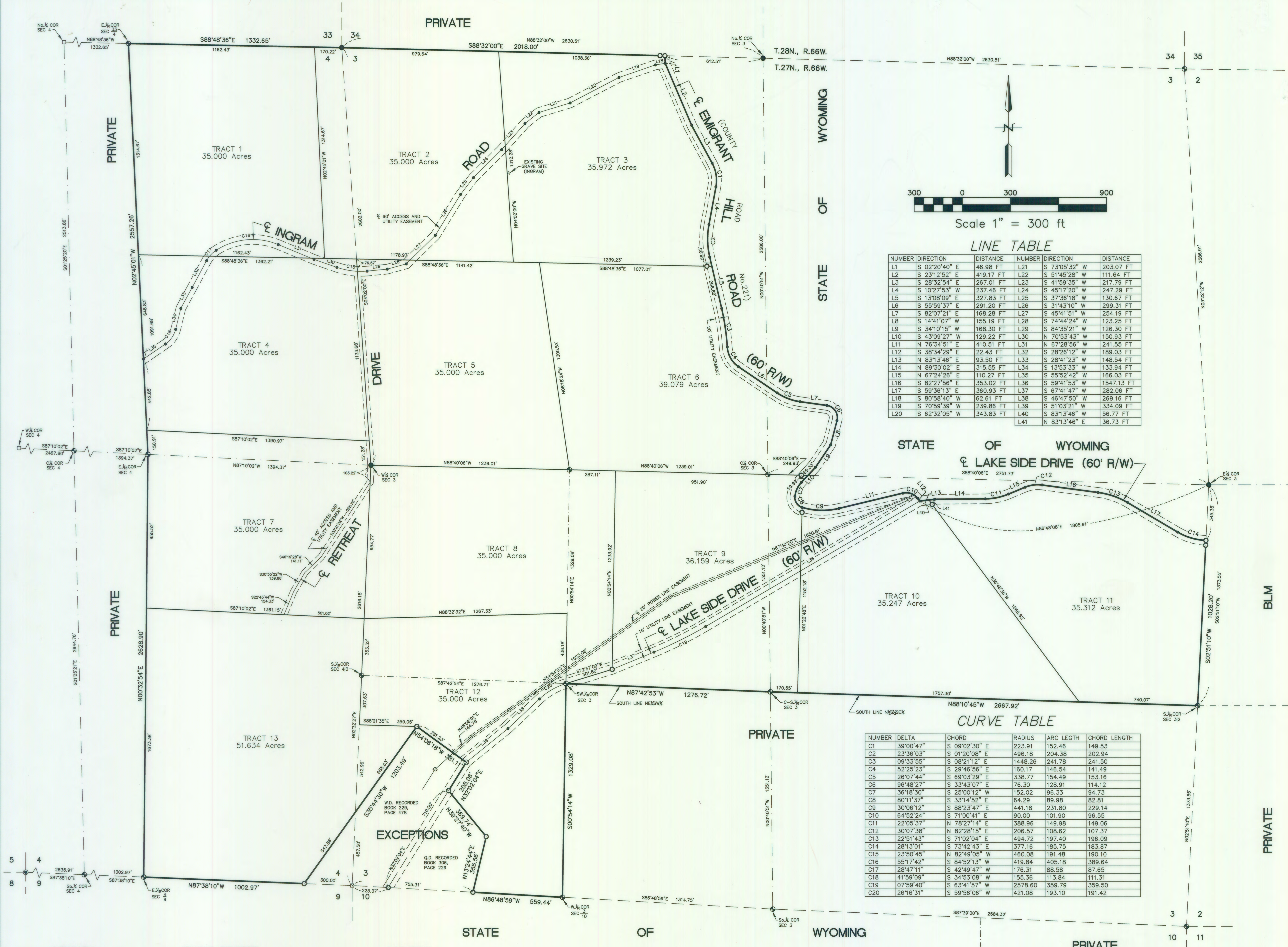
NO PROPOSED DOMESTIC WATER SOURCE
NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM



LINE TABLE

NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	S 02°20'40" E	46.98 FT	L21	S 73°05'32" W	203.07 FT
L2	S 23°12'52" E	419.17 FT	L22	S 51°45'28" W	111.64 FT
L3	S 28°32'54" E	267.01 FT	L23	S 41°59'35" W	217.79 FT
L4	S 10°27'53" W	237.46 FT	L24	S 45°17'20" W	247.29 FT
L5	S 13°08'09" E	327.83 FT	L25	S 37°36'18" W	130.67 FT
L6	S 55°59'37" E	291.20 FT	L26	S 31°43'10" W	299.31 FT
L7	S 82°07'21" E	168.28 FT	L27	S 45°41'51" W	254.19 FT
L8	S 14°41'07" W	155.19 FT	L28	S 74°44'24" W	123.25 FT
L9	S 34°10'15" W	168.30 FT	L29	S 84°35'21" W	126.30 FT
L10	S 43°09'27" W	129.22 FT	L30	N 70°53'43" W	150.93 FT
L11	N 76°34'51" E	410.51 FT	L31	N 67°28'56" W	241.55 FT
L12	S 38°34'29" E	22.43 FT	L32	S 28°26'12" W	189.03 FT
L13	N 83°13'46" E	93.50 FT	L33	S 28°41'23" W	148.54 FT
L14	N 89°30'02" E	315.55 FT	L34	S 13°53'33" W	133.94 FT
L15	N 67°24'26" E	110.27 FT	L35	S 55°52'42" W	166.03 FT
L16	S 82°27'56" E	353.02 FT	L36	S 59°41'53" W	1547.13 FT
L17	S 59°36'13" E	360.93 FT	L37	S 67°41'47" W	282.06 FT
L18	S 80°58'40" W	62.61 FT	L38	S 46°47'50" W	269.16 FT
L19	S 70°59'39" W	239.86 FT	L39	S 51°03'21" W	334.09 FT
L20	S 62°32'05" W	343.83 FT	L40	S 83°13'46" W	56.77 FT
			L41	N 83°13'46" E	36.73 FT

CURVE TABLE

NUMBER	DELTA	CHORD	RADIUS	ARC LEGTH	CHORD LENGTH
C1	39°00'47"	S 09°02'30" E	223.91	152.46	149.53
C2	23°36'03"	S 01°20'08" E	496.18	204.38	202.94
C3	09°33'55"	S 08°21'12" E	1448.26	241.78	241.50
C4	52°25'23"	S 29°46'56" E	160.17	146.54	141.49
C5	26°07'44"	S 69°03'29" E	338.77	154.49	153.16
C6	96°48'27"	S 33°43'07" E	76.30	128.91	114.12
C7	36°18'30"	S 25°00'12" W	152.02	96.33	94.73
C8	80°11'37"	S 33°14'52" E	64.29	89.98	82.81
C9	30°06'12"	S 88°23'47" E	441.18	231.80	229.14
C10	64°52'24"	S 71°00'41" E	90.00	101.90	96.55
C11	22°05'37"	N 78°27'14" E	388.96	149.98	149.06
C12	30°07'38"	N 82°28'15" E	206.57	108.62	107.37
C13	22°51'43"	S 71°02'04" E	494.72	197.40	196.09
C14	28°13'01"	S 73°42'43" E	377.16	185.75	183.87
C15	23°50'45"	N 82°49'05" W	460.08	191.48	190.10
C16	55°17'42"	S 84°52'13" W	419.84	405.18	389.64
C17	28°47'11"	S 42°49'47" W	176.31	88.58	87.65
C18	41°59'09"	S 34°53'08" W	155.36	113.84	111.31
C19	07°59'40"	S 63°41'57" W	2578.60	359.79	359.50
C20	26°16'31"	S 59°56'06" W	421.08	193.10	191.42

DESCRIPTION

A tract of land situated in Lots 3 and 4, S½NW¼, S½NE¼, and the S½ of Section 3; the E½E½ of Section 4, all in Township 27 North, Range 66 West, of the 6th P.M., Platte County, Wyoming, more particularly described as follows:

Beginning at the northwest corner of said Section 3; thence S.88°32'00"E., along the north line of said Section 3, a distance of 2018.00 feet to the centerline of Emigrant Hill Road; thence southerly and easterly along the centerline of Emigrant Hill Road and Lake Side Drive the following 31 courses; S.02°20'40"E., a distance of 46.98 feet; thence S.23°12'52"E., a distance of 419.17 feet; thence S.28°32'54"E., a distance of 267.01 feet; thence southerly a distance of 152.46 feet along a curve concave to the west, having a radius of 223.91 feet and a central angle of 39°00'47" (chord bearing of S.09°02'30"E., 149.53 feet); thence S.10°27'53"W., a distance of 237.46 feet; thence southerly a distance of 204.38 feet along a curve concave to the east, having a radius of 496.18 feet and a central angle of 23°36'03" (chord bearing of S.01°20'08"E., 202.94 feet); thence S.13°08'09"E., a distance of 327.83 feet; thence southeasterly a distance of 241.78 feet along a curve concave to the west, having a radius of 1448.26 feet and a central angle of 09°33'55" (chord bearing of S.08°21'12"E., 241.50 feet); thence southeasterly a distance of 146.54 feet along a curve concave to the northeast, having a radius of 160.17 feet and a central angle of 52°25'23" (chord bearing of S.29°46'56"E., 141.49 feet); thence S.55°59'37"E., a distance of 291.20 feet; thence southeasterly a distance of 154.49 feet along a curve concave to the northeast, having a radius of 338.77 feet and a central angle of 26°07'44" (chord bearing of S.69°03'29"E., 153.16 feet); thence S.82°07'21"E., a distance of 168.28 feet; thence southeasterly a distance of 128.91 feet along a curve concave to the southwest, having a radius of 76.30 feet and a central angle of 96°48'27" (chord bearing of S.33°43'07"E., 114.12 feet); thence S.14°41'07"W., a distance of 155.19 feet; thence S.34°10'15"W., a distance of 168.30 feet; thence S.43°09'27"W., a distance of 129.22 feet; thence southwesterly a distance of 96.33 feet along a curve concave to the southeast, having a radius of 152.02 feet and a central angle of 36°18'30" (chord bearing of S.25°00'12"W., 94.73 feet); thence southeasterly a distance of 89.98 feet along a curve concave to the northeast, having a radius of 64.29 feet and a central angle of 80°11'37" (chord bearing of S.33°14'52"E., 82.81 feet); thence easterly a distance of 231.80 feet along a curve concave to the north, having a radius of 441.18 feet and a central angle of 30°06'12" (chord bearing of S.88°23'47"E., 229.14 feet); thence N.76°34'51"E., a distance of 410.51 feet; thence southeasterly a distance of 101.90 feet along a curve concave to the southwest, having radius of 90.00 feet and a central angle of 64°52'24" (chord bearing of S.71°00'41"E., 96.55 feet); thence S.38°34'29"E., a distance of 22.43 feet; thence N.83°13'46"E., a distance of 93.50 feet; thence N.89°30'02"E., a distance of 315.55 feet; thence northeasterly a distance of 149.98 feet along a curve concave to the northwest, having radius of 388.96 feet and a central angle of 22°05'37" (chord bearing of N.78°27'14"E., 149.06 feet); thence N.67°24'26"E., a distance of 110.27 feet; thence easterly a distance of 108.62 feet along a curve concave to the south, having a radius of 206.57 feet and a central angle of 30°07'38" (chord bearing of N.82°28'15"E., 107.37 feet); thence S.82°27'56"E., a distance of 353.02 feet; thence southeasterly a distance of 197.40 feet along a curve concave to the southwest, having a radius of 494.72 feet and a central angle of 22°51'43" (chord bearing of S.71°02'04"E., 196.09 feet); thence S.59°36'13"E., a distance of 360.93 feet; thence southeasterly a distance of 185.75 feet along a curve concave to the northeast, having a radius of 377.16 feet and a central angle of 28°13'01" (chord bearing of S.73°42'43"E., 183.87 feet) to the east line of said Section 3 from which the East Quarter corner of said Section 3 bears N.02°51'10"E. a distance of 345.35 feet; thence leaving said roads S.02°51'10"W., along the east line of said Section 3, a distance of 1028.20 feet to the southeast corner of the N½S½SE¼ of said Section 3; thence N.88°10'45"W., along the south line of said N½S½SE¼, a distance of 2667.92 feet to the southwest corner of said N½SE¼SE¼; thence N.87°42'53"W., along the south line of the NE¼SW¼ of said Section 3, a distance of 1276.72 feet to the southwest 1/16 corner of said Section 3; thence S.00°54'14"W., a distance of 1329.08 feet to the W 1/16 corner of said Section 3; thence N.86°48'59"W., along the south line of said Section 3, a distance of 559.44 feet to the southeast corner of that certain Quit Claim Deed recorded in Book 306 at Page 229 of Platte County Records; thence N.13°24'44"E., along the easterly line of said Quit Claim Deed, a distance of 355.56 feet; thence N.39°27'40"W., along the northerly line of said Quit Claim Deed, a distance of 369.74 feet to a point on the southeasterly line of that certain Warranty Deed recorded in Book 229 at Page 478 of Platte County Records; thence N,32°02'04"E., along said southeasterly line, a distance of 208.06 feet to the northeast corner of said Warranty Deed; thence N.54°06'18"W., along the northeasterly line of said Warranty Deed, a distance of 381.11 feet to the northwest corner of said Warranty Deed; thence S.35°44'30"W., along the northwesterly line of said Warranty Deed, a distance of 1203.49 feet to the south line of said Section 4 from which the southeast corner of said Section 4 bears S.87°38'10"E., a distance of 300.00 feet; thence N,.87°38'10"W., along the south line of said Section 4, a distance of 1002.97 feet to the southwest corner of said E½E½ of Section 4; thence N.00°32'54"E., along the west line of said E½E½, a distance of 2628.90 feet to the East 1/16 corner of said Section 4; thence N.02°45'01"W., along the west line of said E½E½, a distance of 2557.26 feet to the northwest corner of said E½E½; thence S.88°48'36"E., along the north line of said Section 4, a distance of 1332.65 feet to the point of beginning. Containing 478.403 acres more or less.

CERTIFICATE OF OWNERSHIP

KNOW ALL PERSONS BY THESE PRESENTS THAT: L & R Land and Cattle Company, LTD, a Wyoming Limited Liability Company, owner in fee simple of the land embraced on this Record of Survey for Guernsey Lake Retreat, hereby declares the subdivision of said land as it appears on this Record of Survey, to their free act and deed and in accordance with their desires and grant the easements as shown hereon by separate document and subject to the protective covenants, both filed contemporaneously herewith.

Ethel Rabel
Ethel Rabel, Member

ACKNOWLEDGEMENT

STATE OF WYOMING)
)SS
COUNTY OF LARAMIE)

The forgoing instrument was acknowledged before me this 30th day of May, 1996 by Ethel Rabel, member of L & R Land and Cattle Company, LTD.

CAROL T. STEIL : NOTARY PUBLIC
COUNTY OF LARAMIE — STATE OF WYOMING
COMMISSION EXPIRES JUNE 26, 1996

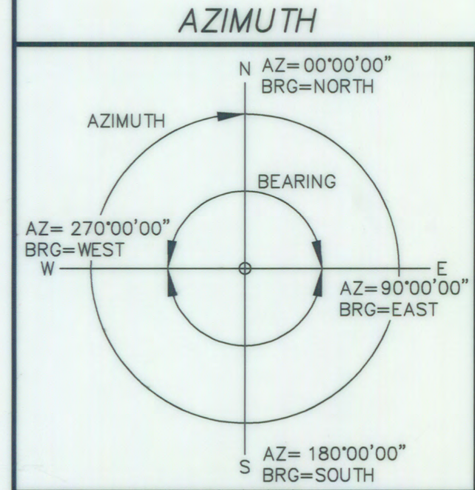
Carol T. Steil
Notary Public, Laramie County Wyoming
My Commission Expires 6-26-96

RECORD OF SURVEY FOR GUERNSEY LAKE RETREAT

A PORTION OF SECTION 3 AND THE E½E½ OF SECTION 4, T.27N., R.66W., 6th P.M., PLATTE COUNTY, WYOMING.

PREPARED MAY, 1996

AZIMUTH



FILING RECORD

Reception 502918

The State of Wyoming }
County of Platte } SS

This instrument was filed for record at 4:27 o'clock P.M, on the 30 day of May A.D. 19 96 and duly recorded in P/C 1 slot 158

County Clerk & Ex-Officio Register at Deeds

By Chris Kamurocher Deputy

NOTES

1.) Total Area = 478.403 Acres
2.) Basis of Bearing – The north line of Section 3, T.27N., R.66W., having a bearing of N.88°32'00"W.
3.) All tract corners monumented with a set ⅝"dia x 24" long rebar with 1½" aluminum cap stamped "SSS P.L.S. 2500".
4.) Subdivision Roads (Ingram Road and Retreat Drive) are to be privately constructed and maintained.
5.) There is a pending Resolution by the Platte County Commissioners to correct the description for Emigrant Hill Road and Lake Side Drive through this Record of Survey Boundary to be acted on by the Commissioners on June 4, 1996.

LEGEND

- ○ Set ⅝"dia x 24" long rebar with 1½" aluminum cap stamped "SSS P.L.S. 2500".
- ● Set 2½"dia x 30" long aluminum pipe with 3¼" aluminum cap stamped "STEIL SURVEYING SERVICES PLS 2500" and appropriate data.
- ◕ Set ¾"dia x 36" long rebar with 3¼" aluminum cap stamped "STEIL SURVEYING SERVICES P.L.S. 2500" and appropriate data.
- ⊗ Set chiseled "X".
- ⊡ Found GLO stone.
- • Course point no monument set.
- ◉ Found ¾" iron pipe.
- —E— Existing overhead power line
- ⊙ Existing power pole

Professional Land Surveyor JOHN A. STEIL 2500 WYOMING
Date 5-30-96

CERTIFICATE OF SURVEYOR

I, John A. Steil, Registered Professional Land Surveyor in the State of Wyoming, hereby certify, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct supervision; and that this map correctly shows the results of said survey and that the monuments found or set are as shown.

File name: C:/DWG/96098FN2

STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
1102 WEST 19th STREET P.O. BOX 2073
PH(307)634-7273 CHEYENNE, WY. 82003