'40" EAST 71.38 FEET;  
THENCE NORTH 18°43'28" EAST 84.88 FEET;  
THENCE NORTH 32°52'27" EAST 183.22 FEET;  
THENCE NORTH 83°18'04" EAST 63.71 FEET;  
THENCE NORTH 84°38'54" EAST 137.44 FEET;  
THENCE NORTH 58°18'23" EAST 81.72 FEET;  
THENCE SOUTH 78°00'57" EAST 70.17 FEET;  
THENCE SOUTH 10°20'34" EAST 83.88 FEET;  
THENCE SOUTH 08°05'18" WEST 108.82 FEET;  
THENCE SOUTH 58°30'18" EAST 81.84 FEET;  
THENCE NORTH 88°12'17" EAST 188.88 FEET;  
THENCE NORTH 74°01'33" EAST 118.87 FEET;  
THENCE NORTH 87°43'33" EAST 88.87 FEET;  
THENCE NORTH 73°74'48" EAST 81.18 FEET;  
THENCE NORTH 53°12'53" EAST 88.80 FEET;  
THENCE NORTH 18°51'85" EAST 70.28 FEET;  
THENCE NORTH 08°03'57" WEST 118.82 FEET;  
THENCE NORTH 84°33'38" WEST 37.04 FEET;  
THENCE SOUTH 84°47'38" WEST 68.24 FEET;  
THENCE NORTH 85°13'38" WEST 28.82 FEET;  
THENCE NORTH 88°28'88" WEST 83.84 FEET;  
THENCE NORTH 15°48'12" WEST 40.31 FEET;  
THENCE NORTH 03°18'35" EAST 31.83 FEET;  
THENCE NORTH 28°58'28" EAST 105.80 FEET;  
THENCE NORTH 08°51'32" WEST 113.37 FEET;  
THENCE NORTH 87°18'48" WEST 118.77 FEET;  
THENCE NORTH 42°58'57" WEST 41.58 FEET;  
THENCE NORTH 08°08'28" WEST 80.43 FEET;  
THENCE NORTH 18°48'07" EAST 38.88 FEET;

THENCE NORTH: 38°20'00" EAST 88.40 FEET;  
THENCE NORTH: 82°18'38" EAST 104.21 FEET;  
THENCE NORTH: 81°31'27" EAST 58.88 FEET;  
THENCE SOUTH: 71°17'08" EAST 110.42 FEET;  
THENCE SOUTH: 88°03'56" EAST 35.05 FEET;  
THENCE NORTH: 68°58'48" EAST 78.20 FEET;  
THENCE NORTH: 41°21'30" EAST 148.70 FEET;  
THENCE NORTH: 80°04'31" EAST 81.28 FEET;  
THENCE SOUTH: 82°38'18" EAST 88.88 FEET;  
THENCE SOUTH: 88°58'08" EAST 140.20 FEET;  
THENCE SOUTH: 33°41'01" EAST 37.37 FEET;  
THENCE SOUTH: 05°38'38" WEST 48.58 FEET;  
THENCE SOUTH: 12°33'18" EAST 32.28 FEET;  
THENCE SOUTH: 42°30'03" EAST 40.87 FEET;  
THENCE SOUTH: 47°24'34" EAST 88.80 FEET;  
THENCE SOUTH: 18°48'07" EAST 137.84 FEET;  
THENCE SOUTH: 03°38'18" WEST 78.24 FEET;  
THENCE SOUTH: 21°31'32" WEST 48.84 FEET;  
THENCE SOUTH: 28°37'08" EAST 78.48 FEET;  
THENCE SOUTH: 78°01'10" EAST 81.13 FEET;  
THENCE NORTH: 88°54'07" EAST 80.83 FEET;  
THENCE SOUTH: 48°28'48" EAST 128.81 FEET;  
THENCE NORTH: 32°27'48" EAST 103.18 FEET;  
THENCE NORTH: 00°46'44" WEST 38.85 FEET;  
THENCE NORTH: 30°21'23" WEST 111.32 FEET;  
THENCE NORTH: 02°00'28" WEST 41.88 FEET;  
THENCE NORTH: 07°41'38" EAST 81.15 FEET;  
THENCE NORTH: 48°58'58" EAST 78.08 FEET;  
THENCE NORTH: 43°08'02" EAST 247.08 FEET;  
THENCE NORTH: 11°48'48" EAST 88.78 FEET;  
THENCE NORTH: 17°48'48" WEST 143.43 FEET;  
THENCE NORTH: 81°38'52" WEST 143.28 FEET;  
THENCE SOUTH: 71°41'17" WEST 43.43 FEET;  
THENCE NORTH: 88°58'03" WEST 22.88 FEET;  
THENCE SOUTH: 77°38'10" WEST 84.88 FEET;  
THENCE SOUTH: 48°30'11" WEST 208.01 FEET;  
THENCE SOUTH: 88°22'24" WEST 73.44 FEET;  
THENCE NORTH: 88°07'18" WEST 138.54 FEET;  
THENCE NORTH: 38°48'02" WEST 101.83 FEET;  
THENCE NORTH: 13°18'07" WEST 88.88 FEET;  
THENCE NORTH: 01°38'57" WEST 237.28 FEET;  
THENCE NORTH: 30°33'03" EAST 125.38 FEET;  
THENCE NORTH: 64°18'40" EAST 87.17 FEET;  
THENCE SOUTH: 78°33'17" EAST 77.87 FEET;  
THENCE SOUTH: 17°08'18" EAST 73.83 FEET;  
THENCE SOUTH: 37°58'18" EAST 73.08 FEET;  
THENCE SOUTH: 82°48'27" EAST 182.08 FEET;  
THENCE NORTH: 77°38'58" EAST 148.11 FEET;  
THENCE NORTH: 78°28'48" EAST 83.43 FEET;  
THENCE SOUTH: 80°48'54" EAST 101.21 FEET;  
THENCE SOUTH: 28°48'52" EAST 110.88 FEET;  
THENCE SOUTH: 41°38'48" EAST 133.47 FEET;  
THENCE SOUTH: 88°18'48" EAST 288.88 FEET;  
THENCE SOUTH: 88°31'28" EAST 113.34 FEET;  
THENCE SOUTH: 88°11'28" EAST 138.87 FEET;  
THENCE SOUTH: 83°37'38" EAST 84.80 FEET;  
THENCE NORTH: 84°20'22" EAST 130.34 FEET;  
THENCE NORTH: 48°40'18" EAST 83.30 FEET;  
THENCE NORTH: 43°37'21" WEST 31.91 FEET;  
THENCE NORTH: 27°07'18" WEST 48.83 FEET;  
THENCE NORTH: 43°07'38" WEST 113.71 FEET;  
THENCE NORTH: 20°43'38" WEST 170.24 FEET;  
THENCE NORTH: 18°30'22" EAST 108.38 FEET;  
THENCE NORTH: 88°18'00" EAST 83.78 FEET;  
THENCE SOUTH: 84°48'58" EAST 81.18 FEET;  
THENCE SOUTH: 48°30'48" EAST 188.71 FEET;  
THENCE SOUTH: 85°48'11" EAST 388.48 FEET;  
THENCE NORTH: 88°13'28" EAST 81.80 FEET;  
THENCE NORTH: 00°04'53" WEST 78.38 FEET;  
THENCE NORTH: 12°38'88" EAST 337.78 FEET;  
THENCE NORTH: 34°18'88" EAST 102.88 FEET;  
THENCE NORTH: 82°34'04" EAST 108.45 FEET;  
THENCE NORTH: 82°54'28" EAST 48.73 FEET;  
THENCE SOUTH: 81°37'24" EAST 83.18 FEET;  
THENCE SOUTH: 43°08'00" EAST 182.32 FEET;  
THENCE SOUTH: 38°07'88" EAST 171.87 FEET;  
THENCE SOUTH: 38°27'00" EAST 88.88 FEET;  
THENCE SOUTH: 21°01'40" EAST 220.78 FEET;  
THENCE SOUTH: 40°28'12" EAST 78.41 FEET;  
THENCE SOUTH: 73°48'44" EAST 21.58 FEET;  
THENCE NORTH: 54°18'24" EAST 88.70 FEET;  
THENCE NORTH: 88°03'34" EAST 180.84 FEET;  
THENCE NORTH: 88°28'18" EAST 72.46 FEET;  
THENCE NORTH: 83°38'58" EAST 42.87 FEET;  
THENCE NORTH: 04°10'14" WEST 117.44 FEET;  
THENCE NORTH: 11°03'08" WEST 44.81 FEET;  
THENCE NORTH: 38°03'12" WEST 31.02 FEET;  
THENCE NORTH: 33°38'51" WEST 88.47 FEET;  
THENCE NORTH: 08°18'53" EAST 81.71 FEET;  
THENCE NORTH: 11°34'48" EAST 73.87 FEET;  
THENCE NORTH: 01°38'37" WEST 38.81 FEET;  
THENCE NORTH: 28°35'18" WEST 27.23 FEET;  
THENCE NORTH: 78°28'01" WEST 82.50 FEET;  
THENCE NORTH: 88°18'11" WEST 48.88 FEET;  
THENCE SOUTH: 72°58'44" WEST 64.72 FEET;  
THENCE SOUTH: 48°38'22" WEST 112.27 FEET;  
THENCE NORTH: 88°58'18" WEST 38.14 FEET;  
THENCE NORTH: 88°38'03" WEST 188.85 FEET;  
THENCE NORTH: 88°28'08" WEST 88.80 FEET;  
THENCE NORTH: 40°18'38" EAST 88.13 FEET;  
THENCE NORTH: 08°28'28" EAST 83.82 FEET;  
THENCE NORTH: 88°11'48" EAST 48.48 FEET;  
THENCE NORTH: 48°17'83" EAST 88.41 FEET;  
THENCE NORTH: 14°38'38" EAST 317.88 FEET;  
THENCE NORTH: 84°48'18" EAST 113.13 FEET;  
THENCE SOUTH: 74°08'58" EAST 83.47 FEET;  
THENCE SOUTH: 88°33'18" EAST 178.41 FEET;  
THENCE SOUTH: 83°43'10" EAST 284.15 FEET;  
THENCE SOUTH: 28°28'02" EAST 81.05 FEET;  
THENCE SOUTH: 12°43'58" WEST 137.78 FEET;  
THENCE SOUTH: 07°44'35" EAST 88.07 FEET;  
THENCE SOUTH: 18°22'21" EAST 84.18 FEET;  
THENCE SOUTH: 88°31'81" EAST 48.73 FEET;  
THENCE SOUTH: 88°08'22" EAST 82.12 FEET;  
THENCE NORTH: 84°05'88" EAST 88.72 FEET;  
THENCE SOUTH: 88°38'58" EAST 288.38 FEET, ALONG THE CENTERLINE OF THE BIG LAF TO A POINT ON THE EASTERLY LINE OF THE NORTHEAST 1/4, SECTION 28, TOWNSHIP RANGE 75 WEST;  
THENCE SOUTH 01°04'18" EAST 885.12 FEET, TO THE EAST 1/4 CORNER, SECTION 28;  
THENCE SOUTH 01°04'18" EAST 2847.58 FEET, TO THE NORTHEAST CORNER, SECTION 14 NORTH, RANGE 75 WEST;

THE EAST 1/4 CORNER, SECTION 32, TOWNSHIP 14 NORTH, RANGE 75 WEST, AND PROCEEDING  
 TO THE NORTHEAST CORNER OF THE WEST 1/2 SOUTHWEST 1/4, SECTION 31, TOWNSHIP 14 NORTH, RANGE 75 WEST, TO THE CENTERLINE OF THE BIG LARAMIE RIVER, NORTH 48°37'48" EAST 27.61 FEET;  
 TH 80°40'31" WEST 2630.13 FEET, ALONG THE EAST-WEST CENTERLINE OF THE WEST 1/2 SOUTHWEST 1/4, SECTION 31, TOWNSHIP 14 NORTH, RANGE 75 WEST, TO THE SOUTHEAST CORNER OF THE WEST 1/4, SECTION 32;  
 TH 89°34'28" WEST 1312.74 FEET, TO THE SOUTH CORNER COMMON TO AND 32;  
 TH 89°54'28" WEST 2363.97 FEET, TO THE SOUTH 1/4 CORNER, SECTION 31;  
 TH 01°32'25" WEST 2644.32 FEET, TO THE CENTER 1/4 CORNER, SECTION 31;  
 TH 89°58'21" EAST 1248.06 FEET, ALONG THE EAST-WEST CENTERLINE OF THE SOUTHWEST CORNER OF THE EAST 1/2 NORTHEAST 1/4, SECTION 31;  
 TH 01°12'01" WEST 1861.30 FEET, ALONG THE WESTERLY LINE OF THE EAST 1/4, SECTION 31, TO A POINT ON THE CENTERLINE OF THE BIG LARAMIE

4 THE FOLLOWING BEARINGS AND DISTANCES LYING ALONG THE CENTERLINE LARAMIE RIVER, NORTH 48°37'48" EAST 27.61 FEET;

TH 81°41'54" EAST 36.86 FEET;  
 TH 66°58'34" EAST 118.71 FEET;  
 TH 74°57'18" EAST 14.88 FEET;  
 TH 38°17'14" EAST 136.02 FEET;  
 TH 89°00'15" EAST 28.70 FEET;  
 TH 87°01'31" EAST 83.07 FEET;  
 TH 34°50'00" EAST 36.83 FEET;  
 TH 18°41'21" EAST 82.82 FEET;  
 TH 01°13'28" EAST 83.08 FEET;  
 TH 28°54'44" WEST 82.46 FEET;  
 TH 89°06'32" WEST 87.16 FEET;  
 TH 30°54'41" WEST 155.91 FEET;  
 TH 1°18'54" WEST 71.38 FEET;  
 TH 03°22'28" EAST 105.48 FEET;  
 TH 12°46'18" EAST 83.17 FEET;  
 TH 21°07'35" EAST 46.04 FEET;  
 TH 44°23'47" EAST 56.88 FEET, TO A POINT ON THE NORTHERLY LINE OF THE 1/4, SECTION 31;

TH 89°57'58" EAST 248.14 FEET, ALONG THE NORTHERLY LINE OF SECTION 31;  
 IN THE FOLLOWING BEARINGS AND DISTANCES LYING ALONG THE CENTERLINE LARAMIE RIVER, SOUTH 88°18'58" EAST 78.73 FEET;

TH 85°31'12" EAST 58.31 FEET;  
 TH 52°09'58" EAST 88.28 FEET;  
 TH 88°28'38" EAST 82.83 FEET;  
 TH 68°28'38" EAST 82.28 FEET;  
 TH 83°33'53" EAST 418.18 FEET;  
 TH 88°50'17" EAST 78.03 FEET;  
 TH 51°21'52" EAST 183.88 FEET;  
 TH 88°14'51" EAST 81.83 FEET;  
 TH 78°50'22" EAST 183.80 FEET;  
 TH 82°18'18" EAST 38.28 FEET;  
 TH 38°47'18" EAST 128.47 FEET;  
 TH 71°00'11" EAST 101.64 FEET;  
 TH 84°28'28" EAST 84.83 FEET;  
 TH 38°44'28" EAST 88.28 FEET;  
 TH 28°27'14" EAST 104.82 FEET;  
 TH 28°13'34" EAST 88.84 FEET;  
 TH 18°48'01" EAST 48.88 FEET;  
 TH 13°58'27" WEST 38.13 FEET;  
 TH 37°53'51" WEST 181.82 FEET;  
 TH 68°12'57" WEST 37.17 FEET;  
 TH 83°38'08" WEST 41.38 FEET;  
 TH 88°18'08" WEST 121.83 FEET;  
 TH 88°03'03" WEST 43.34 FEET;  
 TH 84°52'18" WEST 131.16 FEET;  
 TH 83°58'10" WEST 48.88 FEET;  
 TH 77°32'22" WEST 32.16 FEET;  
 TH 84°43'25" WEST 45.14 FEET;  
 TH 28°33'52" WEST 43.21 FEET;  
 TH 18°08'38" WEST 31.07 FEET;  
 TH 11°27'38" WEST 113.51 FEET;  
 TH 18°48'21" WEST 133.82 FEET;  
 TH 11°31'18" WEST 70.42 FEET;  
 TH 01°28'30" EAST 48.88 FEET;  
 TH 08°38'53" WEST 323.31 FEET;  
 TH 08°34'40" EAST 71.38 FEET;  
 TH 18°43'28" EAST 84.58 FEET;  
 TH 32°52'27" EAST 103.28 FEET;  
 TH 88°18'08" EAST 83.71 FEET;  
 TH 84°38'34" EAST 137.44 FEET;  
 TH 58°18'23" EAST 81.72 FEET;  
 TH 78°00'57" EAST 70.17 FEET;  
 TH 10°20'34" EAST 83.88 FEET;  
 TH 08°05'18" WEST 108.82 FEET;  
 TH 58°30'18" EAST 81.84 FEET;  
 TH 88°12'17" EAST 188.88 FEET;  
 TH 74°01'33" EAST 118.97 FEET;  
 TH 87°14'33" EAST 88.87 FEET;  
 TH 73°37'48" EAST 81.16 FEET;  
 TH 53°12'53" EAST 88.90 FEET;  
 TH 18°51'55" EAST 78.28 FEET;  
 TH 08°03'37" WEST 118.82 FEET;  
 TH 84°33'38" WEST 37.04 FEET;  
 TH 84°47'58" WEST 85.24 FEET;  
 TH 88°21'38" WEST 28.28 FEET;  
 TH 58°52'55" WEST 83.94 FEET;  
 TH 15°48'12" WEST 40.31 FEET;  
 TH 03°18'38" EAST 31.88 FEET;  
 TH 28°58'28" EAST 108.80 FEET;  
 TH 04°51'52" WEST 113.37 FEET;  
 TH 57°18'42" WEST 118.77 FEET;  
 TH 43°58'57" WEST 41.88 FEET;  
 TH 08°08'28" WEST 80.43 FEET;  
 TH 18°45'07" EAST 35.88 FEET;

THENCE NORTH 81°01'27" EAST 84.88 FEET;  
 THENCE SOUTH 71°17'08" EAST 118.82 FEET;  
 THENCE SOUTH 88°03'58" EAST 38.08 FEET;  
 THENCE NORTH 88°54'48" EAST 78.20 FEET;  
 THENCE NORTH 41°21'20" EAST 148.70 FEET;  
 THENCE NORTH 80°04'31" EAST 81.28 FEET;  
 THENCE NORTH 80°04'31" EAST 80.82 FEET;  
 THENCE SOUTH 88°38'08" EAST 148.28 FEET;  
 THENCE SOUTH 33°41'01" EAST 37.37 FEET;  
 THENCE SOUTH 05°38'38" WEST 48.88 FEET;  
 THENCE SOUTH 12°33'15" EAST 32.28 FEET;  
 THENCE SOUTH 42°38'03" EAST 40.87 FEET;  
 THENCE SOUTH 47°24'34" EAST 88.80 FEET;  
 THENCE SOUTH 16°48'07" EAST 137.84 FEET;  
 THENCE SOUTH 03°53'18" WEST 72.31 FEET;  
 THENCE NORTH 21°51'32" WEST 48.84 FEET;  
 THENCE SOUTH 28°37'08" EAST 72.42 FEET;  
 THENCE SOUTH 78°01'10" EAST 81.13 FEET;  
 THENCE NORTH 88°54'07" EAST 50.53 FEET;  
 THENCE NORTH 48°38'48" EAST 138.91 FEET;  
 THENCE NORTH 38°27'48" EAST 183.18 FEET;  
 THENCE NORTH 00°45'44" WEST 38.98 FEET;  
 THENCE NORTH 38°31'23" WEST 111.28 FEET;  
 THENCE NORTH 02°00'28" WEST 41.88 FEET;  
 THENCE NORTH 07°41'38" EAST 81.15 FEET;  
 THENCE NORTH 38°58'38" EAST 79.08 FEET;  
 THENCE NORTH 43°38'02" EAST 247.08 FEET;  
 THENCE NORTH 11°49'49" EAST 88.78 FEET;  
 THENCE NORTH 17°45'48" WEST 143.43 FEET;  
 THENCE NORTH 81°30'82" WEST 143.28 FEET;  
 THENCE SOUTH 71°14'17" WEST 43.43 FEET;  
 THENCE NORTH 80°38'03" WEST 22.58 FEET;  
 THENCE SOUTH 77°38'10" WEST 84.88 FEET;  
 THENCE SOUTH 88°50'11" WEST 205.01 FEET;  
 THENCE SOUTH 88°22'24" WEST 73.44 FEET;  
 THENCE NORTH 88°07'18" WEST 138.54 FEET;  
 THENCE NORTH 38°40'02" WEST 101.43 FEET;  
 THENCE NORTH 13°01'07" WEST 88.88 FEET;  
 THENCE NORTH 01°38'37" WEST 237.28 FEET;  
 THENCE NORTH 30°33'03" EAST 123.38 FEET;  
 THENCE NORTH 84°18'40" EAST 87.17 FEET;  
 THENCE SOUTH 78°33'17" EAST 77.87 FEET;  
 THENCE SOUTH 17°08'18" EAST 73.83 FEET;  
 THENCE SOUTH 87°08'18" EAST 73.08 FEET;  
 THENCE SOUTH 87°34'27" EAST 112.02 FEET;  
 THENCE NORTH 77°08'38" EAST 148.11 FEET;  
 THENCE NORTH 78°22'44" EAST 83.43 FEET;  
 THENCE SOUTH 88°48'54" EAST 101.21 FEET;  
 THENCE SOUTH 28°45'52" EAST 118.88 FEET;  
 THENCE SOUTH 81°20'46" EAST 133.47 FEET;  
 THENCE SOUTH 88°18'45" EAST 288.82 FEET;  
 THENCE SOUTH 88°31'23" EAST 113.24 FEET;  
 THENCE SOUTH 88°11'28" EAST 138.87 FEET;  
 THENCE SOUTH 83°37'38" EAST 84.80 FEET;  
 THENCE NORTH 84°20'22" EAST 130.24 FEET;  
 THENCE NORTH 42°40'18" EAST 83.20 FEET;  
 THENCE NORTH 03°12'01" WEST 131.80 FEET;  
 THENCE NORTH 27°07'18" WEST 48.83 FEET;  
 THENCE NORTH 43°07'38" WEST 113.71 FEET;  
 THENCE NORTH 28°53'38" WEST 170.24 FEET;  
 THENCE NORTH 18°30'22" EAST 108.38 FEET;  
 THENCE NORTH 88°31'00" EAST 83.78 FEET;  
 THENCE SOUTH 88°48'33" EAST 81.18 FEET;  
 THENCE SOUTH 48°08'48" EAST 188.71 FEET;  
 THENCE SOUTH 88°48'11" EAST 288.44 FEET;  
 THENCE NORTH 88°13'28" EAST 81.88 FEET;  
 THENCE NORTH 00°04'53" WEST 78.38 FEET;  
 THENCE NORTH 12°38'58" EAST 337.78 FEET;  
 THENCE NORTH 34°01'50" EAST 102.85 FEET;  
 THENCE NORTH 88°54'04" EAST 108.48 FEET;  
 THENCE NORTH 82°54'28" EAST 48.73 FEET;  
 THENCE SOUTH 81°37'24" EAST 83.18 FEET;  
 THENCE SOUTH 43°08'00" EAST 182.38 FEET;  
 THENCE SOUTH 34°37'38" EAST 171.67 FEET;  
 THENCE SOUTH 38°27'00" EAST 84.08 FEET;  
 THENCE SOUTH 81°01'40" EAST 228.70 FEET;  
 THENCE SOUTH 40°58'12" EAST 78.41 FEET;  
 THENCE SOUTH 73°48'44" EAST 21.88 FEET;  
 THENCE NORTH 54°18'24" EAST 88.70 FEET;  
 THENCE NORTH 88°03'34" EAST 180.04 FEET;  
 THENCE NORTH 88°23'21" EAST 72.48 FEET;  
 THENCE NORTH 82°38'08" EAST 41.87 FEET;  
 THENCE NORTH 04°05'14" WEST 117.44 FEET;  
 THENCE NORTH 11°03'08" WEST 41.81 FEET;  
 THENCE NORTH 38°03'12" WEST 31.02 FEET;  
 THENCE NORTH 33°30'81" WEST 98.47 FEET;  
 THENCE NORTH 05°37'53" EAST 83.71 FEET;  
 THENCE NORTH 11°13'48" EAST 73.87 FEET;  
 THENCE NORTH 01°59'37" WEST 38.41 FEET;  
 THENCE NORTH 28°38'18" WEST 27.23 FEET;  
 THENCE NORTH 70°28'01" WEST 82.80 FEET;  
 THENCE NORTH 88°31'81" WEST 44.82 FEET;  
 THENCE NORTH 72°38'44" WEST 84.72 FEET;  
 THENCE SOUTH 48°38'23" WEST 112.27 FEET;  
 THENCE NORTH 88°58'18" WEST 34.14 FEET;  
 THENCE NORTH 88°38'03" WEST 185.88 FEET;  
 THENCE NORTH 88°22'08" WEST 88.90 FEET;  
 THENCE NORTH 40°18'30" WEST 58.13 FEET;  
 THENCE NORTH 08°22'28" EAST 83.82 FEET;  
 THENCE NORTH 38°11'48" EAST 48.48 FEET;  
 THENCE NORTH 48°11'53" EAST 88.41 FEET;  
 THENCE NORTH 14°08'38" EAST 317.88 FEET;  
 THENCE NORTH 84°48'10" EAST 113.13 FEET;  
 THENCE SOUTH 74°08'38" EAST 83.47 FEET;  
 THENCE SOUTH 88°33'18" EAST 178.41 FEET;  
 THENCE SOUTH 83°43'10" EAST 284.16 FEET;  
 THENCE SOUTH 28°28'02" EAST 81.05 FEET;  
 THENCE SOUTH 12°43'58" WEST 137.78 FEET;  
 THENCE SOUTH 07°44'38" EAST 83.07 FEET;  
 THENCE SOUTH 18°22'21" EAST 84.18 FEET;  
 THENCE SOUTH 80°53'18" EAST 48.73 FEET;  
 THENCE SOUTH 88°08'22" EAST 92.12 FEET;  
 THENCE NORTH 84°08'58" EAST 88.73 FEET;  
 THENCE SOUTH 88°54'58" EAST 284.38 FEET, ALONG THE CENTERLINE OF THE BIG LARAMIE RIVER, TO A POINT ON THE EASTERLY LINE OF THE NORTHEAST 1/4, SECTION 28, TOWNSHIP 14 NORTH, RANGE 75 WEST;  
 THENCE SOUTH 01°04'18" EAST 988.12 FEET, TO THE EAST 1/4 CORNER, SECTION 29;  
 THENCE SOUTH 01°04'18" EAST 2847.58 FEET, TO THE NORTHEAST CORNER, SECTION 32, TOWNSHIP 14 NORTH, RANGE 75 WEST;  
 THENCE SOUTH 01°11'38" EAST 2847.88 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE FOREGOING DESCRIBED TRACT CONTAINS 844.33 ACRES, MORE OR LESS.



**RIVER BEND RANCH DESCRIPTION**  
 TRACTS 1-10  
 SECTIONS 29, 31 AND 32,  
 TOWNSHIP 14 NORTH,  
 RANGE 75 WEST, 6TH P.M.,  
 ALBANY COUNTY, WYOMING

SHEET  
 2 OF 2

PREPARED BY:  
**COFFEY & ASSOCIATES, L.L.C.**  
 903 GRAND AVENUE  
 LARAMIE, WYOMING 82070  
 (307) 742-7425

SECTION 31, TOWNSHIP 20N, RANGE 75E, COUNTY CLERK WY, JACKIE R GONZALES - COUNTY CLERK DOC #: 2001 4768

THENCE NORTH 0172°01' WEST 1861.30 FEET, ALONG THE WESTERLY LINE OF THE EAST 1/2 NORTHWEST 1/4, SECTION 31, TO A POINT ON THE CENTERLINE OF THE BIG LARAMIE RIVER;

THENCE, WITH THE FOLLOWING BEARINGS AND DISTANCES LYING ALONG THE CENTERLINE OF THE BIG LARAMIE RIVER, NORTH 48°33'40" EAST 27.81 FEET;

THENCE NORTH 81°18'54" EAST 38.98 FEET;

THENCE NORTH 88°38'54" EAST 118.71 FEET;

THENCE SOUTH 74°51'48" EAST 14.88 FEET;

THENCE SOUTH 36°17'14" EAST 138.03 FEET;

THENCE SOUTH 85°00'18" EAST 28.70 FEET;

THENCE NORTH 87°01'31" EAST 82.07 FEET;

THENCE NORTH 54°30'00" EAST 36.83 FEET;

THENCE NORTH 18°41'21" EAST 88.82 FEET;

THENCE NORTH 01°37'28" EAST 83.08 FEET;

THENCE NORTH 28°34'44" WEST 82.43 FEET;

THENCE NORTH 69°04'22" WEST 277.15 FEET;

THENCE NORTH 30°28'41" WEST 120.91 FEET;

THENCE NORTH 12°44'47" WEST 71.36 FEET;

THENCE NORTH 03°23'28" EAST 106.48 FEET;

THENCE NORTH 12°46'19" EAST 83.17 FEET;

THENCE NORTH 21°07'38" EAST 48.08 FEET;

THENCE NORTH 44°23'47" EAST 58.98 FEET, TO A POINT ON THE NORTHERLY LINE OF THE NORTHEAST 1/4, SECTION 31;

THENCE NORTH 88°57'58" EAST 248.14 FEET, ALONG THE NORTHERLY LINE OF SECTION 31;

THENCE, WITH THE FOLLOWING BEARINGS AND DISTANCES LYING ALONG THE CENTERLINE OF THE BIG LARAMIE RIVER, SOUTH 88°18'58" EAST 78.73 FEET;

THENCE SOUTH 88°31'12" EAST 58.31 FEET;

THENCE SOUTH 82°08'38" EAST 88.35 FEET;

THENCE SOUTH 86°28'38" EAST 82.83 FEET;

THENCE SOUTH 88°38'38" EAST 82.28 FEET;

THENCE SOUTH 83°33'28" EAST 418.18 FEET;

THENCE SOUTH 88°30'17" EAST 78.03 FEET;

THENCE SOUTH 58°18'28" EAST 183.88 FEET;

THENCE SOUTH 88°14'81" EAST 81.83 FEET;

THENCE NORTH 78°07'22" EAST 183.88 FEET;

THENCE NORTH 82°18'18" EAST 38.25 FEET;

THENCE NORTH 38°47'18" EAST 125.47 FEET;

THENCE NORTH 71°03'11" EAST 101.84 FEET;

THENCE NORTH 84°28'28" EAST 84.83 FEET;

THENCE NORTH 38°44'28" EAST 88.28 FEET;

THENCE NORTH 28°27'14" EAST 104.82 FEET;

THENCE NORTH 28°13'34" EAST 88.84 FEET;

THENCE NORTH 18°43'01" EAST 48.88 FEET;

THENCE NORTH 13°05'27" WEST 38.13 FEET;

THENCE NORTH 37°33'01" WEST 181.82 FEET;

THENCE NORTH 88°12'57" WEST 27.17 FEET;

THENCE SOUTH 88°38'08" WEST 41.38 FEET;

THENCE SOUTH 88°18'08" WEST 121.83 FEET;

THENCE SOUTH 88°03'03" WEST 43.34 FEET;

THENCE NORTH 84°52'18" WEST 131.16 FEET;

THENCE NORTH 83°58'10" WEST 48.88 FEET;

THENCE NORTH 77°32'22" WEST 32.15 FEET;

THENCE NORTH 84°43'28" WEST 48.14 FEET;

THENCE NORTH 28°33'32" WEST 43.31 FEET;

THENCE NORTH 18°08'38" WEST 31.07 FEET;

THENCE NORTH 11°27'38" WEST 113.31 FEET;

THENCE NORTH 18°48'21" WEST 133.32 FEET;

THENCE NORTH 11°31'18" WEST 70.42 FEET;

THENCE NORTH 01°28'30" EAST 48.88 FEET;

THENCE NORTH 08°38'53" WEST 323.31 FEET;

THENCE NORTH 08°34'40" EAST 71.36 FEET;

THENCE NORTH 18°43'28" EAST 84.88 FEET;

THENCE NORTH 32°32'27" EAST 103.22 FEET;

THENCE NORTH 88°18'08" EAST 83.71 FEET;

THENCE NORTH 84°38'54" EAST 137.44 FEET;

THENCE NORTH 88°18'23" EAST 81.72 FEET;

THENCE SOUTH 78°07'07" EAST 70.17 FEET;

THENCE SOUTH 10°20'34" EAST 83.88 FEET;

THENCE SOUTH 08°05'18" WEST 108.92 FEET;

THENCE SOUTH 58°30'18" EAST 81.84 FEET;

THENCE NORTH 88°12'17" EAST 188.88 FEET;

THENCE NORTH 74°01'33" EAST 118.87 FEET;

THENCE NORTH 87°14'33" EAST 81.18 FEET;

THENCE NORTH 73°37'48" EAST 88.88 FEET;

THENCE NORTH 53°12'53" EAST 70.29 FEET;

THENCE NORTH 18°51'58" EAST 70.29 FEET;

THENCE NORTH 08°03'07" WEST 118.82 FEET;

THENCE NORTH 84°33'38" WEST 37.04 FEET;

THENCE SOUTH 84°47'58" WEST 85.24 FEET;

THENCE NORTH 88°21'38" WEST 28.28 FEET;

THENCE NORTH 84°52'58" WEST 83.84 FEET;

THENCE NORTH 15°48'12" WEST 40.31 FEET;

THENCE NORTH 03°18'35" EAST 31.88 FEET;

THENCE NORTH 28°38'28" EAST 108.88 FEET;

THENCE NORTH 08°51'52" WEST 113.37 FEET;

THENCE NORTH 87°18'42" WEST 118.77 FEET;

THENCE NORTH 42°58'87" WEST 41.38 FEET;

THENCE NORTH 08°08'28" WEST 30.43 FEET;

THENCE NORTH 18°48'07" EAST 33.88 FEET;

RANGE 75E, WEST 48.84 FEET;

THENCE SOUTH 28°37'08" EAST 72.42 FEET;

THENCE SOUTH 78°01'10" EAST 91.13 FEET;

THENCE NORTH 88°34'07" EAST 88.83 FEET;

THENCE NORTH 48°32'48" EAST 128.81 FEET;

THENCE NORTH 32°27'48" EAST 103.18 FEET;

THENCE NORTH 00°48'44" WEST 38.85 FEET;

THENCE NORTH 30°21'23" WEST 111.32 FEET;

THENCE NORTH 02°00'20" WEST 41.38 FEET;

THENCE NORTH 88°34'07" EAST 88.83 FEET;

THENCE NORTH 38°28'38" EAST 78.08 FEET;

THENCE NORTH 43°08'02" EAST 247.08 FEET;

THENCE NORTH 11°48'48" EAST 88.79 FEET;

THENCE NORTH 17°48'48" WEST 143.43 FEET;

THENCE NORTH 81°30'22" WEST 143.28 FEET;

THENCE SOUTH 71°41'17" WEST 43.43 FEET;

THENCE NORTH 80°28'03" WEST 22.58 FEET;

THENCE SOUTH 77°36'10" WEST 84.96 FEET;

THENCE SOUTH 48°50'11" WEST 205.01 FEET;

THENCE SOUTH 88°22'34" WEST 73.44 FEET;

THENCE NORTH 88°07'18" WEST 138.84 FEET;

THENCE NORTH 38°42'02" WEST 101.88 FEET;

THENCE NORTH 13°51'07" WEST 88.88 FEET;

THENCE NORTH 01°38'37" WEST 237.28 FEET;

THENCE NORTH 30°33'03" EAST 128.38 FEET;

THENCE NORTH 84°18'40" EAST 87.17 FEET;

THENCE SOUTH 78°33'17" EAST 77.87 FEET;

THENCE SOUTH 17°08'18" EAST 72.88 FEET;

THENCE SOUTH 87°58'18" EAST 73.08 FEET;

THENCE SOUTH 87°24'27" EAST 112.02 FEET;

THENCE NORTH 77°58'38" EAST 148.11 FEET;

THENCE NORTH 75°22'48" EAST 83.43 FEET;

THENCE SOUTH 80°48'54" EAST 101.21 FEET;

THENCE SOUTH 28°48'38" EAST 110.88 FEET;

THENCE SOUTH 81°50'48" EAST 133.47 FEET;

THENCE SOUTH 88°18'43" EAST 280.82 FEET;

THENCE SOUTH 88°31'28" EAST 113.24 FEET;

THENCE SOUTH 88°11'38" EAST 138.87 FEET;

THENCE SOUTH 83°27'58" EAST 84.88 FEET;

THENCE NORTH 84°20'22" EAST 130.24 FEET;

THENCE NORTH 42°40'18" EAST 83.20 FEET;

THENCE NORTH 03°12'01" WEST 131.80 FEET;

THENCE NORTH 27°07'18" WEST 48.83 FEET;

THENCE NORTH 43°07'38" WEST 113.71 FEET;

THENCE NORTH 20°42'38" WEST 170.24 FEET;

THENCE NORTH 15°20'22" EAST 104.58 FEET;

THENCE NORTH 88°31'00" EAST 83.78 FEET;

THENCE SOUTH 88°48'33" EAST 81.18 FEET;

THENCE SOUTH 48°00'48" EAST 158.71 FEET;

THENCE SOUTH 88°48'11" EAST 388.48 FEET;

THENCE NORTH 88°37'28" EAST 81.88 FEET;

THENCE NORTH 00°04'83" WEST 78.88 FEET;

THENCE NORTH 12°38'08" EAST 337.78 FEET;

THENCE NORTH 34°01'50" EAST 102.88 FEET;

THENCE NORTH 82°34'04" EAST 108.48 FEET;

THENCE NORTH 82°54'28" EAST 48.73 FEET;

THENCE SOUTH 81°37'24" EAST 83.18 FEET;

THENCE NORTH 43°08'00" EAST 180.08 FEET;

THENCE SOUTH 34°37'58" EAST 171.87 FEET;

THENCE SOUTH 38°27'00" EAST 84.08 FEET;

THENCE SOUTH 21°01'40" EAST 230.70 FEET;

THENCE SOUTH 40°22'12" EAST 78.41 FEET;

THENCE SOUTH 73°48'44" EAST 21.88 FEET;

THENCE NORTH 84°18'24" EAST 88.70 FEET;

THENCE NORTH 88°03'54" EAST 180.08 FEET;

THENCE NORTH 50°23'21" EAST 72.48 FEET;

THENCE NORTH 53°38'88" EAST 41.87 FEET;

THENCE NORTH 04°10'14" WEST 117.44 FEET;

THENCE NORTH 11°03'08" WEST 41.91 FEET;

THENCE NORTH 38°03'18" WEST 31.02 FEET;

THENCE NORTH 33°30'58" WEST 98.47 FEET;

THENCE NORTH 08°37'53" EAST 83.71 FEET;

THENCE NORTH 11°13'48" EAST 73.87 FEET;

THENCE NORTH 01°58'37" WEST 38.81 FEET;

THENCE NORTH 28°38'18" WEST 27.23 FEET;

THENCE NORTH 70°28'01" WEST 82.50 FEET;

THENCE NORTH 88°31'51" WEST 44.83 FEET;

THENCE SOUTH 72°58'44" WEST 84.72 FEET;

THENCE SOUTH 48°38'22" WEST 112.27 FEET;

THENCE NORTH 88°58'18" WEST 38.14 FEET;

THENCE NORTH 58°38'03" WEST 188.88 FEET;

THENCE NORTH 88°22'00" WEST 84.90 FEET;

THENCE NORTH 48°18'30" WEST 58.13 FEET;

THENCE NORTH 08°22'28" EAST 83.82 FEET;

THENCE NORTH 88°11'48" EAST 48.48 FEET;

THENCE NORTH 48°17'53" EAST 88.41 FEET;

THENCE NORTH 14°38'38" EAST 317.88 FEET;

THENCE NORTH 84°45'10" EAST 113.13 FEET;

THENCE SOUTH 74°08'58" EAST 83.47 FEET;

THENCE SOUTH 88°33'18" EAST 178.41 FEET;

THENCE SOUTH 63°43'10" EAST 284.18 FEET;

THENCE SOUTH 28°28'02" EAST 81.08 FEET;

THENCE SOUTH 12°43'58" WEST 137.78 FEET;

THENCE SOUTH 07°44'38" EAST 52.07 FEET;

THENCE SOUTH 18°23'21" EAST 84.18 FEET;

THENCE SOUTH 88°31'18" EAST 48.73 FEET;

THENCE SOUTH 88°03'22" EAST 82.12 FEET;

THENCE NORTH 84°08'88" EAST 48.72 FEET;

THENCE SOUTH 83°58'58" EAST 288.38 FEET;

TO A POINT ON THE EASTERLY LINE OF THE RANGE 75E WEST;

THENCE SOUTH 01°04'15" EAST 888.12 FEET;

THENCE SOUTH 01°04'18" EAST 2847.58 FEET;

14 NORTH, RANGE 75 WEST;

THENCE SOUTH 01°11'38" EAST 2847.88 FEET;

THE FOREGOING DESCRIBED TRACT CONTAINS:



SHEET  
2 of 2  
PREP CO  
90-  
LA-  
130

FILE DATE: 08/08/2001 FILE TIME: 03:10 PAGE #: 0002 OF 0002  
ALBANY COUNTY, WY, JACKIE R GONZALES - COUNTY CLERK DOC #: 2001 4768

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT JOHN BOND RANCH, L.L.C. A WYOMING LIMITED LIABILITY COMPANY, BEING SUCCESSOR OF THAT REAL PROPERTY HERETOBY TO AN "OVER SEEN TRACT" HERETOBY...

DECLARANT HEREBY GRANTS TO AND FOR THE BENEFIT OF THE OWNERS OF EACH OF THE TRACTS SHOWN HEREON (TRACTS 1 THROUGH 10, INCLUDING AND THE NEIGHBORING TRACTS, THEIR HEIRS, SUCCESSORS AND ASSIGNS, AN ACCESS EASEMENT TWENTY FEET (20') WIDE, FIFTEEN FEET (15') ON EACH SIDE OF THE CENTERLINE, ALONG ALL OF THOSE ROADS AND SPURS...

DECLARANT HEREBY GRANTS TO AND FOR THE BENEFIT OF ALL SAID TRACTS, AND RESERVES FOR DECLARANT AND ITS SUCCESSORS AND ASSIGNS, A UTILITY EASEMENT TWENTY FEET (20') WIDE, FIFTEEN FEET (15') ON EACH SIDE OF THE CENTERLINE, ALONG THOSE ROADS, SPURS AND EASEMENTS IN THE LIKE MANNER AS UTILITIES, POWER AND SPURS...

DECLARANT FURTHER RESERVES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, AND THEIR HEIRS AND OTHERS THE RIGHT TO USE, BUY AND ALL RIGHTS SHOWN AND RESERVED HEREON FOR BURDEN AND BENEFIT AND INSTALLATION OF UTILITIES WITHIN SAID OVER SEEN TRACT AND TO AND FROM SECTIONS 24, 25 AND 26, TOWNSHIP 14 NORTH, RANGE 76 WEST, 6TH P.M., ALBANY COUNTY, WYOMING.

JOHN BOND RANCH, L.L.C. A WYOMING LIMITED LIABILITY COMPANY

James B. Cole, Attorney at Law, Wyoming Attorney

ACKNOWLEDGMENT

STATE OF WYOMING COUNTY OF ALBANY

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF JULY 2004, BY JOHN B. COLE, ATTORNEY AT LAW, COUNTY CLERK OF ALBANY COUNTY, WYOMING.



Signature of James B. Cole



SCALE: 1 IN = 500 FT



CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

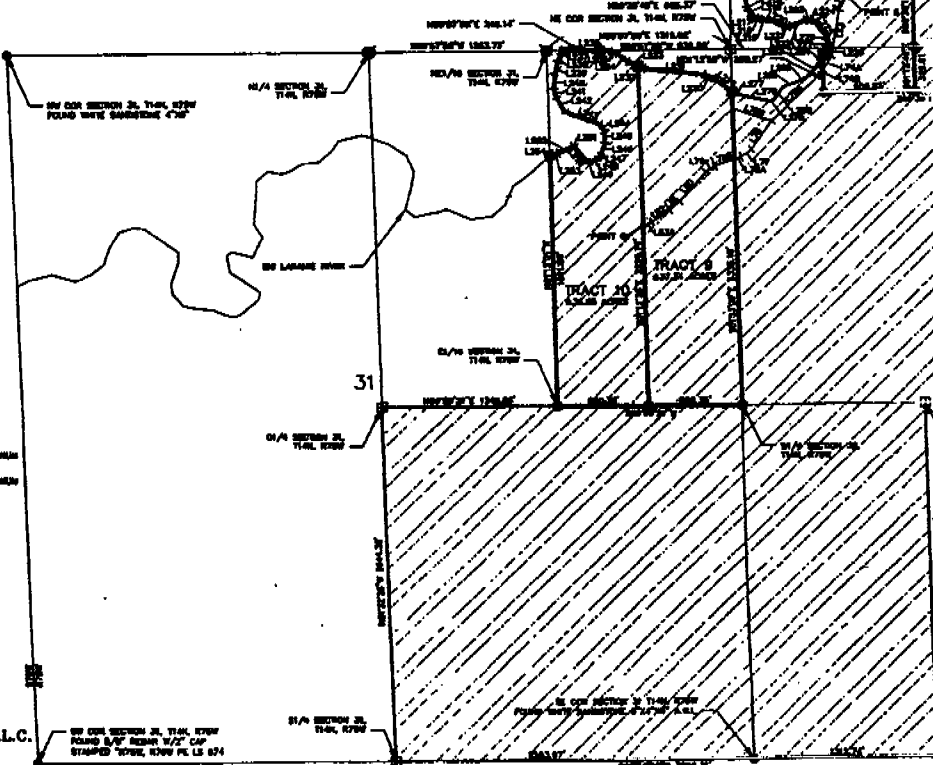
THIS CERTIFIED SURVEY MAP HAS BEEN SUBMITTED TO AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ALBANY COUNTY, WYOMING, SUCH APPROVAL DOES NOT RELIEVE ALBANY COUNTY FOR THE CONSTRUCTION OR MAINTENANCE OF ANY STRIETH OR ROADS UNLESS SPECIALLY ACCEPTED BY SEPARATE LEGAL INSTRUMENT...

APPROVED THIS 11th DAY OF JULY 2004. [Signatures of Board Members]

ALBANY COUNTY CLERK

1/4 SECTION 24, T14N, R76W FOUNDED WHITE SANDSTONE 7307 A&L

1/4 SECTION 25, T14N, R76W FOUNDED WHITE SANDSTONE 7307 A&L



LEGEND

- FOUNDED EASEMENT (circle with dot)
20' UTILITY EASEMENT (circle with horizontal lines)
15' UTILITY EASEMENT (circle with vertical lines)
TRACT LINE (solid line)
SECTION LINE (dashed line)
OVERHEAD POWER LINE (line with cross-ticks)
EASEMENT (dashed line)
OVER SEEN TRACT (hatched area)

PREPARED BY: COFFEY & ASSOCIATES, L.L.C. 903 GRAND AVENUE LARAMIE, WYOMING 82070 (307) 742-7420

1/4 SECTION 24, T14N, R76W FOUNDED 1/4" X 1/4" CAP STAMPED 7/11/04, 11:00 P.M. 04

1/4 SECTION 25, T14N, R76W

1/4 SECTION 26, T14N, R76W FOUNDED WHITE SANDSTONE 7307 A&L