

FINAL PLAT OF
SOUTH MAIN SUBDIVISION
 IN PART OF THE W 1/2 NE 1/4
 SECTION 2, T. 50 N., R. 82 W.,
 OF THE 6TH P.M.
 JOHNSON COUNTY, WYOMING

PLAT WARNINGS

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.

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.

NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM. LOT OWNERS SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN SMALL WASTEWATER DISPOSAL SYSTEMS WHICH MEET STATE AND COUNTY STANDARDS.

NO PROPOSED DOMESTIC WATER SOURCE. LOT OWNERS SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN WELLS WHICH MEET STATE STANDARDS.

NO PUBLIC MAINTENANCE OF STREETS OR ROADS.

DOMESTIC WATER SUPPLIES ARE ANTICIPATED TO BE OBTAINED THROUGH USE OF DRILLED WELLS. NO PROBLEMS AS TO AVAILABILITY OR QUALITY ARE ANTICIPATED.

SOLID WASTE HAULING SERVICE NOT PROPOSED. LOT OWNERS SHALL BE RESPONSIBLE FOR HAULING THEIR OWN SOLID WASTE.

ON-SITE FIREFIGHTING FACILITIES ARE NOT PROPOSED

SOILS WITHIN THIS SUBDIVISION HAVE SOMEWHAT LIMITED FEATURES FOR DWELLINGS WITH AND WITHOUT BASEMENTS, LAWNS, LANDSCAPING, SHALLOW EXCAVATIONS, SEPTIC ABSORPTION FIELDS, LOCAL ROADS AND STREETS AND SOMEWHAT TO VERY LIMITED FEATURES FOR SMALL COMMERCIAL BUILDINGS.

CERTIFICATE OF DEDICATION

South Main Subdivision

SAID TRACT OF LAND CONTAINS 2.5 ac., MORE OR LESS, AND IS HEREBY SUBDIVIDED INTO 2 LOTS. THE AVERAGE LOT SIZE IS 1.25 ac.

A parcel of land located in a part of the W 1/2 of the NE 1/4 of Section 2, Township 50 North, Range 82 West, of the 6th Principal Meridian, Johnson County, Wyoming, more particularly described as follows:

Beginning at a point lying S 18°57'43" E, a distance of 1274.64 feet from an iron pipe monumenting the North 1/4 corner of said Section 2, said point also lying on the North Right-of-Way line of South Main Street;

Thence S 76°04'04" E a distance of 399.89 feet along said North line to its intersection with the West Right-of-Way line of Interstate 25; said point being monumented by a WYDOT Right-of-Way marker;

Thence N 10°52'22" E a distance of 326.40 feet along said West line to a 2" Aluminum Cap stamped LS 324;

Thence leaving said West line S 89°37'22" W a distance of 394.60 feet to a 2" Aluminum Cap stamped LS 324;

Thence S 13°57'40" W a distance of 228.41 feet to the point of beginning.

As described in Book 87A-56 p. 58, recorded in the Johnson County Clerk's Office.

Said parcel contains 2.5 acres, more or less, and is hereby subdivided into 2 lots. The average lot size is 1.25 acres.

AS APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; CONTAINING 2.5 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS SOUTH MAIN SUBDIVISION, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER HEREAFTER THE STREETS AS ARE LAID OUT AND DESIGNATED ON THIS PLAT, AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND FOR IRRIGATION AND DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT. THE DEDICATION OF THE STREETS OR ROADS ON THIS PLAT IN NO WAY OBLIGATES THE JOHNSON COUNTY COMMISSIONERS TO MAINTAIN SUCH ROADS OR ACCEPT THEM AS COUNTY ROADS NOR DOES IT RELIEVE THE SUBDIVIDER OF THE OBLIGATION TO CONSTRUCT SUCH STREETS OR ROADS ACCORDING TO THE REQUIREMENTS OF THE JOHNSON COUNTY SUBDIVISION RESOLUTION OR OTHER REGULATIONS; WITNESS OUR HANDS AND/OR SEALS THIS 17 DAY OF August, 2011.

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

EXECUTED THIS 17th DAY OF August, 2011.

JEANNIE SIMMONS, PRESIDENT OF COWBOY TOWN, INC.

STATE OF WYOMING }
 COUNTY OF JOHNSON } ss



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF August, 2011, BY

MY COMMISSION EXPIRES: February 5th 2014

MonteRaye A. Linsell
 NOTARY PUBLIC

CITY OF BUFFALO APPROVALS

THE CITY OF BUFFALO PLANNING COMMISSION HEREBY RECOMMENDS APPROVAL OF THIS PLAT ON THIS 26th DAY OF JULY, 2011.

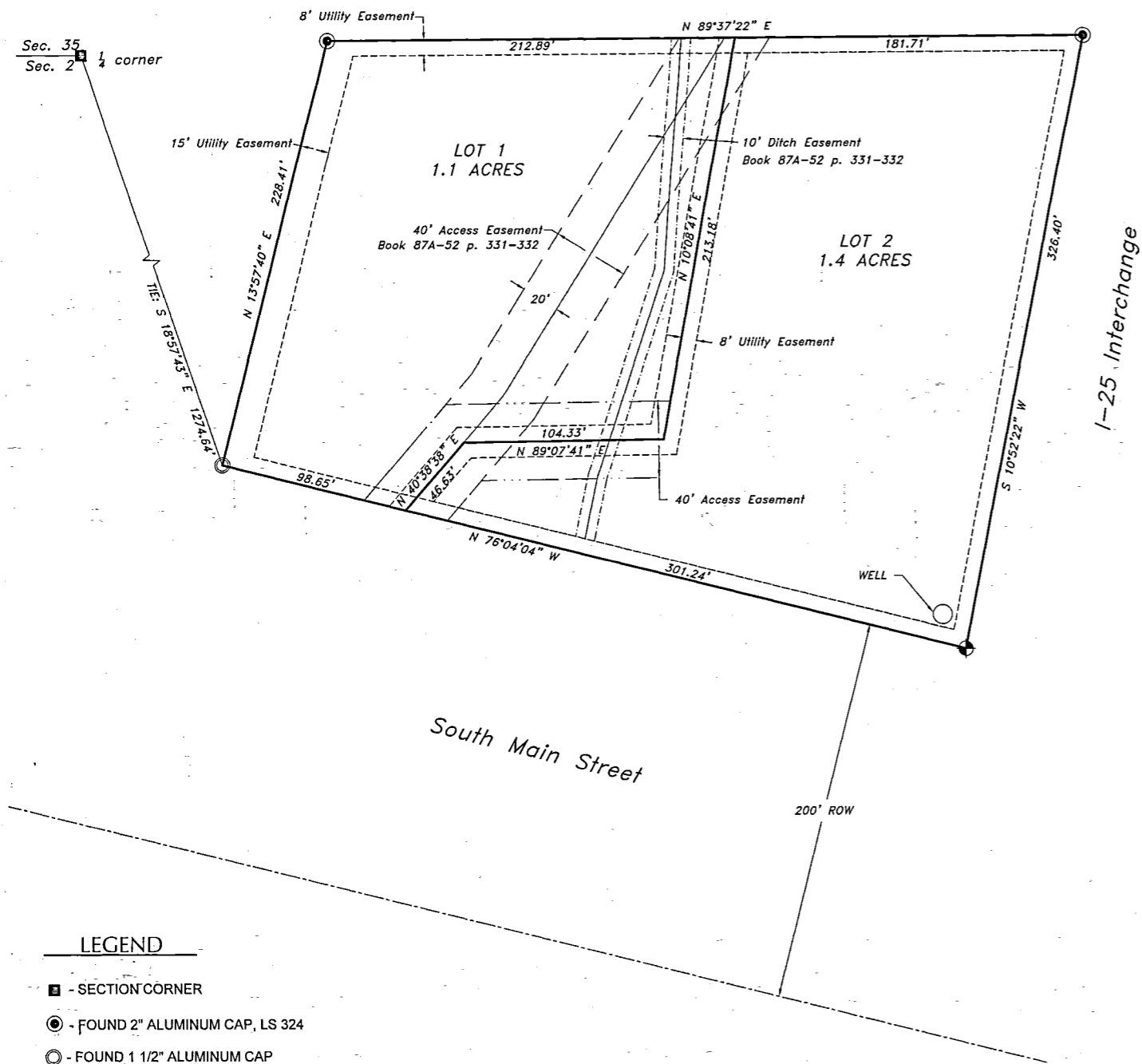
Stephen G. Reinmann
 CHAIRMAN

Craig Cope
 SECRETARY

APPROVED BY THE CITY OF BUFFALO, WYOMING, THIS 16th DAY OF AUGUST, 2011.

[Signature]
 MAYOR

Julie Silberman
 CITY CLERK



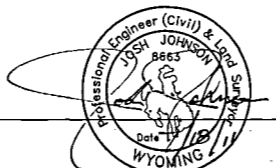
LEGEND

- - SECTION CORNER
- - FOUND 2" ALUMINUM CAP, LS 324
- - FOUND 1 1/2" ALUMINUM CAP
- ⊕ - FOUND WYDOT ROW MARKER
- - 40' ACCESS EASEMENT
- - - - - UTILITY EASEMENT
- — — — — LOT LINE
- - 40' EXISTING ACCESS EASEMENT, RECORDED IN JOHNSON COUNTY CLERK'S OFFICE, BOOK 87A-52 p. 331-332
- - - - - 10' EXISTING DITCH EASEMENT, RECORDED IN JOHNSON COUNTY CLERK'S OFFICE, BOOK 87A-52 p. 331-332

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
 COUNTY OF JOHNSON } ss

I, Josh Johnson, a duly Registered Professional Engineer and Land Surveyor in the State of Wyoming do hereby certify that this Plat of the South Main Subdivision was made from notes taken during an actual field survey conducted by Mark Bedford under my direct supervision in March of 2011.

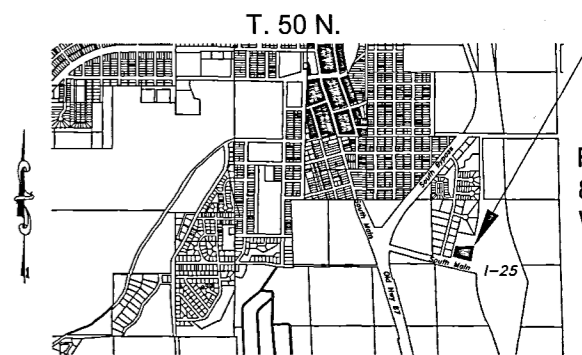


JOSH JOHNSON
 WY P.E. & L.S. No. 8663

PREPARED FOR:
 D.R. & Jeannie Simmons
 4141 Hwy 26
 Dubois, WY 82513

Bighorn
 Surveying &
 Engineering, LLC
 401 Fort Street Suite 4 Buffalo, WY 82834 (307) 681-7400 www.bighornsurveying.com

South Main Subdivision



LOCATION MAP
 SCALE 1"=2000'

STATE OF WYOMING }
 COUNTY OF JOHNSON } ss
 Doc Number: 114780
 This instrument was filed for record on 10/6/2011 at 11:19 AM
 and was duly recorded in book: page 340 - 340 fees: 30.00
 Johnson County Clerk
 By: [Signature] Deputy

CERTIFICATE OF COUNTY PLANNING COMMISSION

APPROVED BY THE JOHNSON COUNTY PLANNING COMMISSION THIS 20th DAY OF September, 2011.

ATTEST:
 [Signatures]
 COUNTY CLERK CHAIRMAN OF THE COMMISSION

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

APPROVED BY THE JOHNSON COUNTY BOARD OF COUNTY COMMISSIONERS THIS 4th DAY OF October, 2011.

ATTEST:
 [Signatures]
 COUNTY CLERK CHAIRMAN

CERTIFICATE OF RECORDER

STATE OF WYOMING }
 COUNTY OF JOHNSON } ss
 THIS INSTRUMENT WAS FILED FOR THE RECORD ON THE ___ DAY OF ___, 2011, AT ___, AND WAS DULY RECORDED IN PLAT BOOK ___, PAGE ___.
 FEE: \$
 REGISTER OF DEEDS
 PROTECTIVE COVENANTS ARE RECORDED IN BOOK ___, PAGES ___.