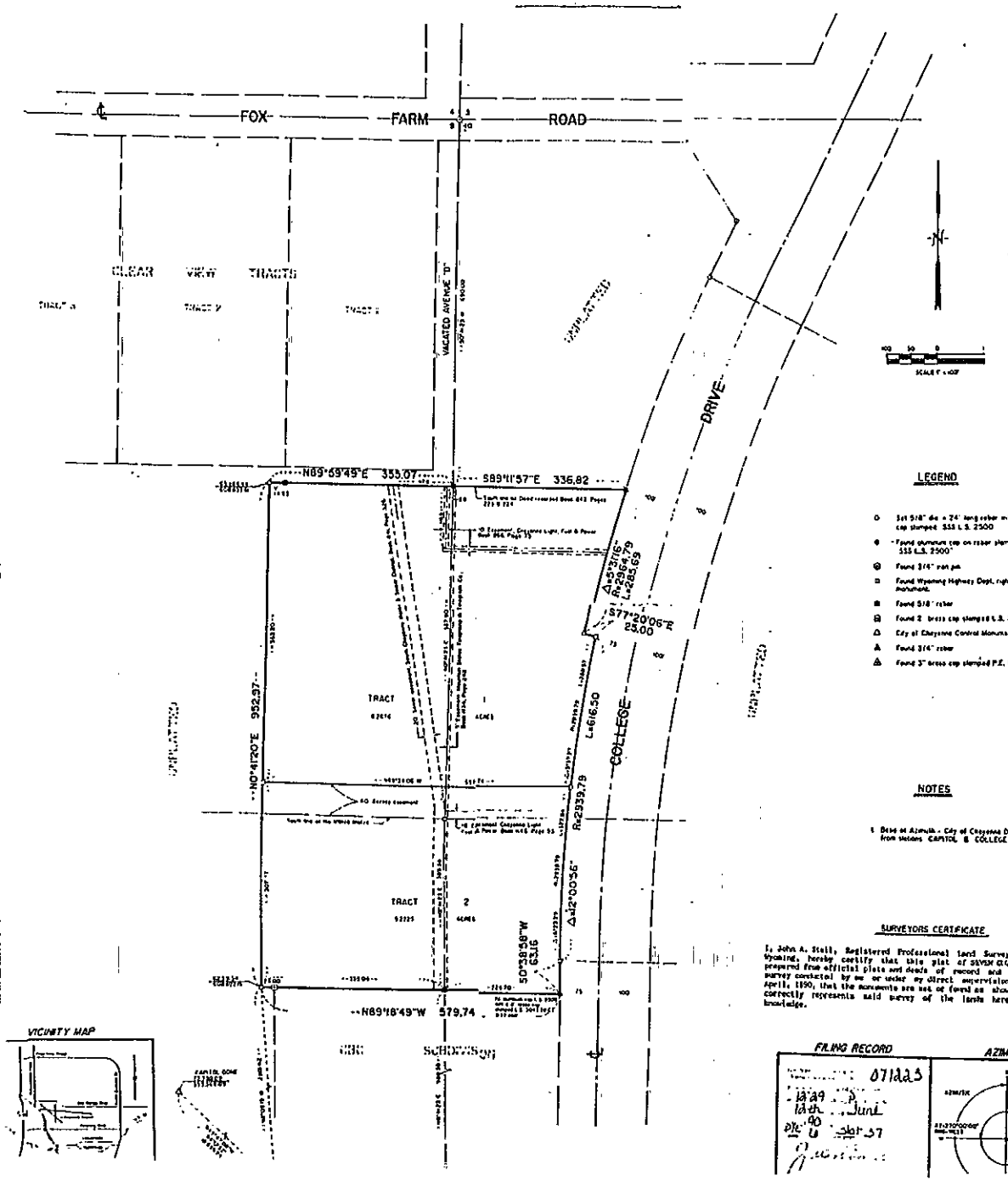


LEGEND

- Set 5/8" dia x 24" long rebar with aluminum cap stamped SSS L.S. 2500
- Found aluminum cap on rebar stamped SSS L.S. 2500
- Found 3/4" iron pin
- Found Wyoming Highway Dept. right-of-way monument
- Found 5/8" rebar
- Found 2" brass cap stamped L.S. 3047
- City of Cheyenne Control Monument
- Found 3/4" rebar
- Found 3" brass cap stamped P.E. & L.S. 656

NOTES

1. Base of Azimuth - City of Cheyenne Datum from stations CAPITOL & COLLEGE

SURVEYORS CERTIFICATE

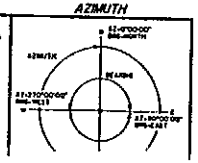
I, John A. Stell, Registered Professional Land Surveyor in the State of Wyoming, hereby certify that this plat of SEVEN COUSINS SUBDIVISION, was prepared from official plats and deeds of record and from notes of field survey conducted by me or under my direct supervision during the month of April, 1990, that the monuments are set or found as shown and that this plat correctly represents said survey of the lands hereon to the best of my knowledge.

FILING RECORD

071223

12:29 P
12th June
Dec 90
6 Slot 57

AZIMUTH



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT: Timothy L. Hupp and Read Company, a Wyoming Partnership, owners in fee simple of the following described property situated in the Northeast Quarter (NE1/4) of Section 9 and in the Northwest Quarter (NW1/4) of Section 10, Township 13 North, Range 66 West of the 6th P.M., Laramie County, Wyoming, more particularly described as follows:

Commencing at the section corner common to Sections 3,4,9 and 10; thence S.0 degrees 41 minutes 21 seconds W., along the section line common to said Sections 9 and 10, a distance of 690.00 feet to the point of beginning of the parcel to be described also being a point on the South line of that certain parcel deeded in Book 842 at pages 223 and 224; thence S.89 degrees 11 minutes 57 seconds E., along said South line a distance of 336.82 feet to a point on the Westerly right-of-way line of College Drive; thence Southwesterly a distance of 285.69 feet along said Westerly right-of-way line, along a non-tangential curve concave to the Southeast, having a central angle of 5 degrees 31 minutes 16 seconds and a radius of 2,964.79 feet (chord of said curve bears S.15 degrees 25 minutes 31 seconds W.); thence S.77 degrees 20 minutes 06 seconds E. along said right-of-way line, a distance of 25.00 feet; thence Southwesterly a distance of 616.50 feet, along said Westerly right-of-way line of a non-tangential curve, concave to the Southeast, having a central angle of 12 degrees 00 minutes 56 seconds and a radius of 2939.79 feet (chord of said curve bears S.8 degrees 39 minutes 26 seconds W.); thence S.0 degrees 38 minutes 58 seconds W., along said Westerly right-of-way line a distance of 63.16 feet to the North line of CBC Subdivision; thence N.89 degrees 18 minutes 49 seconds W., along said North line and its Westerly extension, a distance of 579.74 feet; thence N.0 degrees 41 minutes 20 seconds E., a distance of 952.97 feet to the South line at its Westerly extension of that certain parcel deeded in Book 842 at Pages 223 and 224; thence N.89 degrees 59 minutes 49 seconds E., along said South line, a distance of 355.07 feet to the point of beginning. Containing 13.4699 acres more or less.

Has caused the same to be surveyed, platted and known as SEVEN COUSINS SUBDIVISION, does hereby declare the subdivision of said lands as it appears on this plat, to be their free act and deed and in accordance with their desires, and grant the easements for the purposes indicated herein.

Timothy L. Hupp — Timothy L. Hupp

Robert T. McCue — Read Company, a Wyoming Partnership

ACKNOWLEDGEMENTS

STATE OF Wyoming }
COUNTY OF Laramie } SS

The dedication instrument was acknowledged before me this 1st day of June, 1990, by Timothy L. Hupp

Carol J. Stell
Notary Public, Laramie County, Wyoming
My Commission Expires 6-26-90

STATE OF Wyoming }
COUNTY OF Laramie } SS

The dedication instrument was acknowledged before me this 1st day of June, 1990, by Robert T. McCue, attorney-in-fact for, Read Company, a Wyoming Partnership.

Eugene C. Chipman
Notary Public, Laramie County, Wyoming
My Commission Expires 2-2-93

APPROVALS

Approved by the Cheyenne-Laramie County Regional Planning Commission this 4th day of June, 1990.

Michael Lee
Development Director

Approved by County Commissioners of Laramie County, Wyoming, this 6 day of June, 1990.

Jeff Kotlin — Chairman
ATTEST: Janet C. Whitcher — County Clerk

SEVEN COUSINS SUBDIVISION

SITUATED IN THE NE1/4 OF SECTION 9 AND IN THE NW1/4 OF SECTION 10, T13N., R.66W., OF THE 6th P.M., LARAMIE COUNTY, WYOMING.

PREPARED MAY 1990