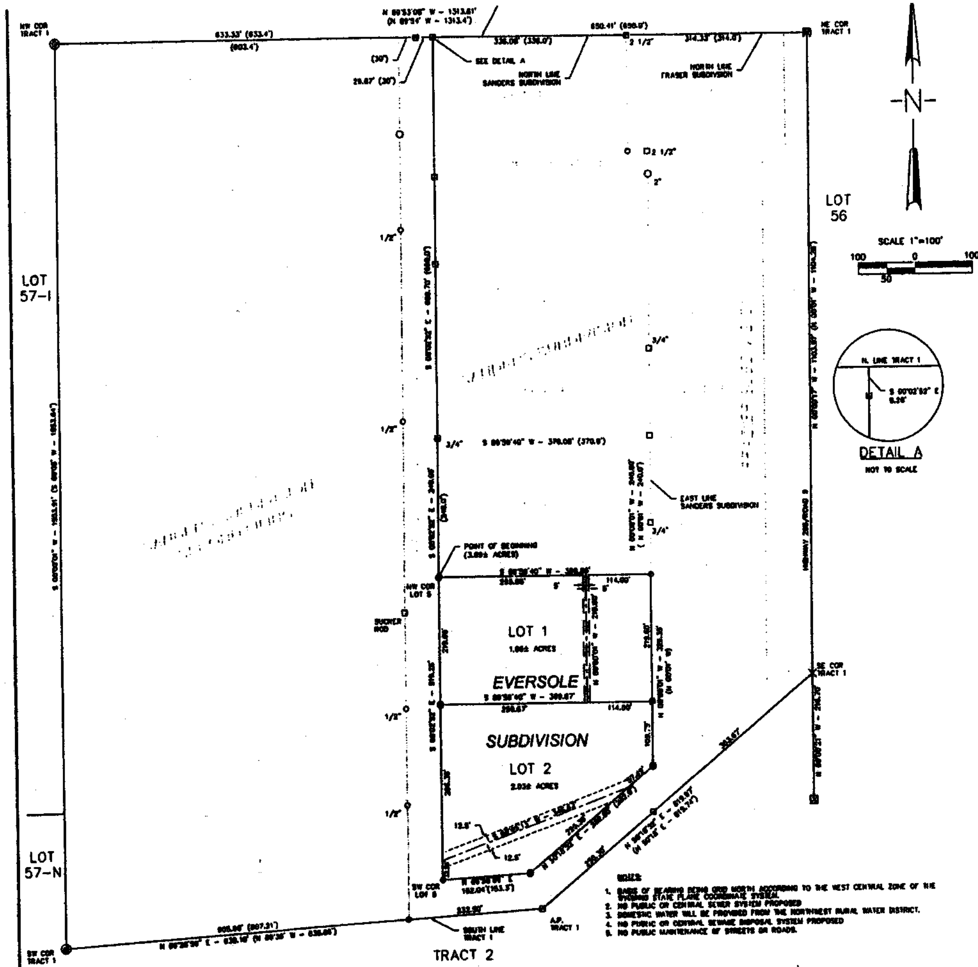
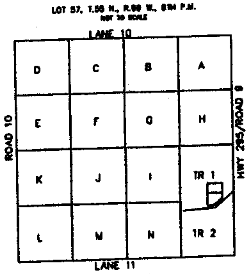


NOTES:

1. BASIS OF BEARING BEING GRID NORTH ACCORDING TO THE WEST CENTRAL ZONE OF THE WYOMING STATE PLANE COORDINATE SYSTEM.
2. NO PUBLIC OR CENTRAL SEWER SYSTEM PROPOSED
3. DOMESTIC WATER WILL BE PROVIDED FROM THE NORTHWEST RURAL WATER DISTRICT.
4. NO PUBLIC OR CENTRAL SEWAGE DISPOSAL SYSTEM PROPOSED
5. NO PUBLIC MAINTENANCE OF STREETS OR ROADS.

VICINITY MAP

LOT 57, T.55 N., R.99 W., 6TH P.M.
NOT TO SCALE



LEGEND

- ◎ 3" BRASS CAP FOUND
- ● 1 1/2" ALUMINUM CAP SET ON A 24"x 5/8" REBAR INSCRIBED PLS 5134
- ○ ALUMINUM CAP FOUND (1 1/2" UNLESS OTHERWISE NOTED)
- o REBAR FOUND (5/8" UNLESS OTHERWISE NOTED)
- ▫ IRON PIPE FOUND (1" UNLESS OTHERWISE NOTED)
- ⊠ RAILROAD SPIKE FOUND
- X CALCULATED POSITION OF CORNER
- ( ) PARENTHESIS INDICATES RECORD BEARING AND/OR DISTANCE
- —— - —— PROPOSED EASEMENT CENTERLINE
- — — — PROPOSED BURIED UTILITY EASEMENT BOUNDARY
- ---- ---- PROPOSED IRRIGATION EASEMENT BOUNDARY

A parcel of land being a portion of Lot 5 of the Sanders Subdivision, Park County, Wyoming, recorded as Plat Book E, Page 93 at the Park County Clerk and Recorder's Office in Cody, Wyoming, in accordance with the Warranty Deed recorded in Book 248, Page 728 at the said Clerk and Recorder's Office, said parcel being more particularly described as follows:

Commencing at the Northeast corner of Tract 1, Lot 57, T.55N., R.99W., 6th P.M., Park County, Wyoming, being a railroad spike found; thence, N 89°53'08"W (recorded as N 89°54'W), along the North line of said Tract 1, being coincident with the North line of the Frasier Subdivision, recorded a Plat Book E, Page 67 at said Clerk and Recorder's Office, and also coincident with the North line of said Sanders Subdivision, 650.41 feet (recorded as 650.0); thence, S 00°02'52"E, 0.28 feet, to a 1 inch iron pipe found; thence, continue S 00°02'52"E, along the right-of-way line of the private road (Vail Road), 689.70 feet (recorded as 690.0 feet), to a 3/4 inch iron pipe found at the Northwest corner of said Lot 5; thence, continue S 00°02'52"E, along the said right-of-way line 240.00 feet, to a 1½ inch aluminum cap set at the POINT OF BEGINNING of this description:

Thence, from said Point of Beginning, continue S 00°02'52"E, along said right-of-way line 519.26 feet, to a 5/8 inch rebar found at the Southwest corner of said Lot 5; thence, N 86°28'59"E, along the said right-of-way line, parallel with the South line of said Tract 1, 152.04 feet (recorded as 153.3 feet), to a 1½ inch aluminum cap set; thence, N 50°18'58"E, along the said right-of-way line parallel with the South line of said Tract 1, 282.89 feet (recorded as 282.0 feet), to a 1½ inch aluminum cap set; thence, N 00°00'01"W (recorded as N 00°01'W), along the East line of said Sanders Subdivision, also being coincident with the West line of said Frasier Subdivision, 329.35 feet, to a 5/8 inch rebar found; thence, S 89°39'40"W, parallel with the North line of said Lot 5, 369.83 feet, to the Point of Beginning of this description, containing 3.89 acres, more or less, and subject to all easements, rights-of-way, and restrictions of record.

In Park County, Wyoming, under the name and style of " EVERSOLE SUBDIVISION" 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, the rights-of-way 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 Milford Wayne Eversole and Mary Susan Eversole have caused their names to hereon be subscribed this 4th day of, May, 2004.

Milford Wayne Eversole (signature)
Milford Wayne Eversole

Mary Susan Eversole (signature)
Mary Susan Eversole

Acknowledgment:

State of Wyoming, County of Park

The foregoing was acknowledged before me this 4th day of May, 2004, by Milford Wayne Eversole and Mary Susan Eversole.
Witness my hand and official seal:

Deana M. Slater (signature)
Signature

Notary (printed name)

My commission expires May 15, 2007

AGREEMENT AND APPROVAL:

In consideration of the Park 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 sheet 1 of 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.

Witness my hand and official seal:

In witness whereof, the said owners Milford Wayne Eversole and Mary Susan Eversole have caused their names to hereon be subscribed this 4th day of, May, 2004.

Milford Wayne Eversole (signature)
Milford Wayne Eversole

Mary Susan Eversole (signature)
Mary Susan Eversole

Acknowledgment:

State of Wyoming, County of Park

The foregoing owner's certificate was acknowledged before me this 4th day of May, 2004, by Milford Wayne Eversole and Mary Susan Eversole.

Witness my hand and official seal:

Deana M. Slater (signature)
Signature

Notary (printed name)

My commission expires May 15, 2007

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.

(signature)
Chairman

ATTEST: Karen Carter (signature) April 6, 2004
Park County Planning and Zoning Commission Secretary — Date

BOARD OF COUNTY COMMISSIONERS APPROVAL

This plat is hereby approved by the Board of County Commissioners of Park County, Wyoming this ____ day, of ________, 2004.

ATTEST: Timothy J. Morrison (signature)
Chairman

ATTEST: Karen Carter (signature) April 6, 2004
Park County Clerk — Date

STATE OF WYOMING — COUNTY CLERK — PARK COUNTY

RECORDERS ACCEPTANCE

This plat was accepted for filing in the Office of the Park County Clerk and recorded on this 21st day of June, 2004, and filed for record at 8:11 A.M. under Document Number 2004-4510

in Plat Cabinet G at Page 176

KAREN CARTER
Park County Clerk and Recorder

Christine Eck (signature)
BY: DEPUTY CLERK

SURVEYOR'S STATEMENT

I, Randall S. Steiner, being a registered land surveyor in the State of Wyoming, do hereby state that this plat and survey of "EVERSOLE SUBDIVISION" was made by Scott H. Lewis and David R. Coffey, both Professional Engineers and Land Surveyors-in-Training, and under my supervision and that this plat is accurate to the best of my knowledge and in compliance with all State and County statutory provisions and regulations.

Dated this 7 day of May, 2004.

(signature) (Seal)
Wyoming PLS Registration No. 5134

PLATTING CONDITIONS

1. 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.

2. 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.

3. 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.

4. VACATION. This subdivision may be vacated or partially vacated pursuant to applicable State law or County rules and regulations.

5. 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 without approval of the County.

6. 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.

7. 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.

8. 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.

INBERG-MILLER ENGINEERS
420 Ahsa Road
Powell, WY 82435
(307)754-7110
DRAWN BY DRC
11124-P8
2/6/04

INBERG-MILLER ENGINEERS — IME — QUALITY SOLUTIONS THROUGH TEAMWORK

PLAT OF
EVERSOLE SUBDIVISION
Being a portion of
Lot 5 of SANDERS SUBDIVISION in
Tract 1, Lot 51, T.55 N., R.99 W., 6th P.M.
PARK COUNTY, WYOMING
Sheet 1 of 1