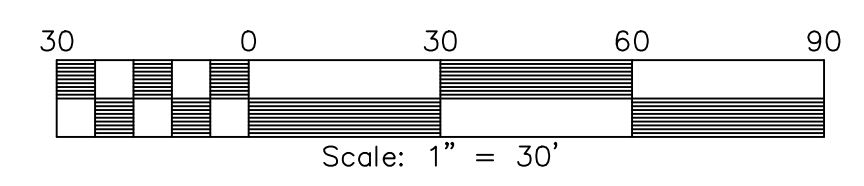


CONCERNING ITEMS CORRESPONDING TO SCHEDULE B, SECTION II, EXCEPTIONS

- Items 1-9 are standard exceptions and are not a survey item.
- Easement, including terms and conditions contained therein:
Granted to: American Telephone and Telegraph Company of Wyoming
For: communication systems
Recorded: April 11, 1968 Recording Information: Book 172 of Photo Records, Page 41
DOES NOT AFFECT SUBJECT PROPERTY - LOCATED EAST OF SITE
 - Easement, including terms and conditions contained therein:
Granted to: American Telephone and Telegraph Company of Wyoming
For: communication systems
Recorded: May 7, 1968 Recording Information: Book 172 of Photo Records, Page 355; assigned to American Telephone and Telegraph Company by Assignment recorded June 14, 1988 in Book 385 of Microfilm Records, Page 392 and in Assignment re-recorded July 8, 1988 in Book 386 of Microfilm Records, Page 321
DOES NOT AFFECT SUBJECT PROPERTY - LOCATED EAST OF SITE
 - Ordinance No. 766, an Ordinance of the City of Laramie, Wyoming
For: An Ordinance to Adopt a Major Street Plan
Recorded: February 12, 1987 Recording Information: Book 369 of Microfilm Records, Page 890
NOT A SURVEY ITEM
 - Ordinance No. 1269, an Ordinance of the City of Laramie, Wyoming
For: An Ordinance to Adopt the August 10, 1992 Revision of the Major Street and Highway Plan
Recorded: September 20, 1993 Recording Information: Book 448 of Microfilm Records, Page 565
NOT A SURVEY ITEM
 - Easement, including terms and conditions contained therein:
Granted to: Northern Gas of Wyoming Division of K N Energy, Inc.
For: pipeline
Recorded: September 30, 1994 Recording Information: Book 466 of Microfilm Records, Page 362; as assigned in General Conveyance, Assignment and Bill of Sale recorded April 13, 2007 as Document No. 2007-2332
DOES NOT AFFECT SUBJECT PROPERTY - LOCATED EAST OF SITE
 - Right of Way, including terms and conditions contained therein:
Granted to: Kinder Morgan, Inc., a Kansas corporation
For: pipeline
Recorded: November 3, 2000 Recording Information: Document No. 2000-6901; as assigned in General Conveyance, Assignment and Bill of Sale recorded April 13, 2007 as Document No. 2007-2332
DOES NOT AFFECT SUBJECT PROPERTY - LOCATED EAST OF SITE
 - Major Street and Highway System Plan Map recorded April 3, 2002 as Document No. 2002-2179.
NOT A SURVEY ITEM
 - Ordinance No. 1570, an Ordinance of the City of Laramie, Wyoming
For: An Ordinance Amending and Adopting the 08 August 2001 Revision of the Major Street and Highway System Plan Map
Recorded: January 10, 2003 Recording Information: Document No. 2003-250
NOT A SURVEY ITEM
 - Easement, reservations, restrictions and conditions including terms and conditions contained therein:
Granted to: City of Laramie
For: water and sewer lines
Recorded: September 15, 2003 Recording Information: Document No. 2003-7936
NOW PLATTED AS PART OF BILL NYE AVENUE
 - Easement, including terms and conditions contained therein:
Granted to: City of Laramie, Wyoming, a municipal corporation
For: water and sewer lines
Recorded: September 15, 2003 Recording Information: Document No. 2003-7937
NOW PLATTED AS PART OF BILL NYE AVENUE
 - Ordinance No. 1666, an Ordinance of the City of Laramie, Wyoming
For: An Ordinance Annexing the land to the City of Laramie
Recorded: December 30, 2005 Recording Information: Document No. 2005-9849
AFFECTS SUBJECT PROPERTY - NOT A SURVEY ITEM
 - Right of Way, including terms and conditions contained therein:
Granted to: The City of Laramie, State of Wyoming
For: road
Recorded: March 2, 2011 Recording Information: Document No. 2011-1123
DOES NOT AFFECT SUBJECT PROPERTY - LOCATED EAST OF SITE
 - Unrecorded Leases and periodic tenancies, if any.
UNKNOWN - NOT PLOTTABLE
 - Lack of a sufficient description of the Land.
PROVIDED LOT AND BLOCK DESCRIPTION WILL BE VALID ONCE PROPOSED PLAT IS APPROVED AND RECORDED.



LEGEND

- SET 3/8" X 24" LONG REBAR WITH 1 1/2" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- M EXISTING WATER VALVE
- ⊙ EXISTING SANITARY SEWER MANHOLE
- W— EXISTING WATER LINE
- SA— EXISTING SANITARY SEWER LINE
- EXISTING CATCH BASIN
- ▨ EXISTING BITUMINOUS SURFACE
- ▩ EXISTING CONCRETE SURFACE

TITLE COMMITMENT NOTE

This survey is based on the report by First American Title Insurance Company National Commercial Services, Commitment Number: NCS-1192233-KCTV, dated July 19, 2024.

ADDRESS

VACANT LAND - LARAMIE, WYOMING 82070

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Albany, State of Wyoming, and is described as follows:
PURPOSED LOT 1, BLOCK 2, GRAND VIEW HEIGHTS ESTATES, CITY OF LARAMIE, ALBANY COUNTY, WYOMING.

FLOOD NOTE

SAID SURVEYED PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATION "ZONE X", BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 56001C1770E, WITH A DATE OF IDENTIFICATION JUNE 16, 2011, FOR COMMUNITY NUMBER 560002, CITY OF LARAMIE, ALBANY COUNTY, STATE OF WYOMING, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID SURVEYED PROPERTY IS SITUATED.

NOTES CORRESPONDING TO "TABLE A" ITEMS:

- MONUMENTS FOUND OR SET AS SHOWN ON MAP
- PARCEL AREA = 82,118± SQ.FT. (1.95 ACRES ± 1/2%)
- VERTICAL RELIEF SHOWN ON MAP, ONE FOOT CONTOUR INTERVAL
- UTILITY LOCATIONS SHOWN ON MAP, ONE-CALL OF WYOMING WAS CONTACTED FOR LOCATES, AND PROVIDED SOME MARKINGS. STEEL SURVEYING IS NOT RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF UTILITY LOCATES.
- BACKGROUND PHOTO FROM AUTODESK GEOMAP DATED 2024 AND MAY HAVE A SLIGHT SHIFT.
- NO OFFSITE EASEMENTS PROVIDED, NO TITLE COMMITMENT PROVIDED AS OF THIS DATE
- ACKNOWLEDGEMENT THAT SURVEY CAN BE USED FOR DESIGN PURPOSES

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C3	6° 03' 36"	2859.72'	S77° 50' 19"E	302.33'	302.47'
C4	90° 24' 01"	20.00'	S29° 36' 33"E	28.38'	31.55'
C5	15° 33' 43"	125.01'	S7° 48' 24"W	33.85'	33.95'
C6	89° 59' 46"	20.00'	S45° 01' 23"W	28.28'	31.42'

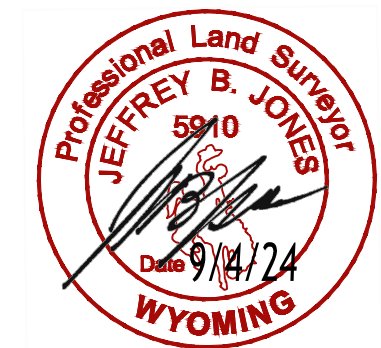
SURVEYORS CERTIFICATE

To: Overland Land Group, LLC;
First American Title Insurance Company National Commercial Services;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 4, 5, 11(b), 18, and 20 of "Table A" thereof. The field work was completed on August 8, 2024.

Date of Plat or Map: **September 4, 2024**

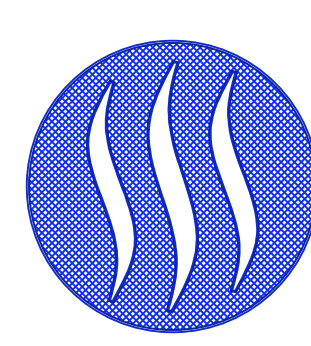
Jeffrey B. Jones
PLS #5910
JOB #24247
jeff@stellsurvey.com



ALTA/NSPS LAND TITLE SURVEY FOR SOLTERRA ENGINEERING, INC.

LOT 1, BLOCK 2,
GRAND VIEW HEIGHTS ESTATES, (PROPOSED)
CITY OF LARAMIE,
ALBANY COUNTY, WYOMING

PREPARED September, 2024



STEIL SURVEYING SERVICES, LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & DEVELOPMENT SPECIALISTS
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