

RIO VERDE
ENGINEERING
PINEDALE, WYOMING

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DRAWN BY: MTJ DATE: AUGUST 1, 2024 JOB NO. 5108

LEGEND

- FOUND PLSS MONUMENT OF RECORD
- FOUND 2" ALUMINUM CAP STAMPED PE & LS 2612
- FOUND 1-1/2" ALUMINUM CAP STAMPED PE & LS 2612
- POINT CALCULATED; NOT FOUND OR SET
- (R) RECORD BEARING AND DISTANCE; ALL OTHERS MEASURED
- SECTION BOUNDARY LINE
- MID-SECTION BOUNDARY LINE
- SUBJECT PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- EASEMENT CENTERLINE
- EASEMENT BOUNDARY LINE
- HIGHWAY RIGHT-OF-WAY BOUNDARY LINE
- HOBACK RIVER - NORMAL HIGH WATER INUNDATION LIMITS

LINE TABLE		
LINE #	DIRECTION	LENGTH (FT)
L1	S82° 03' 09"E	151.20
L2	N87° 12' 33"E	94.01
L3	S83° 11' 29"E	92.78
L4	N83° 32' 05"E	70.40
L5	N70° 06' 34"E	167.73
L6	S53° 00' 06"E	20.66
L7	S33° 46' 18"E	47.86
L8	S84° 10' 35"E	19.90
L9	S30° 27' 55"E	80.00

LISTING REPORT W30713LR

SCHEDULE B EXCEPTIONS:

- Right of way, including the terms and conditions contained therein, as granted to the United States of America for roadway, recorded September 16, 1943, as Book 6 of Deeds, Page 238, Official Records. **B6P238**
- An easement over said land for communication facilities and incidental purposes, as granted to The Mountain States Telephone and Telegraph Company, recorded June 2, 1971, as Book 10, Page 342, Official Records. **B10P342**
- An easement over said land for electric distribution circuits and incidental purposes, as granted to Lower Valley Power and Light, Inc., recorded September 26, 1973, as Book 28, Page 16, Official Records. **B28P16**
- An easement upon the terms, conditions and provisions contained therein for the purpose shown below and rights incidental thereto as set out in a document recorded November 4, 1992, as Book 260, Page 793, Official Records: Purpose: access and utility easement **B260P793**
- An easement upon the terms, conditions and provisions contained therein for the purpose shown below and rights incidental thereto as set out in a document recorded October 13, 1993, as Book 278, Page 92, Official Records: Purpose: establishment and maintenance of access and utility easement **B278P92**
- Easement and Judgment, including terms and conditions contained therein, as granted to Regents of the University of Michigan, a Michigan Constitutional Corporation for Roadway for ingress and egress, recorded January 8, 1998, as Book 347, Page 6; Book 347, Page 14, Official Records. **B347P6**
- An agreement by and between Charles L. Peet and Steven B. Gabrielson and Mary L. Gabrielson, for that Ditch Easement and Maintenance Agreement including the terms and conditions thereof, recorded December 19, 2000, as Book 411, Page 860, Official Records. **B411P860**

And that Easement and Maintenance Agreement & Abandonment of Prior Easement & Original Easement, recorded February 28, 2019, as (instrument) 0965151 Official Records. **965151**

And that Assignment of Easement and Maintenance Agreement, recorded March 4, 2019, as (instrument) 0965292 Official Records. **965292**

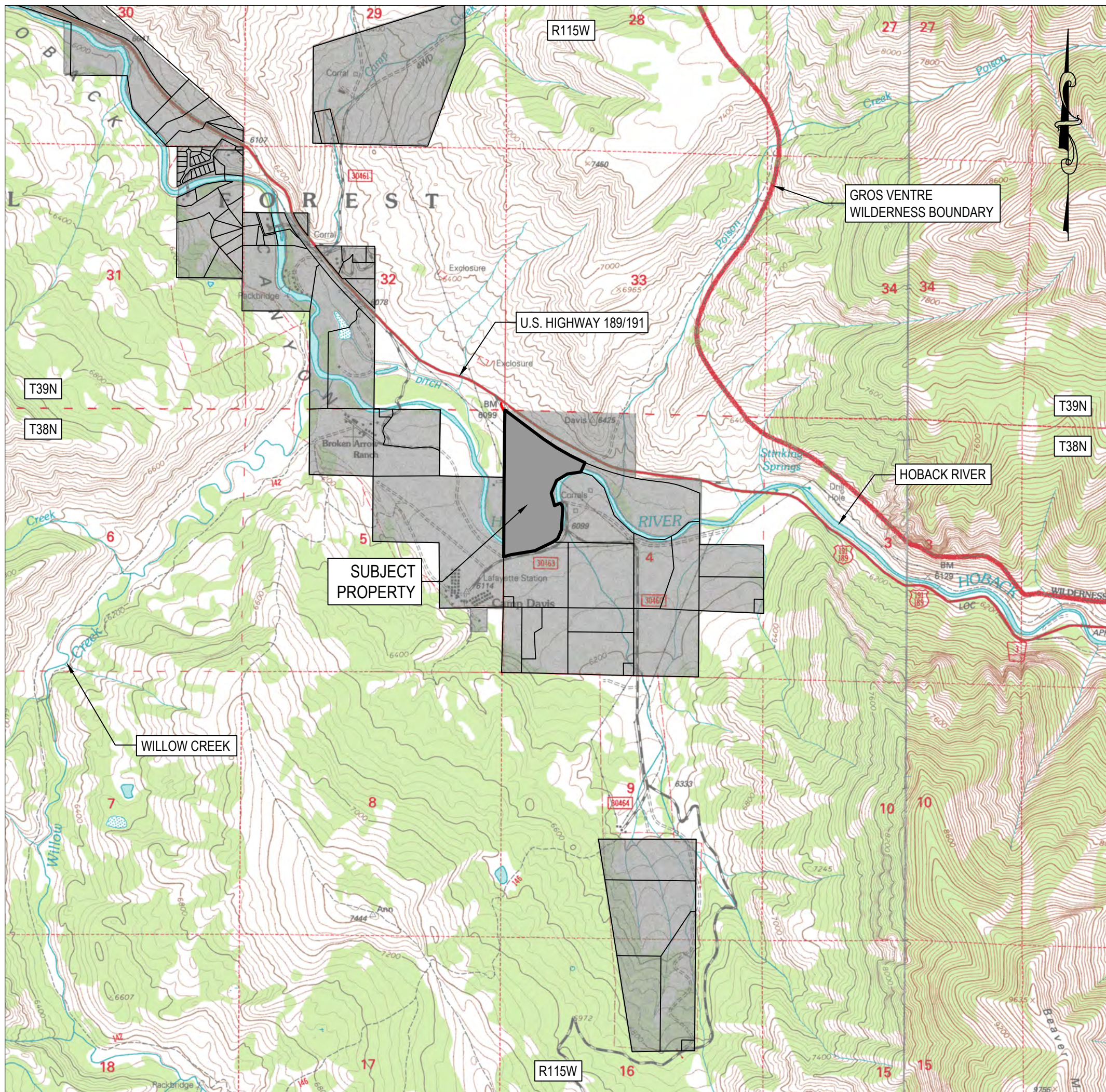
CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
) SS.
COUNTY OF SUBLETTE)

I, MICHAEL T. JACKSON OF PINEDALE, WYOMING, HEREBY CERTIFY THAT THIS MAP OR SURVEY WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION BY JON K. HITTLE DURING JULY, 2024, AND FROM THAT PARTICULAR LISTING REPORT No. W-30713LR, DATED JULY 9, 2024, AS PROVIDED TO RIO VERDE ENGINEERING; AND THAT THIS MAP OF SURVEY CORRECTLY REPRESENTS A TRACT OF LAND LOCATED IN THE E/2NW/4, NE/4NW/4, AND NW/4SW/4 OF SECTION 4, T.38N., R.115W., 6TH P.M., TETON COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED AT BOOK 694, PAGE 1051 IN THE OFFICE OF THE CLERK OF TETON COUNTY, WYOMING;

SAID TRACT CONTAINS 65.91 ACRES, MORE OR LESS; AND THAT ALL POINTS AND CORNERS ARE MONUMENTED AS SHOWN HEREON.

MICHAEL T. JACKSON
WYOMING PELS 13594



VICINITY MAP
SCALE: 1"=2,000'

SURVEYOR'S NOTE

- A PORTION OF THE DEPICTED BOUNDARY LINE OF THE SUBJECT PROPERTY IS DEFINED BY THE THREAD OF THE HOBACK RIVER. THE BEARINGS AND DISTANCES DENOTED ON THIS MAP OF SURVEY ARE BASED ON RECORD MEASUREMENTS OF SAID THREAD FOR PURPOSES OF ACREAGE APPROXIMATION ONLY. THE ACTUAL BOUNDARY IS THE THREAD OF THE REFERENCED HOBACK RIVER, AS DESCRIBED IN BOOK 694, PAGE 1051 IN THE OFFICE OF THE CLERK OF TETON COUNTY, WYOMING.
- WHERE EASEMENT AND RIGHT-OF-WAY SIDELINES ARE NOT ANNOTATED, SAID SIDELINES ARE PARALLEL WITH AND OFFSET FROM CENTERLINES OR ADJACENT SIDELINES, THE WIDTHS OF WHICH ARE MORE PARTICULARLY DEPICTED HEREON.
- THE 10 FOOT WIDE UTILITY EASEMENT GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY, AS REFERENCED IN **10P342** UNDER THE PROVIDED LISTING REPORT (W30713LR), IS ILLEGIBLE AND THEREFORE, COULD NOT BE RELIABLY DEPICTED ON THIS MAP OF SURVEY.

-MAP OF SURVEY- PEET REVOCABLE TRUST PROPERTY

A 65.91 ACRE PARCEL OF LAND
LOCATED IN THE
E/2NW/4, NE/4NW/4, AND NW/4SW/4 OF SEC. 4,
T.38N., R.115W., 6TH P.M.,
TETON COUNTY, WYOMING