

OLD WEST ACRES SUBDIVISION

The above or foregoing subdivision of a tract of land located in the NE¼NW¼ of Section 18, T51N, R82W, of the 6th P.M., Johnson County, Wyoming, said tract of land being more particularly described as follows:

Commencing at the Southwest corner of said NE¼NW¼ of said Section 18, said Southwest corner being the true point of beginning of said tract of land;

thence N00°30'00"E along the West line of said NE¼NW¼ of said Section 18 a distance of 682.28 feet to a point;

thence N90°00'00"E a distance of 319.23 feet to a point;

thence S00°30'00"W a distance of 235.81 feet to a point;

thence N89°58'33"E a distance of 959.30 feet to a point, said point lying on the centerline of Johnson Creek Road and, said point being the point of beginning of a non-tangent circular curve to the right having a radius of 1744.02 feet, the bearing to the radius being S77°26'20"W;

thence along said centerline of said Johnson Creek Road and along said non-tangent circular curve to the right, through a central angle of 3°48'03" a distance of 115.69 feet to the point of ending of said non-tangent circular curve to the right;

thence continuing along said centerline of said Johnson Creek road, S08°45'37"E a distance of 96.51 feet to a point, said point lying on the East line of said NE¼NW¼ of said Section 18;

thence along said East line of said NE¼NW¼ of said Section 18 a distance of 255.55 feet to a point, said point being the Southeast corner of said NE¼NW¼ of said Section 18;

thence N89°13'40"W along the South line of said NE¼NW¼ of said Section 18 a distance of 1314.97 feet to the true point of beginning as appears of this Plat and, is with free consent and in accordance with the desires of the undersigned owners and proprietors, containing 15.41 acres, more or less, have by these presents laid out and surveyed as OLD WEST ACRES SUBDIVISION and, do hereby reserve perpetual easements for access and installation and maintenance of utilities as are laid out and designated on this Plat.

Witness our hands and seals this 11th day of MARCH, 2002.

Geoffrey Jensen
Geoffrey Jensen
Jensen Enterprises of Wyoming, LLC

Arian Tift
Arian Tift
Tift Family Trust

STATE OF WYOMING)
)SS
COUNTY OF JOHNSON)

The foregoing instrument was acknowledged before me by Geoffrey Jensen, Jensen Enterprises of Wyoming, LLC and, Arian Tift, Tift Family Trust this 11th day of MARCH, 2002.

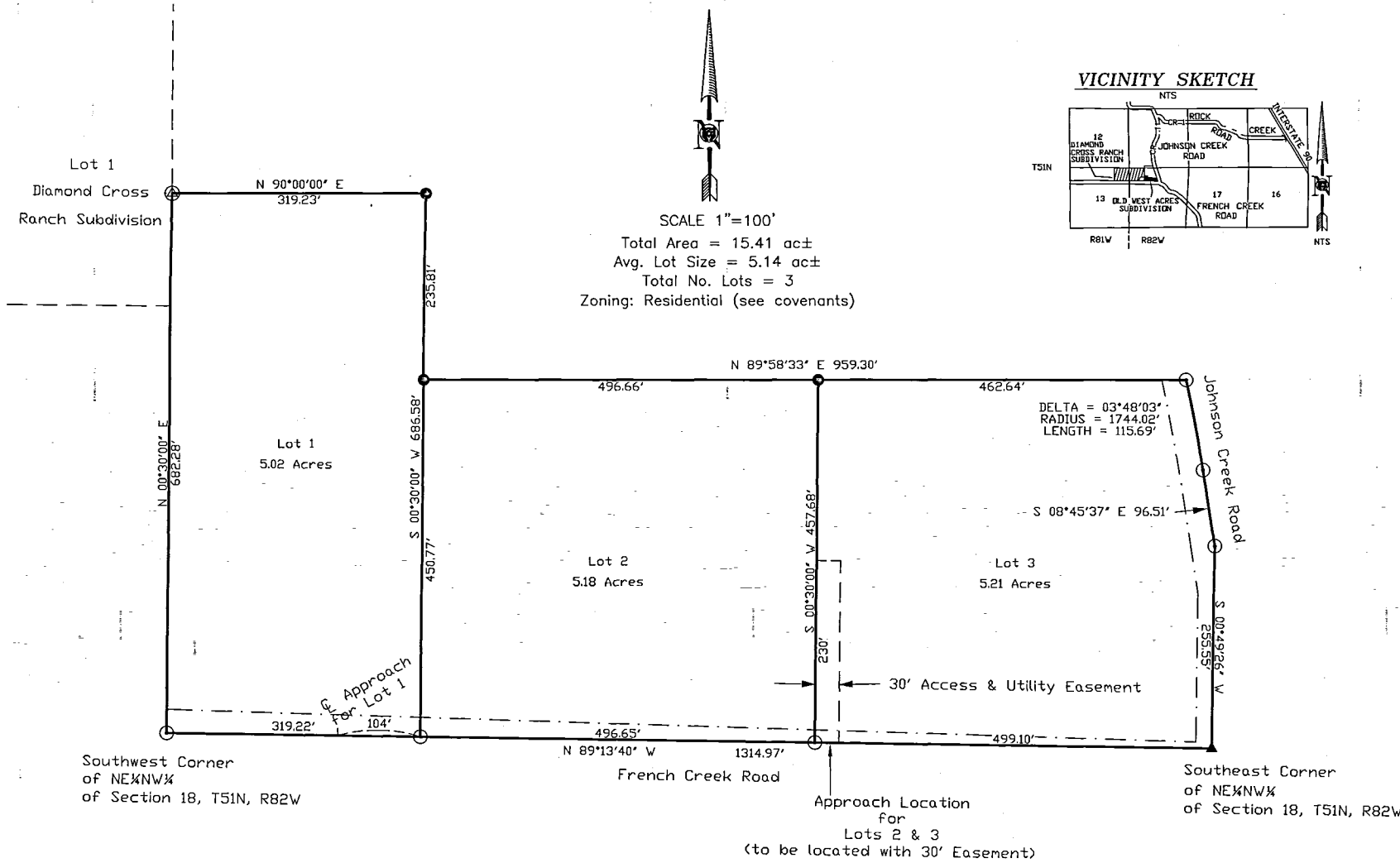
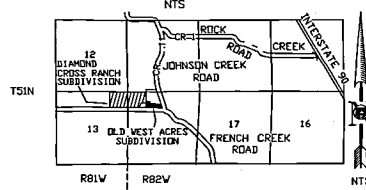
Witness my hand and official seal.



Keith A. Neustel
Notary Public

My Commission Expires: 9/27/02

VICINITY SKETCH



LEGEND

- = ALUMINUM CAPPED REBAR, STAMPED PELS 2085
- ⊙ = EXISTING ALUMINUM CAPPED REBAR, STAMPED LS 5367
- = NAIL
- ▲ = EXISTING ALUMINUM CAPPED REBAR, UNMARKED
- = COUNTY ROAD ROW

NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM
NO PROPOSED DOMESTIC WATER SOURCE

EASEMENTS: Easements are as designated on the plat.

DISCLOSURE STATEMENT: A Disclosure Statement has been prepared as per Johnson County Subdivision Regulations and is attached to the Protective Covenants as Exhibit "B".

CERTIFICATE OF SURVEYOR

I, Keith A. Neustel, a duly Registered Professional Land Surveyor in the State of Wyoming do hereby certify that this Plat of OLD WEST ACRES Subdivision is based on existing deeds of record, existing plats of record, and on the results of a field survey conducted by Terry Janssen under my direction as a Registered Professional Land Surveyor.



APPROVALS

Approved by the Johnson County Planning Commission this 20th day of MARCH, 2002.

Lisa Barnhart *Keith A. Neustel*
Attest: County Clerk Chairman of the Commission

Approved by the Johnson County Board of County Commissioners this 20th day of MARCH, 2002.

Lisa Barnhart *Mark Combs*
Attest: County Clerk Chairman

State of Wyoming)
County of Johnson)SS 000895

This instrument was filed for record on the 22nd day of MARCH, 2002, at 12:15 P.M., and was duly recorded in Plat Book # 2, Page 206.

Register of Deeds *Jane Carr*
By: Deputy

Fee: \$ 50

Protective covenants are recorded in Book 86A-53, page(s) 742-750

GRIZZLY ENGINEERING
CONSULTING ENGINEERS and LAND SURVEYORS
P.O. BOX 1004
BUFFALO, WYOMING 82834
Scale: 1"=100'
Date Drawn: 2/21/2002
Drawn By: TWJ/KAN
Checked By: TWJ/KAN
Project No. B02-13
File Name: JENSEN.DWG

FINAL PLAT
Prepared for:
Jensen Enterprises of Wyoming, LLC
360 North Main Street
BUFFALO, WY 82834

OLD WEST ACRES SUBDIVISION

No.	DATE	REVISION DESCRIPTION	BY