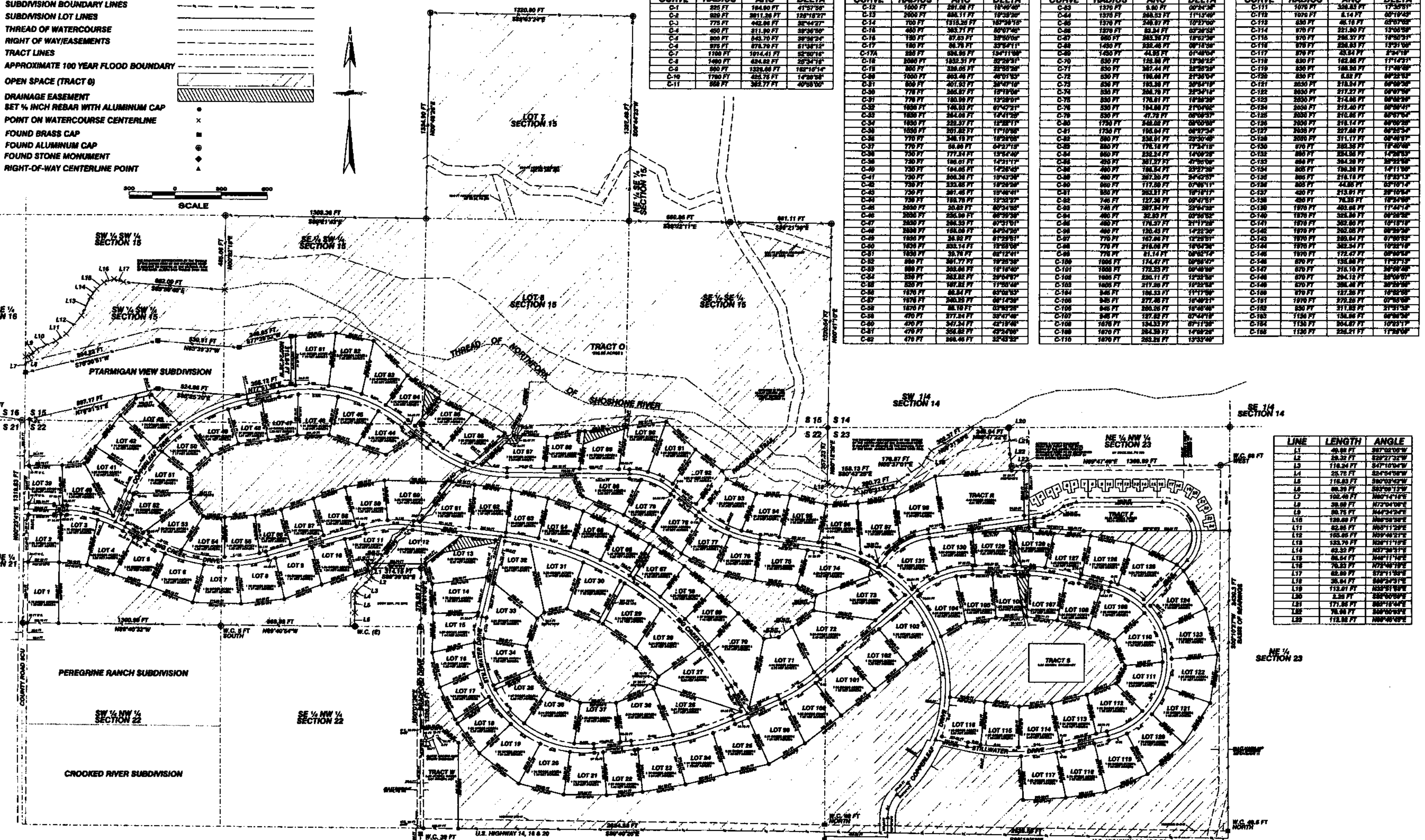
LEGEND

- SUBDIVISION BOUNDARY LINES
- SUBDIVISION LOT LINES
- THREAD OF WATERCOURSE
- RIGHT OF WAY/EASEMENTS
- TRACT LINES
- APPROXIMATE 100 YEAR FLOOD BOUNDARY
- OPEN SPACE (TRACT 0)
- DRAINAGE EASEMENT
- SET ⅝ INCH REBAR WITH ALUMINUM CAP ●
- POINT ON WATERCOURSE CENTERLINE ×
- FOUND BRASS CAP ■
- FOUND ALUMINUM CAP ⊕
- FOUND STONE MONUMENT ◆
- RIGHT-OF-WAY CENTERLINE POINT ▲



CURVE	RADIUS	ARC	DELTA
C-1	225 FT	164.90 FT	41°57'56"
C-2	920 FT	2011.26 FT	125°15'27"
C-3	775 FT	442.96 FT	32°44'27"
C-4	450 FT	311.90 FT	39°36'50"
C-5	800 FT	543.70 FT	38°56'24"
C-6	975 FT	876.79 FT	51°38'12"
C-7	1100 FT	1014.41 FT	52°50'16"
C-8	1400 FT	624.82 FT	25°34'16"
C-9	860 FT	1326.66 FT	162°15'14"
C-10	1780 FT	425.75 FT	14°20'58"
C-11	550 FT	382.77 FT	40°05'00"

CURVE	RADIUS	ARC	DELTA
C-12	1000 FT	291.06 FT	16°40'40"
C-13	2000 FT	686.11 FT	19°39'20"
C-14	700 FT	1315.35 FT	107°39'15"
C-15	450 FT	393.71 FT	50°07'46"
C-16	150 FT	87.83 FT	33°50'05"
C-17	150 FT	88.76 FT	33°54'11"
C-17A	225 FT	526.95 FT	134°11'08"
C-18	2080 FT	1832.31 FT	52°28'31"
C-19	850 FT	336.05 FT	22°38'28"
C-28	1000 FT	803.40 FT	46°01'53"
C-29	800 FT	401.93 FT	28°47'16"
C-30	775 FT	205.87 FT	15°13'06"
C-31	775 FT	180.99 FT	13°28'01"
C-32	1650 FT	146.93 FT	07°47'21"
C-33	1650 FT	284.06 FT	14°41'25"
C-34	1650 FT	222.37 FT	12°22'11"
C-35	1650 FT	207.82 FT	11°10'55"
C-36	770 FT	246.15 FT	18°23'05"
C-37	770 FT	58.86 FT	04°27'15"
C-38	730 FT	177.24 FT	13°54'40"
C-39	730 FT	186.01 FT	14°31'17"
C-40	730 FT	184.65 FT	14°25'43"
C-41	730 FT	200.38 FT	15°43'36"
C-42	730 FT	233.65 FT	18°20'29"
C-43	730 FT	201.45 FT	15°48'41"
C-44	730 FT	159.78 FT	12°32'37"
C-45	2030 FT	20.82 FT	80°34'55"
C-46	2030 FT	236.90 FT	66°39'38"
C-47	2030 FT	286.33 FT	67°37'07"
C-48	2030 FT	158.06 FT	64°24'20"
C-49	1630 FT	24.92 FT	61°29'57"
C-50	1630 FT	233.14 FT	13°58'08"
C-51	1630 FT	39.76 FT	62°12'41"
C-52	880 FT	301.77 FT	19°25'38"
C-53	880 FT	303.06 FT	18°16'40"
C-54	520 FT	263.82 FT	29°04'07"
C-55	520 FT	107.82 FT	11°50'48"
C-56	1570 FT	88.84 FT	03°02'53"
C-57	1570 FT	240.35 FT	08°14'38"
C-58	1570 FT	88.10 FT	03°03'25"
C-59	470 FT	277.24 FT	33°47'48"
C-60	470 FT	347.24 FT	42°19'46"
C-61	470 FT	356.82 FT	43°24'05"
C-62	470 FT	268.46 FT	32°43'32"

CURVE	RADIUS	ARC	DELTA
C-63	1370 FT	9.80 FT	00°24'36"
C-64	1370 FT	268.53 FT	11°13'49"
C-65	1370 FT	249.87 FT	10°27'00"
C-66	1370 FT	83.34 FT	03°28'53"
C-67	860 FT	283.35 FT	18°52'36"
C-68	1450 FT	232.46 FT	09°18'58"
C-69	1450 FT	44.95 FT	01°46'04"
C-70	530 FT	125.96 FT	13°36'22"
C-71	530 FT	207.44 FT	22°25'29"
C-72	530 FT	199.66 FT	21°35'04"
C-73	530 FT	193.38 FT	20°54'19"
C-74	530 FT	208.79 FT	22°34'18"
C-75	530 FT	170.61 FT	18°26'39"
C-76	530 FT	194.88 FT	21°04'02"
C-79	530 FT	47.73 FT	05°09'37"
C-80	1730 FT	242.02 FT	08°00'55"
C-81	1730 FT	195.94 FT	06°17'34"
C-82	580 FT	238.01 FT	23°30'46"
C-83	580 FT	176.18 FT	17°24'15"
C-84	660 FT	232.24 FT	14°09'28"
C-85	420 FT	351.27 FT	47°55'09"
C-86	480 FT	196.54 FT	23°27'36"
C-88	480 FT	207.30 FT	24°42'57"
C-90	960 FT	117.50 FT	07°05'11"
C-91	850 FT	283.31 FT	19°16'17"
C-92	745 FT	127.30 FT	09°47'51"
C-93	745 FT	287.94 FT	22°04'32"
C-94	480 FT	32.93 FT	03°56'52"
C-95	480 FT	176.37 FT	21°17'28"
C-96	480 FT	120.43 FT	14°22'30"
C-97	770 FT	167.96 FT	12°29'51"
C-98	770 FT	216.06 FT	16°04'36"
C-99	770 FT	81.14 FT	06°02'14"
C-100	1605 FT	174.47 FT	06°08'47"
C-101	1605 FT	172.23 FT	06°48'09"
C-102	1605 FT	220.11 FT	12°32'55"
C-103	1605 FT	217.20 FT	12°22'58"
C-104	945 FT	186.33 FT	11°17'50"
C-105	945 FT	277.46 FT	16°49'21"
C-106	945 FT	260.26 FT	15°45'46"
C-107	945 FT	127.82 FT	07°44'16"
C-108	1670 FT	134.33 FT	07°11'35"
C-109	1670 FT	284.39 FT	14°58'25"
C-110	1670 FT	253.25 FT	13°33'40"

CURVE	RADIUS	ARC	DELTA
C-111	1070 FT	328.83 FT	17°35'51"
C-112	1070 FT	8.14 FT	00°19'43"
C-113	830 FT	46.16 FT	03°07'03"
C-114	970 FT	221.90 FT	13°06'59"
C-115	970 FT	285.37 FT	16°50'31"
C-116	975 FT	229.93 FT	13°31'06"
C-117	970 FT	43.84 FT	2°34'19"
C-118	830 FT	162.85 FT	17°14'31"
C-119	830 FT	166.50 FT	11°49'09"
C-120	830 FT	6.82 FT	00°22'03"
C-121	2030 FT	218.24 FT	06°09'35"
C-122	2030 FT	217.27 FT	06°07'56"
C-123	2030 FT	214.86 FT	06°03'26"
C-124	2030 FT	212.40 FT	05°59'41"
C-125	2030 FT	210.66 FT	05°57'04"
C-126	2030 FT	218.14 FT	06°09'25"
C-127	2030 FT	227.60 FT	06°25'34"
C-128	2030 FT	311.17 FT	08°46'57"
C-130	870 FT	282.35 FT	18°40'46"
C-132	880 FT	224.38 FT	14°28'53"
C-133	880 FT	394.28 FT	25°22'58"
C-134	805 FT	196.28 FT	14°11'06"
C-135	805 FT	216.10 FT	15°23'13"
C-136	805 FT	44.85 FT	03°10'14"
C-137	420 FT	213.97 FT	29°10'54"
C-138	420 FT	76.35 FT	10°24'56"
C-139	1970 FT	403.66 FT	11°44'14"
C-140	1970 FT	325.90 FT	09°28'52"
C-141	1970 FT	362.60 FT	10°15'16"
C-142	1970 FT	202.05 FT	05°52'36"
C-143	1970 FT	285.64 FT	07°08'53"
C-144	1970 FT	382.34 FT	10°32'16"
C-145	1970 FT	172.47 FT	05°00'58"
C-146	670 FT	135.90 FT	11°37'13"
C-147	670 FT	315.10 FT	26°56'48"
C-148	670 FT	294.12 FT	25°09'07"
C-149	670 FT	356.46 FT	30°29'56"
C-150	670 FT	127.35 FT	10°52'56"
C-151	1970 FT	272.25 FT	07°55'08"
C-152	830 FT	317.33 FT	21°51'33"
C-153	1130 FT	136.96 FT	06°56'38"
C-154	1130 FT	204.87 FT	10°23'17"
C-155	1130 FT	226.21 FT	11°28'06"

LINE	LENGTH	ANGLE
L1	40.98 FT	S67°02'05"W
L2	29.32 FT	S29°27'32"W
L3	116.24 FT	S47°10'04"W
L4	25.75 FT	S24°54'58"W
L5	116.83 FT	S00°03'42"W
L6	60.39 FT	S83°09'13"W
L7	102.46 FT	N00°14'18"E
L8	39.59 FT	N73°04'06"E
L9	90.75 FT	N44°34'24"E
L10	139.49 FT	N66°58'56"E
L11	82.86 FT	N65°11'29"E
L12	155.65 FT	N39°46'21"E
L13	133.70 FT	N26°11'15"E
L14	63.32 FT	N37°38'31"E
L15	66.54 FT	N48°11'16"E
L16	70.23 FT	N72°40'19"E
L17	62.89 FT	S72°11'03"E
L18	36.94 FT	S89°24'31"E
L19	113.81 FT	N33°51'59"E
L20	2.25 FT	S82°00'09"E
L21	171.56 FT	S67°15'44"E
L22	76.98 FT	S09°00'03"E
L23	112.58 FT	N89°46'45"E

EASEMENTS NOT PLOTTED

1. UTILITY, IRRIGATION & DRAINAGE EASEMENT - 20 FT INTO LOT FROM SIDE LOT LINE MAKING A 40 FT TOTAL APPLIED TO LOTS 1-131
2. UTILITY, IRRIGATION & DRAINAGE EASEMENT - BLANKET EASEMENT ON ALL OPEN SPACE AND COMMON AREA
3. FISHING EASEMENT - MF BOOK 166, PAGE 623 (LIFETIME EASEMENT TO ACCESS RIVER FOR FISHING PURPOSES FOR RALPH WILKERSON, MIKE SPERRY AND GARY EPPERSON)
4. FISHING & FOREST EASEMENT - FLYING L SKYTEL MF BOOK 157, PAGE 35
5. POWERLINE EASEMENT - 40 FT WIDE MF BOOK 163, PAGE 475
6. TELEPHONE EASEMENT - 16 FT WIDE NORTH OF RIVER DOC. 2001-3386
7. MOUNTAIN STATES TELEPHONE COMPANY - BOOK 327, PAGE 407
8. SHOSHONE RIVER POWER - CLARIFICATION OF EASEMENT DOC. NO. 1999 7064
9. SHOSHONE RIVER POWER - MF BOOK 117, PAGE 208
10. PACIFICORP - GUY WIRE AND ANCHOR EASEMENT MF BOOK 249, PAGE 531
11. PACIFICORP - NOT ON SUBJECT PROPERTY DOC. NO. 2006 5415
12. MULTIPLE ACCESS & UTILITY EASEMENTS IN FAVOR OF VARIOUS INDIVIDUALS DOC. 2002-1045, DOC 2005-7462, BK173 PG 742 AND 297, BK 282 PG 440 & 461, AND BK 229 PG 527.

TOTAL SUBDIVISION BOUNDARY = 553.13 ACRES ±
LOTS 1-131 (INCLUDES ROAD R-O-W'S) = 240.51 ACRES ±
TRACT R (COMMON RECREATION) = 4.61 ACRES ±
TRACT W (UTILITY/WATER TREATMENT AREA) = 3.62 ACRES ±
TRACT S (UTILITY/SANITARY SEWER TREATMENT AREA = 2.87 ACRES ±)
TRACT F (CONDOMINIUM AREA) = 10.73 ACRES ±
TRACT O (OPEN SPACE 52.8%) = 292.80 ACRES ±

NOTES

1. EASEMENTS 1 & 2 NOT PLOTTED ARE FOR THE BENEFIT OF WORTHINGTON GROUP OF WYOMING, LLC., THE COPPERLEAF HOMEOWNERS ASSOCIATION, NORTHFORK VALLEY DITCH COMPANY, ROCKY MOUNTAIN POWER AND QWEST COMMUNICATIONS FOR THE MAINTENANCE AND UPGRADING OF THEIR RESPECTIVE UTILITIES WITHIN THE COPPERLEAF SUBDIVISION.
2. THE OPEN SPACE DEPICTED HEREON IS FOR THE EXCLUSIVE USE OF THE COPPERLEAF HOMEOWNER ASSOCIATION AND ITS MEMBERS.
3. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE EASEMENTS IDENTIFIED ON THIS PLAT AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING ELECTRIC SERVICE WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE EASEMENT. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE EASEMENT OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE EASEMENT.
4. DRAINAGE EASEMENTS, DITCHES AND OTHER FACILITIES SHALL NOT BE BLOCKED OR OBSTRUCTED IN ANY MANNER.
5. NO PUBLIC MAINTENANCE OF STREETS OR ROADS.

SAGE CIVIL ENGINEERING
CODY, WYOMING
307-527-0515

AUGUST 2007

FINAL PLAT
SHOWING
COPPERLEAF SUBDIVISION
WITHIN
SECTIONS 15, 22 & 23
Resurvey T.52N., R.105W., 6th P.M.
Park County, Wyoming

CERTIFICATE OF DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: THAT WORTHINGTON GROUP OF WYOMING, LLC, AS SUCCESSOR IN INTEREST TO NORTHFORK COMMUNITIES, INC., IS THE OWNER OF THAT PORTION OF LAND IN SECTIONS 15, 22 & 23, RESURVEY T.52N., R.105W., 6TH P.M., IN PARK COUNTY WYOMING AND EQUAL TO OR CONTAINING THE BOUNDARIES OF COPPERLEAF SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED WITHIN SECTIONS 15, 22 AND 23 OF RESURVEY T.52N., R.105W., 6TH P.M., PARK COUNTY , WYOMING. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS. BEGINNING AT THE SOUTHEAST CORNER OF THE NW1/4 OF SAID SECTION 23; THENCE N 89°19'53" W ALONG THE SOUTH LINE OF SAID NW1/4 FOR A DISTANCE OF 2625.50 FEET TO THE SOUTHWEST CORNER OF SAID NW1/4; THENCE N 89°40'26" W ALONG THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 22 FOR A DISTANCE OF 2634.28 FEET TO THE SOUTHWEST CORNER OF SAID NE1/4; THENCE N 00°01'36" E ALONG THE WEST LINE OF SAID NE1/4 FOR A DISTANCE OF 1320.20 FEET TO THE SOUTHEAST CORNER OF THE N1/2NW1/4 OF SAID SECTION 22; THENCE N 00°01'59" E ALONG THE EAST LINE OF SAID N1/2NW1/4 FOR A DISTANCE OF 379.93 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED ON DOCUMENT NO. 2001-8976, ON RECORD IN THE PARK COUNTY CLERK AND RECORDER'S OFFICE; THENCE N 89°39'02" W ALONG THE NORTH LINE OF SAID PARCEL FOR DISTANCE OF 314.15 FEET; THENCE S 07°02'05" W ALONG THE WEST LINE OF SAID PARCEL FOR A DISTANCE OF 49.88 FEET; THENCE S 29°27'32" W ALONG THE WEST LINE OF SAID PARCEL FOR A DISTANCE OF 29.32 FEET; THENCE S 47°10'04" W ALONG THE WEST LINE OF SAID PARCEL FOR A DISTANCE OF 110.24 FEET; THENCE S 24°54'58" W ALONG THE WEST LINE OF SAID PARCEL FOR A DISTANCE OF 25.78 FEET; THENCE S 00°03'43" W ALONG THE WEST LINE OF SAID PARCEL FOR A DISTANCE OF 116.83 FEET; THENCE S 03°09'13" W ALONG THE WESTLINE OF SAID PARCEL FOR A DISTANCE OF 69.39 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE N 89°40'54" W ALONG THE SOUTH LINE OF SAID N1/2NW1/4 FOR A DISTANCE OF 869.89 FEET; THENCE N 89°40'32" W ALONG THE SOUTH LINE OF SAID N1/2NW1/4 FOR A DISTANCE OF 1360.99 FEET TO THE SOUTHWEST CORNER OF SAID N1/2NW1/4; THENCE N 00°23'41" E ALONG THE WEST LINE OF SAID N1/2NW1/4 FOR A DISTANCE OF 1319.83 FEET TO THE NORTHWEST CORNER OF SAID N1/2NW1/4, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF PTARMIGAN VIEW SUBDIVISION AND THE SOUTHWEST CORNER OF SECTION 15; THENCE N 76°31'51" E ALONG THE SOUTH BOUNDARY OF SAID SUBDIVISION FOR A DISTANCE OF 997.17 FEET; THENCE S 85°25'20" E ALONG THE SOUTH BOUNDARY OF SAID SUBDIVISION FOR A DISTANCE OF 524.86 FEET; THENCE N 77°51'45" E ALONG THE SOUTH BOUNDARY OF SAID SUBDIVISION FOR A DISTANCE OF 366.12 FEET; THENCE N 06°24'38" W ALONG THE EAST BOUNDARY OF SAID SUBDIVISION FOR A DISTANCE OF 319.94 FEET; THENCE S 77°39'52" W ALONG THE NORTH BOUNDARY OF SAID SUBDIVISION FOR A DISTANCE OF 349.65 FEET; THENCE N 85°39'37" W ALONG THE NORTH BOUNDARY OF SAID SUBDIVISION FOR A DISTANCE OF 530.91 FEET; THENCE S 76°30'51" W ALONG THE NORTH BOUNDARY OF SAID SUBDIVISION FOR A DISTANCE OF 894.23 FEET TO THE NORTHWEST CORNER OF SAID SUBDIVISION, SAID POINT BEING ON THE WEST LINE OF SAID SECTION 15; THENCE N 00°14'16" E ALONG SAID WEST LINE FOR A DISTANCE OF 102.49 FEET, MORE OR LESS, TO THE CENTERLINE OF THE NORTHFORK OF THE SHOSHONE RIVER; THENCE N 73°04'09" E ALONG SAID CENTERLINE FOR A DISTANCE OF 38.59 FEET; THENCE N 44°34'24" E ALONG SAID CENTERLINE FOR A DISTANCE OF 50.75 FEET; THENCE N 66°59'50" E ALONG SAID CENTERLINE FOR A DISTANCE OF 139.69 FEET; THENCE N 55°11'29" E ALONG SAID CENTERLINE FOR A DISTANCE OF 82.85 FEET; THENCE N 39°46'21" E ALONG SAID CENTERLINE FOR A DISTANCE OF 186.95 FEET; THENCE N 26°11'15" E ALONG SAID CENTERLINE FOR A DISTANCE OF 133.79 FEET; THENCE N 37°30'31" E ALONG SAID CENTERLINE FOR A DISTANCE OF 63.32 FEET; THENCE N 48°11'16" E ALONG SAID CENTERLINE FOR A DISTANCE OF 86.64 FEET; THENCE N 72°46'19" E ALONG SAID CENTERLINE FOR A DISTANCE OF 79.23 FEET; THENCE S 72°11'53" E ALONG SAID CENTERLINE FOR A DISTANCE OF 62.89 FEET; THENCE S 86°50'40" E ALONG SAID CENTERLINE FOR A DISTANCE OF 662.66 FEET, MORE OR LESS TO A POINT ON THE WEST LINE OF THE SE1/4SW1/4 OF SAID SECTION 15; THENCE N 00°32'18" E ALONG SAID WEST LINE FOR A DISTANCE OF 485.06 FEET TO THE NORTHWEST CORNER OF SAID SE1/4SW1/4; THENCE S 89°21'43" E ALONG THE NORTH LINE OF SAID SE1/4SW1/4 FOR A DISTANCE OF 1303.36 FEET TO THE SOUTHWEST CORNER OF LOT 7 OF SAID SECTION 15; THENCE N 00°48'26" E ALONG THE WEST LINE OF SAID LOT 7 FOR A DISTANCE OF 1334.90 FEET TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE S 89°03'24" E ALONG THE NORTH LINE OF SAID LOT 7 FOR A DISTANCE OF 1320.80 FEET; THENCE S 00°44'23" W ALONG THE EAST LINE OF SAID LOT 7 FOR A DISTANCE OF 1327.48 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE SE1/4SE1/4 OF SAID SECTION 15; THENCE S 89°22'11" E ALONG THE NORTH LINE OF SAID SE1/4SE1/4 FOR A DISTANCE OF 661.11 FEET TO THE NORTHEAST CORNER OF SAID SE1/4SE1/4; THENCE S 00°41'10" W ALONG THE EAST LINE OF SAID SE1/4SE1/4 FOR A DISTANCE OF 1320.54 FEET TO THE SOUTHEAST CORNER OF SAID SE1/4SE1/4, SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE NW1/4 OF SAID SECTION 23; THENCE S 00°18'39" W ALONG THE WEST LINE OF SAID NW1/4 FOR A DISTANCE OF 357.23 FEET, MORE OR LESS TO THE CENTERLINE OF THE NORTHFORK OF THE SHOSHONE RIVER; THENCE S 80°24'31" E ALONG SAID CENTERLINE FOR A DISTANCE OF 35.64 FEET; THENCE S 80°43'25" E ALONG SAID CENTERLINE FOR A DISTANCE OF 158.13 FEET; THENCE N 78°21'51" E ALONG SAID CENTERLINE FOR A DISTANCE OF 280.72 FEET; THENCE N 55°37'01" E ALONG SAID CENTERLINE FOR A DISTANCE OF 176.87 FEET; THENCE N 33°51'58" E ALONG SAID CENTERLINE FOR A DISTANCE OF 113.81 FEET; THENCE N 59°31'02" E ALONG SAID CENTERLINE FOR A DISTANCE OF 302.37 FEET TO A POINT ON THE NORTH LINE OF AID NW1/4; THENCE N 89°47'22" E ALONG SAID NORTH LINE FOR A DISTANCE OF 246.94 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED ON DOCUMENT NO. MF 285-700, ON RECORD IN THE PARK COUNTY CLERK AND RECORDER'S OFFICE; THENCE S 02°00'59" E ALONG THE WEST LINE OF SAID PARCEL FOR A DISTANCE OF 2.28 FEET; THENCE S 02°18'44" E ALONG THE WEST LINE OF SAID PARCEL FOR A DISTANCE OF 171.85 FEET; THENCE S 06°00'53" E ALONG THE WEST LINE OF SAID PARCEL FOR A DISTANCE OF 76.90 FEET; THENCE N 89°45'45" E ALONG THE SOUTH LINE OF SAID PARCEL FOR A DISTANCE OF 112.92 FEET; THENCE N 89°47'49" E ALONG THE SOUTH LINE OF SAID PARCEL FOR A DISTANCE OF 1309.89 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF SAID PARCEL, SAID POINT ALSO BEING ON THE EAST LINE OF THE NW1/4 OF SAID SECTION 23; THENCE S 00°10'27" W ALONG SAID EAST LINE FOR A DISTANCE OF 2430.30 FEET TO THE POINT OF BEGINNING. SAID PARCEL HAVING AN AREA OF 583.13 ACRES, MORE OR LESS.

BASIS OF BEARINGS = S 00°10'27" W ALONG THE EAST LINE OF THE NW1/4 OF SAID SECTION 23;

IN PARK COUNTY, WYOMING, UNDER THE NAME AND CAPTION OF COPPERLEAF SUBDIVISION, HAVE LAID OUT, PLATTED, AND CAUSED TO BE SUBDIVIDED THE LAND AS REPRESENTED ON THIS PLAT, AND BY THESE PRESENTS DO HEREBY DEDICATE TO AND FOR THE USE OF LOT OWNERS WITHIN THE SUBDIVISION FOREVER AND HEREAFTER THE ROADS AS LAID OUT AND DESIGNATED ON THIS PLAT 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.

THE ABOVE SUBDIVISION AS APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

AGREEMENT AND APPROVAL:

IN CONSIDERATION OF THE BOARD OF PARK COUNTY COMMISSIONERS' DETERMINATION OF THIS DIVISION OF LAND AS A "SUBDIVISION" AND "SUBDIVIDED LAND" AS SHOWN HEREON:

THE UNDERSIGNED 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.

THE UNDERSIGNED HEREBY FURTHER ACKNOWLEDGE AND STATE UNDER OATH THAT THEY ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON.

THE UNDERSIGNED HEREBY FURTHER AGREE THAT SHEETS 1 THROUGH 2 OF THIS PLAT WHEN RECORDED IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER ESTABLISHES VESTED PROPERTY RIGHTS.

THE UNDERSIGNED HEREBY AGREE TO ABIDE BY THE CONDITIONS AND STIPULATIONS CONTAINED HEREIN.

IN WITNESS WHEREOF, THE SAID OWNER WORTHINGTON GROUP OF WYOMING, LLC,
HAS CAUSED HIS NAME TO HEREON BE SUBSCRIBED THIS 4 DAY OF September 2007

[signature]
ROBERT R. KUDELSKI - PRESIDENT
WORTHINGTON GROUP OF WYOMING, LLC

ACKNOWLEDGMENT:

STATE OF WYOMING)
} SS
COUNTY OF PARK)

THE FOREGOING OWNER'S CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS
4 DAY OF September, 2007 BY ROBERT R. KUDELSKI

WITNESS MY HAND AND OFFICIAL SEAL:

(SEAL)

Holly J. Moen
NOTARY PUBLIC

HOLLY S. MOEN Notary Public — County of Park — State of Wyoming — My Commission Expires 9-30-10

MY COMMISSION EXPIRES:
September 30, 2010

MORTGAGEE STATEMENT

LENDER DESIRES TO HAVE THE PROPERTY DESCRIBED HEREIN PLATTED INTO LOTS WITH STREETS, UNDER AN ARRANGEMENT WHEREBY EACH LOT MAY BE RELEASED FROM THE MORTGAGE OF THE UNPAID BALANCE. LENDER HAS AN AGREEMENT WITH DEVELOPER AND CONSENTS, BY ITS SIGNATURE BELOW THROUGH ITS DULY AUTHORIZED REPRESENTATIVE, TO THE FILING OF THE FINAL PLAT AND SUBSEQUENT DEVELOPMENT AND SALE OF LOTS THEREIN.

SHOSHONE FIRST BANK, INC.

BY: Glenn R Ross, E.V.P.

PRINT NAME AND TITLE: Glenn R. Ross, Executive Vice President

I, Glenn R. Ross, DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE UNITED STATES OF AMERICA, THAT I AM THE WITHIN-NAMED AFFIANT, THAT I HAVE READ THE ABOVE AND FOREGOING DECLARATION AND STATEMENT, THAT I KNOW AND UNDERSTAND THE CONTENTS THEREOF AND THAT THIS DECLARATION AND STATEMENT IS TRUE AND CORRECT. IN ACCORDANCE WITH 28 U.S.C. § 1746, THIS INSTRUMENT IS INTENDED TO AND SHALL HAVE THE SAME FORCE AND EFFECT AS A SWORN DECLARATION, VERIFICATION, CERTIFICATE, STATEMENT, OATH OR AFFIDAVIT.

Glenn R. Ross, Executive Vice President

RECORDER'S ACCEPTANCE

THIS PLAT WAS ACCEPTED FOR FILING IN THE OFFICE OF THE PARK COUNTY CLERK AND RECORDER ON THIS 21 DAY OF September, 2007 AND FILED FOR RECORD AT Cab I [illegible] UNDER RECEPTION NUMBER 2007-7162

[signature]
PARK COUNTY CLERK AND RECORDER (SEAL)

STATE OF WYOMING — COUNTY CLERK — PARK COUNTY

PLANNING COMMISSION RECOMMENDATION

THE PARK COUNTY PLANNING AND ZONING COMMISSION RECEIVED NO OBJECTIONS OR HAS HEARD ALL OBJECTIONS TO THE PROPOSED SUBDIVISION AND HEREBY RECOMMENDS THIS PLAT FOR APPROVAL.

Alan L. Siggins
CHAIRMAN

ATTEST:

[signature] DATE: 9/24/07
PARK COUNTY PLANNING AND ZONING COMMISSION SECRETARY

BOARD OF COUNTY COMMISSIONERS APPROVAL AND SUBDIVISION PERMIT

THIS PLAT IS HEREBY APPROVED AND THE SUBDIVISION PERMIT GRANTED BY THE BOARD OF COUNTY COMMISSIONERS OF PARK COUNTY, WYOMING, THIS 14 DAY OF March, 2006 (Jolla-1017)

Marie Fontaine
CHAIRMAN

ATTEST:

[signature] DATE: 9/24/07
PARK COUNTY CLERK

STATE OF WYOMING — COUNTY CLERK — PARK COUNTY

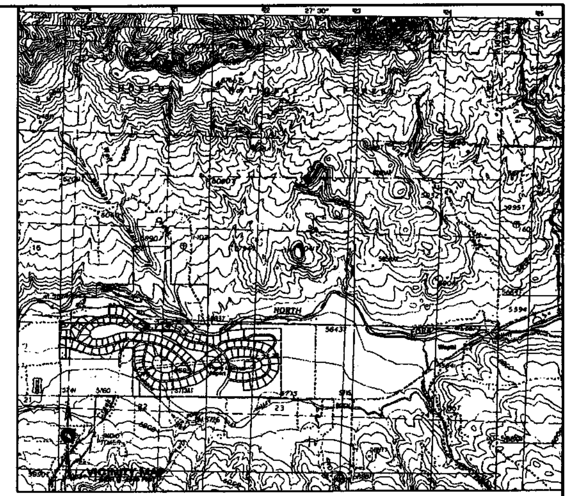
SURVEYOR'S CERTIFICATE

I, PAUL R.CAMPBELL, BEING A REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT AND SURVEY OF COPPERLEAF SUBDIVISION WAS MADE BY ME AND 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.

WYOMING L.S. REGISTRATION NO.: 2571

Paul R. Campbell

Professional Land Surveyor — PAUL R. CAMPBELL — 2571 — Date 08/30/07 — WYOMING



PLATTING CONDITIONS

RIGHT-OF-WAY: THE USE OF ALL PLATTED ROADS FOR INGRESS AND EGRESS FOR SERVICE, LAW ENFORCEMENT AND EMERGENCY VEHICLES IS GRANTED FOR ANY AND ALL RELATED PURPOSES OVER, ACROSS, ON, AND THROUGH ALL ROADS NOW PLATTED OR HEREAFTER ESTABLISHED BY CONSENT OF THE PARK COUNTY BOARD OF COUNTY COMMISSIONERS.

DRIVEWAYS: DRIVEWAY GRADES IN EXCESS OF 10% SHALL BE PROHIBITED AND DRIVEWAYS WITH AN 8-10% AVERAGE GRADE SHALL BE NO GREATER THAN 50 FEET IN LENGTH. THE MINIMUM INSIDE TURNING RADIUS AT ANY POINT OF ANY DRIVEWAY SHALL BE 30 FEET.

EROSION CONTROL: ALL SOILS EXPOSED BY EXCAVATION OR 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 1 1/2:1 (ONE AND ONE-HALF UNITS OF HORIZONTAL LENGTH TO ONE UNIT OF VERTICAL LENGTH).

COUNTY, STATE AND OTHER REGULATIONS: TO THE EXTENT THAT APPLICABLE COUNTY OR OTHER APPLICABLE GOVERNMENTAL REGULATIONS, RULES, OR LAWS CONFLICT WITH THE TERMS HEREIN, SUCH APPLICABLE GOVERNMENT REGULATIONS, RULES OR LAWS SHALL SUPERCEDE AND GOVERN.

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.

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.

REVISION AND/OR AMENDMENT: THE CONDITIONS AND TERMS HEREIN, SHALL NOT BE WAIVED, ABANDONED, TERMINATED, NOR AMENDED EXCEPT BY CONSENT OF THE PARK COUNTY BOARD OF COUNTY COMMISSIONERS.

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.

SALE OF LOTS OR SUBDIVISION IMPROVEMENTS AGREEMENT: 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 PLANNING COORDINATOR OR BOARD OF COUNTY COMMISSIONERS HAS AUTHORIZED SAID CONVEYANCE; OR B) A PERFORMANCE BOND, LETTER OF CREDIT, OR OTHER SUFFICIENT FINANCIAL COMMITMENT IS POSTED TO ASSURE THAT ALL OF THE FACILITIES PROPOSED SHALL BE COMPLETED.

VACATION: THIS SUBDIVISION MAY BE VACATED OR PARTIALLY VACATED PURSUANT TO APPLICABLE STATE LAW OR COUNTY RULES AND REGULATIONS.

FUTURE SUBDIVISION: NO FURTHER SUBDIVISION OF THE PLATTED HOMESITES, LOTS OR TRACTS W,S,R & O WILL BE PERMITTED; FURTHERMORE, TRACTS W,S,R & O ARE NOT CREATED FOR THE IMMEDIATE OR FUTURE PURPOSE OF RESIDENTIAL USE OR SALE AND ARE INTENDED ONLY FOR THE BENEFICIAL USE OF THE PROPERTY OWNERS' ASSOCIATION.

FEE PAYING MEMBERSHIP IN A PROPERTY OWNERS ASSOCIATION: FEE PAYING MEMBERSHIP IN A PROPERTY OWNERS' ASSOCIATION OR HOMEOWNERS' ASSOCIATION OR OTHER COMMON ENTITY SHALL BE REQUIRED OF ALL LOT PURCHASERS. ORGANIZATIONAL DOCUMENTS FOR SUCH AN ENTITY SHALL ASSURE PAYMENT OF ADEQUATE FEES TO ACCOMPLISH THE MAINTENANCE OF COMMON ROADS AND FACILITIES IN A SAFE AND REASONABLE MANNER. SUCH AN ENTITY SHALL BE GRANTED LEGAL AUTHORITY TO PERFORM SUCH TASKS.

ROAD CONSTRUCTION AND ACCEPTANCE: PARK COUNTY SHALL NOT ACCEPT THE MAINTENANCE OF ANY ROAD AND BRIDGE WITHIN THE BOUNDARIES OF PLATTED SUBDIVISION UNTIL AND UNLESS THE SAME MEET ALL COUNTY ROAD AND BRIDGE SPECIFICATIONS AND ANY SPECIFICATION SET FORTH BY STATE STATUTE IN EFFECT AT THE TIME A PLAT ACCEPTANCE BY THE PARK COUNTY BOARD OF COUNTY COMMISSIONERS. THE PARK COUNTY BOARD OF COUNTY COMMISSIONERS SHALL DETERMINE WHETHER TO ACCEPT MAINTENANCE.

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.

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.

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.

PURSUANT TO THE WYOMING CONDOMINIUM ACT, WYOMING STATUTES, SECTIONS 34-20-101 ET SEQ. (LEXISNEXIS 2007) AND AS SUCH ACT SHALL BE HEREINAFTER AMENDED TO GRANT ADDITIONAL RIGHTS TO THE GRANTOR, DECLARATION IS HEREBY MADE THAT CONDOMINIUM OWNERSHIP IS CREATED HEREBY AND AS SHOWN ON TRACT F OF THIS PLAT, WHICH CONDOMINIUM OWNERSHIP SHALL CONSIST OF BOTH COMMON ELEMENTS AND INDIVIDUALLY OWNED AIR SPACE. FOR TAXATION PURPOSES, COMMON ELEMENTS SHALL BE OWNED EQUALLY AND IN PRORATION TO THE 24 INDIVIDUAL UNITS. NOTHING CONTAINED IN THIS DECLARATION SHALL BE CONSTRUED TO LIMIT THE RIGHTS OF THE GRANTOR OR THE INDIVIDUAL CONDOMINIUM BEYOND THE REQUIREMENTS SET FORTH IN W.S. SEC. 34-20-101 ET SEQ.

FINAL PLAT
COPPERLEAF SUBDIVISION