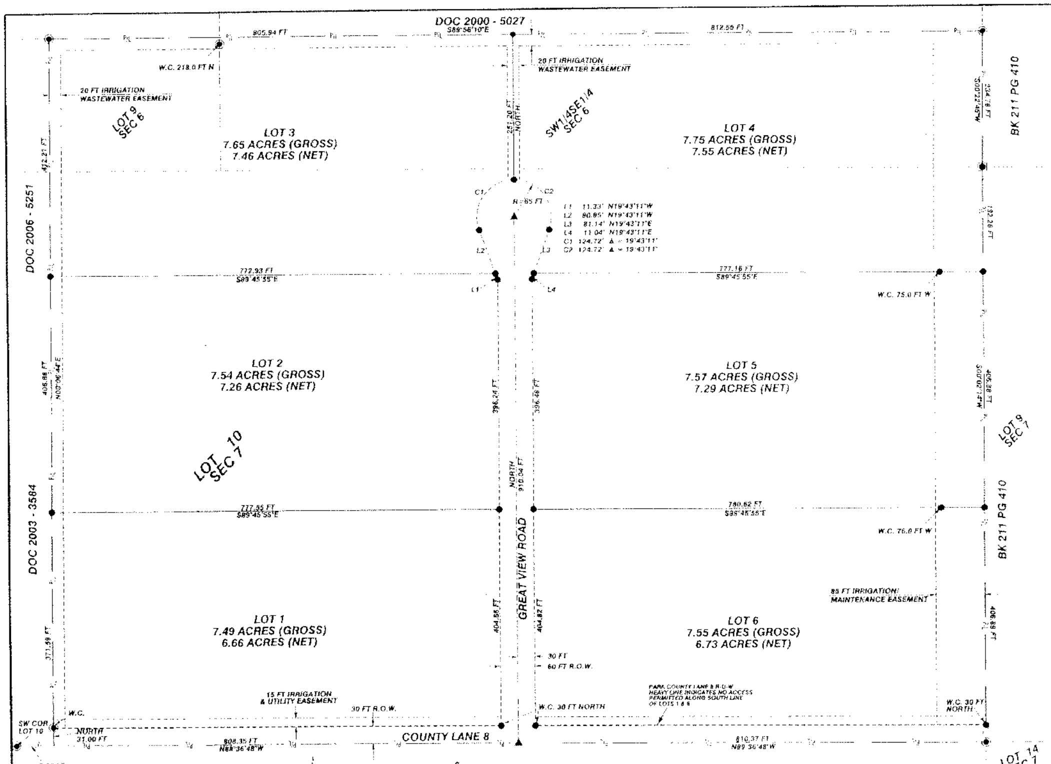
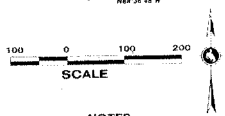




NOTES

1. Subdivision area = 45.55 acres
2. Bearing base for this survey is N89°34'40"W along the south line of said Lot 10 Sec. 7
3. NO PUBLIC OR CENTRAL WATER OR SEWAGE DISPOSAL SYSTEM PROPOSED
4. NO PUBLIC MAINTENANCE OF STREETS OR ROADS
5. This property is in an area of historic agricultural use. This use is preserved by the Wyoming right to farm and ranch act of 1991 (W.S. 11-44-101). Historic agricultural use may cause noise, odors, dust, flies, high groundwater and other factors that are consequences of accepted agricultural practices
6. High groundwater level was reported to the DEQ at the 7-foot depth. DEQ requires a four-foot vertical separation between the leachfield and the high ground water level. Some of the leachfield systems within this subdivision may require some degree of mounding to maintain the required separation distances.
7. Point-of-use treatment devices such as reverse osmosis or distillation may be advisable given the shallow aquifer could be impacted by activities such as fertilizer and pesticide applications etc.

LEGEND

SUBDIVISION BOUNDARY	— P/L —
SUBDIVISION LOT LINES	———
GLO TRACT LINE	- · - · -
EASEMENT LINE	- - - -
FOUND ALUMINUM CAP	◉
FOUND IRON PIPE	✱
SET ⅝ INCH REBAR WITH ALUMINUM CAP	●
RIGHT-OF-WAY CENTERLINE POINT	▲

EASEMENT NOTES

DRAINAGE, IRRIGATION AND UTILITY EASEMENTS SHOWN ARE IN FAVOR OF IRRIGATION AND UTILITY COMPANIES FOR THE INSTALLATION AND MAINTENANCE OF RELATED FACILITIES. DRAINAGE EASEMENTS, DITCHES AND OTHER FACILITIES SHALL NOT BE BLOCKED OR OBSTRUCTED IN ANY MANNER.

PLATTING CONDITIONS

RIGHT-OF-WAY: THE RIGHT-OF-WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON, AND THROUGH ANY AND ALL PRIVATE ROADS AND DRIVES NOW OR HEREINAFTER ESTABLISHED.

DRIVEWAY GRADES IN EXCESS OF 8% SHALL BE PROHIBITED AND DRIVEWAYS WITH AND 6-8% AVERAGE GRADE SHALL BE NO GREATER THAN 50 FEET IN LENGTH. THE MINIMUM INSIDE TURNING RADIUS AT ANY POINT OF ANY DRIVEWAY SHALL BE 30 FEET.

EROSION CONTROL: ALL SOILS EXPOSED BY EXCAVATION OR CONSTRUCTION SHALL BE REVEGETATED BY THE END OF THE FIRST FULL GROWING SEASON FOLLOWING SUCH CONSTRUCTION INCLUDING THE CONSTRUCTION OF ROADS, DRIVEWAYS, AND BUILDINGS TO PREVENT SOIL EROSION. ALL SIDE SLOPES AND BANKS SHALL BE CONSTRUCTED TO MAINTAIN A SLOPE NOT STEEPER THAN 5:1 (FIVE UNITS OF HORIZONTAL LENGTH TO ONE UNIT OF VERTICAL LENGTH).

COUNTY, STATE AND OTHER REGULATIONS: TO THE EXTENT THAT APPLICABLE COUNTY OR OTHER GOVERNMENTAL REGULATIONS, RULES, OR LAWS ARE MORE RESTRICTIVE THAN THE PARAGRAPHS HEREIN CONTAINED, SUCH APPLICABLE REGULATIONS SHALL SUPERCEDE AND GOVERN AT ALL TIMES.

ROADS AND SIGNAGE: ALL SIGNAGE, BOTH CONSTRUCTION AND FINAL, SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL ROADS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE PARK COUNTY SUBDIVISION REGULATIONS AND ANY DESIGN SPECIFICATIONS INCLUDED HEREIN.

RESTRICTIONS RUN WITH THE LAND: THE RESTRICTIONS HEREIN SET FORTH ARE BINDING UPON ALL OWNERS AND RESPECTIVE SUCCESSORS-IN-INTEREST AND RUN WITH THE LAND.

REVISION AND/OR AMENDMENT: THE CONDITIONS AND TERMS HEREIN, SHALL NOT BE WAIVED, ABANDONED, TERMINATED, NOR AMENDED EXCEPT BY CONSENT OF THE PARK COUNTY BOARD OF COUNTY COMMISSIONERS.

ENFORCEMENT: IN CASE OF ANY VIOLATION OF THE TERMS HEREIN, THE PARK COUNTY BOARD OF COUNTY COMMISSIONERS MAY, IN ADDITION TO OTHER REMEDIES AVAILABLE AT LAW, SEEK TO HAVE SUCH VIOLATIONS ENJOINED OR REMOVED BY PROPER LEGAL PROCEDURE. INACTION BY THE PARK COUNTY BOARD OF COUNTY COMMISSIONERS TO PERFECT AND ENFORCE THEIR RIGHTS SHALL NOT BE DEEMED A WAIVER OF THE RIGHT OF ENFORCEMENT OF SAME, EVEN THOUGH SUCH INACTION MAY BE OF LONG DURATION.

SALE OF LOTS OR SUBDIVISION IMPROVEMENTS AGREEMENT: NO LOTS, PARCELS, OR OTHER UNITS OF LAND SHALL BE CONVEYED UNTIL AND UNLESS: A) ALL ROADS, IRRIGATION, AND OTHER REQUIRED IMPROVEMENTS HAVE BEEN COMPLETED AND THE PLANNING COORDINATOR HAS RELEASED THE PLAT FOR RECORDATION AND THE LOTS FOR SALE; OR B) A PERFORMANCE BOND, LETTER OF CREDIT, OR OTHER SUFFICIENT FINANCIAL COMMITMENT IS POSTED TO ASSURE THAT ALL OF THE FACILITIES PROPOSED SHALL BE COMPLETED.

VACATION: THIS SUBDIVISION MAY BE VACATED OR PARTIALLY VACATED PURSUANT TO APPLICABLE STATE LAW OR COUNTY RULES AND REGULATIONS.

FUTURE SUBDIVISION: NO FURTHER SUBDIVISION OF THE SUBJECT LOTS, PARCELS OR OTHER UNITS OF LAND WHICH WILL INCREASE THE NUMBER OR LOTS, PARCELS OR OTHER UNITS OF LAND WITHIN THIS SUBDIVISION WILL BE PERMITTED UNLESS ALL APPLICABLE STATE AND COUNTY REGULATIONS ARE FOLLOWED.

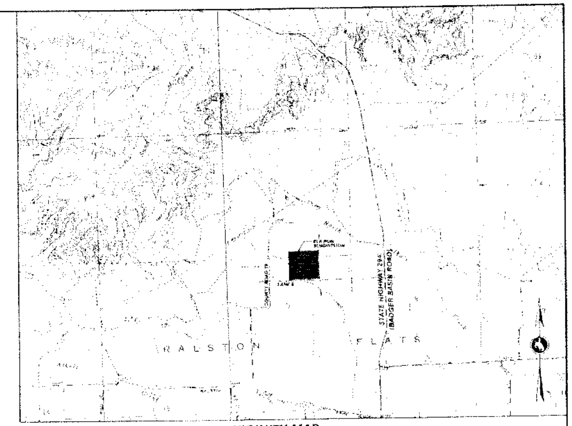
FEE PAYING MEMBERSHIP IN A PROPERTY OWNERS ASSOCIATION: FEE PAYING MEMBERSHIP IN A PROPERTY OWNERS' ASSOCIATION OR HOMEOWNERS' ASSOCIATION OR OTHER COMMON ENTITY SHALL BE REQUIRED OF ALL LOT PURCHASERS. ORGANIZATIONAL DOCUMENTS FOR SUCH AN ENTITY SHALL ASSURE PAYMENT OF ADEQUATE FEES TO ACCOMPLISH THE MAINTENANCE OF COMMON ROADS AND FACILITIES IN A SAFE AND REASONABLE MANNER. SUCH AN ENTITY SHALL BE GRANTED LEGAL AUTHORITY TO PERFORM SUCH TASKS.

ROAD CONSTRUCTION AND ACCEPTANCE: PARK COUNTY SHALL NOT ACCEPT THE MAINTENANCE OF ANY ROAD AND BRIDGE WITHIN THE BOUNDARIES OF PLATTED SUBDIVISION UNTIL AND UNLESS THE SAME MEET ALL COUNTY ROAD AND BRIDGE SPECIFICATIONS AND ANY SPECIFICATION SET FORTH BY STATE STATUTE IN EFFECT AT THE TIME A PLAT ACCEPTANCE BY THE PARK COUNTY BOARD OF COUNTY COMMISSIONERS. THE PARK COUNTY BOARD OF COUNTY COMMISSIONERS SHALL HAVE SOLE AUTHORITY TO DETERMINE WHETHER OR NOT TO ACCEPT MAINTENANCE. NOTHING SHALL REQUIRE THE BOARD OF COUNTY COMMISSIONERS TO ASSUME MAINTENANCE.

DRAINAGE: RUNOFF FROM THE SITE AFTER CONSTRUCTION SHALL NOT EXCEED THE LEVEL OF RUNOFF WHICH OCCURRED PRIOR TO CONSTRUCTION. ANY RUNOFF IN EXCESS OF PRE-CONSTRUCTION LEVELS SHALL BE RETAINED ON-SITE AND INFILTRATED OR EVAPORATED. ALL DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO CULVERTS, DETENTION, RETENTION, FILTRATION AND/OR EVAPORATION AREAS ARE THE RESPONSIBILITY OF AND SHALL BE MAINTAINED BY THE SUBDIVISION'S PROPERTY OWNER'S ASSOCIATION.

DUST: DUST SHALL BE MITIGATED DURING AND AFTER CONSTRUCTION. IN ALL CASES, BEST MANAGEMENT PRACTICES ESTABLISHED BY THE DEPARTMENT OF ENVIRONMENTAL QUALITY SHALL BE USED TO REDUCE OR ELIMINATE ANY IMPACT TO ADJACENT PROPERTIES FROM DUST.

SEVERABILITY: INVALIDATION OF ANY OF THESE RESTRICTIONS OR AGREEMENTS BY JUDGEMENT OR COURT ORDER SHALL IN NO WAY AFFECT ANY OF THE OTHER PROVISIONS HEREOF, WHICH SHALL REMAIN IN FULL FORCE AND EFFECT.



VICINITY MAP

CERTIFICATE OF DEDICATION

Know all persons by these presents: That San Marco West, LLC, is the owner of that portion of land in Lot 9 & W½SE¼ Sec 6 and Lot 10 Sec 7, Resurvey T.55N., R.100W., 6th P.M., in Park County Wyoming and the boundaries of the Elk Run Subdivision more particularly described as follows:

Commencing at the SW Corner of said Lot 10 Sec 7; thence S89°36'48"E for a distance of 552.89 FT to the POINT OF BEGINNING; thence North for a distance of 31.00 FT to an existing aluminum cap; thence N00°06'44"E for a distance of 1190.68 FT to the NW corner of said parcel; thence S89°56'10"E for a distance of 1618.49 FT to the NE corner of said parcel; thence S00°22'45"W for a distance of 234.78 FT to an existing B.O.R. Iron Pipe; thence S00°02'14"W for a distance of 996.03 FT to the SE corner of said parcel; thence N89°36'48"W for a distance of 1618.72 FT to the POINT OF BEGINNING.

In Park County, Wyoming, under the name and style of "ELK RUN SUBDIVISION", have laid out, platted, and subdivided same as shown on this plat, and by these presents do hereby dedicate to the County of Park, State of Wyoming for the use by the public, the rights-of-way and other public areas as shown hereon for use as such and hereby dedicate those portions of land labeled as utility and irrigation easements to the County of Park for use by utility and irrigation companies in the installation and maintenance of utility lines and facilities. It is understood that dedication of public rights-of-way for streets and roads does not necessarily result in acceptance of roads constructed therein for maintenance by the County of Park.

The above subdivision as appears on this plat, is with the free consent, and in accordance with the desires of the undersigned owner and proprietor

AGREEMENT AND APPROVAL:
In consideration of the Board of Park County Commissioners' determination of this division of land as a "Subdivision" and "Subdivided Land" as shown hereon:

The undersigned hereby waive all claims against Park County for damage or loss to our persons and/or property which may be caused by such determination, and the undersigned hereby agree to hold harmless, indemnify, and defend Park County in any action which may arise in connection with any and all errors, omissions, or mistakes in this land survey plat and/or other information which the undersigned have submitted in connection with this request.

The undersigned hereby further acknowledge and state under oath that they are the owners of the property described hereon.

The undersigned hereby further agree that this plat when recorded in the office of the Park County Clerk and Recorder establishes vested property rights.

The undersigned hereby agree to abide by the conditions and stipulations contained herein.

In witness whereof, the said owner San Marco West LLC, has caused his name to hereon be subscribed this 24 day of November, 2008.

Mike Rosenberg - Member

ACKNOWLEDGMENT:

STATE OF WYOMING)
) SS
COUNTY OF PARK)

The foregoing owner's certificate was acknowledged before me this 24 day of November, 2008 by Mike Rosenberg

Witness my hand and official seal:

(seal)

Notary Public

My commision expires:

EILEEN K. LEAR
Notary Public of New Jersey
I.D. #2286212
Commission Expires 4/4/2012

RECORDER'S ACCEPTANCE

This plat was accepted for filing in the office of the Park County Clerk and Recorder on this 2nd day of December, 2008 and filed for record at 3:163 2:30 PM under reception number 2008-7084

Park County Clerk and Recorder (seal)

PLANNING COMMISSION RECOMMENDATION

The Park County Planning and Zoning Commission received no objections or has heard all objections to the proposed subdivision and hereby recommends this plat for approval.

Chairman

Attest:
Park County Planning and Zoning Commission Secretary Date: 11-18-08

BOARD OF COUNTY COMMISSIONERS APPROVAL AND SUBDIVISION PERMIT

This plat is hereby approved and the subdivision permit granted by the Board of County Commissioners of Park County, Wyoming, this 19 day of August, 2008

Chairman

Attest:
Park County Clerk Date: 12/3/08

CERTIFICATE OF SURVEYOR

I, Paul R. Campbell, being a registered land surveyor in the State of Wyoming, do hereby certify that this plat and survey of ELK RUN SUBDIVISION was made by me and under my supervision, and that both are accurate to the best of my knowledge and in compliance with all State and County statutory provisions and regulations.

Wyoming L.S. Registration No.: 2571
Paul R. Campbell

OCTOBER 2006

FINAL PLAT
SHOWING

ELK RUN SUBDIVISION

WITHIN
LOT 9 & W½SE¼ SECTION 6 AND LOT 10 SECTION 7
Resurvey T.55N., R.100W., 6th P.M.
Park County, Wyoming

C&A Campbell & Associates
2824 BIG HORN AVENUE
CODY, WY 82414
PHONE: (307) 587-6901

WO 07-29