

LEGAL DESCRIPTION:

DESCRIPTION OBTAINED FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO 603533, WITH AN EFFECTIVE DATE OF FEBRUARY 6, 2023

LOT 15, BRUNDAGE PLACE ADDITION ACCORDINGLY AS RECORDED IN THE PLAT THEREOF OF RECORD IN THE OFFICE OF THE COUNTY CLERK AND EX-OFFICIO REGISTER OF DEEDS, SHERIDAN COUNTY, WYOMING, EXPRESSLY EXCEPTING THEREFROM THAT PORTION OF TRACT NO. 15 OF BRUNDAGE PLACE CONVEYED TO THE TRANSPORTATION COMMISSION OF WYOMING, RECORDED JANUARY 27, 1993, IN BOOK 356 OF DEEDS, PAGE 106, AND, ALSO EXCEPTING THEREFROM THAT PORTION OF TRACT NO. 15 OF BRUNDAGE PLACE CONVEYED TO THE CITY OF SHERIDAN, WYOMING, RECORDED MARCH 12, 1998, IN BOOK 391 OF DEEDS, PAGE 324.

SCHEDULE B NOTES:

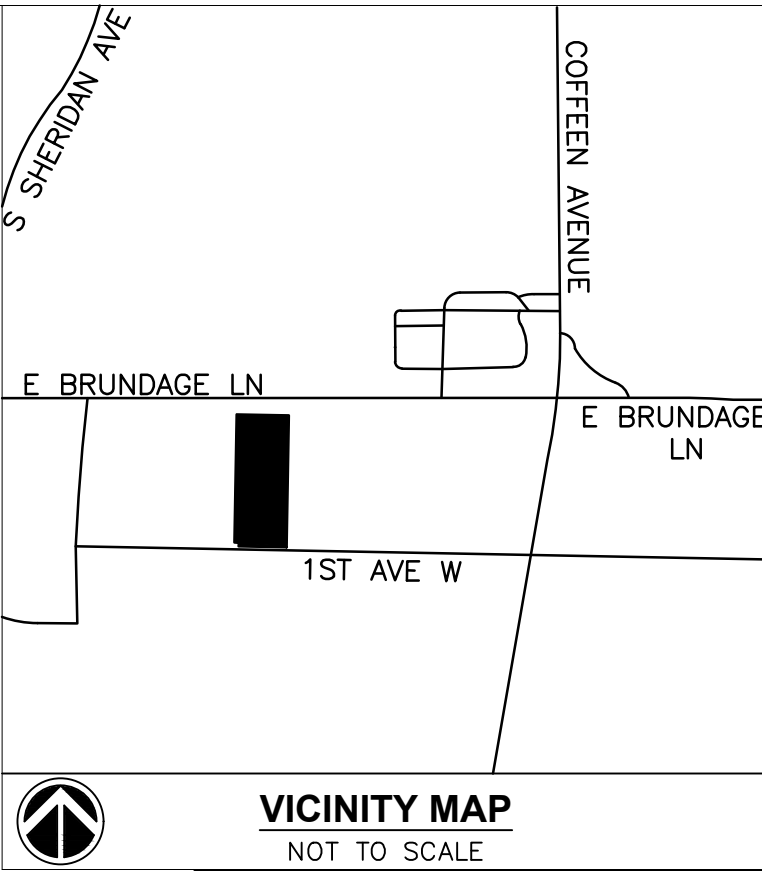
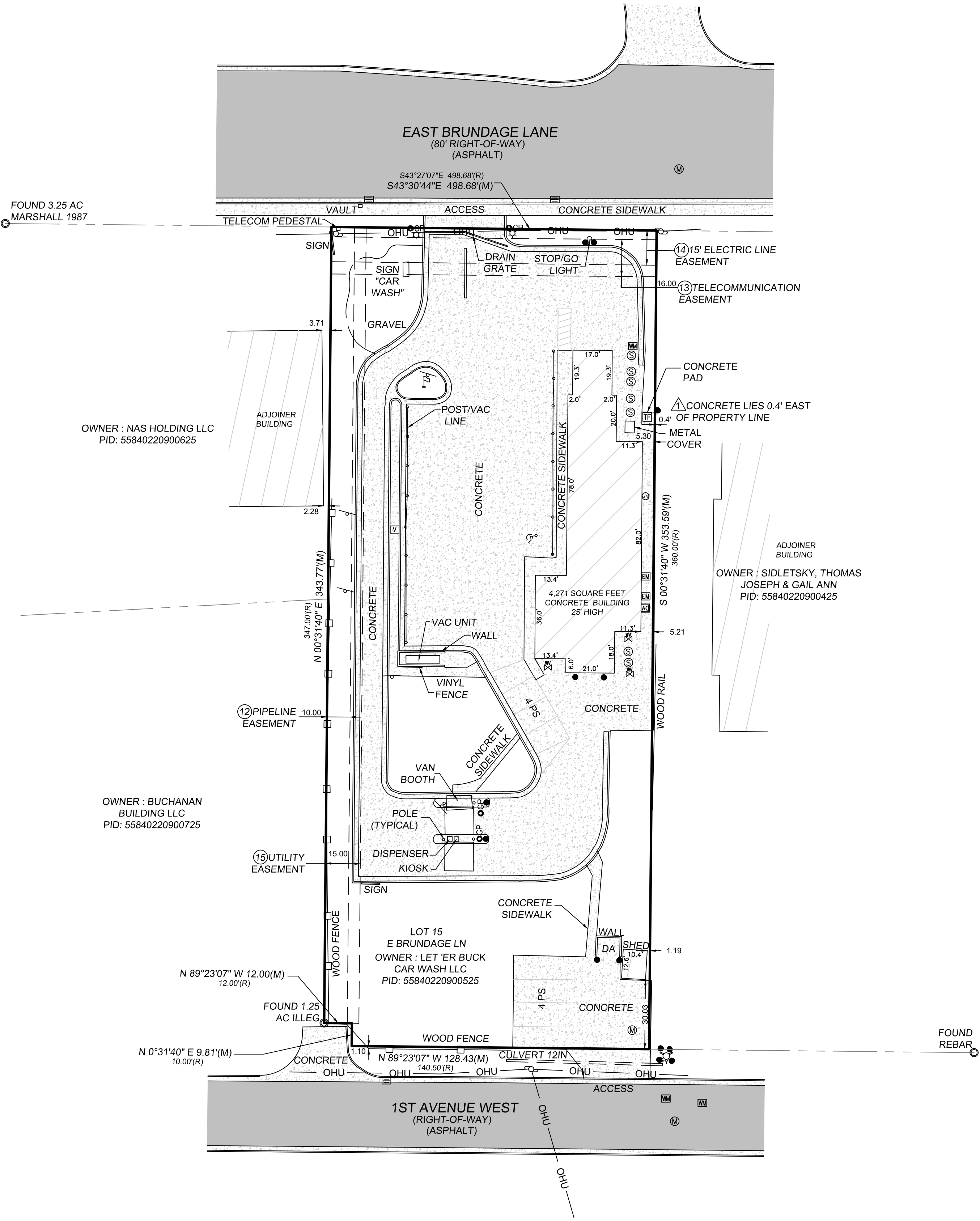
- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART L - REQUIREMENTS ARE MET. (NON SURVEY ITEM)
- ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORD BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION OF THE LAND. (NON SURVEY ITEM)
- EASEMENTS, CLAIMS OF EASEMENTS OR ENCUMBRANCES THAT ARE NOT SHOWN BY THE PUBLIC RECORD. (NON SURVEY ITEM)
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE INCLUDING DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, OR ANY OTHER FACTS THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, AND THAT ARE NOT SHOWN IN THE PUBLIC RECORDS. (NON SURVEY ITEM)
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. (NON SURVEY ITEM)
- UNPATENTED MINING CLAIMS; (B)RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B) OR (C) ARE SHOWN BY THE PUBLIC RECORDS. (NON SURVEY ITEM)
- OWNERSHIP OR TITLE TO ANY MINERAL INTEREST, AND THE EFFECT ON THE SURFACE OF THE EXERCISE OF THE MINERAL RIGHTS. (NON SURVEY ITEM)
- THE LIEN OF REAL ESTATE TAXES OR ASSESSMENTS IMPOSED ON THE TITLE BY A GOVERNMENTAL AUTHORITY THAT ARE NOT SHOWN AS EXISTING LIENS IN THE RECORDS OF THE COUNTY TREASURER OR IN THE PUBLIC RECORDS. (NON SURVEY ITEM)
- TAXES FOR THE YEAR 2023.

NOTE: TAXES FOR THE YEAR 2022 APPEAR TO BE IN THE AMOUNT OF \$7,943.58, PARCEL NO. 2777, ACCORDING TO THE COUNTY TREASURER. THE FIRST INSTALLMENT IS DUE NOVEMBER 10, AND PAYABLE ON OR BEFORE DECEMBER 31. THE SECOND INSTALLMENT IS DUE MAY 10 OF THE FOLLOWING YEAR, AND PAYABLE ON OR BEFORE MAY 10. THE FIRST INSTALLMENT IS \$3,971.79 AND PAID. THE SECOND INSTALLMENT IS \$3,971.79 AND PAID. (NON SURVEY ITEM)

- ANY LEASES AND OR TENANCIES. (NON SURVEY ITEM)
- EASEMENT, INCLUDING TERMS AND CONDITIONS CONTAINED THEREIN: GRANTED TO: NORTHWEST STATES UTILITIES CO. FOR: GAS PIPELINE RECORDED: SEPTEMBER 8, 1930 RECORDING INFORMATION: BOOK 30, PAGE 346. ASSIGNMENT TO MONTANA DAKOTA UTILITIES CO. RECORDED SEPTEMBER 21, 1935, BOOK 38, PAGE 598 (IT IS A BLANKET EASEMENT)
- EASEMENT, INCLUDING TERMS AND CONDITIONS CONTAINED THEREIN: GRANTED TO: MONTANA DAKOTA UTILITIES CO. FOR: GAS PIPELINE RECORDED: MAY 15, 1992 RECORDING INFORMATION: BOOK 350, PAGE 307. (SHOWN HEREON)
- EASEMENT, INCLUDING TERMS AND CONDITIONS CONTAINED THEREIN: GRANTED TO: US WEST COMMUNICATIONS, INC. FOR: TELECOMMUNICATION FACILITIES RECORDED: MAY 29, 1992 RECORDING INFORMATION: BOOK 350, PAGE 591 (SHOWN HEREON)
- EASEMENT, INCLUDING TERMS AND CONDITIONS CONTAINED THEREIN: GRANTED TO: MONTANA DAKOTA UTILITIES CO. FOR: ELECTRIC LINE RECORDED: OCTOBER 4, 1993 RECORDING INFORMATION: BOOK 361, PAGE 356. (SHOWN HEREON)
- UTILITY EASEMENT, INCLUDING TERMS AND CONDITIONS CONTAINED THEREIN: GRANTED TO: NAS HOLDING, LLC, A WYOMING LIMITED LIABILITY COMPANY FOR: THE RIGHT TO INSTALL, MAINTAIN, IMPROVE, AND REPAIR UTILITIES. RECORDED: MAY 24, 2022 RECORDING INFORMATION: DOCUMENT #2022-778790, AND REVISED AND AMENDED EASEMENT RECORDED JUNE 29, 2022 IN DOCUMENT #2022-779738. (SHOWN HEREON)
- MORTGAGE AND THE TERMS AND CONDITIONS THEREOF: MORTGAGOR: LET 'ER BUCK CAR WASH, L.L.C., A WYOMING LIMITED LIABILITY COMPANY, MORTGAGEE: FIRST NORTHERN BANK OF WYOMING, IN THE ORIGINAL AMOUNT OF \$1,905,887.31, RECORDED: APRIL 7, 2021, DOCUMENT # 2021-767985. (NON SURVEY ITEM)

ZONING INFORMATION:

NO ZONING REPORT PROVIDED



LEGEND:

- FOUND MONUMENT
- BOLLARD
- FIRE HYDRANT
- POWER POLE
- TELEPHONE PEDESTAL
- ELECTRIC GATE/GATE POST
- LIGHT POLE
- TRANSFORMER
- SEWER MANHOLE
- WATER METER
- MAIL BOX
- GAS METER
- ELECTRIC METER
- AIR CONDITIONER
- SIGN
- WATER VALVE
- HANDICAP
- MANHOLE
- FLAG POLE
- GROUND VAULT
- OVERHEAD UTILITY
- CONCRETE SURFACE

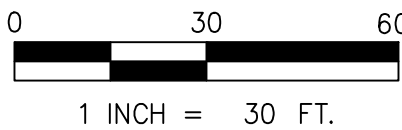
ALTA/ACSM LAND TITLE
SURVEY PREPARED FOR:

LET 'ER BUCK
CAR WASH

624 EAST BRUNDAGE LANE
CITY OF SHERIDAN
COUNTY OF SHERIDAN
STATE OF WYOMING



NORTH
GRAPHIC SCALE



PM: XXX Drafter: GS

Arrow
Survey Group, Inc.
Sheridan, WY 82801 (307)751-7543

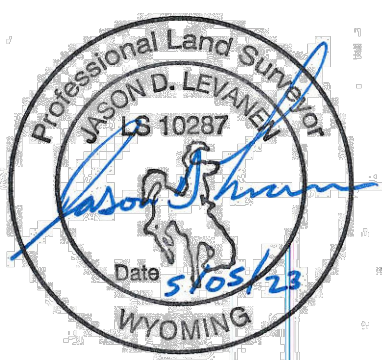
Sheet No. 1 of 1

SURVEYOR'S CERTIFICATE:

TO: RK WILDER HOLDINGS CASPER WASH LLC, A WYOMING LIMITED LIABILITY COMPANY; LET 'ER BUCK CAR WASH, L.L.C., FIRST AMERICAN TITLE INSURANCE COMPANY AND EACH OF THEIR SUCCESSORS AND/OR ASSIGNS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a)(b), 7(b)(1), 7(b), 8, 9, 10(a), 11, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 12, 2023. DATE OF PLAT OR MAP: APRIL 19, 2023.

REGISTERED SURVEYOR: JASON D. LEVANE
PROFESSIONAL LAND SURVEYOR NO. 10287
STATE OF WYOMING



MISCELLANEOUS NOTES:

- THIS SURVEY WAS MADE IN ACCORDANCE WITH THE MINIMUM ALTA/NSPS STANDARDS AND THE MINIMUM STANDARDS UNDER THE LAWS OF THE STATE OF WYOMING.
- THE BASIS OF BEARING FOR THIS SURVEY IS WYOMING STATE PLANE, EAST CENTRAL ZONE, BASED ON GPS OBSERVATIONS.
- THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. - 603533, WITH AN EFFECTIVE DATE OF APRIL 19, 2023.
- THE PROPERTY HAS DIRECT ACCESS TO EAST BRUNDAGE LANE, SHERIDAN COUNTY, WYOMING, A DEDICATED PUBLIC STREET.
- THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
- THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, ACCORDING TO THE CITY OF SHERIDAN, WYOMING. THERE IS NO OBSERVED EVIDENCE OF FRECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.
- THE BUILDING HEIGHTS, SHOWN HEREON, WERE MEASURED BETWEEN THE HIGHEST POINT OF THE BUILDING AND THE FINISHED FLOOR ELEVATION.
- PROPERTY IS NOT LOCATED IN ANY AREA SUBJECT TO A MORATORIUM OR RATIONING OF WATER OR OTHER UTILITY SERVICES.
- ALL AREAS IN RECIPROCAL EASEMENT AGREEMENTS ("REAS"), IF ANY, HAVE BEEN DENOTED ON THE SURVEY. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS ARE ALSO SHOWN ON THE SURVEY. THE LIMITS OF ANY REAS, IF ANY, OF OFFSITE APPURTENANT AND BENEFICIAL EASEMENTS TO THE SURVEYED PROPERTY ARE REPORTED, INCLUDING THE LOCATION OF ALL BUILDINGS, PARKING SPACES, AND OTHER IMPROVEMENTS THEREON.
- NO PARTY WALLS WERE REQUESTED BY CLIENT.

ENCROACHMENT STATEMENT:



CONCRETE ENCROACHES ON THE EASTERLY PROPERTY LINE

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS ZONED R AND OTHER FLOOD AREAS PER THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 5603302764E, WHICH BEARS AN EFFECTIVE DATE OF JANUARY 16, 2014 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LAND AREA:

49539 SQUARE FEET OR 1.13 ACRES±

UTILITY NOTES:

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE ABOVE GROUND APPURTENANCES ONLY.