

ANTELOPE RUN SUBDIVISION

A tract of land located in the NW¼ of Section 33, T49N, R81W, of the 6th P.M., Johnson County, Wyoming, said tract of land being more particularly described as follows:

Commencing at an aluminum capped rebar stamped PE&LS 2085 marking the West ¼ corner of said Section 33;
 thence N00°59'48"E along the West line of said Section 33 a distance of 291.04 feet to a point, said point being the true point of beginning of said tract of land;
 thence continuing along said West line of said Section 33, N00°59'48"E a distance of 2359.34 feet to the northwest corner of said Section 33;
 thence S89°53'20"E along the North line of said Section 33 a distance of 8.75 feet to a point, said point lying on the existing centerline of Trabling Road (County Road No. 13);
 thence along said existing centerline of said Trabling Road, S18°47'05"E a distance of 896.21 feet to a point;
 thence continuing along said existing centerline of said Trabling Road, S24°11'02"E a distance of 460.13 feet to a point, said point being the point of beginning of a tangent circular curve to the left having a radius of 1790.40 feet;
 thence continuing along said existing centerline of said Trabling Road and along said tangent circular curve to the left, through a central angle of 8°00'22" a distance of 250.18 feet to a point;
 thence S26°14'10"W a distance of 843.16 feet to a point;
 thence S36°25'11"W a distance of 141.57 feet to a point;
 thence S89°56'28"W a distance of 188.18 feet to the true point of beginning of said tract of land as appears on this Plat, is with free consent and in accordance with the desires of the undersigned Owner and Proprietor, containing 18.35 acres, more or less, has by these present laid out and surveyed as Antelope Run Subdivision and reserve as perpetual easements as are shown on said Plat for the installation and maintenance of utilities.

Witness my hand this 18 day of MAY, 2007.

[Signature]
 Cowboy Town Inc.
 By: Jeannie Simmons, Vice President

STATE OF WYOMING)
) SS
 COUNTY OF JOHNSON)

The foregoing instrument was acknowledged before me Jeannie Simmons, Vice President of Cowboy Town Inc., this 18th day of May, 2007.

Witness my hand and official seal.

[Signature]
 Notary Public

My Commission Expires: 1-3-11

Certificate of Surveyor

STATE OF WYOMING)
) SS
 COUNTY OF JOHNSON)

I, Keith A. Neustel, a duly Registered Professional Land Surveyor in the State of Wyoming, do hereby certify that this plat of the ANTELOPE RUN SUBDIVISION is based on the results of a field survey conducted under my direct supervision as a Registered Professional Land Surveyor.



PLAT WARNINGS

1. THE SELLER DOES NOT WARRANT TO A PURCHASER THAT THE PURCHASER HAS ANY RIGHTS TO THE NATURAL FLOW OF ANY EXISTING STREAM WITHIN OR ADJACENT TO THE PROPOSED SUBDIVISION (W.S. 18-5-306).
2. THE STATE OF WYOMING DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS TO THE CONTINUED NATURAL FLOW OF A STREAM OR RIVER FOR PERSONS LIVING ON THE BANKS OF A STREAM OR RIVER (W.S. 18-5-306).
3. NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM. LOT OWNERS SHALL BE RESPONSIBLE FOR INSTALLING THEIR OWN SMALL WASTEWATER DISPOSAL SYSTEM WHICH MEETS STATE AND COUNTY STANDARDS (W.S.18-5-306).
4. NO PROPOSED DOMESTIC WATER SOURCE. LOT OWNERS SHALL BE RESPONSIBLE FOR INSTALLING THEIR OWN WELLS WHICH MEET STATE STANDARDS (W.S.18-5-306).
5. BASED ON THE LAKE DESMET CONSERVATION DISTRICT SOILS REVIEW, FOR DWELLINGS WITH AND WITHOUT BASEMENTS, LOCAL ROADS AND STREETS, AND SEPTIC TANK DISPOSAL FIELDS, THE SOIL HAS VERY LIMITED FEATURES. A COMPLETE REVIEW WITH A MAP SHOWING THE VARIOUS SOILS IS ON FILE IN THE JOHNSON COUNTY PLANNING OFFICE.
6. SOLID WASTE HAULING SERVICE IS NOT PROPOSED. LOT OWNERS SHALL BE RESPONSIBLE FOR HAULING THEIR OWN SOLID WASTE.
7. ON-SITE FIREFIGHTING FACILITIES ARE NOT PROPOSED.
8. THERE ARE EXISTING AGRICULTURE OPERATIONS ADJACENT TO THIS SUBDIVISION AND AGRICULTURAL NUISANCES MAY EXIST WITH THE SUBDIVISION.
9. LOTS IN THE SUBDIVISION MAY BE USED FOR THE EXPLORATION AND/OR DEVELOPMENT OF MINERALS.
10. FROM AVAILABLE DATA, WELLS ARE FROM 120 FEET TO 200 FEET DEEP WITH ACCEPTABLE WATER.
11. PLACEMENT OF LEACHFIELDS SHALL BE A MINIMUM OF 50 FEET FROM PROPERTY LINES, IN ADDITION TO ALL OTHER WDEQ MINIMUM ISOLATION DISTANCE REQUIREMENTS.
12. THE BOTTOM OF THE LEACHFIELD SHALL NOT BE DEEPER THAN 3 TO 4 FEET BELOW THE GROUND SURFACE.
13. IT IS RECOMMENDED THAT ANY ON-SITE WELLS DEVELOPED FOR USE WITHIN THE SUBDIVISION BE SAMPLED AND TESTED TO DETERMINE THE QUALITY OF THE WATER FOR DRINKING PURPOSES.
14. PLACEMENT OF WELLS SHALL BE A MINIMUM OF 50 FEET FROM THE PROPERTY BOUNDARY.
15. POTENTIAL BUYERS/LOT OWNERS ARE ADVISED TO HIRE A REPUTABLE WELL DRILLING CONTRACTOR AND CONSTRUCT/COMPLETE THEIR WELL WITHIN GUIDELINES DESCRIBED IN SEO RULES AND REGULATIONS, PART III, WATER WELL MINIMUM CONSTRUCTION STANDARDS. AN APPROVED PERMIT FROM THE WYOMING SEO IS REQUIRED PRIOR TO THE DRILLING OF A WATER WELL.

Approvals

Approved by the Johnson County Planning Commission
 this 8th day of May, 2007.

[Signature] Vice Chairperson
[Signature] Attest: County Clerk

Approved by the Johnson County Board of Commissioners
 this 15th day of May, 2007.

[Signature] Chairperson
[Signature] Attest: County Clerk

State of Wyoming)
) SS
 County of Johnson)

066491

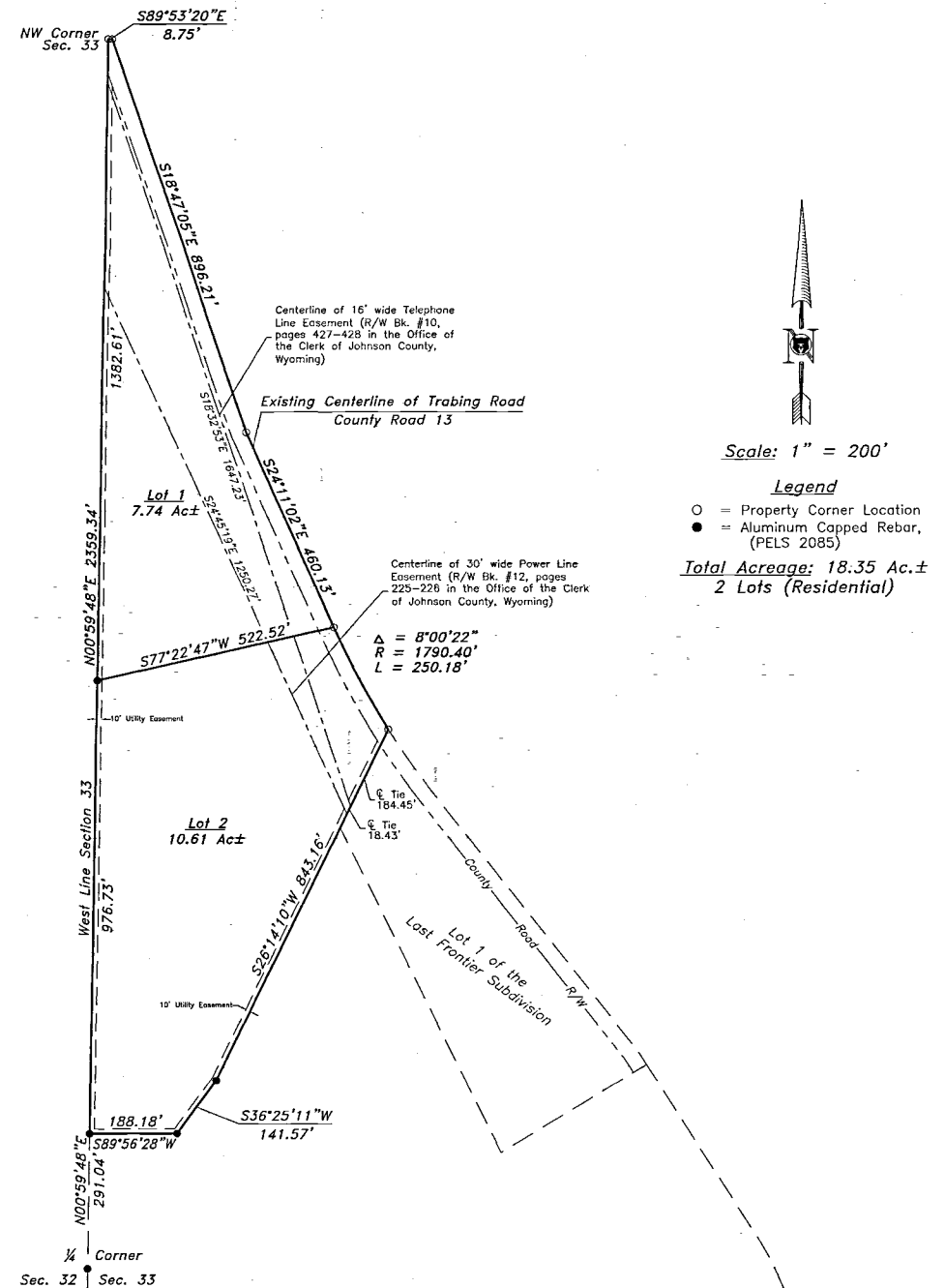
This instrument was filed for record on the 22nd day of May, 2007, at 3:30 P.M. and was duly recorded in Hanging File, page 285.

Register of Deeds
[Signature] Deputy

Fee: \$50⁰⁰

Existing Covenants for Lots 1 & 2 are filed in Book 86A60, pages 183 - 189.

Additional Protective and Restrictive Covenants for Lot 1 are filed in Book 86A-63, pages 702-706.



Scale: 1" = 200'

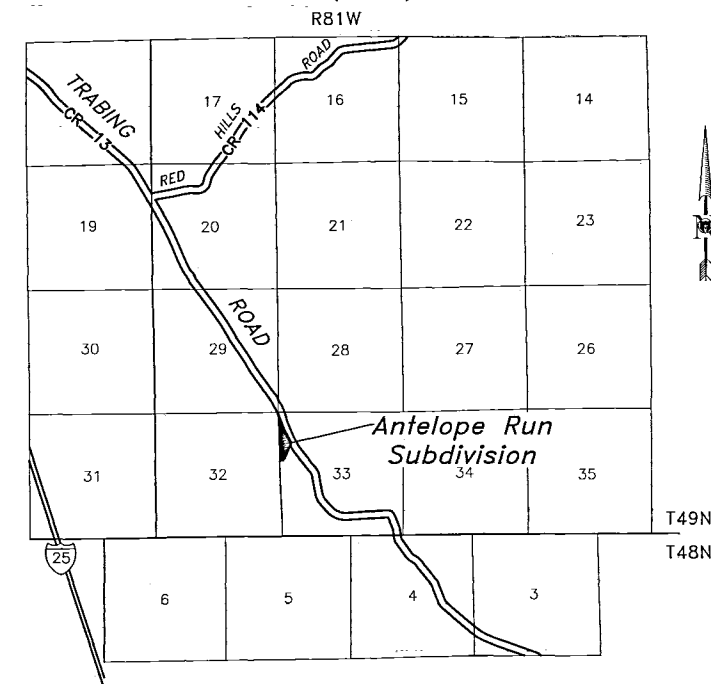
Legend

- = Property Corner Location
- = Aluminum Capped Rebar, (PELS 2085)

Total Acreage: 18.35 Ac.±
 2 Lots (Residential)

Vicinity Sketch

(N.T.S.)



GRIZZLY ENGINEERING
 CONSULTING ENGINEERS and LAND SURVEYORS
 P.O. BOX 1004
 BUFFALO, WYOMING 82834
 307/684-7029
 Date Drawn: 05/15/07
 Drawn By: EPJ
 Checked By: KAN
 Project No. B06-124
 File Name: 06-124.DWG

FINAL PLAT
 Prepared for:
 Cowboy Town Inc
 109 Cousley Dr
 Port Charlotte, FL 33952

Antelope Run Subdivision
 Located in the
 NW¼ of Section 33,
 Township 49 North, Range 81 West,
 Johnson County, Wyoming

No.	DATE	REVISION DESCRIPTION	BY