

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
) SS.
 COUNTY OF SUBLETTE)

I, MARK C. EATINGER OF PINEDALE, WYOMING, HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY PERFORMED UNDER MY DIRECTION IN OCTOBER 2007 THROUGH JUNE 2009, AND FROM RECORDS AVAILABLE IN THE OFFICE OF THE CLERK OF SUBLETTE COUNTY, WYOMING, AND THAT THIS PLAT CORRECTLY REPRESENTS THE SUBDIVISION OF A TRACT OF LAND LOCATED IN THE S2, SECTION 20, THE W/2 SW/4, SECTION 21, AND THE N/2 NW/4, SECTION 29, T.34N., R.109W., 6TH P.M., SUBLETTE COUNTY WYOMING, AND BEING DESCRIBED ON DEEDS FILED IN THE OFFICE OF THE CLERK OF SUBLETTE COUNTY, WYOMING IN BOOK 51 WD, PAGE 88, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTING AT THE CENTER SOUTH 1/16 CORNER OF SECTION 20, T.34N., R.109W., 6TH P.M., SUBLETTE COUNTY, WYOMING;
 THENCE S.89°24'31"E, A DISTANCE OF 1331.07 FEET TO THE SE1/6 CORNER OF SECTION 20, SAID MEASURED LINE BEING THE BASIS OF BEARING OF THIS LEGAL DESCRIPTION;
 THENCE S.00°03'05"E, A DISTANCE OF 1328.62 FEET TO THE E/16 CORNER COMMON TO SECTIONS 20 AND 29;
 THENCE S.89°28'25"E, A DISTANCE OF 1331.41 FEET TO THE SE CORNER OF SAID SECTION 20;
 THENCE N.00°03'45"W ALONG THE EAST BOUNDARY LINE OF SAID SECTION 20, A DISTANCE OF 1190.31 FEET TO A POINT MONUMENTED BY A 2 1/2" ALUMINUM CAP, PELS 6410;
 THENCE N.38°05'48"E, A DISTANCE OF 771.99 FEET TO A POINT MONUMENTED BY A 2 1/2" ALUMINUM CAP, PELS 6410;
 THENCE N.03°22'12"E, A DISTANCE OF 856.43 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF THE NW/4 SW/4 SECTION 21 MONUMENTED BY A 2 1/2" ALUMINUM CAP, PELS 6410;
 THENCE N.89°48'23"W, A DISTANCE OF 528.24 FEET TO THE E/4 CORNER OF SAID SECTION 20;
 THENCE N.89°21'21"W, A DISTANCE OF 1330.92 FEET TO THE C-E/16 CORNER, SECTION 20;
 THENCE N.89°21'28"W, A DISTANCE OF 1330.82 FEET TO THE C/4 CORNER, OF SAID SECTION 20;
 THENCE N.89°21'31"W, A DISTANCE OF 1501.30 FEET ALONG THE EAST-WEST MID-SECTION LINE OF SAID SECTION 20 TO A POINT MONUMENTED BY AN ALUMINUM CAP STAMPED WLC PELS 4824;
 THENCE S.00°03'40"E, A DISTANCE OF 1500.26 FEET ALONG THE EAST BOUNDARY LINE OF THE SHRIVER BY-PASS TRUST PARCEL AS FILED IN THE OFFICE OF THE CLERK OF SUBLETTE COUNTY, WYOMING, IN BOOK 84, MISC., PAGE 359, TO A POINT MONUMENTED BY AN ALUMINUM CAP STAMPED WLC PELS 4824;
 THENCE S.89°58'56"W ALONG THE SOUTH BOUNDARY LINE OF SAID SHRIVER BY-PASS TRUST PARCEL, A DISTANCE OF 581.24 FEET TO A POINT MONUMENTED BY A STEEL T-POST WITH A 1" CAP RLS 164;
 THENCE S.00°01'52"W, A DISTANCE OF 225.15 FEET TO A POINT MONUMENTED BY A STEEL T-POST WITH A 1" CAP;
 THENCE S.00°01'11"E, A DISTANCE OF 299.98 FEET TO A POINT MONUMENTED BY A STEEL T-POST WITH A 1" CAP;
 THENCE S.89°40'29"E, A DISTANCE OF 40.28 FEET TO A POINT MONUMENTED BY A STEEL T-POST WITH A 1" CAP;
 THENCE N.89°57'26"E, A DISTANCE OF 467.29 FEET TO A POINT MONUMENTED BY A STEEL T-POST WITH A 1" CAP;
 THENCE S.89°00'13"W, A DISTANCE OF 466.89 FEET TO A POINT MONUMENTED BY A STEEL T-POST WITH A 1" CAP;
 THENCE S.89°59'07"W, A DISTANCE OF 467.44 FEET TO A POINT MONUMENTED BY A STEEL T-POST WITH A 1" CAP;
 THENCE S.00°01'15"W, A DISTANCE OF 71.25 FEET TO A POINT ON THE NORTHWEST LINE OF THE POULSON LOT DIVISION AS FILED IN SAID OFFICE OF THE CLERK IN BOOK 64, MISC., PAGE 453;
 THENCE N.50°21'30"E, A DISTANCE OF 51.06 FEET TO THE NORTHERN MOST CORNER OF THE POULSON LOT DIVISION MONUMENTED BY A STEEL T-POST WITH A 1" CAP;
 THENCE S.89°37'41"E, A DISTANCE OF 230.89 FEET TO A POINT MONUMENTED BY AN ALUMINUM CAP, RLS 3889;
 THENCE S.39°36'30"E, A DISTANCE OF 224.56 FEET TO A POINT MONUMENTED BY A STEEL T-POST WITH A 1" CAP;
 THENCE N.50°20'54"E, A DISTANCE OF 499.77 FEET TO A POINT MONUMENTED BY A STEEL T-POST WITH A 1" CAP;
 THENCE S.39°39'46"E, A DISTANCE OF 605.69 FEET TO A POINT MONUMENTED BY A 2 1/2" ALUMINUM CAP, PELS 6410;
 THENCE N.29°13'16"E, A DISTANCE OF 1927.81 FEET, TO THE CENTER SOUTH 1/16 CORNER OF SAID SECTION 20, BEING THE POINT OF BEGINNING OF THIS DESCRIPTION;

SAID TRACT CONTAINS 228.01 ACRES.

AND THAT ALL POINTS AND CORNERS ARE MONUMENTED AS SHOWN HEREON.

MARK C. EATINGER
 WYOMING PELS 6410

THE FOREGOING INSTRUMENT WAS SIGNED AND ATTESTED BEFORE ME BY MARK C. EATINGER, WYOMING PELS 6410,

THIS _____ DAY OF _____, 2009.

WITNESS MY HAND AND OFFICIAL SEAL: _____
 NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

WYOMING GAME & FISH WILDLIFE ISSUES

IT IS RECOMMENDED THAT NO PET BE ALLOWED TO HARASS WILDLIFE, AND THAT ANY NEW FENCE CONSTRUCTION OR MODIFICATIONS TO EXISTING FENCES COMPLY WITH "WILDLIFE FRIENDLY" FENCE SPECIFICATIONS, TO FACILITATE WILDLIFE MOVEMENTS. RECOMMENDATIONS FOR THIS TYPE OF FENCING TECHNIQUES ARE AVAILABLE FROM THE WYOMING GAME & FISH DEPARTMENT. NO SUPPLEMENTAL FEEDING OF BIG GAME SHOULD OCCUR.

BUILDING PERMIT RESTRICTION

ONLY SIX BUILDING PERMITS SHALL BE ISSUED FOR LOTS WITHIN THE ANTELOPE RIDGE SUBDIVISION, UNTIL SUCH TIME AS THE CONNECTION OF SPRING GULCH ROAD TO SHRIVER LANE IS VACATED AND SUBDIVISION ROADS ARE COMPLETED.

GENERAL NOTES

- ALL DISTANCES AND BEARINGS ARE MEASURED UNLESS NOTED OTHERWISE.
- LOTS WITHIN THIS DEVELOPMENT SHALL NOT BE SUBJECT TO DIVISION OR SUBDIVISION WITHOUT FULL COMPLIANCE WITH ALL SUBDIVISION REGULATIONS IN EFFECT IN SUBLETTE COUNTY, WYOMING.
- LOTS ARE ZONED R-R & R-R 5; THE DEVELOPMENT CONTAINS A TOTAL OF 63 LOTS, OVER 228.01 ACRES, WITH AN AVERAGE LOT SIZE OF 3.62 ACRES.
- R-R AND R-R 5 SETBACK REQUIREMENTS: FRONT 30', BACK 40', SIDES 10'.
- NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM, DOMESTIC WATER SOURCE OR PUBLIC MAINTENANCE OF STREETS OR ROADS, EXCEPT COUNTY ROAD 23-144 (EHMAN LANE).
- UTILITY EASEMENTS ARE THE OUTSIDE 10 FEET ON EACH SIDE OF ROAD EASEMENTS AND 10 FEET ON EACH SIDE OF ALL LOT LINES AND ARE TO BE USED FOR INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES.
- WYOMING LAW 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. SELLER DOES NOT WARRANT TO A PURCHASER THAT THEY SHALL HAVE ANY RIGHTS TO THE NATURAL FLOW OF ANY STREAM OR WATERS WITHIN OR ADJACENT TO THIS SUBDIVISION.
- ON SITE SEPTIC SYSTEMS; PERCOLATION TESTS HAVE BEEN PERFORMED ON THIS PROPERTY. HOWEVER, AT THE TIME THAT A SMALL WASTEWATER PERMIT IS REQUESTED, SPECIFIC PERCOLATION TESTS SHALL BE PERFORMED FOR THE DESIGNATED LEACH FIELD LOCATION.
- ON SITE WELLS; LOT OWNERS ARE HEREBY ADVISED TO HIRE A REPUTABLE WELL DRILLING CONTRACTOR AND CONSTRUCT THEIR WELL IN ACCORDANCE WITH THE STATE ENGINEER'S OFFICE RULES AND REGULATIONS, PART III, WATER WELL MINIMUM CONSTRUCTION STANDARDS. AN APPROVED WELL PERMIT FROM THE STATE ENGINEER'S OFFICE IS REQUIRED PRIOR TO DRILLING. WATER WELLS ARE RECOMMENDED TO BE COMPLETED AND PRODUCE FROM THE TERTIARY WASATCH GREEN RIVER AQUIFER. IT IS RECOMMENDED THAT WELLS WITHIN ANTELOPE RIDGE ESTATES, BE DRILLED TO AN ELEVATION OF 6,950.
- EXISTING FENCES MAY NOT FOLLOW LOT LINES.
- WHERE PROPERTY LINES EXTEND TO ROAD CENTERLINES, LOT LINE MEASUREMENTS ARE BETWEEN MONUMENTS AND NOT TO THE ROAD CENTERLINE.
- BUILDING SETBACKS AND OR BUILDING ENVELOPES ARE SHOWN ON THIS PLAT FOR EACH LOT. PRIOR TO DEVELOPMENT ON SLOPES IN EXCESS OF 15% A SLOPE STABILITY STUDY, PERFORMED BY A QUALIFIED PROFESSIONAL, SHALL BE REQUIRED, AND THAT REQUIREMENT(S) CONTAINED IN THE COUNTY ZONING AND DEVELOPMENT REGULATIONS SHALL APPLY TO DEVELOPMENT ON LOTS WITH SLOPES IN EXCESS OF 6%. ADEQUATE AREA EXISTS FOR BOTH A LEACH FIELD AND REPLACEMENT LEACH FIELD WITHIN EACH BUILDING ENVELOPE SHOWN. ALL LEACH FIELDS WILL BE SETBACK 50 FEET FROM ANY ACTIVE DITCH OR WATERWAY. NO LEACH FIELD SHALL BE PLACED AT A SLOPE GREATER THAN 25% GRADE, AND SHALL BE PLACED 15 FEET FROM THE TOP OF ANY BREAK IN SLOPE THAT EXCEEDS 25%.
- NO PROVISIONS, OTHER THAN EXISTING DRAINAGES, DITCHES AND DESIGNED ROADWAYS WILL BE USED TO ADDRESS STORM WATER, SNOW MELT DRAINAGE, AND EROSION.
- NO SURFACE WATER RIGHTS EXIST ON THIS PROPERTY.
- TWO SOIL CHARACTERISTICS WERE FOUND ON THIS PROPERTY. BLAHA-ANSEL (3201) AND IRICAN (5808) ARE SANDY CLAY LOAM THAT ARE FOUND AT DEPTHS FROM 2" TO 15", AND 0 TO 21" IN DEPTH.
- DEVELOPER: BIG LOOP LLC. ENGINEER: RIO VERDE ENGINEERING
 PO BOX 444 P.O. BOX 642
 BIG PINEY, WY 82113 PINEDALE, WY 82941

CERTIFICATE OF OWNER

STATE OF WYOMING)
) SS.
 COUNTY OF SUBLETTE)

KNOW ALL BY THESE PRESENTS; THAT BIG LOOP LLC, P.O. BOX 444, BIG PINEY, WYOMING 82113, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF ALL LANDS SHOWN ON THIS PLAT TO BE KNOWN AS ANTELOPE RIDGE ESTATES; SAID LANDS BEING LOCATED IN THE N/2 SE/4, SE/4 SE/4, NE/4 SW/4, NW/4 SW/4 (PT) AND S/2 SW/4 (PT), SECTION 20, AND W/2 SW/4 (PT) SECTION 21, AND N/2 NW/4 (PT), SECTION 29 T.34N., R.109W., OF THE 6TH P.M., SUBLETTE COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED IN THE CERTIFICATE OF SURVEYOR AND ON A DEED RECORDED IN BOOK 51, WD, PAGE 88, IN THE OFFICE OF THE CLERK OF SUBLETTE COUNTY, WYOMING; AND THAT SAID LANDS CONTAIN 228.01 ACRES, MORE OR LESS; AND THAT THE DEVELOPMENT OF WHICH, AS IT APPEARS ON THIS PLAT, IS WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR; AND THAT THE ACCESS SHALL BE FROM EHMAN LANE, COUNTY ROAD 23-144, ONTO A ROAD EASEMENT AS RECORDED ON A DEED IN BOOK 89, MISC., PAGE 408, IN THE OFFICE OF THE CLERK OF SUBLETTE COUNTY, WYOMING; AND THAT SAID EASEMENT AND ALL INTERIOR ROADS SHALL BE DEDICATED TO THE PUBLIC FOR INGRESS, EGRESS, AND THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES; AND THAT ROAD EASEMENTS AS SHOWN IN LOTS 2, 11, 35, 82, 83, AND 64 ARE DEDICATED TO THE PUBLIC FOR INGRESS, EGRESS AND THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES; AND THAT UTILITY EASEMENTS ARE AS INDICATED IN NOTE 6 UNDER THE GENERAL NOTES.

BIG LOOP LLC.

TIM MCKINNEY, MANAGING MEMBER

THE FOREGOING INSTRUMENT WAS SIGNED TO, SWORN TO, AND AFFIRMED BEFORE ME BY TIM MCKINNEY, MANAGING MEMBER, OF BIG LOOP LLC.

THIS _____ DAY OF _____, 2009.

WITNESS MY HAND AND OFFICIAL SEAL: _____
 NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

CERTIFICATE OF MORTGAGEE

STATE OF WYOMING)
) SS.
 COUNTY OF SUBLETTE)

KNOW ALL BY THESE PRESENTS; THAT FRED E. SHRIVER BY-PASS TRUST w/rt 5/19/94, 302 EHMAN LANE, 23-144, PINEDALE, WY 82941, HOLDS A MORTGAGE ON THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS ANTELOPE RIDGE ESTATES; SAID LANDS BEING LOCATED IN THE N/2 SE/4, SE/4 SE/4, NE/4 SW/4, NW/4 SW/4 (PT) AND S/2 SW/4 (PT), SECTION 20, AND W/2 SW/4 (PT), SECTION 21, AND N/2 NW/4 (PT), SECTION 29 T.34N., R.109W., OF THE 6TH P.M., SUBLETTE COUNTY WYOMING; BEING MORE PARTICULARLY DESCRIBED ON A DEED FILED IN THE OFFICE OF THE CLERK OF SUBLETTE COUNTY, WYOMING IN BOOK 51 WD, PAGE 88; AND THAT THE DEVELOPMENT OF WHICH, AS IT APPEARS ON THIS PLAT, IS HEREBY APPROVED AND CONFIRMED.

FRED E. SHRIVER BY-PASS TRUST w/rt 5/19/94.

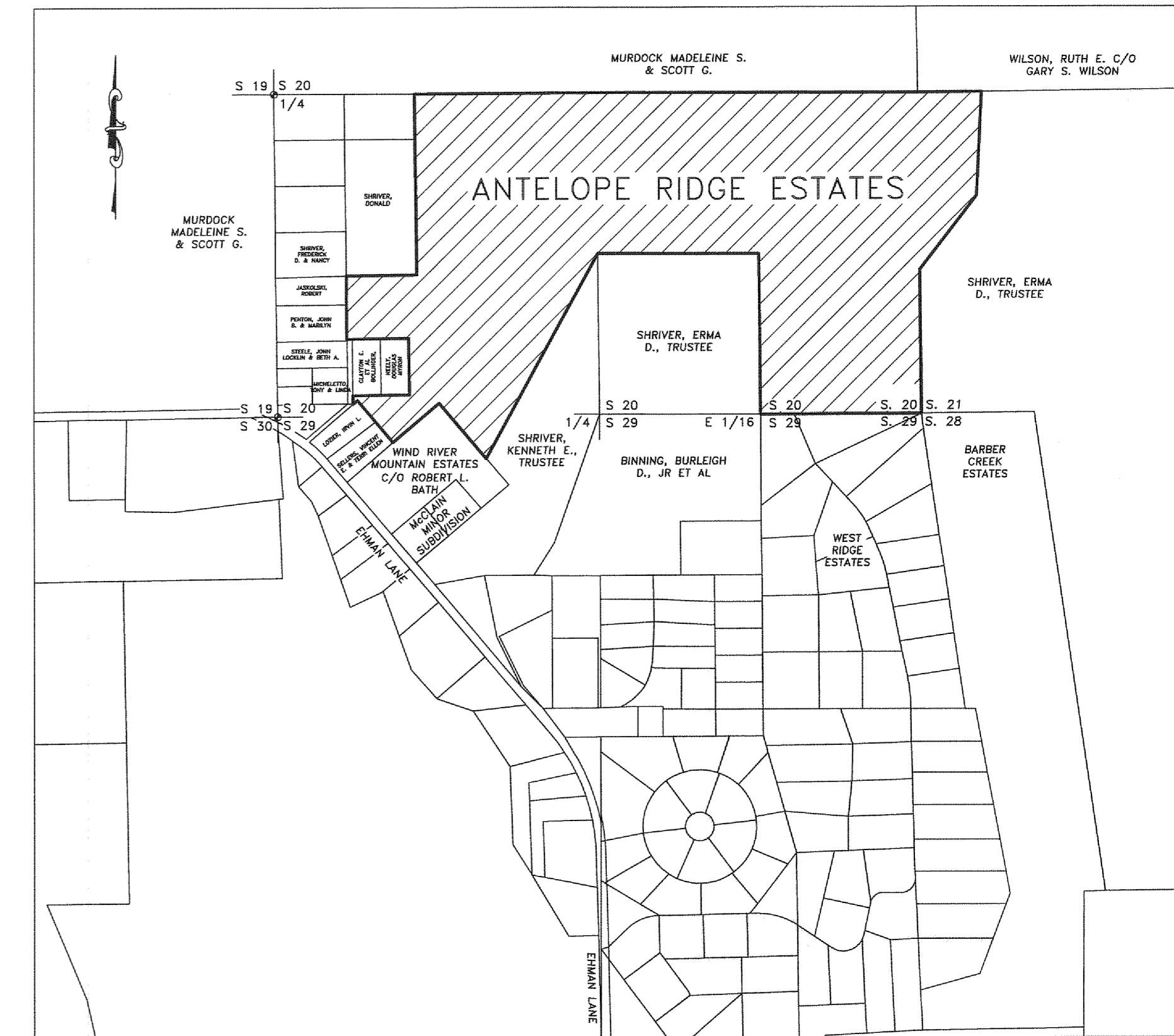
KENNETH E. SHRIVER, TRUSTEE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY KENNETH E. SHRIVER, TRUSTEE, OF THE FRED E. SHRIVER BY-PASS TRUST w/rt 5/19/94.

THIS _____ DAY OF _____, 2009.

WITNESS MY HAND AND OFFICIAL SEAL: _____
 NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.



VICINITY MAP
 SCALE: 1" = 1000'

CERTIFICATE OF APPROVAL

PURSUANT TO SECTIONS 18-5-301 TO 18-5-315 AND SECTIONS 34-12-102 TO 34-12-103, WYOMING STATUTES, 2008, AS AMENDED, AND THE SUBLETTE COUNTY PLANNING AND ZONING REGULATIONS, PLAT OF ANTELOPE RIDGE ESTATES WAS APPROVED AT THE REGULAR MEETING OF THE BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 2009. PLAT APPROVAL DOES NOT CONSTITUTE ACCEPTANCE OF STREETS AND, OR ROADWAYS AS COUNTY ROADS. DESIGNATION OF COUNTY ROADS IS ONLY ACCOMPLISHED BY COMPLIANCE WITH PROVISIONS OF SECTION 24-3-101, WYOMING STATUTES, 2008, AS AMENDED.

BOARD OF COUNTY COMMISSIONERS
 SUBLETTE COUNTY, WYOMING

WILLIAM W. CRAMER, CHAIRMAN

JOEL BOUSMAN, COMMISSIONER

JOHN P. LINN, COMMISSIONER

ATTEST: MARY L. LANKFORD, COUNTY CLERK

ANTELOPE RIDGE ESTATES
 LOCATED IN
 SEC. 20, 21, & 29,
 T.34N, R.109W., 6TH P.M.,
 SUBLETTE COUNTY, WYOMING