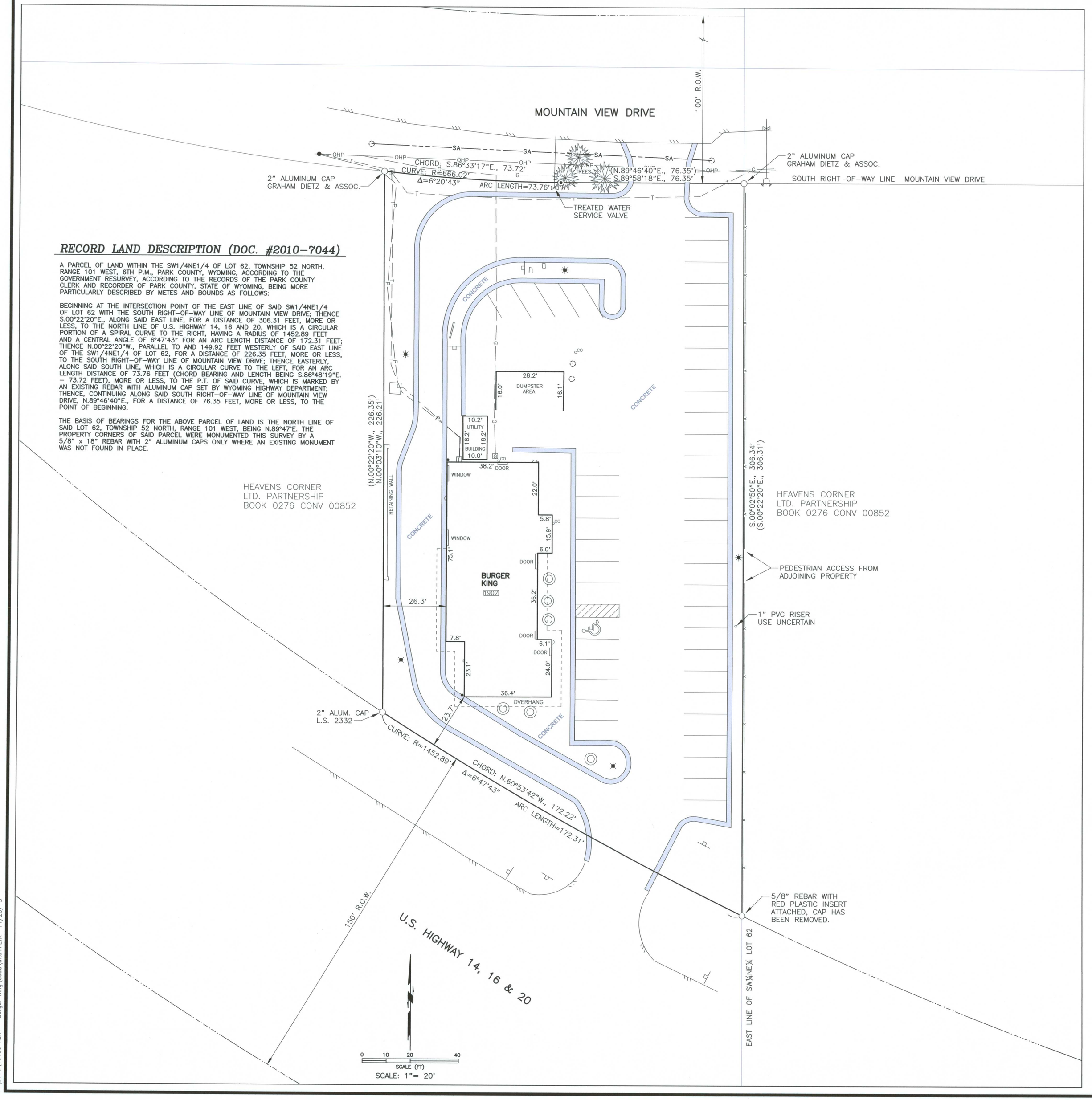


RECORD LAND DESCRIPTION (DOC. #2010-7044)

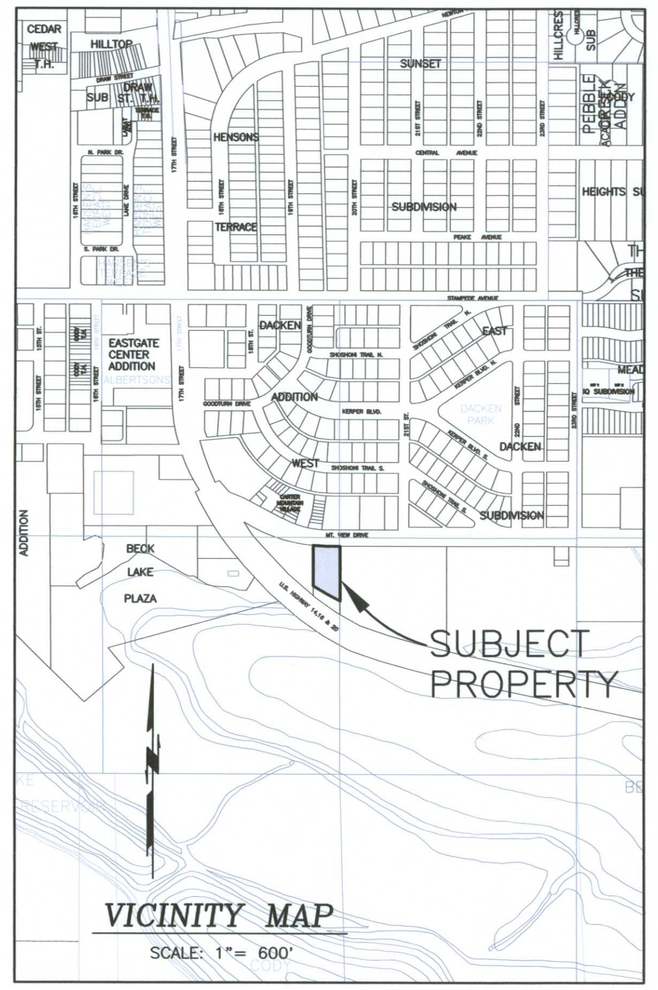
A PARCEL OF LAND WITHIN THE SW1/4NE1/4 OF LOT 62, TOWNSHIP 52 NORTH, RANGE 101 WEST, 6TH P.M., PARK COUNTY, WYOMING, ACCORDING TO THE GOVERNMENT RESURVEY, ACCORDING TO THE RECORDS OF THE PARK COUNTY CLERK AND RECORDER OF PARK COUNTY, STATE OF WYOMING, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE INTERSECTION POINT OF THE EAST LINE OF SAID SW1/4NE1/4 OF LOT 62 WITH THE SOUTH RIGHT-OF-WAY LINE OF MOUNTAIN VIEW DRIVE; THENCE S.00°22'20"E., ALONG SAID EAST LINE, FOR A DISTANCE OF 306.31 FEET, MORE OR LESS, TO THE NORTH LINE OF U.S. HIGHWAY 14, 16 AND 20, WHICH IS A CIRCULAR PORTION OF A SPIRAL CURVE TO THE RIGHT, HAVING A RADIUS OF 1452.89 FEET AND A CENTRAL ANGLE OF 6°47'43" FOR AN ARC LENGTH DISTANCE OF 172.31 FEET; THENCE N.00°22'20"W., PARALLEL TO AND 149.92 FEET WESTERLY OF SAID EAST LINE OF THE SW1/4NE1/4 OF LOT 62, FOR A DISTANCE OF 226.35 FEET, MORE OR LESS, TO THE SOUTH RIGHT-OF-WAY LINE OF MOUNTAIN VIEW DRIVE; THENCE EASTERLY, ALONG SAID SOUTH LINE, WHICH IS A CIRCULAR CURVE TO THE LEFT, FOR AN ARC LENGTH DISTANCE OF 73.76 FEET (CHORD BEARING AND LENGTH BEING S.86°48'19"E. - 73.72 FEET), MORE OR LESS, TO THE P.T. OF SAID CURVE, WHICH IS MARKED BY AN EXISTING REBAR WITH ALUMINUM CAP SET BY WYOMING HIGHWAY DEPARTMENT; THENCE, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE OF MOUNTAIN VIEW DRIVE, N.89°46'40"E., FOR A DISTANCE OF 76.35 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

THE BASIS OF BEARINGS FOR THE ABOVE PARCEL OF LAND IS THE NORTH LINE OF SAID LOT 62, TOWNSHIP 52 NORTH, RANGE 101 WEST, BEING N.89°47'E. THE PROPERTY CORNERS OF SAID PARCEL WERE MONUMENTED THIS SURVEY BY A 5/8" x 18" REBAR WITH 2" ALUMINUM CAPS ONLY WHERE AN EXISTING MONUMENT WAS NOT FOUND IN PLACE.

LEGEND

- EXISTING BURIED TREATED WATER MAIN
- EXISTING BURIED SANITARY SEWER MAIN
- EXISTING BURIED GAS LINE
- EXISTING BURIED POWER
- EXISTING BURIED TELEPHONE
- EXISTING OVERHEAD POWER
- EXISTING FENCE
- EXISTING EDGE OF PAVEMENT
- HIGHWAY R.O.W. LINE
- SUBJECT PARCEL LINE
- CONCRETE CURB
- STEEL BOLLARD
- EXISTING MANHOLE
- SEWER CLEANOUT
- WATER SPIGOT
- EXISTING UTILITY PEDESTAL OR METER
- LIGHT POLE
- POWER POLE
- EXISTING FIRE HYDRANT
- VALVE
- ROOF DRAIN
- EXISTING SIGN
- EXISTING TABLE
- FOUND MONUMENT, AS NOTED
- SET 2" ALUM. CAP ON 5/8" x 24" REBAR, LS 12600
- (WEST 545') RECORD DATA



VICINITY MAP

SCALE: 1"= 600'

AREA SUMMARY

BUILDING EXTERIOR FOOTPRINT AREA = 3,800 sf (0.087 Ac.)
UTILITY BUILDING EXTERIOR FOOTPRINT AREA = 184 sf (0.004 Ac.)
GROSS LAND AREA = 40,005 sf (0.918 Ac.)

NOTES

1. TITLE INSURANCE COMMITMENT NUMBER NCS-638673-SLC1, BY FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE OCTOBER 23, 2013 AT 5 A.M.
2. U.S. HIGHWAY 14, 16 & 20 ADJOINS THE SUBJECT PROPERTY AND IS MAINTAINED BY THE STATE OF WYOMING. ACCESS IS SHOWN HEREON.
3. MOUNTAIN VIEW DRIVE ADJOINS THE SUBJECT PROPERTY AND IS MAINTAINED BY THE CITY OF CODY. ACCESS IS SHOWN HEREON.
4. THE SUBJECT PROPERTY IS ZONED GENERAL BUSINESS "D-2". THERE ARE NO SETBACK, HEIGHT OR BULK RESTRICTIONS OF RECORD KNOWN.
5. ITEM 9 OF SCHEDULE B - SECTION II OF REFERENCED TITLE INSURANCE COMMITMENT IS A BLANKET RIGHT-OF-WAY ACROSS ENTIRE NE¼ OF LOT 62.
6. NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS FOUND ON THIS PROPERTY.
7. NO OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE SURVEYED PROPERTY WERE DISCLOSED IN THE DOCUMENTS PROVIDED.

BASIS OF BEARINGS

- THE BASIS OF BEARINGS OF THE RECORD DESCRIPTION ARE NOTED IN THE LAST PARAGRAPH OF THE RECORD LAND DESCRIPTION HEREON.
- THE BASIS OF BEARINGS OF THIS SURVEY IS WYOMING COORDINATE SYSTEM NAD83, WEST CENTRAL ZONE.

CERTIFICATE OF SURVEYOR

CERTIFIED TO: ZURICH EQUITY HOLDINGS LLC

AND: THE BANK OF HEMET

AND: FIRST AMERICAN TITLE INSURANCE COMPANY
UNDER TILE COMMITMENT NO. NCS-638673-SLC1

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-2, 4, 6(a), 6(b), 7(a)-7(b), 8-9, 11(a)-11(b), 13, 16, 20(a) AND 20(b) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 11/18/13.

DATE OF PLAT OR MAP: 11/26/13

Professional Land Surveyor
LYLE J. CASCIATO
12600
Date 11/26/13
WYOMING

LYLE J. CASCIATO 11/26/13
WYOMING REGISTRATION NO. 12600

ALTA/ACSM LAND TITLE SURVEY

OF
1902 MOUNTAIN VIEW DRIVE
CODY, WYOMING 82414
- LOCATED IN -
PART OF THE SW1/4NE1/4, LOT 62
RESURVEY T. 52 N., R. 101 W., 6th P.M.,
CITY OF CODY,
PARK COUNTY, WYOMING

PREPARED FOR: ZURICH EQUITY HOLDINGS LLC

PREPARED BY: ENGINEERING ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS
P.O. BOX 1900
CODY, WYOMING 82414
PHONE: (307) 587-4911
CASCIATO@EAENGINEERS.COM

RMN

JOB NO. 13130 FB No. 525
11/26/13 P:\2013\13130\ACAD\ALTA

ALTERATION OF THIS MAP OTHER THAN BY THE ABOVE CERTIFYING PROFESSIONAL LAND SURVEYOR OR AS OTHERWISE ALLOWED BY LAW MAY AFFECT LIABILITY FOR THE ACCURACY OF SAID MAP.

P:\2013\13130 ALTA - Burger King\acad\alta+ALTA 11/26/13