

**PUBLIC WORKS
DEPARTMENT**

Brian Edwards, PE
County Engineer

Engineering and Road & Bridge
527-8520 or 754-8520



PARK COUNTY, WYOMING
ORGANIZED 1911

ORIGINAL PARK COUNTY COURTHOUSE
CODY, WYOMING
COMPLETED 1912

County of Park

May 1, 2018

Park County, Wyoming
Board of County Commissioners

Attn: *Loren Grosskopf, Chairman*
Jake Fulkerson, Vice Chairman
Lee Livingston, Commissioner
Joe Tilden, Commissioner
Tim French, Commissioner

1002 Sheridan Avenue
Cody, WY 82414

**RE: *VIEWER'S REPORT – Proposed Vacation of Road 54 (a Public Road)
Between the Westerly Boundary of Tract 68 and Castle Rock Road
Township 51 North, Range 104 West, 6th P.M.- Resurvey (Park County)***

Gentlemen:

The following information and supporting documents constitute a *Viewer's Report* in accordance with *Wyoming State Statute § 24-3-106* which pertains to creation, vacation or alteration of county roads. Specifically, this report is intended to address the following petition for vacation of a +/- 1.4 mile section of public road located within Park County, Wyoming.

1. *Petition to Vacate a Portion of Public Road 54 - Commencing on the westerly boundary of Tract 68, thence northeasterly through Tract 66 and Tract 63 to a point which intersects with Castle Rock Road within Tract 63, Township 51 North, Range 104 West, 6th P.M. (Re-survey), Park County, Wyoming. The Petition has been submitted by Peter W. Kuyper (Operating Manager of Hawks Hill Ranch, LLC), Victor J. Riley, Jr. (Trustee of the Victor J. Riley, Jr. Trust dated March 20, 2006, Ted P. Vlahos, and Cathy L. Slikker-Vlahos (husband and wife).*

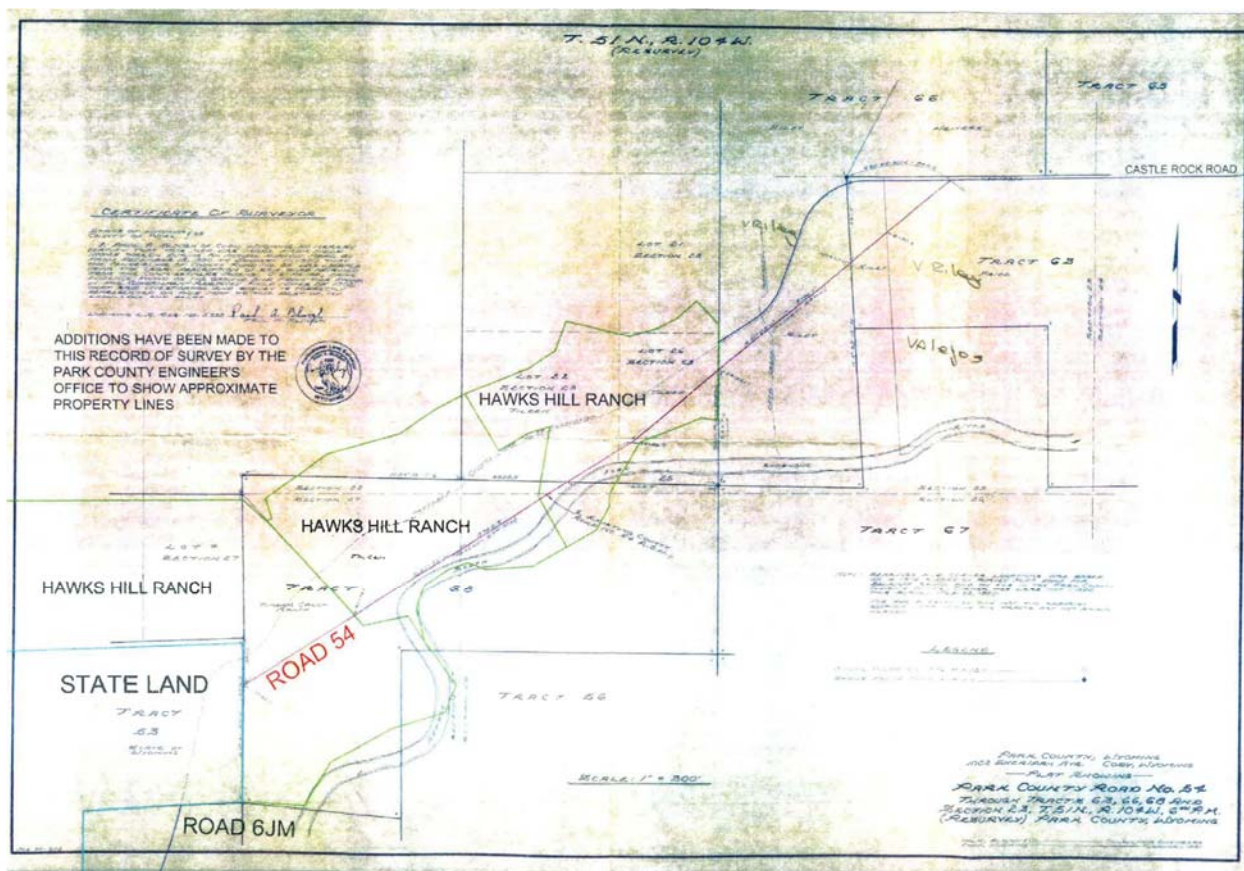
This petition was filed by the petitioners in the office of the Park County Clerk on September 28, 2017 in accordance with *Wyoming State Statute § 24-3-101(b)*. The petition includes the signatures of at least five (5) electors of the County residing within twenty-five miles of the roads proposed to be vacated. The petition is signed by Peter W. Kuyper, Victor J. Riley, Jr., Ted P. Vlahos, Cathy L. Slikker-Vlahos, Christine Kuyper,

Viewer's Report

Proposed Vacation of a Portion of Road 54 (Public Road) Between Tract 68 and Castle Rock Road

Nikki Levine Bustos, and Kelly Dean Bustos. A Copy of the referenced petition is included in **Attachment A** for reference. The approximate location of the road section proposed for vacation is depicted on **Figure 1**.

**FIGURE 1- Approximate Road Location
Road 54 Between Tract 68 and Castle Rock Road**
Derived from Survey of Road 54 Conducted by Paul Blough Dated 2/28/91



A. OVERVIEW OF STATUTORY REQUIREMENTS AND APPLICABILITY

Chapter 3 of Title 24 of Wyoming State Statutes outlines specific requirements for the establishment, vacation or alteration of county highways. Copies of applicable sections of the Wyoming State Statutes (Chapter 3 of Title 24) are included in **Attachment B** for reference. Section § 24-3-101(a) addresses the process for establishment, vacation, or alteration for petitions initiated by the board of county commissioners. Section § 24-3-101(b) sets forth the process for establishment, vacation, or alteration of a county highway when initiated by a member or members of the public. Since the process to vacate the referenced portion of Road 54 was initiated by electors with interest in these roads, the procedures outlined in Section § 24-3-101(b) apply.

*Viewer's Report**Proposed Vacation of a Portion of Road 54 (Public Road) Between Tract 68 and Castle Rock Road*

The Board of County Commissioners for Park County, Wyoming (BOCC) met on April 3, 2018 and reviewed the referenced petition for public road vacation pertaining to the referenced section of Road 54 (located between the westerly boundary of Tract 68 and Castle Rock Road). Upon review of the referenced petition submitted and filed with the County Clerk, *Resolution 2018-13* was approved initiating the procedures for vacation of the referenced section of Road 54. *Resolution 2018-13* establishes myself (County Engineer Brian Edwards, a Wyoming licensed professional engineer), as "Viewer" in accordance with *State Statutes § 24-3-103 and 24-3-104*. A copy of *Resolution 2018-13* is included for reference as part of this report in **Attachment C**. The *Oath of Viewer* as signed by myself (Brian Edwards) is included in **Attachment D**. In accordance with Section § 24-3-103, the viewer assigned by the BOCC must be "suitable and disinterested". In signing the *Oath of Viewer*, it is thereby acknowledged that as a licensed professional engineer holding the position of County Engineer, I have a general and working knowledge of the Park County road & bridge system. In addition, I do not have any interest, financial or otherwise, in the specific public roads being considered for vacation.

In carrying out the statutory requirements and duties as "Viewer", I have reviewed all known available information and historical records pertaining to this matter. In forming the judgment and professional opinions outlined herein, consideration was duly given to both public and private convenience as well as the expense of the roads proposed for vacation (Re: § 24-3-105).

Upon hearing and reviewing the *Viewer's Report*, the BOCC may choose to act to proceed with the vacation of the referenced section of road outlined in the petition. If the Commissioners move to proceed with the vacation process, public notices will be issued in accordance with § 24-3-110. The notices will include filings on the County web site and in the County newspaper(s) of record. The notices will also be sent via certified mail to all persons owning lands or claiming interests in lands over or across which said road shall be vacated. The notice will include information providing an opportunity for objections and claims for damages to be filed with the County clerk.

In reviewing this report, the Commissioners and all interested parties are encouraged to also review the following separate but related documents of record:

1. *Viewer's Report to Consider Vacation of County Road 6JM (a public road)* presented to the Board of Park County Commissioners on August 18, 2015 as prepared by Mr. Jeremy Quist (former Assistant Park County Engineer); *Viewer's Report* was authorized by the Board of Park County Commissioners on August 4, 2015.
2. *Viewer's Report to Consider Vacation of County Road 6JM, Road 54b, and a Portion of Road 54* (across TE Ranch Property south and west of State Lands) presented to the Board of County Commissioners on February 20, 2018 by

*Viewer's Report**Proposed Vacation of a Portion of Road 54 (Public Road) Between Tract 68 and Castle Rock Road*

Brian Edwards (Park County Engineer); Preparation of *Viewer's Report* was authorized by *Resolution #2017-52* dated November 21, 2017.

Upon hearing and reviewing the *Viewer's Report*, various alternatives may be pursued if the BOCC chooses to not proceed with the vacation of the road section addressed herein. Possible actions by the BOCC resulting from this *Viewer's Report* include:

- 1) *The BOCC may choose to reinitiate the process for continuing the original plan to develop a County road loop to connect the South Fork Road (County Road 6WX) with Castle Rock Road and County Road 6NS while utilizing existing County Road 6JM. Under this option Road 54 may still be vacated in favor of an alternate route. As described in later sections of this report, several easements across private property have been granted along the alternate route although additional easements would still need to be acquired. It should be noted that it is not practical or feasible to construct all of Road 54 along the established historical alignment due to topographical and physical constraints.*
- 2) *The BOCC may choose to vacate only the road addressed in this Viewer's Report (Road 54 between the western boundary of Tract 68 then easterly to Castle Rock Road).*
- 3) *The BOCC may choose to consider the road and associated recommendations provided in this Viewer's Report with those addressed in previous related reports prepared by Quist (August 18, 2015) and Edwards (February 20, 2018). Specifically, the Commissioners may choose to collectively pursue vacation of all of Road 6JM, Road 54b, and portions of Road 54. Under this alternative, the BOCC would pursue vacation of all sections of Road 54 across property owned by TE Ranch, the State of Wyoming, Hawks Hill Ranch, Golden Key Ranch, LLC, and the Vlahos.*
- 4) *The BOCC may choose to take no formal action on the matter and move to discontinue the vacation process if deemed to be in the best interest of the public while also considering the specific needs and requests of the petitioners as established as a matter of record in the petition.*
- 5) *The BOCC may choose some variation of Alternatives 1, 2, 3 & 4.*

In preparing the following report, it is the *Viewer's* intent to provide and outline the relative advantages, disadvantages, and estimated costs for each of the above alternatives. The goal is to provide an unbiased assessment of the circumstances pertaining to the historical development of each section of road while outlining the benefits and costs for current and future use so that the BOCC can make an informed decision regarding the petitions as submitted.

B. HISTORICAL DEVELOPMENT OF ROAD 54

Road 54 is an established County Road Right-of-Way that is currently undeveloped and therefore not in use today. **Figure 1** shows a depiction of the approximate location of Road 54 as extrapolated from the *County Road Plat Map*. The historical alignment of Road 54 extending from the westerly boundary of Tract 68 to Castle Rock Road involves approximately 1.4 miles. However, a cursory review of topography along the historical alignment suggests that a useable public road would be difficult and most likely not feasible to construct along certain portions of the alignment. A better and more accurate depiction of County Road 54 was prepared as a *Record of Survey* in 1991 by Holm, Blough and Company (HBC).

Although this *Viewer's Report* is focused on the easterly section of Road 54 extending from the westerly boundary of Tract 68 to Castle Rock Road, the established historical alignment of Road 54 also traverses westerly across adjacent State Land and property owned by TE Ranch to Tract 73 which is located approximately 1 mile southwest of an old mining claim (Tract 50). It should be noted that a related road referred to as Road 54C was vacated by the BOCC back in 1966. The location of the vacated Road 54C as it relates to Road 54 is shown in **Figure 2** for reference.

It is difficult to discuss Road 54 without also addressing related roads 6NS, Castle Rock Road, 6JM and 54b (See *Edwards Report* dated 02/28/18). Road 6JM provides an existing public access across the South Fork of the Shoshone River and traverses across property owned by the TE Ranch. Although Road 6JM is an established public road it is in much needed repair. In addition, the associated bridge crossing the river is in desperate need of replacement if it is to remain a public access. Load restrictions based on recommendations by WYDOT have been posted restricting access to the bridge.

There is a considerable amount of documentation in the form of correspondence, surveys, easements, and draft agreements pertaining to a proposed realignment of the public right-of-way in the vicinity of County Road 54. In 1988, Park County initiated a realignment of County Road 54 to secure access for all interested landowners and to relocate the right-of-way to a more desirable and feasible location. This initiative would have extended CR 6NS to eventually cross the South fork of the Shoshone River and intersect the South Fork Road (County Road 6WX). Based on historical documents of record, the 1988 initiative sought to utilize portions of Castle Rock Road and Road 6JM (existing roads) with the ultimate goal of eventually abandoning (ie, vacating) the historical Road 54 alignment south and west of Castle Rock Road.

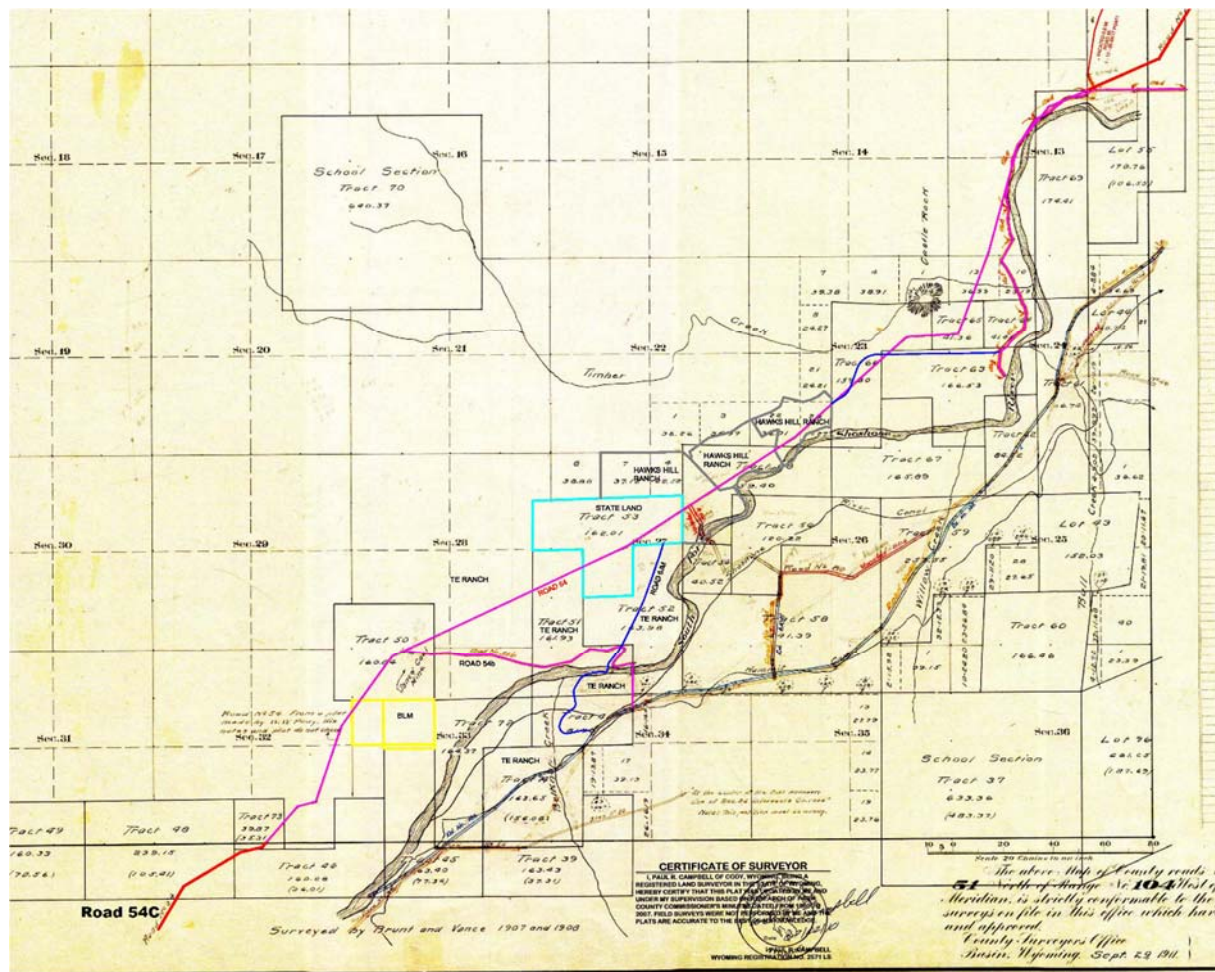
The loop road project would have absorbed the road known as Castle Rock Road, Road 6JM and would have traversed the proposed right-of-way courses laid out in the *Record of Survey* titled "*Proposed Relocation of a Portion of County Road 6JM and a Planned Future Extension of County Road 6NS, Which Will Ultimately Incorporate all of Road 6JM*". This record of survey was prepared during negotiations with landowners and filed

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by Park County in 1994. The *Record of Survey* contains several plan sheets and is therefore included only by reference in this report in the interest of brevity.

Figure 2
Location of Road 54 in Relation to Vacated Road 54C
 RE: County Road Plat Map (T51N, R104W of the 6th P.M.)



In researching the documents of record, it is understood that the intent at the time was for all involved parties to formulate an agreement whereby the County would acquire easements along the route described in the 1994 *Record of Survey*. It is clear that the County's intent was to secure all necessary permanent and temporary construction easements to build the extension of CR 6NS to the Southfork Road. Once the extension of CR 6NS was complete the County could then proceed with the vacation of Roads 54 and 54b. Ultimately, the plan at the time was for the County to formally establish the new County Road right-of-way that would absorb Castle Rock Road and Road 6JM. The entire road would then become CR 6NS. It is understood that negotiations with certain

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landowners did not materialize and eventually on December 6, 1994 the BOCC officially moved to close the file and abandon the project. A copy of *Page 419 of Commissioner's Record Book 17* is included as **Attachment E** for reference.

The historical Road 54 alignment of record also extends north of Castle Rock Road as depicted on **Figure 2**. However, Road 54 north of Castle Rock Road is not addressed or considered for vacation in this Viewer's Report, the *Quist Viewer's Report* dated August 18, 2015 or the *Edwards Viewer's Report* dated February 20, 2018.

C. STATUS OF RELATED VACATION ATTEMPTS AND PETITIONS

On August 4, 2015, the BOCC initiated the process set forth in *State Statute § 24-3-101(a)* to vacate Road 6JM as referenced in *Resolution 2015-42*. Former Assistant County Engineer, Jeremy Quist was assigned as *Viewer* to review and report on the Commissioners intent to vacate Road 6JM. Mr. Quist subsequently prepared and submitted a *Viewer's Report* to the Commissioners dated August 18, 2015. In an attempt at brevity, the *Viewer's Report* prepared by Mr. Quist is not included as an attachment to this current *Viewer's Report* but will be referenced herein as the "*Quist Report*". Quist's recommendations to the BOCC based on his own independent research was that it was in the public's best interest to proceed with vacation of Road 6JM. Quist's primary reasoning as documented in the *Quist Report* is the cost of continuing maintenance of Road 6JM, the cost of replacement to Bridge FII, and the minimum benefit of the road as a public road. The Commissioners moved to accept Quist's recommendation and submitted public notices in accordance with *§ 24-3-110*. After receiving and reviewing complaints and claims for damages from Hawks Hill Ranch, LLC (HHR) and others, the Commissioners elected to cease the vacation process for Road 6JM in 2016.

The February 20, 2018 *Viewer's Report* prepared by Edwards was authorized by *Resolution #2017-52* dated November 21, 2017 and addresses the vacation of Road 6JM, Road 54b and the portion of Road 54 across property owned by TE Lands. The February 20, 2018 report is currently under review by the BOCC and therefore no official action has been taken in regards to previous recommendations made by Edwards as *Viewer*.

D. LEGAL ACCESS ISSUES RESULTING FROM PROPOSED VACATION OF A PORTION OF ROAD 54

As stated previously, although Road 54 is a legally established public road, it does not exist on the ground. The property between the State Land tract (see **Figures 1** and **2**) and Castle Rock Road is owned by three (3) separate private land owners. These owners include Hawks Hill Ranch, LLC, Golden Key Ranch, LLC, and the Vlahos (Ted P. Vlahos and Cathy L. Slikker-Vlahos). If Road 54 is vacated it appears that each of these landowners would retain access via an extension of Castle Rock Road based on easements filed with the County as a matter of record. Copies of these easements are provided in **Attachment F** for reference.

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Elimination (by vacation) of the referenced section of Road 54 would eliminate any public access to the State Land in Tract 53 from the east. Public access to the State land tract (roughly 160 acres) from the South via Road 6JM would remain unless Road 6JM is also vacated. It should be noted that the State Land tract is currently leased by the TE Ranch for grazing purposes.

E. CURRENT COSTS VS. BENEFITS

As stated previously, Road 54 currently does not exist on the ground. It would be difficult and likely not feasible to construct much of the referenced road section along the historical alignment. Therefore, the referenced section of Road 54 addressed in this report serves minimal public benefit.

At one point back in the late 1980s and late 1990s, the Commissioners and others thought that it would be in the public interest to construct and connect the South Fork Road (County Road 6WX) to County Road 6NS by incorporating portions of Castle Rock Road and Road 6JM. Several easements were obtained across private land for this purpose. However, there are portions along the proposed loop route for which easements were never granted and/or filed. If the County were to resume the original goal of establishing a loop route, the alignment would not involve the existing Road 54 which is mostly on a different alignment. Therefore, vacation of the referenced section of Road 54 would have minimal consequences and bearing on the establishment of a loop road if/when the BOCC deem that it is in the best interest of the public.

The referenced section of Road 54 currently does not cost the citizens of Park County anything in regards to improvements and maintenance since it does not physically exist on the ground. The related Castle Rock Road is a private road that is therefore not maintained by the County.

In accordance with *Wyoming State Statutes*, the *Viewer* shall consider the best interest of the public and the private landowners that have interest in forming opinions and recommendations for vacation. The referenced section of Road 54 that crosses Hawks Hill Ranch, LLC, Golden Key Ranch, LLC, and the Vlahos property does not represent a physical impediment on the ground. However, the existence of the established legal public road alignment likely impacts the value and future use of the subject properties involved. For example, the presence of a legal public road right-of-way could potentially impact how the subject properties are used and developed in the future.

As stated previously, if the County were to choose to pursue a connecting loop road, it would likely be initiated along a different alignment than Road 54. However for reference purposes and general information, construction of the loop road including replacement of Bridge FII on County Road 6JM is estimated to cost approximately \$1.8 million not including ongoing maintenance costs (RE: *Edwards Viewers Report, February 2018*).

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Establishment of a loop road extension from 6NS over portions of Castle Rock Road, Road 54, and 6JM would provide convenient and secondary access to several landowners that live along Castle Rock Road. It is unclear whether or not the public as a whole would benefit from a loop road if pursued by the BOCC. The most notable benefit for the general public would be the establishment of an alternate route to portions of the Southfork Road in the event of a fire or emergency that causes blockage of County Road 6WX for a significant period of time. When considering the limited number of residences that would benefit from the road and the rare occasions when it would benefit significant numbers of motorists using the Southfork Road (CR 6WX), it is this Viewer's opinion that the loop road is not a practical alternative now or in the foreseeable future. Since the loop road has minimal value or importance to the greater public good, similar to the opinions related to Road 6JM, it is this Viewer's opinion that the cost to the County exceeds any measurable or substantial benefits.

F. SUMMARY AND CONCLUSIONS

As stated previously, the BOCC has at least four (4) alternatives to compare as it relates to the proposed action to vacate the referenced section of Road 54 located between the western boundary of Tract 68 and Castle Rock Road. These options include:

- 1) *The BOCC may choose to reinitiate the process for continuing the original plan to develop a County road loop to connect the South Fork Road (County Road 6WX) with Castle Rock Road and County Road 6NS while utilizing existing County Road 6JM. Under this option Road 54 may still be vacated in favor of an alternate route. As described in later sections of this report, several easements across private property have been granted along the alternate route although additional easements would still need to be acquired. It should be noted that it is not practical or feasible to construct all of Road 54 along the established historical alignment due to topographical and physical constraints.*
- 2) *The BOCC may choose to vacate only the road addressed in this Viewer's Report (Road 54 between the western boundary of Tract 68 then easterly to Castle Rock Road).*
- 3) *The BOCC may choose to consider the road and associated recommendations provided in this Viewer's Report with those addressed in previous related reports prepared by Quist (August 18, 2015) and Edwards (February 20, 2018). Specifically, the Commissioners may choose to collectively pursue vacation of all of Road 6JM, Road 54b, and portions of Road 54. Under this alternative, the BOCC would pursue vacation of all sections of Road 54 across property owned by TE Ranch, the State of Wyoming, and Hawks Hill Ranch.*

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- 4) *The BOCC may choose to take no formal action on the matter and move to discontinue the vacation process if deemed to be in the best interest of the public while also considering the specific needs and requests of the petitioners as established as a matter of record in the petition.*
- 5) *The BOCC may choose some variation of Alternatives 1, 2, 3 & 4.*

Upon reviewing all known available information, agreements, maps, plans, documents, correspondence, surveys, and reports, it is this Viewer's professional opinion that the following recommendations be considered by the BOCC.

- ***Recommendation #1:*** *The BOCC should consider the vacation of the referenced section of Road 54 collectively with the portion of Road 54 that traverses State Lane and TE Ranch Lands. In addition, the BOCC should also consider the vacation of Road 6JM and Road 54b simultaneously as the current use and any potential future use are related (See Edwards Report – February 2018).*
- ***Recommendation #2:*** *The BOCC should carefully consider whether or not it is in the public's interest to establish a loop road over and across Road 6JM, portions of Road 54, and portions of Castle Rock Road as an extension to 6NS to CR 6WX (South Fork Road). If the answer to the above planning question is "no", then none of the road sections (Road 54, Road 54b, and 6JM) provide much if any public benefit. At an estimated cost of \$1.8 million (not including ongoing maintenance costs), it is this Viewer's opinion that the loop road is not practical or feasible at this time or in the foreseeable future.*
- ***Recommendation #3:*** *If the County does intend to eventually create a loop road in the distant future, the County should not vacate Road 6JM as petitioned and described in the Edwards Viewers Report from February 2018. Road 54 should be vacated in the Viewer's opinion regardless of whether or not a loop road is established since the alignments would be substantially different. Note: This opinion varies from the related February 2018 report. In the February 2018 report, the Viewer took the position that Road 54 does not cost the public anything in regards to maintenance and improvements since it does not physically exist on the ground. However, a few things have come to light since the February 2018 report. First, Road 54c located approximately 1 mile southwest of the old mining claim was vacated in 1966. Therefore, the public route does not extend as far to the west as originally thought. Secondly, after further review and consideration, much of the Road 54 alignment simply is not buildable due to topographic and physical constraints. The existence of Road 54 is a possible legal impediment to future development of the private properties involved. This must be*

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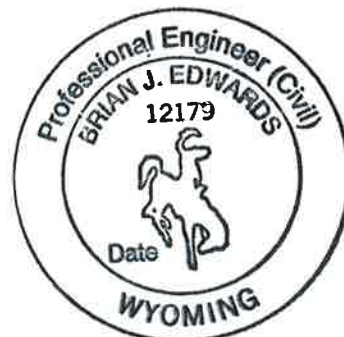
Proposed Vacation of a Portion of Road 54 (Public Road) Between Tract 68 and Castle Rock Road

considered particularly in light of the fact that Road 54 yields minimal public value.

Respectfully submitted,



Brian J. Edwards, P.E. – Viewer
Park County Engineer



05/01/18

Attachments:

- A. Petition for Road Vacation (Road 54 East of State Land to Castle Rock Road)
- B. Applicable Sections of State Statutes
- C. Resolution #2018-13
- D. Oath of Viewer
- E. Page 419 of Commissioners Record Book 17 –Abandonment of Loop Road Initiative
- F. Relevant Easements

Viewer's Report
Proposed Vacation of a Portion of Road 54 (Public Road) Between Tract 68 and Castle Rock Road

ATTACHMENT A
Petition for Road Vacation (Road 54 East of State Land to Castle Rock Road)

**PETITION TO VACATE A PORTION OF
PUBLIC ROAD 54, PARK COUNTY, WYOMING**

TO: THE BOARD OF COUNTY COMMISSIONERS, PARK COUNTY, WYOMING

COME NOW, Peter W. Kuyper as the Operating Manager of Hawks Hill Ranch, LLC, a Wyoming limited liability company, Victor J. Riley, Jr. as Trustee of the Victor J. Riley, Jr. Trust dated March 20, 2006, and Ted P. Vlahos and Cathy L. Slikker-Vlahos, husband and wife, and in accordance with the provisions of Wyoming Statute §24-3-101(b)(i) do hereby submit this Petition to vacate a portion of County Road 54 as it traverses a part of Hawks Hill Ranch which ownership is identified in Exhibit "A" attached hereto and made a part hereof and a portion of property owned by Ted P. Vlahos and Cathy L. Slikker-Vlahos which property is identified in Exhibit "B" attached hereto and made a part hereof and Victor J. Riley, Jr. as Trustee of the Victor J. Riley, Jr. Trust dated March 20, 2006, which property is identified in Exhibit "C" attached hereto and made a part hereof. That portion of County Road 54 sought to be vacated is graphically set forth in a map which is filed herewith by Paul A. Blough of Holm Blough and Company for that portion of Road 54 which traverses property owned by the petitioners commencing on the westerly boundary of Tract 68, thence northeasterly through Tract 66 and Tract 63 to a point which intersects with Castle Rock Road within Tract 63, Township 51 North, Range 104 West, 6th P.M. (re-survey), Park County, Wyoming.

Pursuant to the provisions of Wyoming Statute §24-3-101(b)(ii), this Petition is signed by seven (7) electors of Park County, Wyoming who reside within twenty-five (25) miles of that portion of Road 54 which is sought to be vacated.

Name of Petitioner: Peter W. Kuyper
Physical Address: 101 Castle Rock Road, Cody, Wyoming 82414
Mailing Address: 101 Castle Rock Road, Cody, Wyoming 82414

Name of Petitioner: Christine Kuyper
Physical Address: 101 Castle Rock Road, Cody, Wyoming 82414
Mailing Address: 101 Castle Rock Road, Cody, Wyoming 82414

Name of Petitioner: Nicki Levine Bustos
Physical Address: 101 Castle Rock Road, Cody, Wyoming 82414
Mailing Address: 101 Castle Rock Road, Cody, Wyoming 82414

Name of Petitioner: Kelly Dean Bustos
Physical Address: 101 Castle Rock Road, Cody, Wyoming 82414
Mailing Address: 101 Castle Rock Road, Cody, Wyoming 82414

Name of Petitioner: Victor J. Riley, Jr.
Physical Address: 32 Deer Creek Road, Cody, Wyoming 82414
Mailing Address: 1130 Sheridan Avenue, Cody, Wyoming 82414


Name of Petitioner: Ted P. Vlahos
Physical Address: 60 Castle Rock Road, Cody, Wyoming 82414
Mailing Address: 60 Castle Rock Road, Cody, Wyoming 82414

Name of Petitioner: Cathy L. Slikker-Vlahos
Physical Address: 60 Castle Rock Road, Cody, Wyoming 82414
Mailing Address: 60 Castle Rock Road, Cody, Wyoming 82414

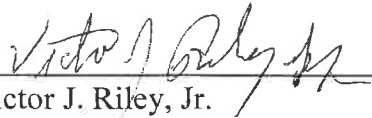
It is in the public interest to vacate this portion of County Road 54 because it has never been constructed and the road would serve no purpose for access.

Therefore, the undersigned ask that the County Road as described herein be vacated. Identified in this Petition are the only parties having an interest in any land over which the proposed vacated road has been identified as being in existence. Included in this Petition are the names and addresses of all persons owning or having an interest in any land over which the proposed vacated road is in existence.

DATED this 28 day of SEPTEMBER, 2017.



Peter W. Kuyper



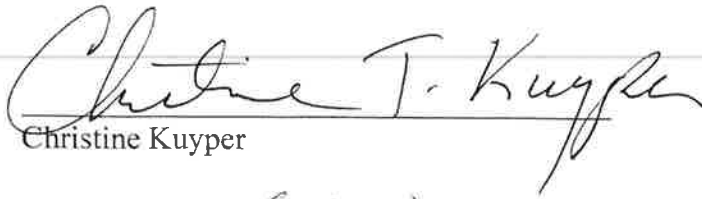
Victor J. Riley, Jr.




Ted P. Vlahos



Cathy L. Slikker-Vlahos


Christine Kuyper


Nicki Levine Bustos
Nicki Levine


Kelly Dean Bustos

WARRANTY DEED

ELK MESA, LLC, a Wyoming limited liability company, Grantor, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, the receipt and sufficiency of which is hereby acknowledged, convey and warrant to HAWKS HILL RANCH, LLC, a Wyoming limited liability company, Grantee, whose address is PO Box 2688 Cody WY 82414, the following described real estate, situate in Park County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

T. 51 N., R. 104 W., 6th P. M., Park County, Wyoming
A parcel of land located in Lots 1, 2, 3, 4, E $\frac{1}{2}$ SW $\frac{1}{4}$, N $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 22 and Lots 8, 21, 22, SW $\frac{1}{4}$ NW $\frac{1}{4}$ and NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 23 and part of Lot 66 and Lot 68, according to the Government Resurvey, shown as "Parcel C" on the Record of Survey recorded in Plat Cabinet "J", page 147, and being more particularly described as follows:

Beginning at the ease one-quarter corner (E $\frac{1}{4}$) of Section 22; thence N.00°00'49"W. along the east line of Section 22, a distance of 1016.90 feet to the centerline of Easement #1 as shown on the Record of Survey and a corner on the northerly line of the Golden Key Ranch LLC lands; thence along the centerline and the northerly line as follows: S.62°11'57"E. a distance of 223.26 feet; thence S.71°16'38"E. a distance of 127.70 feet; thence S.75°22'38"E. a distance of 353.70 feet; thence S.69°53'38"E. a distance of 378.10 feet; thence S.69°00'38"E. a distance of 303.60 feet; thence S.72°35'38"E. a distance of 72.90 feet; thence S.74°15'38"E. a distance of 443.80 feet; thence S.68°22'38"E. a distance of 183.60 feet; thence S.62°15'38"E. a distance of 221.80 feet; thence S.50°09'38"E. a distance of 120.40 feet; thence S.37°09'38"E. a distance of 123.60 feet; thence S.28°34'38"E. a distance of 95.73 feet; thence leaving the centerline and the northerly line, S.64°25'41"W. a distance of 136.71 feet, more or less, to the centerline of Deer Creek; thence southerly along the centerline of Deer Creek, the following approximate courses; S.48°19'02"E. a distance of 43.43 feet; thence N.89°43'24"E. a distance of 34.77 feet; thence S.34°36'26"E. a distance of 55.30 feet; thence S.08°49'29"W. a distance of 37.04 feet; thence S.34°36'41"E. a distance of 58.55 feet; thence S.66°44'08"E. a distance of 39.48 feet; thence S.29°25'24"E. a distance of 105.02 feet; thence S.17°19'10"E. a distance of 56.01 feet; thence S.03°43'38"E. a distance of 81.04 feet; thence S.06°54'50"W. a distance of 64.40 feet; thence S.20°31'21"E. a distance of 59.98 feet; thence S.04°12'58"E. a distance of 121.90 feet; thence leaving the Deer Creek centerline as follows: S.67°07'41"W. a distance of 29.71 feet; thence S.34°43'23"W. a distance of 48.54 feet; thence S.21°45'48"W. a distance of 167.48 feet; thence S.18°57'27"W. a distance of 101.03 feet; thence S.40°46'56"W. a distance of 97.49 feet; thence S.47°31'14"W. a distance of 123.22 feet; thence S.39°08'59"W. a distance of 82.02 feet, more or less, to the boundary of "Parcel B"; thence along the boundary of "Parcel A" and "Parcel B" as follows: N.00°43'36"E. a distance of 44.37 feet; thence N.44°01'08"W. a distance of 265.44 feet; thence S.49°16'28"W. a distance of 224.81 feet; thence S.63°57'15"W. a distance of 200.31 feet; thence S.74°32'27"W. a distance of 217.15 feet; thence N.76°30'41"W. a distance of 528.63 feet; thence S.19°33'03"W. a distance of 258.59 feet;

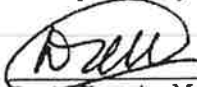
Exhibit A



thence S.56°24'56"W. a distance of 256.37 feet; thence S.68°10'23"W. a distance of 584.84 feet; thence S.60°45'22"W. a distance of 271.46 feet; thence S.54°08'40"W. a distance of 343.90 feet; thence S.74°36'33"W. a distance of 623.65 feet; thence S.53°06'22"W. a distance of 621.07 feet; thence S.16°31'24"E. a distance of 176.75 feet; thence S.73°04'38"W. a distance of 47.13 feet, more or less, to a point on the southwesterly boundary of Golden Key Ranch LLC lands; thence along the boundary as follows: N.42°12'30"W. a distance of 290.31 feet to the true closing corner on the south line of Section 22 and the west line of Tract 68; thence N.89°29'42"W. along the south line of Section 22, a distance of 885.74 feet, more or less, to the true point for the south one-quarter corner of Section 22; thence, continuing along the south line, N.89°56'46"W. a distance of 1318.20 feet; more or less, to the west one-sixteenth corner south line of Section 22; thence N.00°01'49"W. along the centerline of the southwest one-quarter of Section 22, a distance of 2635.03 feet, more or less, to the west one-sixteenth corner centerline of Section 22; thence S.89°48'26"E. along the centerline, a distance of 3955.17 feet to the Point of Beginning.

WITNESS our hand this 18 day of July, 2014.

Elk Mesa, LLC, a Wyoming limited liability company



David Epstein, Manager

STATE OF NEW JERSEY)
) SS.
COUNTY OF MONMOUTH)

The foregoing instrument was acknowledged before me by, Elk Mesa, LLC, a Wyoming limited liability company by David Epstein, Manager Grantor, this 18 day of July, 2014.

Witness my hand and official seal.


Notary Public

My Commission Expires: _____
MARY LYNN WENTWAY
A Notary Public of New Jersey
My Commission Expires July 19, 2015



Exhibit A(1)



WARRANTY DEED

Recorded by
First American Title

ELK MEADOWS HOLDINGS, LLC, a Wyoming limited liability company, Grantor, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, the receipt and sufficiency of which is hereby acknowledged, convey and warrant to HAWKS HILL RANCH, LLC, a Wyoming limited liability company, Grantee, whose address is PO Box 2688 Cody WY, the following described real estate, situate in 89414 Park County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

T. 51 N., R. 104 W., 6th P. M., Park County, Wyoming
A parcel of land located in Lots, 2, 3 and 4 of Section 22 and in Lots 22 and 23 of Section 23 and part of Lot 68, according to the Government Resurvey, shown as "Parcel A" on the Record of Survey recorded in Plat Cabinet "J", page 147, and being more particularly described as follows:

Beginning at a point which bears N.69°24'25"E. a distance of 1928.97 feet from Corner 6 of Tract 68; thence S.30°40'08"E. a distance of 546.70 feet; thence N.59°50'30"E. a distance of 283.98 feet; thence N.72°49'33"E. a distance of 197.78 feet; thence S.09°26'24"W. a distance of 587.12 feet; thence S.29°11'27"E. a distance of 475.82 feet, more or less, to a point on the centerline of the South Fork of the Shoshone River and the southerly boundary of lands conveyed to Golden Key Ranch LLC by the Quitclaim Deed recorded in Doc #2006-8291; thence along the centerline and the southerly boundary the following approximate courses: S.59°58'07"W. a distance of 322.44 feet; thence S.86°07'54"W. a distance of 400.06 feet; thence N.69°04'32"W. a distance of 155.12 feet; thence S.69°55'43"W. a distance of 157.28 feet; thence S.55°27'23"W. a distance of 237.98 feet; thence S.18°40'21"W. a distance of 197.29 feet; thence S.13°25'03"E. a distance of 288.50 feet, more or less, to a point on Line 2-3 of Tract 68; thence continuing along the Golden Key Ranch LLC boundary and leaving the river centerline as follows: N.32°34'05"W. a distance of 253.48 feet; thence S.77°46'36"W. a distance of 382.17 feet; thence N.42°12'30"W. a distance of 1167.61 feet; thence leaving the Golden Key Ranch LLC boundary, N.73°04'38"E. a distance of 47.13 feet; thence N.16°31'24"W. a distance of 176.75 feet; thence N.53°06'22"E. a distance of 621.07 feet; thence N.74°36'33"E. a distance of 623.65 feet; thence N.54°08'40"E. a distance of 343.90 feet; thence N.60°45'22"E. a distance of 271.46 feet, more or less, to the Point of Beginning.

AND

T. 51 N., R. 104 W., 6th P. M., Park County, Wyoming
A parcel of land located in Lots 21, 22 and 26 and NW¼SW¼ of Section 23 and part of Lot 66 and Lot 68, according to the Government Resurvey, shown as "Parcel B" on the Record of Survey recorded in Plat Cabinet "J", page 147, and being more particularly described as follows:

Beginning at a point which bears N.69°24'25"E. a distance of 1928.97 feet from Corner 6 of Tract 68, the point being common with "Parcel A"

Exhibit A(2)



and "Parcel C" as shown on the Record of Survey; thence N.68°10'23"E. a distance of 584.84 feet; thence N.56°24'56"E. a distance of 256.37 feet; thence N.19°33'03"E. a distance of 258.59 feet; thence S.76°30'41"E. a distance of 528.63 feet; thence N.74°32'27"E. a distance of 217.15 feet; thence N.63°57'15"E. a distance of 200.31 feet; thence N.49°16'28"E. a distance of 224.81 feet; thence S.44°01'08"E. a distance of 265.44 feet; thence S.00°43'36"W. a distance of 792.15 feet, more or less, to a point on the centerline of the South Fork of the Shoshone River and the southerly boundary of lands conveyed to Golden Key Ranch LLC by the Quitclaim Deed recorded in Doc #2006-8291; thence along the centerline and the southerly boundary the following approximate courses: N.83°20'21"W. a distance of 135.22 feet; thence S.68°34'20"W. a distance of 553.63 feet; thence S.29°25'32"W. a distance of 490.07 feet; thence S.03°05'39"W. a distance of 105.27 feet; thence S.28°31'23"W. a distance of 223.10 feet; thence S.59°58'07"W. a distance of 276.43 feet; thence leaving the river centerline and the southerly boundary as follows: N.29°11'27"W. a distance of 475.82 feet; thence N.09°26'24"E. a distance of 587.12 feet; thence S.72°49'33"W. a distance of 197.78 feet; thence S.59°50'30"W. a distance of 283.98 feet; thence N.30°40'08"W. a distance of 546.70 feet, more or less, to the Point of Beginning.

TOGETHER with all improvements and appurtenances, including water rights thereunto belonging.

SUBJECT to all easements of record zoning and/or deed restrictions, all taxes and assessments upon the property from the date of closing, and all exceptions and reservations of record.

WITNESS our hand this 18 day of July, 2014.

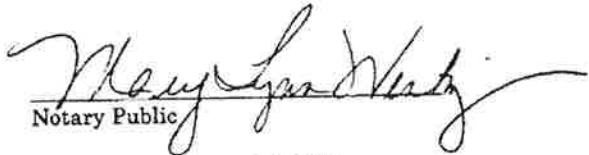
Elk Meadow Holdings, LLC, a Wyoming limited liability company


David Epstein, Manager

STATE OF NEW JERSEY)
) SS.
COUNTY OF MONMOUTH)

The foregoing instrument was acknowledged before me by, Elk Meadow Holdings, LLC, a Wyoming limited liability company by David Epstein, Manager, Grantor, this 18th day of July, 2014.

Witness my hand and official seal.


Notary Public

My Commission Expires: ~~MARY LYNN WENTWAY~~
A Notary Public of New Jersey
My Commission Expires July 19, 2015



STATEMENT OF CONSIDERATION
ATTACHED

CA
County Clerk's Office

Recorded by
First American Title

WARRANTY DEED

TIMBER CREEK RANCH, LLC, a Wyoming limited liability company, Grantor, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, the receipt and sufficiency of which is hereby acknowledged, convey and warrant to HAWKS HILL RANCH, LLC, a Wyoming limited liability company, Grantees, whose address is P.O. Box 161268, Big Sky, MT 59716
2055 Cody, WY 82414, the following described real estate, situate in Park County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

T. 51 N., R. 104 W., 6th P. M., Park County, Wyoming
Section 27: Lot 4 and Lot 7;
Tract 56, Resurvey; that part of Tract 56 lying on the north and west sides of the South Fork of the Shoshone River;

Tract 68, Resurvey, being more particularly described as follows:

Beginning at the southwest corner of Tract 68, this being Corner No. 5 of Tract 68; thence north along the west line of Tract 68 for a distance of 2512 feet, more or less to the closing corner of the north line of Section 27 with the west line of Tract 68; thence S.42°44'E. for a distance of 1457 feet; thence N.77°13'E. for a distance of 382 feet; thence S.33°06'E., for a distance of 265 feet, more or less, to the north line of Tract 56, T.51N., R.104W.; thence west along the north line of Tract 56 for a distance of 193 feet, more or less, to the northwest corner of Tract 56, this being Corner No. 6 of Tract 56 and Corner No. 3 of Tract 68; thence south along the east line of Tract 68 and the west line of Tract 56 for a distance of 900 feet to the south bank of the South Fork of the Shoshone River; thence S.71°25'W. along the south bank of the river, for a distance of 620 feet; thence S.28°0'W., along the south and east bank of the river, for a distance of 260 feet, more or less, to the south line of Tract 68; thence west, along the south line of Tract 68, for a distance of 695 feet, more or less, to Corner No. 5 of Tract 68, the Point of Beginning.

SUBJECT to all patents, easements, rights-of-way, reservations, zoning restrictions, covenants and any other matter of public record or otherwise established; all assessments and subsequently assessed taxes.

WITNESS our hand this 18 day of July, 2014.

Timber Creek Ranch, LLC, a
Wyoming limited liability company

David Epstein

David Epstein, Manager

Exhibit A(4)




2014-3578 Park County WY 7/22/2014 4:55 PM Fees: \$15.00

Pg: 1 of 3

STATE OF NEW JERSEY)
) SS.
COUNTY OF MONMOUTH)

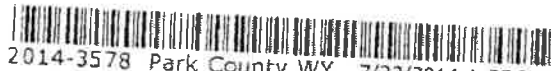
The foregoing instrument was acknowledged before me by, Timber Creek Ranch, LLC, a Wyoming limited liability company by David Epstein, Manager Grantor, this 18 day of July, 2014.

Witness my hand and official seal.


Notary Public

My Commission Expires: _____

MARY LYNN WENTWAY
A Notary Public of New Jersey
My Commission Expires July 19, 2015



2014-3578 Park County WY 7/22/2014 4:55 PM Fees: \$15.00

Pg. 2 of 3

STATEMENT OF CONSIDERATION

ATTACHED

County Clerk's Office

WARRANTY DEED

Randall Lee True and Rebecca Louise True, Trustees of the Randall Lee True and Rebecca Louise True Revocable Living Trust, by Declaration of Trust dated December 11, 2007, grantor(s) of Park County, State of WY, for and in consideration of Ten Dollars and Other Good and Valuable Consideration, in hand paid, receipt whereof is hereby acknowledged, Convey and Warrant To

Ted P. Vlahos and Cathy L. Slikker-Vlahos, husband and wife, grantee(s),

whose address is: *1625 East 10th Street, Casper, WY 82414* of Park County and State of Wyoming, the following described real estate, situate in Park County and State of Wyoming, to wit:

T. 51 N., R. 104 W., 6th P. M., Park County, Wyoming

A parcel of land within Tracts 63, 66 and 67, according to the Government Resurvey, being more particularly described as follows:

Beginning at the intersection of the approximate centerline of the Neff Ditch and the westerly line of lands conveyed to the Marilyn A. Riley Trust by the quit claim deed recorded as Document No. 2006-5458 of the deed records on file in the office of the Park County Clerk and Recorder; said deed corrected by a quit claim deed recorded as Document No. 2006-8290 of said deed records; said point of beginning bears S.0°53'23"E., a distance of 1242.63 feet from Corner 3 of Tract 66; thence along the approximate centerline of the Neff Ditch; S.63°23'39"W., a distance of 133.88 feet; thence S.33°51'37"W., a distance of 61.53 feet; thence S.48°16'51"W., a distance of 73.31 feet; thence S.73°18'03"W., a distance of 24.09 feet; thence S.87°17'51"W., a distance of 44.36 feet; thence S.56°01'39"W., a distance of 70.58 feet; thence S.63°45'14"W., a distance of 74.44 feet; thence S.59°00'05"W., a distance of 130.42 feet; thence S.75°43'00"W., a distance of 224.93 feet; thence N.90°00'00"W., a distance of 46.81 feet; thence S.57°59'41"W., a distance of 31.10 feet; thence S.73°38'06"W., a distance of 43.29 feet; thence N.73°38'56"W., a distance of 39.72 feet; thence N.33°17'23"W., a distance of 32.20 feet; thence N.06°32'57"W., a distance of 33.98 feet; thence N.10°56'33"E., a distance of 82.81 feet; thence N.74°12'41"W., a distance of 27.41 feet, more or less, to a point in the centerline of Deer Creek; thence leaving the centerline of the Neff Ditch and traversing along the centerline of Deer Creek:
S.16°23'16"W., a distance of 27.70 feet; thence S.40°09'31"W., a distance of 76.24 feet; thence S.72°16'00"W., a distance of 18.56 feet; thence S.32°17'26"W., a distance of 26.24 feet; thence S.48°15'51"W., a distance of 28.69 feet; thence S.00°33'24"E., a distance of 43.64 feet; thence S.48°24'16"E., a distance of 23.78 feet; thence S.12°18'02"E., a distance of 87.66 feet; thence S.23°39'52"W., a distance of 56.00 feet; thence S.01°43'34"W., a distance of 109.95 feet; thence S.08°01'32"W., a distance of 95.71 feet; thence S.12°35'16"W., a distance of 174.81 feet; thence leaving the centerline of Deer Creek and traversing along the approximate thread of stream of the South Fork of the Shoshone River: S.56°00'23"E., a distance of 56.98 feet; thence S.79°55'11"E., a distance of 701.17 feet, more or less, to the southwest corner of the Marilyn A. Riley Trust lands; thence leaving the thread of stream and following the westerly boundary of the Marilyn A. Riley Trust lands as shown on the Record of Survey: N.07°23'35"E., a distance of 519.00 feet; thence N.43°19'31"E., a distance of 94.75 feet; thence N.88°07'08"E., a distance of 229.37 feet; thence N.03°40'10"W., a distance of 499.81 feet, more or less, to the point of beginning.

AND

T. 51 N., R. 104 W., 6th P. M., Park County, Wyoming

A parcel of land within Tracts 63, 66 and 67, according to the Government Resurvey, described as follows:

Beginning at the remonumented original position of Corner No. 8 of Tract 63; (set out on Record of Survey recorded in Book "G", page 45) thence S.03°44'53"E., along the west line of a tract deeded to Paul A. Keeshin in Micro Film Book 214 on page 755 in the Deed Records of the Park County Clerk and Recorder for a distance of 2263.42 feet, more or less, to a point on the centerline of the South Fork Shoshone River; thence westerly along the centerline the following courses and distances, more or less: S.86°19'51"W. for a distance of 117.60 feet; thence S.83°44'32"W. for a distance of 143.19 feet; thence N.88°24'54"W. for a distance of 170.97 feet; thence N.89°25'09"W. for a distance of 16.64 feet; thence leaving the centerline and bearing N.07°19'26"E. for a distance of 462.65 feet; thence N.43°14'58"E. for a distance of 94.80 feet; thence N.88°03'00"E. for a distance of 229.40 feet; thence N.03°44'53"W., parallel to and 60.0 feet westerly from the west line of the Keeshin tract for a distance of 1743.99 feet to a point on the south line of a parcel of land deeded to the "Bar Mc" Ranch in Microfilm Book 234 on page 105 in the Deed Records of the Park County Clerk and Recorder; thence N.89°13'27"E., along the south line for a distance of 60.08 feet, more or less, to the Point of Beginning.

Subject to all covenants, restrictions, reservations, easements, conditions and rights appearing of record.

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Witness my/our hand(s) this 05 day of May, 2016.

Randall Lee True and Rebecca Louise True, Trustees of the Randall Lee True and Rebecca Louise True Revocable Living Trust, by Declaration of Trust dated December 11, 2007

Randall Lee True, TTEE
Randall Lee True, Trustee

Rebecca Louise True, TTEE
Rebecca Louise True, Trustee

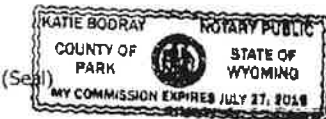
State of Wyoming

County of Park

This instrument was acknowledged before me on this 5 day of May, 2016, by Randall Lee True, Trustee, Rebecca Louise True, Trustee.

Katie Beckley
Notary Public

My commission expires: 7-27-19



QUITCLAIM DEED

STATEMENT OF CONSIDERATION
ATTACHED
B
COUNTY CLERK'S OFFICE

KNOW ALL MEN BY THESE PRESENTS, that BAR MC, LLC, a Wyoming Limited Liability Company, Grantor, of Park County, and State of Wyoming, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, CONVEYS AND QUITCLAIMS the following described real property, situate in Park County and State of Wyoming to: VICTOR J. RILEY, JR., TRUSTEE OF THE VICTOR J. RILEY, JR. TRUST DATED MARCH 20, 2006, Grantee, whose address is P.O. Box 2414, Cody, Wyoming 82414, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

See Exhibit "A" attached hereto.

DATED this 30 day of November, 2006.

BAR MC, LLC, a Wyoming limited liability company

By [Signature]
Eugene McGovern, Its Manager

STATE OF Florida)
) ss.
COUNTY OF palm Beach)

The above and foregoing instrument was acknowledged before me this 30 day of November, 2006, by Eugene McGovern, the Manager of BAR MC, LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

Deanna Gayl Sharrill
Notary Public

My Commission expires: 4/3/2010

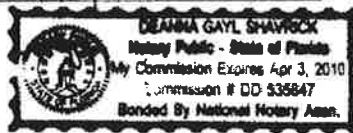


Exhibit C

PARK COUNTY, CODY, WY
KAREN CARTER, COUNTY CLERK

REC \$20.00

12/07/2006
12:05:00PM

#2006-9556
1 OF 6



Roy Holm, PE & LS
Paul Blough, LS

HOLM, BLOUGH and COMPANY

CONSULTING ENGINEERS AND LAND SURVEYORS
1241 Sheridan Ave. (P.O. Box 1748), Cody, WY 82414
(307) 587-6281
Fax 587-6282

December 13, 2000

Job No. 00-0451d

VICTOR J. RILEY JR.

LEGAL DESCRIPTION OF LANDS TO BE QUIT CLAIMED FROM BAR MC, L.L.C. TO VICTOR J. RILEY, JR. AND MARILYN A. RILEY

NOTE: This Quit Claim description became necessary after it was discovered that the monument marking Corner No. 8 of Tract 63, T. 51 N., R. 104 W. according to the Government Resurvey of 1908, had apparently been moved sometime after May 30, 1909. The marked stone monumenting said corner appears to have been moved approximately 310 feet westerly from it's original position by person or persons unknown, for reasons unknown. After discovery, the original corner position was remonumented, as near as may be, with a 2 inch aluminum pipe with cap attached, and the original marked stone monument was removed from it's displaced location and buried alongside said pipe.

Corrective Description of Riley Residence Parcel

A parcel of land within Section 14, Section 23 and Tract 66, Township 51 North, Range 104 West of the Sixth Principal Meridian, Park County, Wyoming according to the Government Resurvey; said parcel being more particularly described as follows and as shown upon the Record of Survey titled EXHIBIT "B" attached hereto and by this mention made a part hereof:

T. 51 N., R. 104 W. 6th P.M. Resurvey:

Section 14: S $\frac{1}{2}$ SE $\frac{1}{4}$, S $\frac{1}{2}$ SW $\frac{1}{4}$

Section 23: Lots 1, 4, 7, 8, W $\frac{1}{2}$ NW $\frac{1}{4}$

Tract 66: That portion thereof known under the Original Survey as NW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 24 and the E $\frac{1}{2}$ NE $\frac{1}{4}$ Section 23.

EXCEPTING THEREFROM any portion thereof lying southerly and easterly of the following described line which is identical to the northwesterly line of a parcel of land conveyed to the "Bar Mc" Ranch in Microfilm Book 234 on page 105 in the Deed Records of the Park County Clerk and Recorder; said line being mutually recognized for years past by Riley and the "Bar Mc" Ranch as a portion of their common boundary line.

Beginning at a point located S. 89°13'27" W. a distance of 310.04 feet from the true and original position of Corner No. 8 of said Tract 63, (said point of beginning previously and erroneously believed to mark said Corner No. 8 of Tract 63 and Corner No. 3 of

Exhibit C(1)

#2006-9556
2 OF 6

12/07/2006
12:05:00PM

REC \$20.00

PARK COUNTY, CODY, WY
KAREN CARTER, COUNTY CLERK

Re: Legal description of lands to be Quit Claimed from Bar Mc, L.L.C. to Riley.

said Tract 66); thence N. 28°19'50" E. for 2058.96 feet; thence N. 61°38'30" E. for 3321.51 feet to a 5/8" rebar with aluminum cap witness corner; thence continuing N. 61°38'30" E. for 150 feet, more or less, to the thread of the South Fork of the Shoshone River.

And further EXCEPTING THEREFROM any portion thereof lying southerly of the following described line:

Beginning at a point on the west line of a tract of land conveyed to Paul A. Keeshin in Microfilm Book 214 on page 755, said point being S. 03°44'53" E. a distance of 20.1 feet from the northwest corner of said Keeshin tract; said northwest corner now being known to be identical to the true original position of Corner No. 3 of said Tract 66; thence westerly, along the centerline of an existing road the following courses and distances, more or less:

S. 89°06' W. for a distance of 60.6 feet; thence
S. 87°44' W. for a distance of 254.4 feet; thence
S. 68°26' W. for a distance of 119.8 feet; thence
S. 45°00' W. for a distance of 146.0 feet; thence
S. 32°25' W. for a distance of 243.4 feet; thence
S. 51°57' W. for a distance of 65.5 feet; thence
N. 79°28' W. for a distance of 49.7 feet; thence
N. 55°07' W. for a distance of 86.5 feet; thence
N. 47°17' W. for a distance of 218.8 feet; thence
N. 42°13' W. for a distance of 116.6 feet; thence
N. 28°39' W. for a distance of 200.9 feet; thence
N. 37°14' W. for a distance of 123.6 feet; thence
N. 50°14' W. for a distance of 120.4 feet; thence
N. 62°20' W. for a distance of 221.8 feet; thence
N. 68°27' W. for a distance of 183.6 feet; thence
N. 74°20' W. for a distance of 443.8 feet; thence
N. 72°40' W. for a distance of 72.9 feet; thence
N. 69°05' W. for a distance of 303.6 feet; thence
N. 69°58' W. for a distance of 378.1 feet; thence
N. 75°27' W. for a distance of 353.7 feet; thence
N. 71°21' W. for a distance of 127.7 feet; thence
N. 62°20' W. for a distance of 223.3 feet, more or less,

Exhibit C(2)

Re: Legal description of lands to be Quit Claimed from Bar Mc, L.L.C. to Riley.

to a point on the west line of said Section 23, said point being N. 00°06' W. a distance of 1016.9 feet from the west quarter corner of said Section 23.

And further EXCEPTING THEREFROM any part of the following described parcel:

Beginning at the remonumented original position of Corner No. 8 of said Tract 63 as defined above; thence S. 03°44'53" E., along the west line of a tract deeded to Paul A. Keeshin in Micro Film Book 214 on page 755 in the Deed Records of the Park County Clerk and Recorder for a distance of 2263.42 feet, more or less, to a point on the centerline of the South Fork Shoshone River; thence westerly along said centerline the following courses and distances, more or less:

S. 86°19'51" W. for a distance of 117.60 feet; thence
S. 83°44'32" W. for a distance of 143.19 feet; thence
N. 88°24'54" W. for a distance of 170.97 feet; thence
N. 89°25'09" W. for a distance of 16.64 feet; thence

leaving said centerline and bearing

N. 07°19'26" E. for a distance of 462.65 feet; thence
N. 43°14'58" E. for a distance of 94.80 feet; thence
N. 88°03'00" E. for a distance of 229.40 feet; thence

N. 03°44'53" W., parallel to and 60.0 feet westerly from said west line of the Keeshin tract for a distance of 1743.99 feet to a point on the south line of a parcel of land deeded to the "Bar Mc" Ranch in Microfilm Book 234 on page 105 in the Deed Records of the Park County Clerk and Recorder; thence N. 89°13'27" E., along said south line for a distance of 60.08 feet, more or less, to the point of beginning, said exception parcel containing 7.16 acres, more or less

Said parcel being subject to any and all easements and/or rights of way which legally exist.

Modification in any way of the foregoing legal description terminates all liability of the surveyor who prepared that description.

Exhibit C(3)

PROPERTY OWNER'S CERTIFICATION

REGARDING EXEMPTION FROM WYOMING REAL ESTATE SUBDIVISION ACT.

This form is required for recording any deed, record of survey, and contract for deed pertaining to land in the unincorporated areas of Park County.

Note: If you need assistance to verify that your instrument is exempt from subdivision regulations, you can request the Park County Planning and Zoning Department to review it. If the instrument is exempt, the Planning and Zoning Department will provide you with a "Certificate of Exemption," which can be filed with this form.

I (we), Mary Helen Reed, Attorney for Victor J. Riley Trust
(print or type name(s) of owners or agent)

am (are) the owner(s) and grantor(s) of the real estate described by the following deed, record of survey, or contract for deed or am the agent thereof. I (we) hereby certify that the property being conveyed is exempt from subdivision regulation because:

(CHECK ONE)

- the parcel being conveyed is a lot (or lots) in a previously platted subdivision or townsite.
- the parcel boundaries are not changed by this deed, record of survey, or contract for deed and no contiguous property is retained by the grantor.
- contiguous property is retained by the grantor but the parcel being conveyed was previously divided exempt from subdivision regulation and a legal description or survey of the parcel was previously recorded after March 10, 1975.
- the changes to the parcel boundaries, including any divisions, conform to one of the exemptions contained in the Wyoming Real Estate Subdivision Act, §18-5-302 or the Park County Subdivision Regulations, §1. b. (A Record of Survey, if required, must be referenced in or attached to the deed or deed contract.)

Mary Helen Reed
Mary Helen Reed, Attorney
Signature of Owner or Agent

12/6, 2006
Date

Exhibit C(5)

Viewer's Report
Proposed Vacation of a Portion of Road 54 (Public Road) Between Tract 68 and Castle Rock Road

ATTACHMENT B
Applicable Sections of State Statutes

CHAPTER 3
ESTABLISHMENT, VACATION OR ALTERATION OF
COUNTY HIGHWAYS

ARTICLE 1
IN GENERAL

24-3-101. Resolution by county commissioners; petition of county electors; alteration authority specified.

(a) The board of county commissioners of any county, may, on its own motion by resolution duly adopted, where it deems the public interest so requires, initiate the procedure for the establishment, vacation or alteration of a county highway, as the case may be, by setting forth in such resolution the point of commencement, the course and the point of termination of said road to be established, altered or vacated, as the case may be, and thereafter following out the provisions of article 2, chapter 52, Wyoming Revised Statutes, 1931, not inconsistent therewith. If the motion specifies vacation of a county road, alley or highway located within one and one half (1 ½) miles of the boundary of a city or town, the board shall notify the governing body of the city or town.

(b)(i) Any person desiring the establishment, vacation or alteration of a county highway shall file in the office of the county clerk of the proper county, a petition signed by five (5) or more electors of the county residing within twenty-five (25) miles of the road proposed to be established, altered, or vacated, in substance as follows: To the Board of County Commissioners of County. The undersigned ask that a county highway, commencing at and running thence and terminating at be established (altered or vacated as the case may be).

(ii) With said petition shall be filed a list containing the names and also the known post office address of each person owning or having an interest in any land over which the proposed establishment, vacation or alteration of a county highway is to be made.

(c) In altering any county highway under this article or any other road dedicated by recorded plat as a public road, a board of county commissioners may change the designation of any road to a private road. If a board alters any road, it shall reserve the access rights of the area landowners and permit governmental agencies to retain access to that road for

performing essential public services. It may also designate a nongovernmental entity to be responsible for the maintenance of any road altered pursuant to this section.

24-3-102. Requiring deposit by petitioners.

The board of the county commissioners may require, in their discretion, that the petitioners for the establishment, alteration or vacation of a public road, shall deposit with the county clerk, a sufficient sum of money to defray the expenses of laying out, vacating or altering such road, and such expense, when so incurred, shall be paid out of such deposit. If the road is finally established, altered or vacated, the money so deposited shall be returned to the person who deposited the same.

24-3-103. Viewer; appointment, qualifications and duties generally.

Upon filing of the petition the board of the county commissioners at a regular or special meeting, or the chairman of the board, if in his judgment an emergency exists, shall appoint a suitable and disinterested person, who may be a member of the board of county commissioners, to examine into the expediency of the proposed road, alteration or vacation thereof, and to report immediately.

24-3-104. Viewer; oath; scope of investigation.

The person so appointed shall be termed a viewer, and he shall be sworn by some person or officer authorized by law to administer oaths, before entering upon his duties, to faithfully and impartially discharge his duties, and he shall file his oath in the office of the county clerk. He shall not be confined to the precise matter of the petition, but may inquire or determine whether that, or any road, in the vicinity of the proposed or altered road, answering the same purpose is required.

24-3-105. Viewer; factors to be considered.

In forming his judgment the viewer shall take into consideration both the public and private convenience, and also the expense of the proposed road.

24-3-106. Viewer; report.

The said viewer shall report in writing to the board of the county commissioners, whether or not in his judgment, said proposed road is practicable, and ought or ought not be established, altered or vacated, as the case may be, stating the probable expense of the same, including damages to the property owners along the line thereof, the benefits thereto, and such other matters therein as shall enable the said board to act understandingly in the premises.

24-3-107. Viewer; compensation.

The board of the county commissioners shall allow the said viewer such reasonable compensation for his services as they shall determine and fix upon.

24-3-108. Roads established by consent of landowners.

Public roads shall be established without the appointment of a viewer, or without any other proceeding, than the order of the board of county commissioners; provided, that the written consent of all the owners of the land to be used for that purpose, be first filed in the office of the county clerk, and when it is shown to the satisfaction of the said board that the said road is of sufficient importance to be opened and traveled, they shall make an order establishing the same. The board of the county commissioners, when in their judgment such action shall be in the interests of economy or the public good, may purchase or receive donations or rights-of-way for a public road, or any alteration thereof, or any part thereof, from any and all persons along the route thereof, and declare the same opened, whenever the consent of the owners of the land through which said proposed road or alteration shall run, has been obtained, either by the donations of land or when an amicable adjustment of the amount to be paid therefor has been made between such landowners and said board; and all roads or parts of roads or alteration of roads heretofore opened or made, by consent or adjustment of damages, without recourse to other proceedings, are hereby declared to be public roads, the same as if such roads had been legally opened, or said alterations legally made.

24-3-109. Survey of proposed location for new road; recordation required.

If, upon considering and acting upon the report of the viewer, or otherwise, the board of the county commissioners shall decide

to lay out such road, they shall cause the county surveyor to make an accurate survey thereof, if such survey is deemed necessary, and to plat and record the same in the book provided by the county for such purpose; and a copy of said plat and notes of survey shall, without unnecessary delay, be filed in the office of the county clerk.

24-3-110. Notice of location of road to be published or posted; notice by mail to property owners.

(a) Notice shall be published of the proposed location or alteration of any road by posting on the county's official website in the manner provided in W.S. 18-3-516(f) and by publication for two (2) successive weeks in the designated official newspaper of the county, which notice may be in the following form:

To all to whom it may concern: The Board of County Commissioners have decided to locate (or alter, as the case may be) a road commencing at in County, Wyoming, running thence (here describe in general terms the points and courses thereof), and terminating at

All objections thereto or claims for damages by reason thereof must be filed in writing with the county clerk of said county, before noon on the day of A.D. or such road will be established (or altered) without reference to such objections or claims for damages.

County Clerk

Dated A.D.

(b) The county commissioners shall cause a copy of the above notice to be mailed by registered mail to all persons owning lands or claiming any interest in any lands over or across which said road is proposed to be located or altered. The publication and posting of such notice shall be a legal and sufficient notice to all persons owning lands or claiming any interest in lands over which the proposed road is to be located or altered.

24-3-111. Objections and claims for damages; when filed.

If the board of the county commissioners shall determine to establish, lay out or alter any road, they shall appoint a day, not less than thirty (30) days after such determination, on or

before which day all objections to the establishment, alteration or vacation of the proposed road, and claims for damages by reason thereof, shall be filed with the county clerk.

24-3-112. Objections and claims for damages; when barred.

No objections or claims for damages shall be filed or made after the noon of the day fixed for filing the same, and if no objections or claims for damages are filed, on or before noon of the day fixed for filing the same, they shall be disregarded, and not considered, and shall be deemed to have been waived and barred.

24-3-113. Objections and claims for damages; continuance of hearing upon filing.

If objections to the establishment, altering or vacating of the road, or if any claims for damages shall be filed, the further hearing of the application may be continued by the board until the matter can be properly disposed of.

24-3-114. Appraisers; number; appointment; qualifications; duties generally; report.

When claims for damages are filed, at the next regular meeting or special meeting of the board of the county commissioners, or as soon thereafter as may be practicable and convenient, the said board shall appoint three (3) suitable and disinterested electors of the county as appraisers, to view the ground, on a day fixed by said board, and they shall report their doings in the matter and file their report in writing with the county clerk within thirty (30) days after the date of their appointment, fixing the amount of the damages sustained by the claimants.

24-3-115. Appraisers; notification of appointment required; contents.

The county clerk shall cause each of the said appraisers to be notified in writing, of his appointment, stating in said notice, first, the names of all appraisers, second, the names of all claimants for damages, on account of the location or alteration of the said road, with the amount of damages asked by each claimant, third, stating when their report must be filed, and fourth, the law relating to their duty as found in W.S.

24-3-116. The county clerk shall prepare suitable blanks, for

such notice, for the oath of the appraisers and for the report, a proper number of which shall be forwarded by him to them.

24-3-116. Appraisers; specific duties enumerated; compensation.

The said appraisers shall, within ten (10) days after receiving notice of their appointment, meet at some convenient place, on the line of said proposed or altered road, and take and administer to each other, an oath or affirmation to faithfully and impartially discharge their duties. They shall then view the ground, so far as they shall deem it necessary, and fix the amount of damages sustained by each claimant, after allowing for all benefits that may accrue to each claimant, by reason of the location or alteration of the said proposed road. They, or a majority of them, shall as soon as practicable, after performing their said duties, make a report in writing to the county clerk of their doings, stating that they were so sworn or affirmed as aforesaid, before performing their duties and fixing the amount of damages, if any, sustained by each claimant, after allowing and deducting for benefits, and where they have disallowed claims for damages, they shall so state in their report, and they shall immediately transmit their report, when made, to the county clerk. They shall, whenever they can conveniently do so, notify the claimants or their agents, of the place of their meeting and may hear such evidence as they may deem necessary in determining the amount of damages fixed by them. They are hereby authorized to administer oaths to each other and to such witnesses as they may hear. If any one (1) of them shall fail or refuse to perform his duty, the other two (2) appraisers shall serve and shall appoint a suitable and disinterested elector in his place, who shall be within easy access, and he shall be sworn or affirmed in like manner as the other two (2) appraisers, and the facts of such appointment and qualification shall be stated in said report to the county clerk. The said appraisers shall each receive for his compensation such reasonable sum as the board of county commissioners shall allow.

24-3-117. Neglect of duty by appraiser or viewer.

If any viewer or appraiser shall refuse or neglect to perform any of the duties required by law or shall fail to act after his appointment, without a satisfactory excuse for such refusal or neglect, he shall be fined in any sum not exceeding fifty dollars (\$50.00), upon his conviction thereof in any court of competent jurisdiction, and such fine when collected shall be paid into the county treasury for the benefit of the road fund.

24-3-118. Hearing before county commissioners; determination and payment of damages; entry on land; abandonment prohibited; records; surveys.

(a) At the next meeting of the county commissioners after the report of the appraisers has been filed, or as soon thereafter as may be practicable, the said board may hear testimony and consider petitions for and remonstrances against the establishment or alteration, as the case may be of any road, or may establish or alter any road or may refuse so to do, as in the judgment of the said board, the public good may require, but in case there shall be no claim for damages filed, they shall act as speedily as possible in the matter. Said board may increase or diminish the damages allowed by the appraisers, and may make such establishment or alteration of any road, dependent or conditioned upon the payment, in whole or in part, of the damages awarded or expenses incurred in relation thereto by the petitioners for such road or such alteration of any road.

(b) The amount of damages awarded, if any, shall immediately be paid to the person or persons entitled thereto or deposited with the county clerk for delivery to such person or persons, which payment shall be without prejudice to the right of such person or persons to appeal to the district court as provided by law.

(c) When the road has been established and the award has been paid by the board of county commissioners or by the department of transportation, to the person or persons entitled, or deposited with the county clerk, the highway authorities and their contractors and employees may take possession and exercise full control of the land within the right-of-way of the road so established.

(d) After the county or the department of transportation has taken possession of the right-of-way, there shall be no abandonment of the establishing of the highway, and in the event of an appeal by an owner of real estate affected to the district court from the award finally made by the board of county commissioners, the board shall pay the amount finally determined to be due.

(e) A certificate, authorized by the board of county commissioners and signed by its chairman, setting forth the legal description of the property taken shall be recorded in the office of the county clerk, and indexed in like manner and with

like effect as if it were a conveyance of the easement or right-of-way from said owners to the county.

(f) If, upon considering and acting upon the report of the viewers or otherwise, the board of county commissioners shall decide to lay out or alter any road, they shall cause the county surveyor to make an accurate survey thereof, if such survey is necessary, and to plat the same in books to be provided by the county for such purpose, and the county clerk shall record in the same books opposite or near to such plat so that the same may be easily ascertained to be concerning the platted road, the proceeding of the said board in relation to the location, establishment or alteration of said road, in order to keep in a separate book a record of all the county roads of that county.

24-3-119. Appeals from decisions of county commissioners; notice; bond required.

Any applicant for damages claimed, or caused by the establishment or alteration of any road, may appeal from the final decision of the board of the county commissioners to the district court of the county, in which the land lies, for the taking of which for a public road, damages are asked; but notice of such appeal must be made to the county clerk, within thirty (30) days after such decision has been made by the said board, or such claim shall be deemed to have been abandoned. No appeal shall be allowed, unless a good and sufficient bond be given by the party appealing, in a sum not less than fifty dollars (\$50.00) to cover costs, said bond to be approved by the clerk of the district court.

24-3-120. Appeals from decisions of county commissioners; duties of county clerk.

The county clerk shall, within ten (10) days after the notice of an appeal as provided for in W.S. 24-3-119 is filed in his office, make out and file in the office of the clerk of the district court, in his county, a transcript of the papers on file in his office, and the proceedings of the board in relation to such damages.

24-3-121. Appeals from decisions of county commissioners; recovery of damages; court costs.

The amount of damages to which the claimant shall be entitled on such appeal shall be ascertained in the same manner as in a civil action, and the amount so ascertained, if any, shall be

entered of record, but no judgment shall be entered therefor. The amount thus ascertained shall be certified by the clerk of the court to the county clerk who shall thereafter proceed as if such amount had been allowed by the board of the county commissioners to the claimant as damages. If the appellant shall fail to recover an amount exceeding fifty dollars (\$50.00) above the amount allowed to him by the board of the county commissioners, he shall pay all costs of the appeal.

24-3-122. Condemned land tax free during use by state.

No taxes covering the real estate taken by the county or the department of transportation for rights-of-way shall be assessed, or charged against the land owner or owners during the time that rights-of-way are being used for the purposes for which they were established.

24-3-123. Effect of location of new road on route of previous road.

The establishment of a new road on the route of a road already established according to law, shall not vacate any road previously established, unless such vacation shall be ordered by the board of the county commissioners.

24-3-124. Removal of fences on right-of-way.

Whenever a public road is ordered to be established or altered, according to the provisions of this act, which shall pass through, or on enclosed lands, the road overseer, or other proper officer, shall give the owner, agent or occupant of such lands, notice in writing to remove the fences thereon, and if such owner, agent or occupant shall not move his fence, within thirty (30) days thereafter, the same may be removed by the proper officer, and the road opened and worked; and such owner shall forfeit and pay twenty dollars (\$20.00) for each day he shall permit his fence to remain after said thirty (30) days, and shall pay all necessary cost of removal, to be collected by the proper officer, in any court of competent jurisdiction, for the use and benefit of the general county road fund.

24-3-125. Streets in unincorporated towns or villages declared public roads; working.

All public streets of towns or villages, not incorporated, are a part of the public roads, and all road overseers, or persons having charge of the same, in their respective districts or

counties, shall work the same as provided by law or ordered by the board of the county commissioners of the proper county.

24-3-126. Abandonment of portion of highway upon reconstruction or relocation of existing highway; relinquishment to county or city in lieu of abandonment.

(a) The transportation commission may abandon or relinquish any portion of state highways upon the reconstruction or relocation of any portion of an existing state highway.

(b) Prior to abandonment of any portion of a state highway, the transportation commission shall offer the highway to the governing body of any county or city in which the highway is located. Upon being notified of the transportation commission's intent to abandon any portion of a state highway, the governing body of the county or city shall comply with the procedures provided for in paragraph (c)(ii) of this section in order to initiate transfer of the state highway.

(c) The abandonment or relinquishment of any portion of state highways shall be conclusively evidenced by the resolution entered in the minute record of the commission. A certified copy of the resolution shall be recorded by the secretary of the transportation commission in the office of the county clerk of any county in which abandoned or relinquished highway right-of-way is located. Abandonment or relinquishment shall not affect the rights of corporations or their successors in interest acquired under the provisions of W.S. 1-26-813 to continue the operation and maintenance of transmission and distribution lines constructed upon the right-of-way and shall not affect the rights of any corporation or successors in interest to continue to maintain any facility lawfully in the highway right-of-way at the time of any abandonment or relinquishment. Corporations shall have the right to go upon these lands for the purposes associated with maintenance or use of their facility. Specific rules regarding relinquishment and abandonment are:

(i) Upon the entry of the resolution of abandonment in the minute record of the commission, all title and interest, except as herein provided, to the highway right-of-way shall pass to and vest in the present adjacent landowner according to the portion contributed by adjacent landowner or his predecessor in interest;

(ii) Instead of abandonment, the transportation commission may, upon written request, relinquish to any county or city any portion of a state highway within the county or city proposed to be removed from the state highway system. The request shall be in the form of a resolution adopted by the governing body of the county or city, indicating that the portion of the state highway sought by the governing body will be used for a local public purpose enumerated in the resolution and expressing the agreement of the county or city to assume all responsibility with regard thereto. Relinquishment by the transportation commission shall be by entry of the resolution of relinquishment in the minute record of the commission and by quitclaim deed effective upon recordation in the office of the county clerk and recorder of any county in which the real property is located.

24-3-127. Cooperative agreements with federal agencies to construct, maintain and use roads within county.

The board of county commissioners of any county of this state may, in its discretion, enter into cooperative agreements with the forest service of the U.S. department of agriculture or other federal agency to provide for the joint construction, maintenance and use of roads located within the boundaries of the county, where such roads are used by the forest service or other federal agency in the protection, administration and utilization of the national forests and national recreation areas or other federal lands and are also used by communities or persons within or adjacent to such national forests or other federal lands in the use and development of the resources thereof or where such roads otherwise serve the needs of the public.

ARTICLE 2
IDENTIFICATION OF COUNTY ROADS

24-3-201. Purpose of procedure.

The legislature finds that due to inaccurate and inconsistent records, there exist roads which are seldom used, not maintained and are not identified as or believed by the public to be county roads but are, in fact, county roads. Recognizing the numerous difficulties resulting from the existence of such county roads, the legislature finds it in the best interest of the public to create a procedure to identify county roads, thereby altering and vacating these abandoned or unnecessary county roads without survey.

24-3-202. Definitions.

(a) As used in this act:

(i) "Board" means the board of county commissioners of any county;

(ii) "This act" means W.S. 24-3-201 through 24-3-206.

24-3-203. Board may identify county roads through specified procedure; resolution; terms; limited to not more than 1 per area.

(a) Notwithstanding W.S. 24-1-102 and 24-3-101 through 24-3-127, when it finds the public interest so requires, the board may initiate the identification procedure under this act for county roads in the county by adopting a resolution to which maps shall be incorporated by reference which shall indicate a general description of all county roads in the area described in the map which shall be unaffected by identification under the resolution. No county road shall be listed as unaffected by a resolution under this act unless it was established under other law. No map incorporated into the resolution shall describe an area of less than six hundred forty (640) acres.

(b) The board shall not adopt more than one (1) resolution identifying county roads under this act in any area of the county.

(c) No road shall be vacated or altered under this act if it is currently identified and maintained as a county road. The identification procedure under this act shall not be used to establish a county road which was not previously established under other law.

24-3-204. Notice of identification to be published.

(a) Prior to adoption of a resolution identifying county roads in any area in the county, notice of the proposed identification shall be posted on the county's official website in the manner provided in W.S. 18-3-516(f) and published for two (2) successive weeks in the designated official newspaper of the county in substantially the following form:

NOTICE OF IDENTIFICATION OF COUNTY ROADS UNDER

W.S. 24-3-201 THROUGH 24-3-206

TO WHOM IT MAY CONCERN: The Board of County Commissioners intends to identify county roads in the following areas of (name of county) county under the identification procedure contained in W.S. 24-3-201 through 24-3-206: (general description of areas described in the map, i.e. USGS Quad map, section, township, range, etc.)

The only county roads in the township which shall exist after this identification procedure are described as follows:

(Road name, road number or petition number)

All other county roads within the area identified in the map which are not described above shall be accordingly vacated upon adoption of the resolution for identification. All objections to or claims for damage by reason of this identification procedure shall be filed in writing with the county clerk of this county before 12:00 noon on the day of (not less than thirty (30) days after publication of the second notice) or the county roads will be vacated as indicated without reference to the objections or claims.

(b) The notice shall include a map of each area affected indicating the approximate location of county roads which shall exist after the proposed identification action.

24-3-205. Objections and claims for damages; when filed; when barred; procedure for considering.

(a) If the board initiates identification of county roads under this act, the board shall establish a date not less than thirty (30) days after the fourth notice is published, by which all objections to and claims for damages by reason of the identification shall be filed with the county clerk.

(b) Objections to or claims for damages by reason of identification under this act filed after 12:00 noon on the date established in subsection (a) of this section shall not be considered by the board and are deemed waived.

(c) If claims for damage are filed under this section, the claims shall be considered in the same manner as provided under W.S. 24-3-114 through 24-3-121.

24-3-206. Effect of identification.

If the board identifies roads under this act, the roads designated as county roads in the identification action shall be the only county roads within the area identified and all other county roads within the area identified are accordingly altered or vacated. The board shall direct the county clerk to and the county clerk shall record the identification as an entry in the abstract of lands books as if it were a conveyance of rights from the county to the lands affected. Roads identified as county roads under this act, shall not be county roads unless the county has a valid title or recorded easement to the right-of-way.

Viewer's Report
Proposed Vacation of a Portion of Road 54 (Public Road) Between Tract 68 and Castle Rock Road

ATTACHMENT C
Resolution #2018-13

RESOLUTION NO. 2018 - 13

**INITIATE PROCEEDINGS TO VACATE
A PORTION OF COUNTY ROAD 54 (A PUBLIC ROAD)
BETWEEN THE WESTERLY BOUNDARY OF TRACT 68 AND CASTLE ROCK ROAD**

WHEREAS, a Petition was submitted by the Petitioners (Peter W. Kuyper, Christine Kuyper, Nicki Levine Bustos, Kelly Dean Bustos, Victor J. Riley, Jr., Ted P. Vlahos, and Cathy L. Slikker-Vlahos) to the Board of County Commissioners for Park County, State of Wyoming (Board), on September 28, 2017, requesting initiation of proceedings to Vacate a portion of County Road 54 (a Public Road) located between the westerly boundary of Tract 68 and Castle Rock Road (Township 51 North, Range 104 West, 6th P.M.-Resurvey) in accordance with *Wyoming Statute § 24-3-101 (b)*; and

WHEREAS, said Board, deems it to be in the public interest to initiate said proceedings in accordance with *§ 24-3-101(a)*; and

WHEREAS, said Statute requires that the Board set forth in its Resolution the point of commencement and the course and the point of termination of said road(s) to be vacated; and

WHEREAS, in initiating said proceedings the Board shall appoint a suitable and disinterested person to examine into the expediency of said vacation(s) and to report to the Board regarding whether or not said vacation should occur, taking into account the public and private convenience, the expense of same, including damages to any property owner along the line thereof, or any benefits thereto, and any other matters as shall enable the Board to act understandingly in the premises;

NOW, THEREFORE, BE IT RESOLVED that based on the foregoing, the Board on its own motion hereby initiates the proceedings to vacate a portion of County Road 54 (a public road) between the westerly boundary of Tract 68 and Castle Rock Road (Township 51 North, Range 104 West, 6th P.M.-Resurvey), the course and termination of said road(s) being expressed in the *Petition* submitted by the Petitioners on September 28, 2017; and

BE IT FURTHER RESOLVED that the Board hereby appoints Brian Edwards, Park County Engineer, Park County Public Works Department, as viewer in the matter, and that upon his oath he begin his duties immediately and report back to the Board regarding his findings as soon as practicable.

APPROVED this 3rd day of April, 2018

**BOARD OF COUNTY COMMISSIONERS
PARK COUNTY, WYOMING**

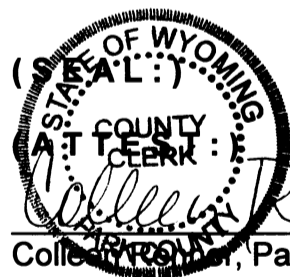
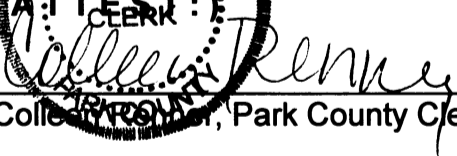

Loren Grosskopf, Chairman


Jake Fulkerson, Vice Chairman


Lee Livingston, Commissioner


Joseph E. Tilden, Commissioner


Tim A. French, Commissioner



Colleen Remy, Park County Clerk

Viewer's Report
Proposed Vacation of a Portion of Road 54 (Public Road) Between Tract 68 and Castle Rock Road

ATTACHMENT D
Oath of Viewer

Viewer's Report
Proposed Vacation of a Portion of Road 54 (Public Road) Between Tract 68 and Castle Rock Road

ATTACHMENT E
Page 419 of Commissioners Record Book 17- Abandonment of Loop Road Initiative

Commissioner Winninger seconded the motion. All in favor, motion carried.

Frank Page, County Engineer, reported on the status of County Road 54 and 54B within T.51N.,R.104 W. from Tract 64 to Tract 73 in which several property owners had proposed an agreement. Mr. Page stated that landowners living in the area did not want to have the road vacated without providing private access easements to their properties. Attorney McCarty stated this was not negotiable. Therefore, the file will be closed.

Chairman Moody stated for the record that on the advice of our legal counsel, the Board reserves the right to accept another of the bids open today in the event the person or persons awarded the bids today is unable to met the financial obligation of the purchase.

Chairman Moody opened the 4 sealed bids for 94-1 Property Bid: S/2 of Lot 16, Westridge Estates Subdivision from the following:

James Huffman, Cody-----	\$ 1,215.00
Robert M. Fontaine, Powell-----	\$ 1,803.00
Karen Dietrich, Powell-----	\$ 2,500.00
Chuck Draper, Rock Springs-----	\$ 1,200.00

Commissioner Hedderman moved to accept the high bid from Karen Dietrich of Powell for \$2,500.00. Commissioner Lundvall seconded the motion. All in favor, motion carried.

Viewer's Report
Proposed Vacation of a Portion of Road 54 (Public Road) Between Tract 68 and Castle Rock Road

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ATTACHMENT F
Relevant Easements

EASEMENT AND RIGHT OF WAY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of TEN (\$10.00) dollars and other good and valuable consideration, paid to CHRIS RYAN WEBB, hereinafter called GRANTOR, the receipt of which is hereby acknowledged, the Grantor does hereby grant, sell and convey unto VICTOR J. RILEY, JR. and MARILYN A. RILEY, husband and wife, hereinafter called GRANTEEES, their heirs, devisees, legatees and assigns, the right-of-way and easement to maintain and operate a roadway through and over the following described land, 60 feet in width along the northern boundary of that property described in Exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD unto the Grantees, their heirs, devisees, legatees and assigns, so long as said premises are used and maintained as a roadway for ingress and egress to premises of the Grantee, their heirs, devisees, legatees or assigns.

THE GRANTORS are to fully use and enjoy the premises, except for the purposes hereinbefore granted to Grantee.

The consideration first above recited as being paid to the Grantors by the Grantees is in full satisfaction of every right hereby granted. All covenants and agreements herein contained shall extend to and be binding upon the representative heirs, legal representatives, successors, and assigns of the Parties hereto.

WITNESS our hands this 13th day of OCTOBER,

1989.

Chris Ryan Webb
CHRIS RYAN WEBB

BOOK 174 PAGE 317

STATE OF WYOMING)
) ss.
COUNTY OF PARK)

The above and foregoing instrument was acknowledged before me this 13th day of October, 1989 by Chris Ryan Webb.

Witness my hand and official seal.



Shirley Lehman
Notary Public

My Commission Expires:

January 5, 1993

EXHIBIT "A"

All that portion of the following described parcel lying East of the East line of Section 23, according to the Government Resurvey.

Township 51 North, Range 104 West, 6th P.M., Park County, Wyoming:

That part of Tract 63, Resurvey, more particularly described as follows:

BEGINNING at a point marked by a $\frac{1}{2}$ inch diameter iron pipe corner located on the north line of said Tract 63, N. $89^{\circ}17'$ E. 310.0 feet from Corner No. 8 of said Tract 63, which corner is marked by a set stone; thence S. $03^{\circ}38'$ E. parallel to the west line of said Tract 63 for 2168.59 feet to a $\frac{1}{2}$ inch diameter iron pipe corner; thence continuing S. $03^{\circ}38'$ E. for 122.0 feet to the centerline of the main channel of the South Fork of the Shoshone River; thence along the centerline of the main channel of the South Fork of the Shoshone River N. $73^{\circ}50'$ E. for 65.4 feet; thence N. $51^{\circ}04'$ E. for 274.16 feet; thence N. $71^{\circ}23'$ E. for 228.5 feet; thence S. $85^{\circ}34'$ E. for 219.9 feet; thence S. $68^{\circ}28'$ E. for 238.0 feet; thence S. $81^{\circ}50'$ E. for 221.9 feet; thence S. $86^{\circ}59'$ E. for 199.4 feet; thence N. $73^{\circ}13'$ E. for 205.8 feet; thence N. $74^{\circ}33'$ E. for 204.6 feet; thence N. $82^{\circ}15'$ E. for 199.9 feet; thence N. $80^{\circ}43'$ E. for 200.5 feet; thence N. $80^{\circ}08'$ E. for 200.8 feet; thence N. $77^{\circ}57'$ E. for 202.0 feet to a point located on the line between Corner No. 3 and Corner No. 4 of said Tract 63; thence N. $01^{\circ}43'$ W. along the line between Corner No. 3 and Corner No. 4 of said Tract 63 for 70.0 feet to a $\frac{1}{2}$ inch diameter iron pipe witness corner; thence continuing N. $01^{\circ}43'$ W. along the line between Corner No. 3 and Corner No. 4 of said Tract 63 for 419.41 feet to Corner No. 3 of said Tract 63, which corner is marked by a $\frac{3}{4}$ inch pipe set firmly in the ground; thence along the north and west boundary of that tract of land described: a quit claim deed recorded in Book 342, page _____ of the records in the Park County Clerk's office, thence N. $88^{\circ}37'$ E. for 458.15 feet to a $\frac{3}{4}$ inch iron pipe corner; thence N. $32^{\circ}10'$ E. for 108.50 feet; thence N. $09^{\circ}46'$ W. for 148.10 feet to an iron pipe corner; thence N. $04^{\circ}52'$ E. for 166.00 feet to an iron pipe corner; thence N. $34^{\circ}58'$ E. for 272.42 feet to an iron pipe corner; thence N. $38^{\circ}16'$ W. for 146.00 feet to an iron pipe corner; thence N. $41^{\circ}26'$ E. for 39.00 feet to an iron pipe corner; thence N. $87^{\circ}31'$ E. for 216.43 feet to a $\frac{1}{2}$ inch diameter iron pipe witness corner; thence continuing N. $87^{\circ}31'$ E. for 120 feet to the centerline of the main channel of the South Fork of the Shoshone River; thence along the center line of the main channel of the South Fork of the Shoshone River, N. $02^{\circ}05'$ E. for 680.9 feet to the north line of said Tract 63; thence leaving the centerline of the main channel of the South Fork of the Shoshone

River, S. 89°17' W. for 80.0 feet to a 1/2 inch diameter iron pipe witness corner; thence continuing along the north line of said Tract 63 and along an existing fence line S. 89°17' W. for 423.3 feet to a 1/2 inch diameter iron pipe corner; thence continuing along the north line of said Tract 63 and along an existing fence line for 1336.46 feet to a point on the east line of Resurvey Section 23; thence continuing along the north line of said Tract 63 and along an existing fence line for 688.38 feet to a 1/2 inch diameter iron pipe corner located at the north east corner of a tract of land conveyed to Louise L. Roberts and others by Warranty Deed recorded in Book 332 on page 541 of the records in the Park County Clerk's office, thence S. 89°17' W. along the north line of said Tract 63 and along an existing fence line for a distance of 1101.06 feet more or less to the POINT OF BEGINNING.

State of Wyoming } ss
County of Park }
This instrument was filed to record
on the 20th day of October
19 89 at 11:31 a.m. and
city recorder's fee thereon was 1.75
rec'd us copied 316
WILLIAM W. WATSON, Register
No. 261555

EASEMENT AND RIGHT OF WAY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of TEN (\$10.00) dollars and other good and valuable consideration, paid to WILLIAM H. PRICE, II, TRUSTEE, hereinafter called GRANTOR, the receipt of which is hereby acknowledged, the Grantor does hereby grant, sell and convey unto VICTOR J. RILEY, JR. and MARILYN A. RILEY, husband and wife, hereinafter called GRANTEES, their heirs, devisees, legatees and assigns, the right-of-way and easement to maintain and operate a roadway through and over the following described land, 60 feet in width along the northern boundary of that property described in Exhibit "A" attached hereto and incorporated herein westerly from a point which intersects with Park County Road 126D to the western boundary of the property described in Exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD unto the Grantees, their heirs, devisees, legatees and assigns, so long as said premises are used and maintained as a roadway for ingress and egress to premises of the Grantee, their heirs, devisees, legatees or assigns.

THE GRANTORS are to fully use and enjoy the premises, except for the purposes hereinbefore granted to Grantee.

The consideration first above recited as being paid to the Grantors by the Grantees is in full satisfaction of every right hereby granted. All covenants and agreements herein contained shall extend to and be binding upon the representative heirs, legal representatives, successors, and assigns of the Parties hereto.

EXHIBIT "A"

All that portion of the following described parcel lying West of the East line of Section 23, according to the Government Resurvey.

Township 51 North, Range 104 West, 6th P.M., Park County, Wyoming:

That part of Tract 63, and Tract 67, Resurvey, more particularly described as follows:

BEGINNING at a point marked by a $\frac{1}{2}$ inch diameter iron pipe corner located on the north line of said Tract 63, N. $89^{\circ}17'$ E. 310.0 feet from Corner No. 8 of said Tract 63, which corner is marked by a set stone; thence S. $03^{\circ}38'$ E. parallel to the west line of said Tract 63 for 2168.59 feet to a $\frac{1}{2}$ inch diameter iron pipe corner; thence continuing S. $03^{\circ}38'$ E. for 122.0 feet to the centerline of the main channel of the South Fork of the Shoshone River; thence along the centerline of the main channel of the South Fork of the Shoshone River N. $73^{\circ}50'$ E. for 65.4 feet; thence N. $51^{\circ}04'$ E. for 274.16 feet; thence N. $71^{\circ}23'$ E. for 228.5 feet; thence S. $35^{\circ}34'$ E. for 219.9 feet; thence S. $68^{\circ}28'$ E. for 238.0 feet; thence S. $81^{\circ}50'$ E. for 221.9 feet; thence S. $86^{\circ}59'$ E. for 199.4 feet; thence N. $73^{\circ}13'$ E. for 205.8 feet; thence N. $74^{\circ}33'$ E. for 204.6 feet; thence N. $82^{\circ}15'$ E. for 199.9 feet; thence N. $80^{\circ}43'$ E. for 200.5 feet; thence N. $80^{\circ}08'$ E. for 200.8 feet; thence N. $77^{\circ}57'$ E. for 202.0 feet to a point located on the line between Corner No. 3 and Corner No. 4 of said Tract 63; thence N. $01^{\circ}43'$ W. along the line between Corner No. 3 and Corner No. 4 of said Tract 63 for 70.0 feet to a $\frac{1}{2}$ inch diameter iron pipe witness corner; thence continuing N. $01^{\circ}43'$ W. along the line between Corner No. 3 and Corner No. 4 of said Tract 63 for 419.41 feet to Corner No. 3 of said Tract 63, which corner is marked by a $\frac{3}{4}$ inch pipe set firmly in the ground; thence along the north and west boundary of that tract of land described in a quit claim deed recorded in Book 342, page 324 of the records in the Park County Clerk's office, thence N. $88^{\circ}37'$ E. for 458.15 feet to a $\frac{3}{4}$ inch iron pipe corner; thence N. $32^{\circ}10'$ E. for 108.50 feet; thence N. $09^{\circ}46'$ W. for 148.10 feet to an iron pipe corner; thence N. $04^{\circ}52'$ E. for 166.00 feet to an iron pipe corner; thence N. $34^{\circ}58'$ E. for 272.42 feet to an iron pipe corner; thence N. $38^{\circ}16'$ W. for 146.00 feet to an iron pipe corner; thence N. $41^{\circ}26'$ E. for 39.00 feet to an iron pipe corner; thence N. $87^{\circ}31'$ E. for 216.49 feet to a $\frac{1}{2}$ inch diameter iron pipe witness corner; thence continuing N. $87^{\circ}31'$ E. for 120 feet to the centerline of the main channel of the South Fork of the Shoshone River; thence along the center line of the main channel of the South Fork of the Shoshone River, N. $02^{\circ}05'$ E. for 680.9 feet to the north line of said Tract 63; thence leaving the centerline of the main channel of the South Fork of the Shoshone

River, S. 89°17' W. for 80.0 feet to a 1/2 inch diameter iron pipe witness corner; thence continuing along the north line of said Tract 63 and along an existing fence line S. 89°17' W. for 423.3 feet to a 1/2 inch diameter iron pipe corner; thence continuing along the north line of said Tract 63 and along an existing fence line for 1336.46 feet to a point on the east line of Resurvey Section 23; thence continuing along the north line of said Tract 63 and along an existing fence line for 688.38 feet to a 1/2 inch diameter iron pipe corner located at the north east corner of a tract of land conveyed to Louise L. Roberts and others by Warranty Deed recorded in Book 332 on page 541 of the records in the Park County Clerk's office, thence S. 89°17' W. along the north line of said Tract 63 and along an existing fence line for a distance of 1101.06 feet more or less to the POINT OF BEGINNING.

State of Wyoming } 58
County of Park }
This instrument was filed to record
on this 20 day of October
19 89 at 11:31 o'clock A. M. and
its location is in Section Book 174
Page 312
Marilyn L. Farrell, Register of Deeds
By Marilyn L. Farrell Deputy
No. 264553

0216-210

EASEMENT FOR PUBLIC ROAD

This easement for Public Road executed this 15th day of October, 19 93 by Paul A. Keeshin, Trustee, herein referred to as Grantor, to Park County, Wyoming, herein referred to as Grantee.

Grantor, for consideration of good and valuable consideration, receipt of which is hereby acknowledged, and for the further consideration of the benefits accruing to grantor from construction of a public road upon and through land of which Grantor is trustee, hereby grants to Grantee, its successors and assigns, an easement as is particularly described in Exhibit A annexed hereto, over and across land of which Grantor is trustee, which shall be used for a public road. Grantor shall hereafter bear no responsibility for constructing, repairing or maintaining the public road on the easement hereby conveyed.

Grantor waives all rights under and by virtue of the Homestead Exemption laws of the State of Wyoming and Grantor waives any right to receive damages for establishment of the easement hereby conveyed; and Grantor consents that at any time the Park County, Wyoming Commissioners deem appropriate the easement for public road hereby conveyed may be established and designated as a Park County Road.

Dated: Oct 15, 1993

Paul A. Keeshin
Paul A. Keeshin
Trustee

State of Illinois }
County of Cook } ss

On Oct 15, 19 93 Paul A. Keeshin, Trustee, appeared before me and executed the foregoing Easement for Public Road as his free act and deed.

Roberta Chudocz
Notary Public



Commission expires: 12-16-94

Grantor's Address: 615 West 41st Street 57, Chicago, IL 60609
Grantee's Address: 1002 Sheridan Avenue, Cody, Wyoming 82414

EXHIBIT A

DESCRIPTION OF EASEMENT ON LANDS OWNED BY PAUL A. KEESHIN,
REVOCABLE TRUST IN TRACT 63 OF T.51N., R.104W.

A strip of land 60-feet wide; being 30 feet measured at right angles on either side of a centerline which enters Tract 63 from lands owned by Victor J. Riley, Jr. and Marilyn A. Riley at a point near corner #8 of said tract at approximate station 152+00, said point lies 30 feet Southerly of the North boundary (at right angles thereto) of this parcel;

and runs thence N. 89°09'50" E. parallel to said north boundary for 1784 feet, more or less, to the centerline intersection, about station 169+84, with the east boundary of Resurvey Section 23.

This easement is completely described graphically on Plan and Profile Sheet 6 of 6 of the Plan Set labeled "Proposed Relocation of a Portion of County Road 6NS Which Will Ultimately Incorporate All of Road 6JM". This plan set is recorded in the Office of the Park County Clerk on Page 66 of Book F.

INST# 322397 BOOK 0236 PAGE 0236
RECORDED 10/26/93 AT 04:30
BY: DEE UPTON, DEPUTY
FEES: 0.00
MARIE FONTAINE, PARK COUNTY CLERK

Page 34 Rubble

322397

PARK COUNTY CLERK

20080814

NONEXCLUSIVE EASEMENT – ROADWAY AND UTILITIES

This Easement is made and entered into by and between **GOLDEN KEY RANCH, LLC, a Wyoming Limited Liability Company**, of 1130 Sheridan Avenue, Suite 240, Cody, Wyoming 82414, Grantor, and **ELK MEADOW HOLDINGS, LLC, a Wyoming limited liability company and ELK MESA, LLC, a Wyoming limited liability company**, of 174 Road 6JM, Cody, Wyoming 82414, Grantees.

WHEREAS, Grantor owns parcels of land described in the records of the Park County Clerk and Recorder, Park County, Wyoming, as Document #2006-8291; and

WHEREAS, Grantees are acquiring a parcel of the Grantor's land as described in the attached Exhibit A, incorporated herein; and

WHEREAS, a roadway exists across the remaining lands of the Grantor, that may be utilized by the Grantees, for ingress and egress to its real property.

WITNESSETH:

Grantor hereby grants to Grantees a thirty foot (30') wide nonexclusive easement across the lands of Golden Key Ranch, LLC, as described in the attached Exhibit B, incorporated herein by this reference, to construct, maintain and operate a roadway and for placement, operation and maintenance of utilities for the benefit of the lands of the Grantees described in Exhibit A and the lands described below, with full, right and liberty for the Grantees, their heirs, successors and assigns, at all times hereafter, for all purposes connected with the use and enjoyment of said lands of the Grantees and the lands described below, to pass and repass along the easement described in the attached Exhibit B.

To have and to hold the easement unto the Grantees, their heirs, successors, devisees, legatees and assigns, so long as said easement is used and maintained as a roadway for ingress and egress and/or utilities to the premises of the Grantees, their heirs, devisees, legatees, successors and assigns and the lands described below. The Grantor and Grantees agree that this easement shall run with and be appurtenant to the lands described in Exhibit A hereto, and the following described land:

Township 51 North, Range 104 West, 6th P.M., Park County, Wyoming

Section 27: Lot 4; Lot 7

Tract 56: That part of Tract 56 lying on the North and West side of the Shoshone River





Tract 68: Portion of Tract 68, T. 51 N., R. 104 W. of the 6th P.M., Park County, Wyoming, described as follows: Beginning at the SW corner of Tract 68, this being Corner No. 5 of said Tract 68, thence North along the west line of Tract 68 for a distance of 2512 feet more or less to the closing corner of the north line of Section 27 with the west line of Tract 68, thence S. 42°44' E. for a distance of 1457 feet, thence N 77°13' E. for a distance of 382 feet, thence S 33°06' E. for a distance of 265 feet more or less to the north line of Tract 56, T. 51 N., R. 104 W., thence west along the north line of Tract 56 for a distance of 193 feet more or less to the Northwest corner of Tract 56, this being Corner No. 6 of Tract 56 and Corner No. 3 of Tract 68, thence south along the east line of Tract 68 and the west line of Tract 56 for a distance of 900 feet to the south bank of the Southfork of the Shoshone River, thence S. 71°25' W. along the South bank of the river for a distance of 620 feet, thence S. 28°00' W. along the south and east bank of the river for a distance of 260 feet more or less to the south line of Tract 68, thence west along the south line of Tract 68 for a distance of 595 feet more or less to Corner No. 5 of Tract 68, the POINT OF BEGINNING.

Further, the Grantor and the Grantees do hereby agree that the maintenance and upkeep for the roadway shall be shared with all costs divided, such that Grantor shall bear one-half, and Grantees shall bear one-half, of the total cost for maintenance, upkeep and improvement of the roadway in at least as good condition as currently exists on the date hereof as a gravel, private driveway. Any individual or entity who disturbs the easement to install utilities shall be required to return the easement to its original condition prior to the installation of said utilities at the sole expense of the individual or entity installing the utilities.

The Grantees, on behalf of themselves, their heirs and assigns, in consideration of this easement, and its acceptance and recording, specifically waive the requirement of a 40-foot wide easement required in W. S. §18-5-303(b) (LexisNexis 2007).

WITNESS our hands this 1st day of October, 2008.

GOLDEN KEY RANCH, LLC, a Wyoming limited liability company

By Victor J. Riley, Jr. Trustee by Leslie A. Rose P.O.A.
 Victor J. Riley, Jr., Trustee of the Victor J. Riley, Jr. Trust dated March 20, 2006, by Leslie A. Rose, Attorney-in-Fact for Golden Key Ranch, LLC, and Victor J. Riley, Jr. Trustee

By Marilyn A. Riley Co-Trustee by Leslie A. Rose P.O.A.
 Marilyn A. Riley, Co-Trustee of the Marilyn A. Riley Trust dated March 20, 2006, by Leslie A. Rose, Attorney-in-Fact for Golden Key Ranch, LLC, and Marilyn A. Riley, Co-Trustee

By Victor J. Riley, Jr. Co-Trustee by Leslie A. Rose P.O.
Victor J. Riley, Jr., Co-Trustee of the Marilyn A. Riley Trust dated March 20, 2006, by Leslie A. Rose, Attorney-in-Fact for Golden Key Ranch, LLC, and Victor J. Riley, Jr., Co-Trustee

ELK MEADOW HOLDINGS, LLC, a Wyoming limited liability company

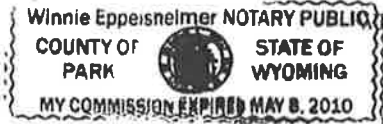
By David Epstein
David Epstein, Its Manager

ELK MESA, LLC, a Wyoming limited liability company

By David Epstein
David Epstein, its Manager

STATE OF WYOMING)
) ss.
COUNTY OF PARK)

The above and foregoing instrument was acknowledged before me this 1 day of October, 2008, by Leslie A. Rose, Attorney-in-Fact for Victor J. Riley, Jr., Trustee of the Victor J. Riley, Jr. Trust dated March 20, 2006, and Marilyn A. Riley and Victor J. Riley, Jr., Co-Trustees of the Marilyn A. Riley Trust dated March 20, 2006, members of GOLDEN KEY RANCH, LLC, a Wyoming limited liability company.



WITNESS my hand and official seal.

Winnie Eppelsheimer
Notary Public

My Commission Expires: 050810

STATE OF New Jersey)
) ss.
COUNTY OF Monmouth)

The above and foregoing instrument was acknowledged before me this 29th day of September, 2008, by David Epstein, Manager, ELK MEADOW HOLDINGS, LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

Mary Lynn Wentway
Notary Public

My Commission Expires:

MARY LYNN WENTWAY
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires July 19, 2010



STATE OF New Jersey)
) ss.
COUNTY OF Monmouth)

The above and foregoing instrument was acknowledged before me this 29th day of September, 2008, by David Epstein, Manager, ELK MESA, LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

Mary Lynn Wentway
Notary Public

My Commission Expires:

MARY LYNN WENTWAY
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires July 19, 2010



Pg: 4 of 9

2008-7573 Park County WY 10/2/2008 8:52 AM Fees: \$32.00

EXHIBIT A

Order Number: 20080816

LEGAL DESCRIPTION

Parcels of land in Sections 22 and 23 and Tracts 66 and 68, Township 51 North, Range 104 West, 6th P.M., Park County, Wyoming, according to the Government Resurvey, according to the records of the County Clerk and Recorder of Park County, State of Wyoming, said parcels being graphically illustrated as "Parcel A" and "Parcel B", on the Record of Survey recorded as Doc #2008-7361, Plat Cabinet "J", Page 147, and being more particularly described as follows:

PARCEL A:

BEGINNING at a point which bears N. 69°24'25" E. a distance of 1928.97 feet from Corner 6 of said Tract 68; thence S. 30°40'08" E. a distance of 546.70 feet; thence N. 59°50'30" E. a distance of 283.98 feet; thence N. 72°49'33" E. a distance of 197.78 feet; thence S. 09°26'24" W. a distance of 587.12 feet; thence S. 29°11'27" E. a distance of 475.82 feet, more or less, to a point on the centerline of the South Fork of the Shoshone River and the southerly boundary of lands conveyed to Golden Key Ranch LLC by the Quitclaim Deed recorded in Doc #2006-8291; thence along said centerline and said southerly boundary the following approximate courses: S. 59°58'07" W. a distance of 322.44 feet; thence S. 86°07'54" W. a distance of 400.06 feet; thence N. 69°04'32" W. a distance of 155.12 feet; thence S. 69°55'43" W. a distance of 157.28 feet; thence S. 55°27'23" W. a distance of 237.98 feet; thence S. 18°40'21" W. a distance of 197.29 feet; thence S. 13°25'03" E. a distance of 288.50 feet, more or less, to a point on Line 2-3 of said Tract 68; thence continuing along said Golden Key Ranch LLC boundary and leaving said river centerline as follows: N. 32°34'05" W. a distance of 253.48 feet; thence S. 77°46'36" W. a distance of 382.17 feet; thence N. 42°12'30" W. a distance of 1167.61 feet; thence leaving said Golden Key Ranch LLC boundary, N. 73°04'38" E. a distance of 47.13 feet; thence N. 16°31'24" W. a distance of 176.75 feet; thence N. 53°06'22" E. a distance of 621.07 feet; thence N. 74°36'33" E. a distance of 623.65 feet; thence N. 54°08'40" E. a distance of 343.90 feet; thence N. 60°45'22" E. a distance of 271.46 feet, more or less, to the POINT OF BEGINNING.

PARCEL B:

BEGINNING at a point which bears N. 69°24'25" E. a distance of 1928.97 feet from Corner 6 of said Tract 68, said point being common with "Parcel A" and "Parcel C" as shown on said Record of Survey; thence N. 68°10'23" E. a distance of 584.84 feet; thence N. 56°24'56" E. a distance of 256.37 feet; thence N. 19°33'03" E. a distance of 258.59 feet; thence S. 76°30'41" E. a distance of 528.63 feet; thence N. 74°32'27" E. a distance of 217.15 feet; thence N. 63°57'15" E. a distance of 200.31 feet; thence N. 49°16'28" E. a distance of 224.81 feet; thence S. 44°01'08" E. a distance of 265.44 feet; thence S. 00°43'36" W. a distance of 792.15 feet, more or less, to a point on the centerline of the South Fork of the Shoshone River and the southerly boundary of lands conveyed to Golden Key Ranch LLC by the Quitclaim Deed recorded in Doc #2006-8291; thence along said centerline and said southerly boundary the following approximate courses: N. 83°20'21" W. a distance of 135.22 feet; thence S. 68°34'20" W. a distance of 553.63 feet; thence S. 29°25'32" W. a distance of 490.07 feet; thence S. 03°05'39" W. a distance of 105.27 feet; thence S. 28°31'23" W. a distance of 223.10 feet; thence S. 59°58'07" W. a distance of 276.43 feet; thence, leaving said river centerline and said southerly boundary as follows: N. 29°11'27" W. a distance of 475.82 feet; thence N. 09°26'24" E. a distance of 587.12 feet; thence S. 72°49'33" W. a distance of 197.78 feet; thence S. 59°50'30" W. a distance of 283.98 feet; thence N. 30°40'08" W. a distance of 546.70 feet, more or less, to the POINT OF BEGINNING.

TITLE POLICY DOES NOT INSURE against any loss or damage as a result of land gained or lost due to the changing of the course of any canal, river or stream.

Legal description consists of 1 page(s)





EXHIBIT A

LEGAL DESCRIPTION

A parcel of land in Sections 22 and 23 and Tracts 66 and 68, Township 51 North, Range 104 West, 6th P.M., Park County, Wyoming, according to the Government Resurvey, according to the records of the County Clerk and Recorder of Park County, State of Wyoming, said parcel being graphically illustrated as "Parcel C" on the Record of Survey recorded as Doc #2008-7361, Plat Cabinet "J", Page 147, and being more particularly described as follows:

PARCEL C:

BEGINNING at the east one-quarter corner (E¹/₄) of said Section 22; thence N. 00°00'49" W., along the east line of said Section 22, a distance of 1016.90 feet to the centerline of Easement #1 as shown on said Record of Survey and a corner on the northerly line of said Golden Key Ranch LLC lands; thence along said centerline and said northerly line as follows: S. 62°11'57" E. a distance of 223.26 feet; thence S. 71°16'38" E. a distance of 127.70 feet; thence S. 75°22'38" E. a distance of 353.70 feet; thence S. 69°53'38" E. a distance of 378.10 feet; thence S. 69°00'38" E. a distance of 303.60 feet; thence S. 72°35'38" E. a distance of 72.90 feet; thence S. 74°15'38" E. a distance of 443.80 feet; thence S. 68°22'38" E. a distance of 183.60 feet; thence S. 62°15'38" E. a distance of 221.80 feet; thence S. 50°09'38" E. a distance of 120.40 feet; thence S. 37°09'38" E. a distance of 123.60 feet; thence S. 28°34'38" E. a distance of 95.73 feet; thence, leaving said centerline and said northerly line, S. 64°25'41" W. a distance of 136.71 feet, more or less, to the centerline of Deer Creek; thence southerly, along the centerline of Deer Creek, the following approximate courses; S. 48°19'02" E. a distance of 43.43 feet; thence N. 89°43'24" E. a distance of 34.77 feet; thence S. 34°36'26" E. a distance of 55.30 feet; thence S. 08°49'29" W. a distance of 37.04 feet; thence S. 34°36'41" E. a distance of 58.55 feet; thence S. 66°44'08" E. a distance of 39.48 feet; thence S. 29°25'24" E. a distance of 105.02 feet; thence S. 17°19'10" E. a distance of 56.01 feet; thence S. 03°43'38" E. a distance of 81.04 feet; thence S. 06°54'50" W. a distance of 64.40 feet; thence S. 20°31'21" E. a distance of 59.98 feet; thence S. 04°12'58" E. a distance of 121.90 feet; thence leaving said Deer Creek centerline as follows: S. 67°07'41" W. a distance of 29.71 feet; thence S. 34°43'23" W. a distance of 48.54 feet; thence S. 21°45'48" W. a distance of 167.48 feet; thence S. 18°57'27" W. a distance of 101.03 feet; thence S. 40°46'56" W. a distance of 97.49 feet; thence S. 47°31'14" W. a distance of 123.22 feet; thence S. 39°08'59" W. a distance of 82.02 feet, more or less, to the boundary of said "Parcel B"; thence, along the boundary of said "Parcel A" and "Parcel B", as follows: N. 00°43'36" E. a distance of 44.37 feet; thence N. 44°01'08" W. a distance of 265.44 feet; thence S. 49°16'28" W. a distance of 224.81 feet; thence S. 63°57'15" W. a distance of 200.31 feet; thence S. 74°32'27" W. a distance of 217.15 feet; thence N. 76°30'41" W. a distance of 528.63 feet; thence S. 19°33'03" W. a distance of 258.59 feet; thence S. 56°24'56" W. a distance of 256.37 feet; thence S. 68°10'23" W. a distance of 584.84 feet; thence S. 60°45'22" W. a distance of 271.48 feet; thence S. 54°08'40" W. a distance of 343.90 feet; thence S. 74°36'33" W. a distance of 623.65 feet; thence S. 53°06'22" W. a distance of 621.07 feet; thence S. 16°31'24" E. a distance of 176.75 feet; thence S. 73°04'38" W. a distance of 47.13 feet, more or less, to a point on the southwesterly boundary of said Golden Key Ranch LLC lands; thence along said boundary as follows: N. 42°12'30" W. a distance of 290.31 feet to the true closing corner on the south line of said Section 22 and the west line of said Tract 68; thence N. 89°29'42" W., along the south line of said Section 22, a distance of 885.74 feet, more or less, to the true point for the south one-quarter corner of said Section 22; thence, continuing along said south line, N. 89°56'46" W. a distance of 1318.20 feet, more or less, to the west one-sixteenth corner south line of said Section 22; thence N. 00°01'49" W., along the centerline of the southwest one-quarter of said Section 22, a distance of 2635.03 feet, more or less, to the west one-sixteenth corner centerline of said Section 22; thence S. 89°48'26" E., along said centerline, a distance of 3955.17 feet to the POINT OF BEGINNING.



Roy Holm, PE & LS
Paul Blough, LS

HOLM, BLOUGH and COMPANY

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September 25, 2008

Job No. 08-138

GOLDEN KEY RANCH, LLC

**EASEMENT 2
LEGAL DESCRIPTION OF ACCESS AND UTILITY
EASEMENT ACROSS GOLDEN KEY RANCH LANDS.**

A thirty foot wide access and utility easement, being fifteen feet on each side of the centerline, across parcels of land in Section 23 and Tract 66 , Township 51 North, Range 104 West of the Sixth Principal Meridian, Park County, Wyoming according to the Government Resurvey; said easement being graphically illustrated as "Easement No. 2" on the "Record Of Survey" recorded as Document No. 2008-7361, Plat Cabinet J, at page 147 of the plat records on file in the office of the Park County Clerk and Recorder (a reduced copy attached hereto and by this mention made a part hereof); the centerline of said Easement No. 2 being more particularly described as follows:

Beginning at a point which lies South 59° 26' 14" West a distance of 799.82 feet from Corner 3 of said Tract 66; said point being at a point which intersects the centerline Easement 1 and Easement 2 as graphically illustrated on said "Record of Survey"; thence South 22°36'05" West, a distance of 233.43 feet; thence South 11°39'48" West, a distance of 243.67 feet; thence South 89°37'07" West, a distance of 36.78 feet; thence North 42°39'30" West, a distance of 68.35 feet; thence North 31°37'28" West, a distance of 80.12 feet; thence North 82°14'11" West, a distance of 32.20 feet;

To an angle point on the easterly boundary of Parcel C as shown on said Record of Survey; thence along said easterly boundary as follows:

South 67°07'41" West, a distance of 29.71 feet; thence,
South 34°43'23" West, a distance of 48.54 feet; thence,
South 21°45'48" West, a distance of 167.48 feet; thence,
South 18°57'27" West, a distance of 101.03 feet; thence,
South 40°46'56" West, a distance of 97.49 feet; thence,
South 47°31'14" West, a distance of 123.22 feet; thence

20080816

NONEXCLUSIVE EASEMENT – ROADWAY AND UTILITIES

This Easement is made and entered into by and between **GOLDEN KEY RANCH, LLC, a Wyoming Limited Liability Company, and VICTOR J. RILEY, JR., TRUSTEE OF THE VICTOR J. RILEY, JR. TRUST** dated March 20, 2006, of 1130 Sheridan Avenue, Suite 240, Cody, Wyoming 82414, Grantors, and **ELK MEADOW HOLDINGS, LLC, a Wyoming limited liability company, and ELKMESA, LLC, a Wyoming limited liability company,** of 174 Road 6JM, Cody, Wyoming 82414, Grantees.

WHEREAS, Grantors own parcels of land described in the records of the Park County Clerk and Recorder, Park County, Wyoming, as Document #2006-9556, and Document #2006-8291; and

WHEREAS, Grantees are acquiring parcels of land from the Grantor, Golden Key Ranch, LLC, described in the attached Exhibit A, incorporated herein; and

WHEREAS, a forty foot (40') wide roadway exists across the lands of Grantor, Golden Key Ranch, LLC, and runs along the boundary between Grantor, Victor J. Riley, Jr., Trustee of the Victor J. Riley, Jr. Trust dated March 20, 2006, and Grantees Parcel C described on Exhibit A, with twenty feet (20') of said roadway lying on the lands of Grantor, Victor J. Riley, Jr., Trustee of the Victor J. Riley, Jr. Trust dated March 20, 2006, and twenty feet (20') of said roadway lying on Grantee, Elk Mesa, LLC's, lands described as Parcel C in the attached Exhibit A.

WITNESSETH:

Grantors hereby grant to Grantees a forty foot (40') wide nonexclusive easement over only those lands of Golden Key Ranch, LLC, as described in the attached Exhibit B, and a twenty foot (20') wide nonexclusive easement over only those lands of the Victor J. Riley, Jr. Trust dated March 20, 2006, as described in the attached Exhibit B, incorporated herein by this reference, to construct, maintain and operate a roadway and for placement, operation and maintenance of utilities for the benefit of the lands of the Grantees described in Exhibit A and the lands described below, with full, right and liberty for the Grantees, their heirs, successors and assigns, at all times hereafter, for all purposes connected with the use and enjoyment of said lands described in Exhibit A and the lands described below, to pass and repass along the easement described in the attached Exhibit B.

To have and to hold the easement unto the Grantees, their heirs, successors, devisees, legatees and assigns, so long as said easement is used and maintained as a roadway for ingress and



egress and/or utilities to the premises of the Grantees, their heirs, devisees, legatees, successors and assigns. The Grantors and Grantees agree that this easement shall run with and be appurtenant to the lands described in Exhibit A hereto, and the following described land:

Township 51 North, Range 104 West, 6th P.M., Park County, Wyoming

Section 27: Lot 4; Lot 7

Tract 56: That part of Tract 56 lying on the North and West side of the Shoshone River

Tract 68: Portion of Tract 68, T. 51 N., R. 104 W. of the 6th P.M., Park County, Wyoming, described as follows: Beginning at the SW corner of Tract 68, this being Corner No. 5 of said Tract 68, thence North along the west line of Tract 68 for a distance of 2512 feet more or less to the closing corner of the north line of Section 27 with the west line of Tract 68, thence S. 42°44' E. for a distance of 1457 feet, thence N.77°13' E. for a distance of 382 feet, thence S 33°06' E. for a distance of 265 feet more or less to the north line of Tract 56, T. 51 N., R. 104 W., thence west along the north line of Tract 56 for a distance of 193 feet more or less to the Northwest corner of Tract 56, this being Corner No. 6 of Tract 56 and Corner No. 3 of Tract 68, thence south along the east line of Tract 68 and the west line of Tract 56 for a distance of 900 feet to the south bank of the Southfork of the Shoshone River, thence S. 71°25' W. along the South bank of the river for a distance of 620 feet, thence S.28°00' W. along the south and east bank of the river for a distance of 260 feet more or less to the south line of Tract 68, thence west along the south line of Tract 68 for a distance of 595 feet more or less to Corner No. 5 of Tract 68, the POINT OF BEGINNING.

Further, the Grantors and the Grantees do hereby agree that the maintenance and upkeep for the road shall be shared with all costs divided, such that the Grantees shall bear one-third, and Grantors shall bear one-third, of the total cost for maintenance, upkeep and improvement of the roadway in at least as good condition as currently exists on the date hereof as a gravel, private driveway. The Grantors and Grantees agree that neither will be responsible for any improvement costs to upgrade or re-establish this roadway beyond a condition suitable for a gravel, private driveway. Any individual or entity who disturbs the easement to install utilities shall be required to return the easement to its original condition prior to the installation of said utilities at the sole expense of the individual or entity installing the utilities.



WITNESS our hands this 1st day of October, 2008.

GRANTORS:

GOLDEN KEY RANCH, LLC, a Wyoming limited liability company

By [Signature] Trustee by Leslie A. Rose P.O.
Victor J. Riley, Jr., Trustee of the Victor J. Riley, Jr. Trust dated March 20, 2006, by Leslie A. Rose, Attorney-in-Fact for Golden Key Ranch, LLC, and Victor J. Riley, Jr. Trustee

By [Signature] Co-Trustee by Leslie A. Rose P.O.
Marilyn A. Riley, Co-Trustee of the Marilyn A. Riley Trust dated March 20, 2006, by Leslie A. Rose, Attorney-in-Fact for Golden Key Ranch, LLC, and Marilyn A. Riley, Co-Trustee

By [Signature] Co-Trustee by Leslie A. Rose P.O.
Victor J. Riley, Jr. Co-Trustee of the Marilyn A. Riley Trust dated March 20, 2006, by Leslie A. Rose, Attorney-in-Fact for Golden Key Ranch, LLC, and Victor J. Riley, Jr., Co-Trustee

[Signature] Trustee by Leslie A. Rose P.O.
VICTOR J. RILEY, JR., TRUSTEE OF THE VICTOR J. RILEY, JR. TRUST dated March 20, 2006, by Leslie A. Rose, Attorney-in-Fact for Victor J. Riley, Jr. Trustee

GRANTEES:

ELK MEADOW HOLDINGS, LLC, a Wyoming limited liability company

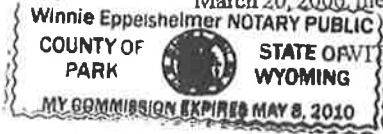
By [Signature]
David Epstein, its Manager

ELK MESA LLC, a Wyoming limited liability company

By [Signature]
David Epstein, its Manager

STATE OF WYOMING)
) ss.
COUNTY OF PARK)

The above and foregoing instrument was acknowledged before me this 1 day of October, 2008, by Leslie A. Rose, Attorney-in-Fact for Golden Key Ranch, LLC and Attorney-in-Fact for Victor J. Riley, Jr., Trustee of the Victor J. Riley, Jr. Trust dated March 20, 2006, and Marilyn A. Riley and Victor J. Riley, Jr., Co-Trustees of the Marilyn A. Riley Trust dated March 20, 2006, members of GOLDEN KEY RANCH, LLC, a Wyoming limited liability company.



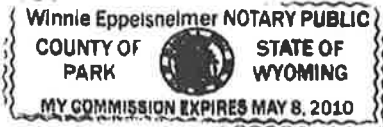
WITNESS my hand and official seal.

Winnie Eppelsheimer
Notary Public

My Commission Expires: 050810

STATE OF WYOMING)
) ss.
COUNTY OF PARK)

The above and foregoing instrument was acknowledged before me this 1 day of October, 2008, by Leslie A. Rose, Attorney-in-Fact for VICTOR J. RILEY, JR., TRUSTEE OF THE VICTOR J. RILEY, JR. TRUST dated March 20, 2006.



WITNESS my hand and official seal.

Winnie Eppelsheimer
Notary Public

My Commission Expires: 050810

STATE OF New Jersey)
) ss.
COUNTY OF Monmouth)

The above and foregoing instrument was acknowledged before me this 29th day of September, 2008, by David Epstein, Manager, ELK MEADOW HOLDINGS, LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

Mary Lynn Wentway
Notary Public

My Commission Expires:

MARY LYNN WENTWAY
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires July 19, 2010



STATE OF New Jersey)
) ss.
COUNTY OF Monmouth)

The above and foregoing instrument was acknowledged before me this 29th day of September, 2008, by David Epstein, Manager, ELK MESA, LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

Mary Lynn Wentway
Notary Public

My Commission Expires:

MARY LYNN WENTWAY
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires July 19, 2010



2008-7574 Park County WY 10/2/2008 8:55 AM Fees: \$35.00

Pg: 5 of 10

EXHIBIT A

Order Number: 20080816

LEGAL DESCRIPTION

Parcels of land in Sections 22 and 23 and Tracts 66 and 68, Township 51 North, Range 104 West, 6th P.M., Park County, Wyoming, according to the Government Resurvey, according to the records of the County Clerk and Recorder of Park County, State of Wyoming, said parcels being graphically illustrated as "Parcel A" and "Parcel B", on the Record of Survey recorded as Doc #2008-7361, Plat Cabinet "J", Page 147, and being more particularly described as follows:

PARCEL A:

BEGINNING at a point which bears N. 69°24'25" E. a distance of 1928.97 feet from Corner 6 of said Tract 68; thence S. 30°40'08" E. a distance of 546.70 feet; thence N. 59°50'30" E. a distance of 283.98 feet; thence N. 72°49'33" E. a distance of 197.78 feet; thence S. 09°28'24" W. a distance of 587.12 feet; thence S. 29°11'27" E. a distance of 475.82 feet, more or less, to a point on the centerline of the South Fork of the Shoshone River and the southerly boundary of lands conveyed to Golden Key Ranch LLC by the Quitclaim Deed recorded in Doc #2006-8291; thence along said centerline and said southerly boundary the following approximate courses: S. 59°58'07" W. a distance of 322.44 feet; thence S. 86°07'54" W. a distance of 400.06 feet; thence N. 69°04'32" W. a distance of 155.12 feet; thence S. 69°55'43" W. a distance of 157.28 feet; thence S. 55°27'23" W. a distance of 237.98 feet; thence S. 18°40'21" W. a distance of 197.29 feet; thence S. 13°25'03" E. a distance of 288.50 feet, more or less, to a point on Line 2-3 of said Tract 68; thence continuing along said Golden Key Ranch LLC boundary and leaving said river centerline as follows: N. 32°34'05" W. a distance of 253.48 feet; thence S. 77°46'36" W. a distance of 382.17 feet; thence N. 42°12'30" W. a distance of 1167.61 feet; thence leaving said Golden Key Ranch LLC boundary, N. 73°04'36" E. a distance of 47.13 feet; thence N. 16°31'24" W. a distance of 176.75 feet; thence N. 53°06'22" E. a distance of 621.07 feet; thence N. 74°36'33" E. a distance of 623.65 feet; thence N. 54°08'40" E. a distance of 343.90 feet; thence N. 60°45'22" E. a distance of 271.46 feet, more or less, to the POINT OF BEGINNING.

PARCEL B:

BEGINNING at a point which bears N. 69°24'25" E. a distance of 1928.97 feet from Corner 6 of said Tract 68, said point being common with "Parcel A" and "Parcel C" as shown on said Record of Survey; thence N. 66°10'23" E. a distance of 584.84 feet; thence N. 56°24'56" E. a distance of 256.37 feet; thence N. 19°33'03" E. a distance of 268.59 feet; thence S. 76°30'41" E. a distance of 528.63 feet; thence N. 74°32'27" E. a distance of 217.15 feet; thence N. 63°57'15" E. a distance of 200.31 feet; thence N. 49°16'28" E. a distance of 224.81 feet; thence S. 44°01'08" E. a distance of 265.44 feet; thence S. 00°43'36" W. a distance of 792.15 feet, more or less, to a point on the centerline of the South Fork of the Shoshone River and the southerly boundary of lands conveyed to Golden Key Ranch LLC by the Quitclaim Deed recorded in Doc #2006-8291; thence along said centerline and said southerly boundary the following approximate courses: N. 83°20'21" W. a distance of 135.22 feet; thence S. 68°34'20" W. a distance of 653.63 feet; thence S. 29°25'32" W. a distance of 490.07 feet; thence S. 03°05'39" W. a distance of 106.27 feet; thence S. 28°31'23" W. a distance of 223.10 feet; thence S. 59°58'07" W. a distance of 276.43 feet; thence, leaving said river centerline and said southerly boundary as follows: N. 29°11'27" W. a distance of 475.82 feet; thence N. 09°26'24" E. a distance of 587.12 feet; thence S. 72°49'33" W. a distance of 197.78 feet; thence S. 59°50'30" W. a distance of 283.98 feet; thence N. 30°40'08" W. a distance of 546.70 feet, more or less, to the POINT OF BEGINNING.

TITLE POLICY DOES NOT INSURE against any loss or damage as a result of land gained or lost due to the changing of the course of any canal, river or stream.

Legal description consists of 1 page(s)



2008-7574 Park County WY 10/2/2008 8:55 AM Fees: \$35.00

Pg: 6 of 10

EXHIBIT A

LEGAL DESCRIPTION

A parcel of land in Sections 22 and 23 and Tracts 66 and 68, Township 51 North, Range 104 West, 6th P.M., Park County, Wyoming, according to the Government Resurvey, according to the records of the County Clerk and Recorder of Park County, State of Wyoming, said parcel being graphically illustrated as "Parcel C" on the Record of Survey recorded as Doc #2008-7361, Plat Cabinet "J", Page 147, and being more particularly described as follows:

PARCEL C:

BEGINNING at the east one-quarter corner (E $\frac{1}{4}$) of said Section 22; thence N. 00°00'49" W., along the east line of said Section 22, a distance of 1016.90 feet to the centerline of Easement #1 as shown on said Record of Survey and a corner on the northerly line of said Golden Key Ranch LLC lands; thence along said centerline and said northerly line as follows: S. 62°11'57" E. a distance of 223.26 feet; thence S. 71°16'38" E. a distance of 127.70 feet; thence S. 75°22'38" E. a distance of 353.70 feet; thence S. 69°53'38" E. a distance of 378.10 feet; thence S. 69°00'38" E. a distance of 303.60 feet; thence S. 72°35'38" E. a distance of 72.90 feet; thence S. 74°15'38" E. a distance of 443.80 feet; thence S. 68°22'38" E. a distance of 183.60 feet; thence S. 62°15'38" E. a distance of 221.00 feet; thence S. 50°09'38" E. a distance of 120.40 feet; thence S. 37°09'38" E. a distance of 123.60 feet; thence S. 28°34'38" E. a distance of 95.73 feet; thence, leaving said centerline and said northerly line, S. 64°25'41" W. a distance of 136.71 feet, more or less, to the centerline of Deer Creek; thence southerly, along the centerline of Deer Creek, the following approximate courses; S. 48°19'02" E. a distance of 43.43 feet; thence N. 89°43'24" E. a distance of 34.77 feet; thence S. 34°36'26" E. a distance of 55.30 feet; thence S. 08°49'29" W. a distance of 37.04 feet; thence S. 34°36'41" E. a distance of 58.55 feet; thence S. 66°44'08" E. a distance of 39.48 feet; thence S. 29°25'24" E. a distance of 105.02 feet; thence S. 17°19'10" E. a distance of 56.01 feet; thence S. 03°43'38" E. a distance of 81.04 feet; thence S. 06°54'50" W. a distance of 64.40 feet; thence S. 20°31'21" E. a distance of 59.98 feet; thence S. 04°12'58" E. a distance of 121.90 feet; thence leaving said Deer Creek centerline as follows: S. 67°07'41" W. a distance of 29.71 feet; thence S. 34°43'23" W. a distance of 48.54 feet; thence S. 21°45'48" W. a distance of 167.48 feet; thence S. 18°57'27" W. a distance of 101.03 feet; thence S. 40°46'56" W. a distance of 97.49 feet; thence S. 47°31'14" W. a distance of 123.22 feet; thence S. 39°08'59" W. a distance of 82.02 feet, more or less, to the boundary of said "Parcel B"; thence, along the boundary of said "Parcel A" and "Parcel B", as follows: N. 00°43'36" E. a distance of 44.37 feet; thence N. 44°01'08" W. a distance of 265.44 feet; thence S. 49°18'28" W. a distance of 224.81 feet; thence S. 63°57'15" W. a distance of 200.31 feet; thence S. 74°32'27" W. a distance of 217.15 feet; thence N. 76°30'41" W. a distance of 528.63 feet; thence S. 49°33'03" W. a distance of 258.59 feet; thence S. 56°24'56" W. a distance of 256.37 feet; thence S. 68°10'23" W. a distance of 584.84 feet; thence S. 60°45'22" W. a distance of 271.46 feet; thence S. 54°08'40" W. a distance of 343.90 feet; thence S. 74°38'33" W. a distance of 623.65 feet; thence S. 53°06'22" W. a distance of 621.07 feet; thence S. 16°31'24" E. a distance of 176.75 feet; thence S. 73°04'38" W. a distance of 47.13 feet, more or less, to a point on the southwesterly boundary of said Golden Key Ranch LLC lands; thence along said boundary as follows: N. 42°12'30" W. a distance of 290.31 feet to the true closing corner on the south line of said Section 22 and the west line of said Tract 68; thence N. 89°29'42" W., along the south line of said Section 22, a distance of 885.74 feet, more or less, to the true point for the south one-quarter corner of said Section 22; thence, continuing along said south line, N. 89°56'46" W. a distance of 1318.20 feet, more or less, to the west one-sixteenth corner south line of said Section 22; thence N. 00°01'49" W., along the centerline of the southwest one-quarter of said Section 22, a distance of 2635.03 feet, more or less, to the west one-sixteenth corner centerline of said Section 22; thence S. 89°48'26" E., along said centerline, a distance of 3955.17 feet to the POINT OF BEGINNING.

Legal description consists of 1 page(s)





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Paul Blough, LS

HOLM, BLOUGH and COMPANY

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September 25, 2008

Job No. 08-138

GOLDEN KEY RANCH, LLC

EASEMENT 1 LEGAL DESCRIPTION OF ACCESS AND UTILITY EASEMENT ACROSS GOLDEN KEY RANCH LANDS

A forty foot wide access and utility easement, being twenty feet on each side of the centerline, across a portion of Section 23 and Tract 66, Township 51 North, Range 104 West of the Sixth Principal Meridian, Park County, Wyoming according to the Government Resurvey; said easement being graphically illustrated as "Easement No. 1" on the "Record Of Survey" recorded as Document No. 2008-7361, Plat Cabinet J, at page 147 of the plat records on file in the office of the Park County Clerk and Recorder (a reduced copy attached hereto and by this mention made a part hereof); the centerline of said Easement No. 1 being more particularly described as follows:

Beginning at a point on the east line of said Tract 66 which lies South 3° 40' 41" East a distance of 20.10 feet from Corner 3 of said Tract 66; thence
 South 89°05'11" West, a distance of 60.60 feet; thence
 South 87°43'11" West, a distance of 254.40 feet; thence
 South 68°25'11" West, a distance of 119.80 feet; thence
 South 44°59'11" West, a distance of 146.00 feet; thence
 South 32°24'11" West, a distance of 243.40 feet; thence
 South 53°00'18" West, a distance of 65.33 feet; thence
 North 79°23'38" West, a distance of 49.70 feet; thence
 North 55°02'38" West, a distance of 86.50 feet; thence
 North 47°12'38" West, a distance of 218.80 feet; thence
 North 42°08'38" West, a distance of 116.60 feet; thence
 North 28°34'38" West, a distance of 105.17 feet, more or less, to the northerly boundary of Parcel C as shown on said Record Of Survey; thence along said boundary as follows:
 North 28°34'38" West, a distance of 95.73 feet; thence
 North 37°09'38" West, a distance of 123.60 feet; thence
 North 50°09'38" West, a distance of 120.40 feet; thence



Page 2

Re: LEGAL DESCRIPTION OF EASEMENT NO. 1

North 62°15'38" West, a distance of 221.80 feet; thence
North 68°22'38" West, a distance of 183.60 feet; thence
North 74°15'38" West, a distance of 443.80 feet; thence
North 72°35'38" West, a distance of 72.90 feet; thence
North 69°00'38" West, a distance of 303.60 feet; thence
North 69°53'38" West, a distance of 378.10 feet; thence
North 75°22'38" West, a distance of 353.70 feet; thence
North 71°16'38" West, a distance of 127.70 feet; thence
North 62°11'57" West, a distance of 223.26 feet, more or less,
to a point on the west line of said Section 23 which bears North 00°00'49" West, a
distance of 1016.90 feet from the West One-quarter (W1/4) corner of said Section 23.

Modification in any way of the foregoing legal description terminates all liability of the surveyor
who prepared that description.

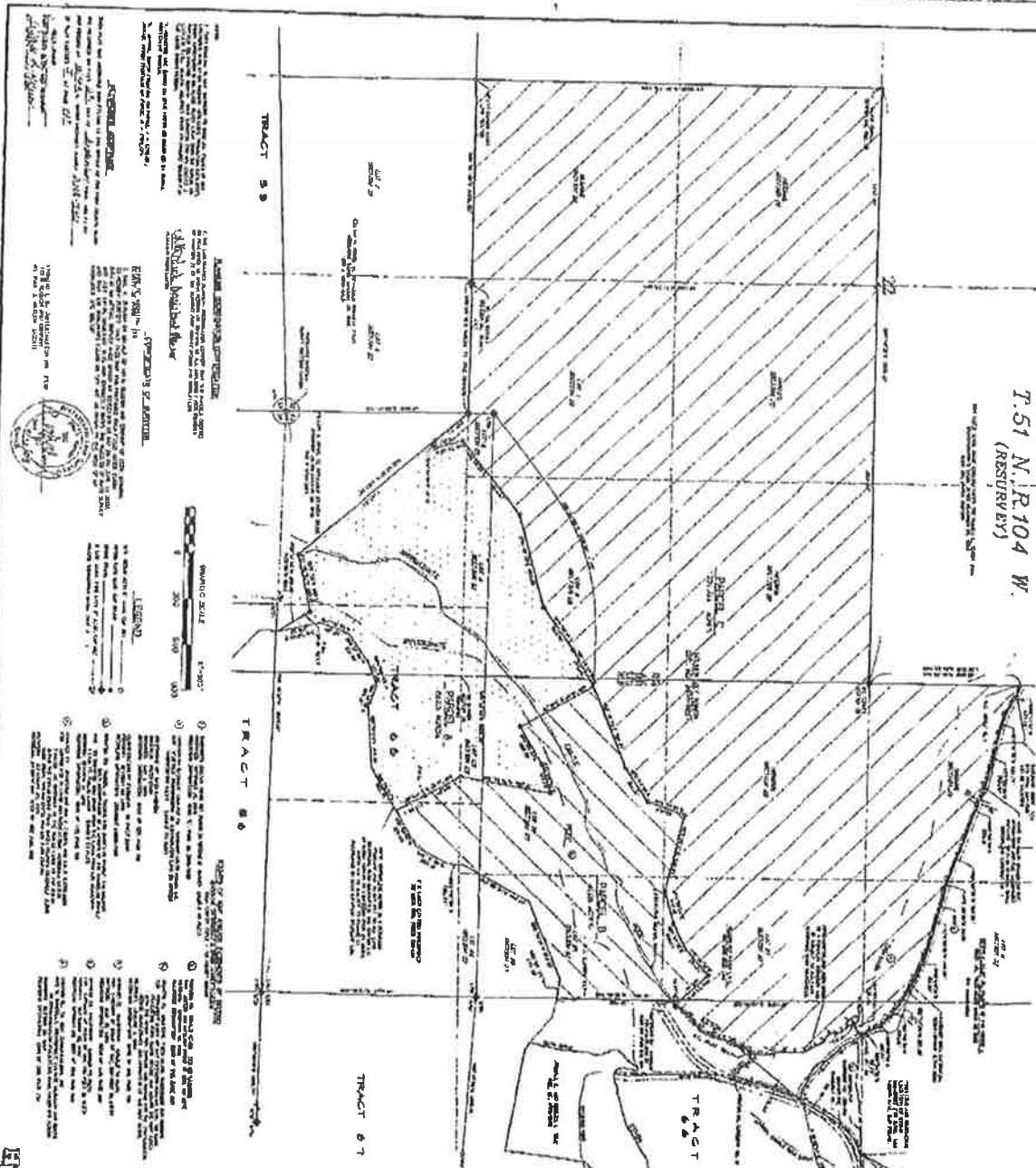
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2008-7574 Park County WY 10/2/2008 8:55 AM Fees: \$35.00

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7.51 N., R. 104 W.
(RESURVEY)



GENERAL NOTES:
 1. The survey was made by the method of double meridian angles.
 2. The bearings and distances were measured by a double theodolite.
 3. The survey was made on the 15th day of August, 1908.
 4. The survey was made by the method of double meridian angles.
 5. The bearings and distances were measured by a double theodolite.
 6. The survey was made on the 15th day of August, 1908.

LEGEND:
 1. Shaded areas are reserved for the use of the State of Wyoming.
 2. Areas with diagonal lines are reserved for the use of the State of Wyoming.
 3. Areas with horizontal lines are reserved for the use of the State of Wyoming.
 4. Areas with vertical lines are reserved for the use of the State of Wyoming.
 5. Areas with wavy lines are reserved for the use of the State of Wyoming.
 6. Areas with dotted lines are reserved for the use of the State of Wyoming.

**SECTION 22 AND 23, TRACT 65 AND TRACT 68,
 T. 51 N., R. 104 W., 6TH P.M. (RESURVEY)
 PARK COUNTY, WYOMING**

**SECTION 22 AND 23, TRACT 65 AND TRACT 68,
 T. 51 N., R. 104 W., 6TH P.M. (RESURVEY)
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**SECTION 22 AND 23, TRACT 65 AND TRACT 68,
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