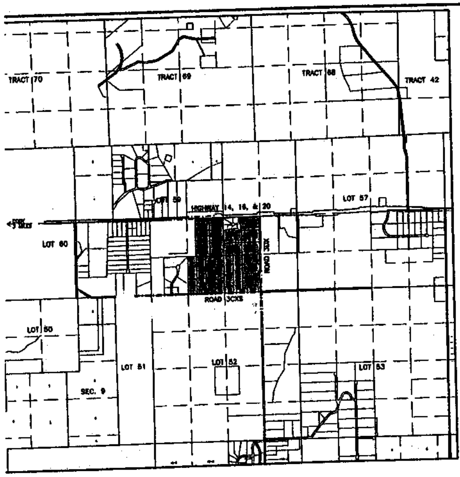
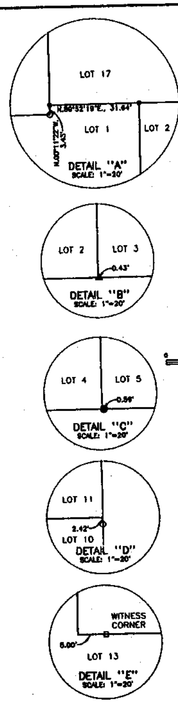
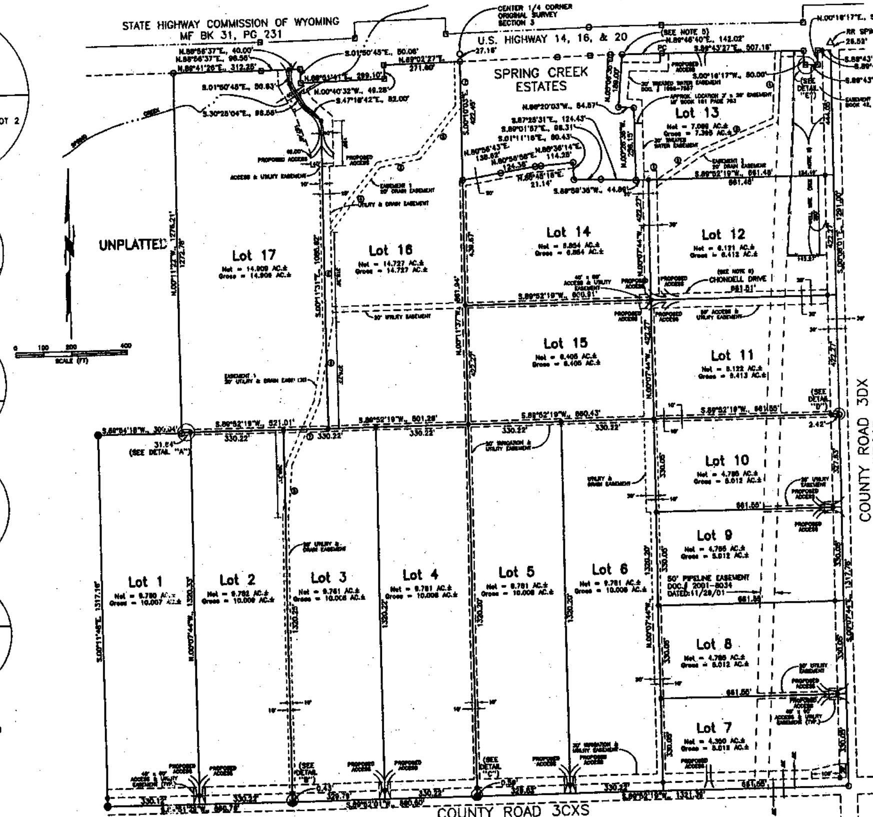


LOCATION MAP

SCALE: 1" = 2000'





- SET 2" DIA. ALUMINUM CAP MONUMENT
- FOUND ALUMINUM CAP MONUMENT
- FOUND BRASS CAP MONUMENT
- FOUND RAILROAD SPIKE
- FOUND HIGHWAY R.O.W MONUMENT
- SUBDIVISION BOUNDARY
- HIGHWAY OR COUNTY R.O.W
- (2.42') RECORD DIMENSIONS SHOWN THUS

EASEMENT 1 LOTS 2, 3, 16, & 17
CONTROL LINE IS EASTERLY EASEMENT LINE

COURSE	MEASURED	COMMENT
1	S.80°09'27"E., 154.44'	NE COR. LOT 16 TO P.O.B.
2	S.30°48'30"W., 284.11'	
3	S.79°48'29"W., 144.38'	
4	S.30°48'30"W., 388.83'	
5	S.00°11'21"E., 310.80'	
6	S.10°38'50"W., 298.33'	
7	S.24°07'38"W., 341.84'	
8	S.00°15'24"W., 189.19'	

EASEMENT 2 LOTS 12 & 13
CONTROL LINE IS NORTHERLY & WESTERLY EASEMENT LINE

COURSE	MEASURED	COMMENT
1	S.88°46'26"E., 30.91'	NW COR. LOT 12 TO P.O.B.
2	N.37°19'43"E., 300.30'	
3	N.00°18'34"E., 170.11'	
4	N.07°30'00"E., 230.34'	

NOTES:

1. Lots 7, 8, 12, and 13 have experienced high water tables within 4 feet of ground surface. Additional site specific investigation must be completed on each of these lots prior to design and construction of typical septic systems to ensure that subsurface conditions are such that regulatory design standards including separation distances can be met.
2. An easement of unspecified width was granted to Cody Gas Company along a route (the location of the first pipeline as constructed, to evidence such route) across the NE¼SW¼ Section 3, except a tract of land 230' x 230' and except the west 300 feet of said NE¼SW¼; all NW¼SE¼ Section 3. MF Book 32, Page 967.
3. An easement of unspecified width and unspecified location was granted to the Mountain States Telephone and Telegraph Company for the facilities in the NE¼SW¼ & NW¼SE¼ Lot 58. MF Book 288, Page 84.
4. An agreement recorded in Book 103, Page 15 allows waste or irrigation water from the E½SW¼, Section 10, Original Survey, part of resurvey Lot 52 to flow through a ditch located in W½SE¼ of Lot 58.
5. According to the description for the Highway ROW, the north line of Lot 13 from the PC west is on a curve with a Radius of 11,409.15'. A tangent curve with this radius falls 0.35' north of the found monument.
6. Building sites on Lots 7 through 12 are restricted to the west side of pipeline easement only.
7. BASIS OF BEARING is S.00°07'44"E. between the S 1/16 corner on the line between Lot 58 and Lot 57, and the southwest corner of Lot 58.
8. Environmental Site Assessment Report by A-Morris & Associates was completed on well site located on Lots 12 and 13. This document is recorded in Park County Courthouse, Document No. 2002-3682, 05/22/02.
9. Access to Lots 11, 12, 14, and 15 shall be named CHONDELL DRIVE for addressing purposes only. No public dedicated right-of-way is provided.
10. Total Area = 143.21 Acres

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }ss
COUNTY OF PARK

I, Donald J. Livingston of Engineering Associates, being a registered land surveyor in the State of Wyoming, do hereby certify that this plat and survey of COLT SPRINGS SUBDIVISION was made under my supervision and that both are accurate to the best of my knowledge and in compliance with all State and County statutory provisions and regulations.

Dated this ________, 2002.

Wyoming Registration No. 247 P.E. & L.S.

[Seal: Professional Engineer (Civil & Land Surveyor) DONALD J. LIVINGSTON 247 WYOMING, 06/10/02]

SUBDIVISION PLATTING CONDITIONS

1) RIGHT-OF-WAY. The right-of-way for ingress and egress for service and emergency vehicles is granted over, across, on, and through any and all private roads and drives now or hereinafter established.
2) EROSION CONTROL. All soils exposed by excavation of construction shall be revegetated by the end of the first full growing season following such construction including the construction of roads, driveways, and buildings to prevent soil erosion. All side slopes and banks shall be constructed to maintain a slope not steeper than 1½:1 (one and one-half units of horizontal length to one unit of vertical length).
3) COUNTY, STATE AND OTHER REGULATIONS. To the extent that applicable county or other governmental regulations, rules, or laws are more restrictive than the paragraphs herein contained, such applicable regulations shall supersede and govern at all times.
4) ROADS AND SIGNAGE. All signage, both construction and final, shall be in accordance with the Manual on Uniform Traffic Control Devices (MUTCD). All roads shall be constructed in compliance with the Park County Subdivision Regulations and any design specifications included herein.
5) RESTRICTIONS RUN WITH THE LAND. The restrictions herein set forth are binding upon all owners and respective successors-in-interest and run with the land.
6) REVISION AND/OR AMENDMENT. The conditions, restrictions, stipulations, agreements, and covenants herein shall not be waived, abandoned, terminated, nor amended except by unanimous written consent of the property owners, and consent of the Board of County Commissioners.
7) ENFORCEMENT. In case of any violation of the provisions hereon, the Board of County Commissioners may, in addition to other remedies at law, including an action for damages, have such violations enjoined or, in the case of the erection or maintenance of any building, structure, or thing in violation of any of the provisions hereof, may have such building, structure, or thing removed by proper legal procedure. Inaction by the Board of County Commissioners to perfect and enforce their rights shall not be deemed a waiver of the right of enforcement of same, even though such inaction may be of long duration.
8) SALE OF LOTS OR SUBDIVISION IMPROVEMENTS AREEMENT. No lots, parcels, or other units of land shall be conveyed until and unless: a) all roads, irrigation, and other required improvements have been completed and the Park County Board of Commissioners has authorized said conveyance by recorded letter of approval to convey land within the subdivision, or b) a performance bond, letter of credit, or other sufficient financial commitment to assure that all of the facilities proposed shall be in fact completed as proposed.
9) VACATION. This subdivision may be vacated or partially vacated pursuant to applicable State law or County rules and regulations.
10) FUTURE SUBDIVISION. No further subdivision of the subject lots, parcels, or other units of land which would increase the number of lots, parcels, or other units of land within this subdivision will be permitted.
11) FEE-PAYING MEMBERSHIP IN A PROPERTY OWNERS ASSOCIATION. Fee-paying membership in a property owners' or homeowners' association, district, or other common entity shall be required of all lot purchasers. Further, there shall be provisions in the documents setting up said association, district, other entity which shall assure payment of fees in an amount which is adequate to accomplish the maintenance of common roads and facilities in a safe manner. Such association, district or other common entity shall be empowered, authorized, and required to perform such maintenance.
12) DRAINAGE. Runoff from the site after construction shall not exceed the level of runoff which occurred prior to construction. Any runoff in excess of pre-construction levels shall be detained on-site and infiltrated or evaporated.
13) DUST. Dust shall be mitigated during and after construction. In all cases, best management practices established by the Department of Environmental Quality shall be used to reduce or eliminate any impact to adjacent properties from dust.
14) SEVERABILITY. Invalidation of any of these restrictions or agreements by judgement or court order shall in no way affect any of the other provisions hereof, which shall remain in full force and effect.

NO PUBLIC OR CENTRAL SEWAGE DISPOSAL SYSTEM PROPOSED
DOMESTIC WATER TO BE PROVIDED BY THE NORTHWEST RURAL WATER DISTRICT SYSTEM
NO RIPARIAN RIGHTS

RECORDER'S ACCEPTANCE

This plat was accepted for filing in the office of the Park County Clerk and Recorder on this 24th Day of June, 2002 and filed for record at 9:30am under reception number 2002-4717 Plat Cabinet G page 87

KAREN CARTER
Park County Clerk and Recorder by S. Atkinson, deputy

CERTIFICATE OF DEDICATION

Know all persons by these presents: That Jeffrey P. Kruger and Claudia J. Kruger, being the owners of the land described as follows:

Township 52 North, Range 101 West, 6th P.M., Park County, Wyoming, according to the records of the County Clerk and Recorder of Park County, State of Wyoming.
Section 3: E½SW¼ and W½SE¼ Original Survey, Lot 58, Government Resurvey.
EXCEPTING the west 300 feet of the NE¼SW¼ of Section 3
AND FURTHER EXCEPTING:
SPRING CREEK ESTATES, according to the Plat recorded in Book "F" of Plats, Page 31, according to the records of the County Clerk and Recorder of Park County, State of Wyoming.
AND FURTHER EXCEPTING:
Two parcels of land within Lot 58 conveyed to Dean A. Quam in Warranty Deed MF 181, Page 780, said parcels being more particularly described as follows:
PARCEL A:
BEGINNING at the northeast corner of Lot 7 of the Spring Creek Estates Subdivision as recorded in Plat Book "F" on Page 31 in the office of the Park County Clerk; thence S.88°01'05"W. along the north line of said Lot 7 for a distance of 87.95 feet to an angle point in said north line; thence N.00°11'00"E. along the lot line of said Lot 7 for a distance of 32.64 feet to the point of curvature on the east line of Antique Lane; thence S.88°21'16"E. for a distance of 84.78 feet; thence S.00°25'45"E. for a distance of 25.00 feet, more or less, to the POINT OF BEGINNING.
PARCEL B:
BEGINNING at the southeast corner of said Lot 7 of the Spring Creek Estates Subdivision; thence S.00°25'45"E. for a distance of 24.33 feet; thence N.87°22'04"W. for a distance of 124.47 feet; thence N.00°25'45"W. for a distance of 69.47 feet, more or less, to the southwest corner of said Lot 7; thence easterly along the south line of said Lot 7 the following courses and distances: N.88°37'20"E. for a distance 36.61 feet; thence S.09°34'50"E. for a distance of 52.78 feet; thence S.88°57'30"E. for a distance of 80.31 feet, more or less, to the POINT OF BEGINNING.
AND FURTHER EXCEPTING:
Lot 106 of the amended Plat Lot 8, SPRING CREEK ESTATES, as recorded in Book "G" on Page 13 of the Book of Plats, Document #1996-4527, on file in the office of the County Clerk, Park County, Wyoming.
AND FURTHER EXCEPTING all of that portion of E½SW¼ and W½SE¼ of Lot 58 conveyed to the State Highway Commission of Wyoming in Warranty Deed MF 31, Page 231.
Located in Park County, Wyoming, under the name and style of COLT SPRINGS SUBDIVISION, containing 143.21 acres of land, and have laid out, platted and subdivided same as shown on this plat, and by these presents do hereby dedicate to the County of Park, State of Wyoming for the use by the public, presents do hereby dedicate to the County of Park for use as such and hereby dedicate those portions the rights-of-ways and other public areas as shown hereon for use as such and hereby dedicate those portions of land labeled as utility and irrigation easements to the County of Park for use by utility and irrigation companies in the installation and maintenance of utility lines and facilities. It is understood that dedication of public rights-of-way for streets and roads does not necessarily result in acceptance of roads constructed therein for maintenance by the County of Park.
In witness whereof, the said owners, Jeffrey P. Kruger and Claudia J. Kruger have caused their names hereon to be subscribed this 11th day of June, 2002.

Jeffrey P. Kruger — Claudia J. Kruger by Jeffrey P. Kruger, Her Power of Attorney.

STATE OF WYOMING }ss
COUNTY OF PARK

The foregoing Owner's Certificate was acknowledged before me by Jeffrey P. Kruger and Claudia J. Kruger by Jeffrey P. Kruger, her power of attorney, this 11th day of June, 2002.
Witness my hand and official seal.

Glenda Brown CPS NOTARY PUBLIC
MY COMMISSION EXPIRES: 4-10-04

[Notary seal: Glenda Brown CPS, Notary Public, County of Park, State of Wyoming, My Commission Expires April 10, 2004]

AGREEMENT AND APPROVAL

In consideration of the Park County Board of County Commissioners' determination of this division of land as a "subdivision" and "subdivided land" as noted hereon:

We hereby waive all claims against Park County for damage or loss to our persons and/or property which may be caused by such determination, and we hereby agree to hold harmless, indemnify, and defend Park County in any action which may arise in connection with any and all errors, omissions or mistakes in this land survey plat and/or other information which we have submitted in connection with this request.

We hereby further acknowledge and state under oath that we are the legal owners of the property described hereon.

We hereby further agree that this plat when recorded in the Office of the Park County Clerk and Recorder establishes vested property rights.

We hereby agree to abide by the conditions and stipulations contained herein.

In witness whereof, the said owners, Jeffrey P. Kruger and Claudia J. Kruger have caused their names hereon to be subscribed this 11th day of June, 2002.

Jeffrey P. Kruger — Claudia J. Kruger by Jeffrey P. Kruger, Her Power of Attorney.

STATE OF WYOMING }ss
COUNTY OF PARK

The foregoing approval was acknowledged before me by Jeffrey P. Kruger and Claudia J. Kruger by Jeffrey P. Kruger, her power of attorney, this 11th day of June, 2002.
Witness my hand and official seal.

Glenda Brown CPS NOTARY PUBLIC
MY COMMISSION EXPIRES: 4-10-04

[Notary seal: Glenda Brown CPS, Notary Public, County of Park, State of Wyoming, My Commission Expires April 10, 2004]

BOARD OF COUNTY COMMISSIONERS APPROVAL & SUBDIVISION PERMIT

This plat is hereby approved and the subdivision permit granted by the Board of County Commissioners of Park County, Wyoming this 24th day of June, 2002 A.D., in witness whereof, I have hereunto set my hand this 24 day of June, 2002.

Timothy Morrison
Chairman-Park County Commissioners

ATTEST: Karen Carter
Park County Clerk

DATE: June 24, 2002

FINAL PLAT OF
COLT SPRINGS SUBDIVISION

LOCATED IN

THE W½SE¼ AND THE E½SW¼ OF SECTION 3, ORIGINAL SURVEY, NOW A PART OF LOT 58, RESURVEY, T.52N., R.101W., 6th P.M. PARK COUNTY, WYOMING

PREPARED FOR: JEFF KRUGER
37 MUSSER ROAD
CODY, WYOMING 82414

PREPARED BY: ENGINEERING ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 1900
CODY, WYOMING 82414

GLC, CRA

JOB NO. 01046 BOOK NO. 385
03/28/02 01046\ACAD 2000\046FINAL
REV. 06/06/02