

LEGEND

- SUBDIVISION BOUNDARY LINES
- SUBDIVISION LOT LINES
- THREAD OF WATERCOURSE
- RIGHT OF WAY/EASEMENTS
- TRACT LINES
- APPROXIMATE 100 YEAR FLOOD BOUNDARY
- OPEN SPACE (TRACT O-I)
- DRAINAGE EASEMENT
- SET 1/4 INCH REBAR WITH ALUMINUM CAP
- POINT ON WATERCOURSE CENTERLINE
- FOUND BRASS CAP
- FOUND ALUMINUM CAP
- FOUND STONE MONUMENT
- RIGHT-OF-WAY CENTERLINE POINT



CURVE	RADIUS	ARC	DELTA
C-1	225 FT	164.80 FT	41°57'56"
C-2	920 FT	2011.26 FT	125°15'27"
C-3	775 FT	442.86 FT	32°44'27"
C-8	1400 FT	624.82 FT	25°34'16"
C-9	500 FT	1328.86 FT	152°15'14"
C-10	1700 FT	425.75 FT	14°20'58"

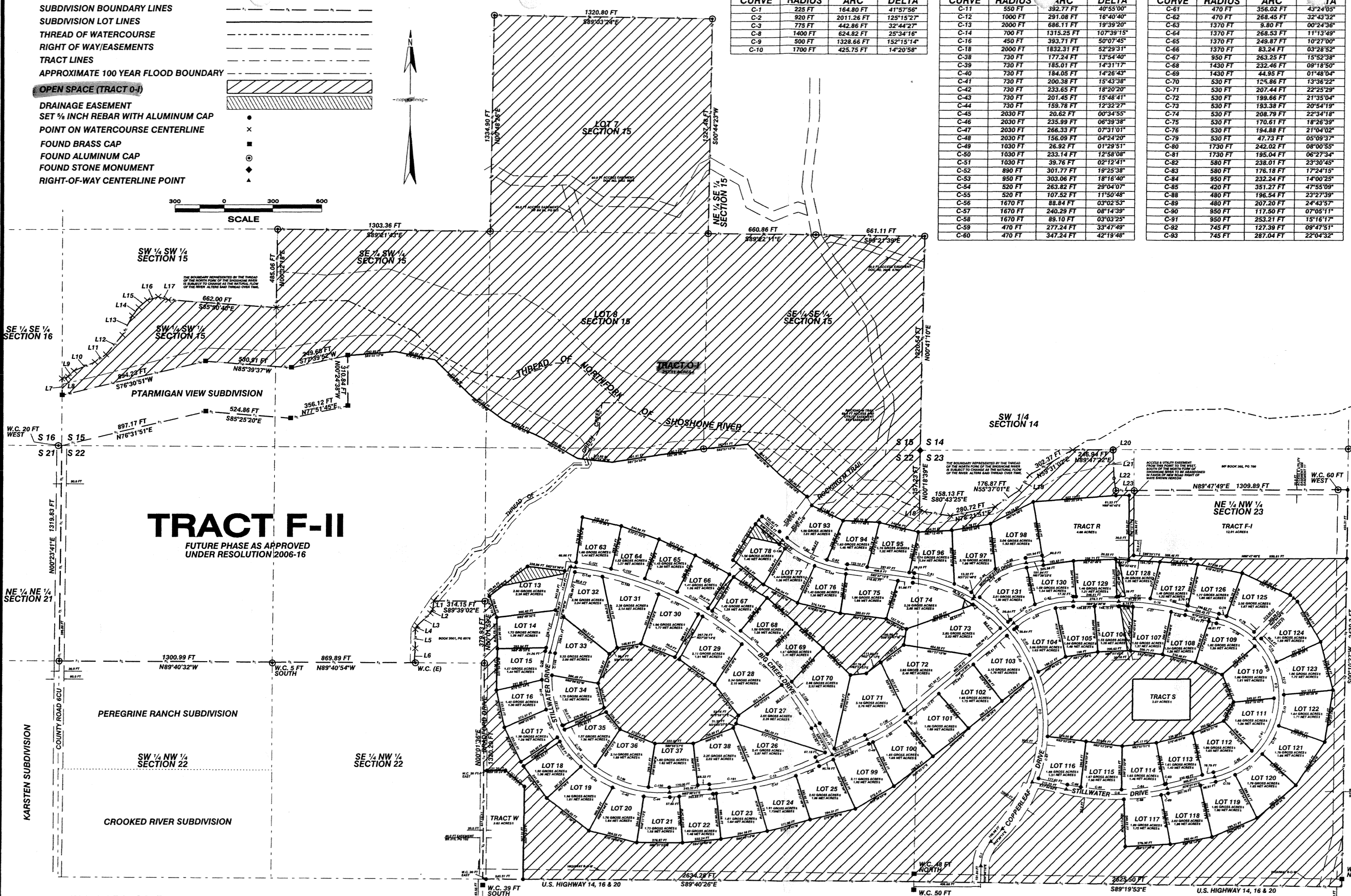
CURVE	RADIUS	ARC	DELTA
C-11	550 FT	392.77 FT	40°55'00"
C-12	1000 FT	291.08 FT	16°40'40"
C-13	2000 FT	886.11 FT	19°39'20"
C-14	700 FT	1315.25 FT	107°39'15"
C-16	450 FT	393.71 FT	50°07'45"
C-18	2000 FT	1832.31 FT	52°29'31"
C-38	730 FT	177.24 FT	13°54'40"
C-39	730 FT	185.01 FT	14°31'17"
C-40	730 FT	184.05 FT	14°26'43"
C-41	730 FT	200.38 FT	15°43'38"
C-42	730 FT	233.65 FT	18°20'20"
C-43	730 FT	201.45 FT	15°48'41"
C-44	730 FT	159.78 FT	12°32'27"
C-45	2030 FT	20.62 FT	00°34'55"
C-46	2030 FT	235.99 FT	06°39'38"
C-47	2030 FT	266.33 FT	07°31'01"
C-48	2030 FT	156.09 FT	04°24'20"
C-49	1030 FT	26.82 FT	01°29'51"
C-50	1030 FT	233.14 FT	12°58'08"
C-51	1030 FT	39.76 FT	02°12'41"
C-52	890 FT	301.77 FT	19°25'38"
C-53	890 FT	303.06 FT	19°18'40"
C-54	520 FT	283.82 FT	28°04'07"
C-55	520 FT	107.52 FT	11°50'48"
C-56	1670 FT	88.84 FT	03°02'53"
C-57	1670 FT	240.29 FT	08°14'39"
C-58	1670 FT	80.10 FT	05°03'25"
C-59	470 FT	277.24 FT	33°47'49"
C-60	470 FT	347.24 FT	42°19'48"

CURVE	RADIUS	ARC	DELTA
C-61	470 FT	356.02 FT	43°24'05"
C-62	470 FT	268.45 FT	32°43'32"
C-63	1370 FT	9.80 FT	00°24'36"
C-64	1370 FT	268.53 FT	11°13'49"
C-65	1370 FT	248.87 FT	10°27'00"
C-66	1370 FT	83.24 FT	03°28'52"
C-67	950 FT	263.25 FT	15°52'38"
C-68	1430 FT	232.46 FT	09°18'50"
C-69	1430 FT	44.95 FT	01°48'04"
C-70	530 FT	125.86 FT	13°36'22"
C-71	530 FT	207.44 FT	22°25'29"
C-72	530 FT	199.66 FT	21°35'04"
C-73	530 FT	193.38 FT	20°54'18"
C-74	530 FT	208.79 FT	22°34'18"
C-75	530 FT	170.61 FT	18°26'39"
C-76	530 FT	194.88 FT	21°04'02"
C-77	530 FT	47.73 FT	05°09'37"
C-80	1730 FT	242.02 FT	08°00'55"
C-81	1730 FT	195.04 FT	06°27'34"
C-82	580 FT	238.01 FT	23°30'45"
C-83	580 FT	176.18 FT	17°24'15"
C-84	950 FT	232.24 FT	14°00'25"
C-85	420 FT	351.27 FT	47°55'09"
C-88	480 FT	196.54 FT	23°27'39"
C-89	480 FT	207.20 FT	24°43'57"
C-90	950 FT	117.50 FT	07°05'11"
C-91	950 FT	253.21 FT	15°16'17"
C-92	745 FT	127.39 FT	09°47'51"
C-93	745 FT	287.04 FT	22°04'32"

CURVE	RADIUS	ARC	DELTA
C-121	2030 FT	218.24 FT	06°09'35"
C-122	2030 FT	217.27 FT	06°07'56"
C-123	2030 FT	214.05 FT	06°02'29"
C-124	2030 FT	212.40 FT	05°59'41"
C-125	2030 FT	210.85 FT	05°57'04"
C-126	2030 FT	218.14 FT	06°09'28"
C-127	2030 FT	227.68 FT	06°23'34"
C-128	2030 FT	311.17 FT	08°46'57"
C-130	970 FT	282.35 FT	16°40'40"
C-132	890 FT	224.95 FT	14°28'53"
C-133	890 FT	394.28 FT	25°22'58"
C-134	805 FT	199.28 FT	14°11'00"
C-135	805 FT	216.19 FT	15°23'13"
C-136	805 FT	44.55 FT	03°10'14"
C-139	1970 FT	403.56 FT	11°44'14"
C-140	1970 FT	325.80 FT	09°28'32"
C-141	1970 FT	352.60 FT	10°15'18"
C-142	1970 FT	282.05 FT	08°29'39"
C-143	1970 FT	269.84 FT	07°50'53"
C-144	1970 FT	362.34 FT	10°32'18"
C-145	1970 FT	172.47 FT	05°00'58"
C-146	670 FT	135.88 FT	11°37'13"
C-147	670 FT	315.10 FT	26°58'45"
C-148	670 FT	284.12 FT	25°09'07"
C-149	670 FT	356.46 FT	30°28'56"
C-150	670 FT	127.25 FT	10°52'55"
C-151	1970 FT	272.25 FT	07°55'05"

LINE	LENGTH	ANGLE
L1	49.88 FT	S07°02'05"W
L2	29.32 FT	S29°27'32"W
L3	110.24 FT	S47°10'04"W
L4	25.78 FT	S24°54'58"W
L5	116.83 FT	S00°03'43"W
L6	89.39 FT	S03°09'13"W
L7	102.49 FT	N00°14'18"E
L8	38.59 FT	N73°04'09"E
L9	50.75 FT	N44°34'24"E
L10	139.89 FT	N66°59'50"E
L11	82.85 FT	N55°11'29"E
L12	155.85 FT	N39°46'21"E
L13	133.70 FT	N28°11'15"E
L14	63.32 FT	N37°30'31"E
L15	66.54 FT	N48°11'16"E
L16	70.23 FT	N72°46'19"E
L17	62.89 FT	S72°11'53"E
L18	35.64 FT	S60°24'31"E
L19	113.01 FT	N33°51'58"E
L20	2.25 FT	S02°00'59"E
L21	171.85 FT	S02°18'44"E
L22	76.90 FT	S09°00'53"E
L23	112.92 FT	N89°45'45"E

TRACT F-II
FUTURE PHASE AS APPROVED UNDER RESOLUTION 2006-16



EASEMENTS NOT PLOTTED

1. UTILITY, IRRIGATION & DRAINAGE EASEMENT - 20 FT INTO LOT FROM SIDE LOT LINE MAKING A 40 FT TOTAL APPLIED TO LOTS 1-131
2. UTILITY, IRRIGATION & DRAINAGE EASEMENT - BLANKET EASEMENT ON ALL OPEN SPACE AND COMMON AREA
3. FISHING EASEMENT - MF BOOK 159, PAGE 623 (LIFETIME EASEMENT TO ACCESS RIVER FOR FISHING PURPOSES FOR RALPH WILKERSON, MIKE SPERRY AND GARY EPPERSON)
4. FISHING & FOREST EASEMENT - FLYING L SKYTLE MF BOOK 157, PAGE 35
5. POWERLINE EASEMENT - 40 FT WIDE MF BOOK 153, PAGE 476
6. TELEPHONE EASEMENT - 16 FT WIDE NORTH OF RIVER DOC. 2001-3366
7. MOUNTAIN STATES TELEPHONE COMPANY - BOOK 327, PAGE 407
8. SHOSHONE RIVER POWER - CLARIFICATION OF EASEMENT DOC. NO. 1999-7064
9. SHOSHONE RIVER POWER - MF BOOK 117, PAGE 209
10. PACIFICORP - GUY WIRE AND ANCHOR EASEMENT MF BOOK 249, PAGE 631
11. PACIFICORP - NOT ON SUBJECT PROPERTY DOC. NO. 2000-5415
12. MULTIPLE ACCESS & UTILITY EASEMENTS IN FAVOR OF VARIOUS INDIVIDUALS DOC. 2002-1045, BK173 PG 742 AND 297, BK 262 PG 440 & 461, AND BK 229 PG 527.

NOTES

1. EASEMENTS 1 & 2 NOT PLOTTED ARE FOR THE BENEFIT OF WORTHINGTON GROUP OF WYOMING, LLC., THE COPPERLEAF HOMEOWNERS ASSOCIATION, NORTHFORK VALLEY DITCH COMPANY, PACIFIC POWER & LIGHT AND QWEST COMMUNICATIONS FOR THE MAINTENANCE AND UPGRADING OF THEIR RESPECTIVE UTILITIES WITHIN THE COPPERLEAF SUBDIVISION.
2. THE OPEN SPACE DEPICTED HEREON IS FOR THE EXCLUSIVE USE OF THE COPPERLEAF HOMEOWNER ASSOCIATION AND ITS MEMBERS.
3. UTILITIES SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE EASEMENTS IDENTIFIED ON THIS PLAT AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING ELECTRIC SERVICE WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE EASEMENT. THE UTILITY MAY REQUIRE THE LOT OWNER TO REMOVE SUCH STRUCTURES AT THE LOT OWNER'S EXPENSE, AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE EASEMENT OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE EASEMENT.
4. DRAINAGE EASEMENTS, DITCHES AND OTHER FACILITIES SHALL NOT BE BLOCKED OR OBSTRUCTED IN ANY MANNER.

FINAL PLAT
SHOWING
COPPERLEAF SUBDIVISION
PHASE I
WITHIN
SECTIONS 15, 22 & 23
Resurvey T.52N., R.105W., 6th P.M.
Park County, Wyoming

Exhibit B
Intervenor 100

SAGE CIVIL ENGINEERING
CODY, WYOMING
307-557-0818
OCTOBER 2008