

CERTIFICATE of SURVEYOR

State of Wyoming) SS
County of Teton)

I, Michael Quinn, a Professional Land Surveyor of Wilson, Wyoming, hereby certify that this plat was made from the notes of surveys made by me or under my direction and, to the best of my knowledge and belief:

that it correctly represents Meeteetse Trails Estates Subdivision, an addition to the Town of Meeteetse, Wyoming;

that said Addition is identical to the Antelope Ridge Golf Estates Addition to the Town of Meeteetse, which plat is recorded by the plat. The lands of this plat are described as:

A Tract of land located in the West 1/2 of Section 3 and the East 1/2 of Section 4, T48N, R100W, 8th P.M., Park County, Wyoming, being more particularly described as follows:

Beginning at the Corner common to Sections 3, 4, 9, 10 of said Township and Range;
thence along the south line of said Section 4, S67°28'35"W, 765.07 feet to the centerline of State Highway 120;
thence along said centerline, Highway 120, N48°59'41"W, 468.47 feet to the point of curvature of a tangent, horizontal, circular curve to the left, having a radius of 3819.72 feet;
thence along said centerline and said curve, through a central angle of 2°57'51", on an arc distance of 107.61 feet to the intersection of said centerline with the southeasterly boundary line of Special Use Lease No. 31;
thence from the State of Wyoming;
thence along said southeasterly boundary line, N34°51'58"E, 516.57 feet to the northeasterly corner of said Special Use Lease No. 31;
thence along the northeasterly boundary line of said Special Use Lease No. 31, N05°09'54"W, 417.20 feet to the northeasterly corner of said Special Use Lease No. 31, which corner is also the northeasterly corner of Special Use Lease No. 34;
thence along the northeasterly line of said Special Use Lease No. 34, N07°50'07"W, 263.64 feet to the northeasterly corner of said Special Use Lease No. 34;
thence along the northeasterly line of said Special Use Lease No. 34, S54°29'45"W, 403.68 feet to the intersection with the centerline of said State Highway 120;
thence along said centerline, Highway 120, N02°36'13"W, 511.72 feet to the point of curvature of a tangent, horizontal, circular curve to the left, having a radius of 2864.78 feet;
thence along said centerline and said curve, through a central angle of 7°58'39", on an arc distance of 398.66 feet to the intersection with the north-south midsection line of said Section 4;
thence along said north-south midsection line, N 0°19'21"W, 1435.01 feet to the center 1/4 corner of said Section 4;
thence along the east-west midsection line of said Section 4, S89°32'24"E, 1287.36 feet to the center-east 1/16 corner of said Section 4;
thence N 0°34'35"E, 46.00 feet to a point;
thence N03° 0' 0"E, 898.43 feet to a point;
thence S70° 2' 4"E, 1613.73 feet to the intersection with the east-west midsection line of said Section 3;
thence along said east-west midsection line of said Section 3, N05°38'11"E, 1316.34 feet to a point;
thence S40°33'38"E, 724.78 feet to the intersection with the north-south midsection line of said Section 3;
thence along said north-south midsection line of said Section 3, S 1°10'14"E, 2115.71 feet to the 1/4 corner common to said Sections 3 and 10;
thence along the south line of said Section 3, S87°41'02"W, 2744.28 feet to the Corner of Beginning.

Said Tract contains 299.93 acres, more or less, and is subject to assessments, rights-of-way, reservations, restrictions, conditions, of right and/or of record, including but not limited to those shown hereon.

That said Meeteetse Trails Estates Subdivision was monumented as shown hereon in 1996.

Michael J. Quinn
Wyoming Professional Land Surveyor 4270
The foregoing instrument was acknowledged before me by Michael J. Quinn this 8th day of NOVEMBER, 2004.
Witness my hand and official seal.



Notary Public
Janna Kappel
My Commission Expires Dec. 18, 2007

CERTIFICATE of MORTGAGEE(S)

Certificate(s) of Mortgagee(s) by separate affidavit

CERTIFICATE of OWNERS

State of Wyoming) SS
County of Park)

The undersigned owners and proprietors of the lands shown hereon and described in the Certificate of Survey hereby certify:

that the foregoing subdivision of said lands as shown hereon is with the free consent and in accordance with the desires of the undersigned owners and proprietors;

that the name of the subdivision is to be Meeteetse Trails Estates Subdivision;

that this subdivision is subject to a Declaration of Covenants, Conditions, and Restrictions, to be filed concurrently with this plat;

that the roads of the subdivision as shown hereon are hereby granted to the Town of Meeteetse and dedicated to the public for use as road and utility easements;

that Tracts R-1 and R-2 as shown hereon are hereby granted to the Wyoming Department of Transportation for use as Highway and public utility easements;

that lots 86 and 94 of the foregoing subdivision are hereby granted to the Town of Meeteetse for the use, construction, maintenance, and repair of utility features serving this subdivision;

that the sewer collection and water distribution and storage systems of this subdivision are hereby granted to the Town of Meeteetse for use as public utilities serving this subdivision and future additions hereto;

that Tracts O-1 through O-6 as shown hereon are hereby granted to the Meeteetse Trails Estates Homeowners' Association, and dedicated as open spaces to be used by the owners of lots within the subdivision;

that Tracts G-1 through G-8 as shown hereon are to remain the property of the Meeteetse Trails, LLC, a Wyoming Limited Liability Company, its successors and assigns, for use as a golf course;

that those easements shown on this plat as "utility easements" are hereby granted to the Town of Meeteetse for the use, construction, maintenance, and repair of utility features serving this subdivision;

that the right to create further easements, for construction, access, and utilities, across those areas shown on this plat as "reserved for the creation of future access and utility easements" is hereby reserved to Meeteetse Trails, LLC, a Wyoming Limited Liability Company, its successors and assigns;

that additional easements as shown hereon are hereby dedicated to those purposes and made appurtenant to those lots as described hereon;

that the right to use the golf cart paths for pedestrian and golf cart access, and to cross the golf course fairways in places designated by the owners or their representatives of the golf course located on Tracts G-1 through G-8 of this subdivision, is hereby granted to the owners of any lot of this subdivision;

that all buildings to be constructed on the lots of this subdivision shall be located within the "building envelope lines" as shown hereon, which lines shall meet or exceed the setback requirements of the Town Code of Meeteetse;

that because of widely varying soil conditions within the subdivision, it is recommended that all lot owners have performed, by a Registered Professional Engineer of the State of Wyoming, a geotechnical investigation of the proposed building site on their lot, and to conform to the construction recommendations of said investigation;

that lots 1 through 22, 32 through 44, and 50 through 93, of this subdivision, are subject to higher than normal water pressures through the water system serving this subdivision, and the owners of said lots are solely responsible for the installation, maintenance, and repair of a suitable pressure-reducing valve;

that certain lots of this subdivision may require pump stations to access the public sewage collection system serving this subdivision, and the owners of said lots are solely responsible for the installation, maintenance, and repair of said pump station;

that this subdivision is subject to easements, rights-of-way, reservations, conditions, and restrictions, of right and/or of record, including but not limited to those shown on this plat;

that Antelope Ridge Golf Estates Addition to the Town of Meeteetse, Wyoming, as recorded in Book "F" of Plats, page 150, is hereby vacated in accordance with Sections 34-12-106 through 110, Wyoming Statutes, 2004, as amended, for the purpose of changing the name of said Subdivision as shown hereon to Meeteetse Trails Estates Subdivision, in accordance with said Statutes, the Park County Clerk is hereby respectfully requested to write "vacated" across said plat of Antelope Ridge Golf Estates, and to add a notation listing the new recordation information and name of this plat;

that this subdivision is made for the sole purpose of changing the name of said subdivision as shown hereon and as described above, and all dedications and easements as shown on the original plat of Antelope Ridge Golf Estates are hereby reaffirmed and re-dedicated by this plat. No change has been made in the configuration of any of the lots of said Antelope Ridge Golf Estates by this plat.

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CERTIFICATE of APPROVAL

State of Wyoming) SS
County of Park)
Town of Meeteetse)

Pursuant to Sections 34-12-103 and 18-5-30 through 315, Wyoming Statutes, 1977, as amended, and ordinance No. 15A, Article II, Division 3 of the Town Code of Meeteetse, the foregoing Meeteetse Trails Estates Subdivision Addition to the Town of Meeteetse was approved by the planning commission of the Town of Meeteetse and approved and accepted by the Town Council of Meeteetse on this 19th day of November, 2004.

Edward D. Tanner
Mayor, Town of Meeteetse
Attest: Angella Robinson

CERTIFICATE of ENGINEER

State of Wyoming) SS
County of Teton)

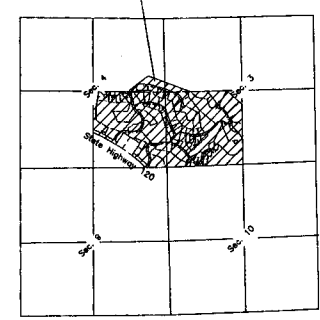
I, Robert R. Norton, hereby certify that I have designed the water and sewer facilities serving this subdivision, and that said facilities will meet Town, County, State, and Federal requirements and that said facilities will be adequate for all uses and purposes as designed and maintained and operated correctly.

Robert R. Norton, Wyoming Professional Engineer and Licensed Surveyor No. 2910

The foregoing instrument was acknowledged before me by Robert R. Norton this 7th day of November, 2004. Witness my hand and official seal.

Notary Public Janna Kappel My commission expires: 12/18/07

THIS SUBDIVISION



LOCATION MAP
Sections 3, 4, 9, 10
T48N, R100W, 8th P.M.
Park County, Wyoming
Scale: 1" = 200'



Owners and Developers:
Meeteetse Trails, LLC,
P.O. Box 1399
Jackson, WY

Surveyor and Engineer:
Nelson Engineering
P.O. Box 1399
Jackson, WY 83001
(307) 733-2067

Town of Meeteetse sewer system
Town of Meeteetse water system
Public streets of Town of Meeteetse

Wyoming Law does not recognize any riparian rights to the natural flow of any stream or river to persons living on the banks of the stream or river.

Seller does not warrant to purchaser any riparian rights to the continued natural flow of any stream within or adjacent to the subdivision.

Due to variable soil conditions, purchasers of lots should obtain and read a copy of the geotechnical investigation and construction recommendations prepared for this subdivision prior to the construction of any structure on any lots of this subdivision.

Some lots of this subdivision will require a pressure-reducing valve for connection to the community water system. This valve shall be the sole responsibility of the lot owner.

Some lots of this subdivision will require a pump station for sewage to access the community sewage collection system. This pump shall be the sole responsibility of the lot owner.

MEETEETSE TRAILS ESTATES SUBDIVISION, an Addition to the Town of MEETEETSE, WYOMING located in the W 1/2 of Section 3 and the E 1/2 of Section 4, T 48 N, R 100 W, 8th P.M., PARK COUNTY, WYOMING

Table with columns: DATE, PREPARED, CHECKED, APPROVED, and rows for SURVEYOR, ENGINEER, TOWN CLERK, etc.

NELSON ENGINEERING
P.O. BOX 1069, JACKSON WYOMING (307) 733-2067

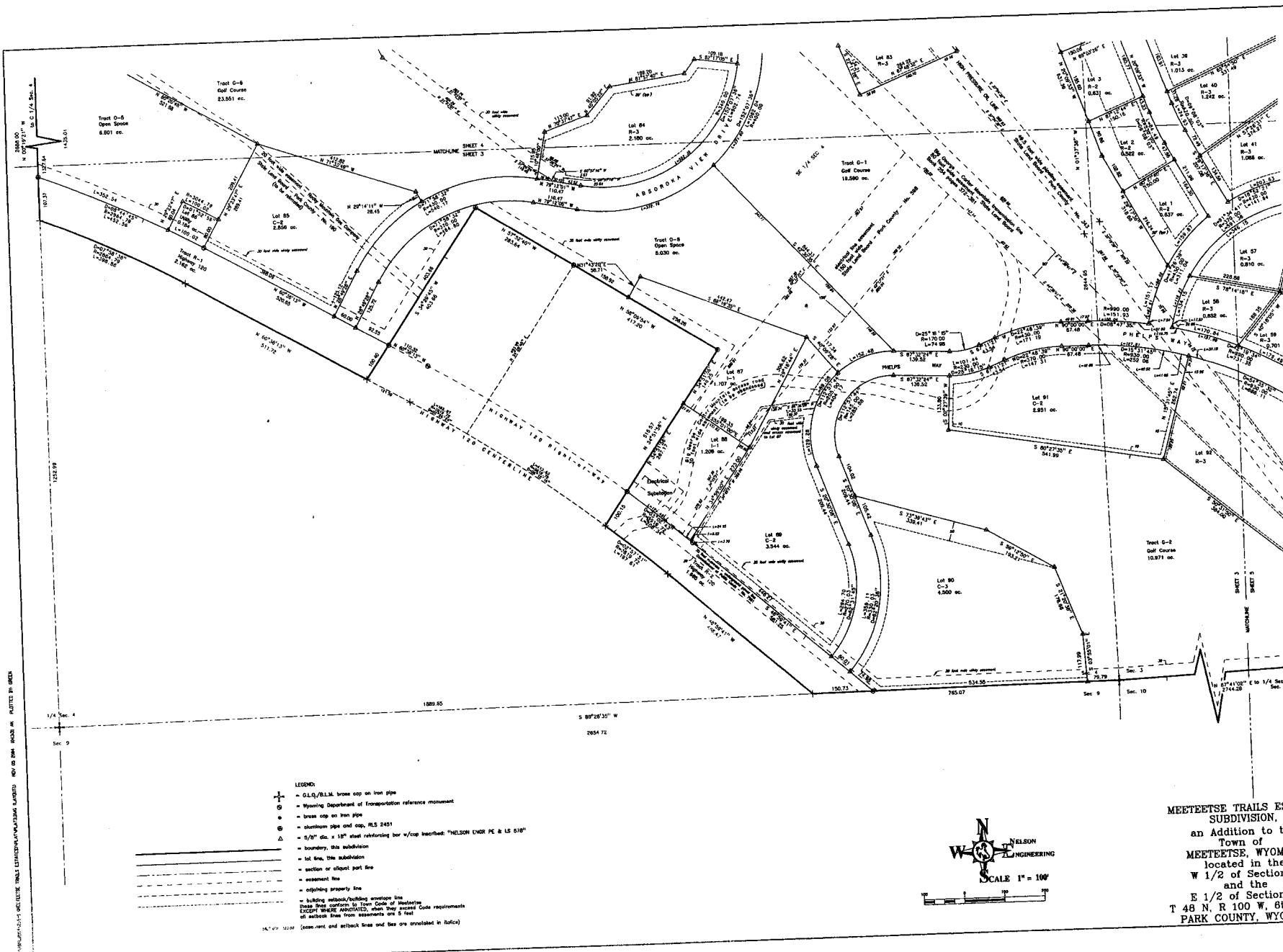
TOWN OF MEETEETSE SEWER SYSTEM
TOWN OF MEETEETSE WATER SYSTEM
PUBLIC STREETS OF TOWN OF MEETEETSE

MEETEETSE TRAILS ESTATES SUBDIVISION
AN ADDITION TO THE TOWN OF MEETEETSE
MEETEETSE, WYOMING

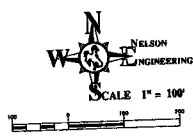
MEETEETSE TRAILS ESTATES SUBDIVISION
AN ADDITION TO THE TOWN OF MEETEETSE
MEETEETSE, WYOMING

Vertical text on the left margin: 5' PLAIN COPY - CERTIFICATE SHALL CONTAIN/INCLUDE ALL INFORMATION REQUIRED BY THE STATE OF WYOMING

PROPERTY LINES, EASEMENTS, TRAIL ESTABLISHMENT, UTILITIES, SURVEY DATA, AND OTHER INFORMATION AS SHOWN HEREIN ARE BASED ON RECORDS IN THE PUBLIC DOMAIN.



- LEGEND:**
- ⊕ - G.L.G./B.L.M. brass cap on iron pipe
 - ⊙ - Wyoming Department of Transportation reference monument
 - ⊙ - brass cap on iron pipe
 - ⊙ - aluminum pipe and cap, RLS 2451
 - ⊙ - 5/8" dia. x 12" steel reinforcing bar w/cap inscribed: "NELSON ENGR PE & LS 578"
 - - boundary, this subdivision
 - - - - - lot line, this subdivision
 - - - - - section or aliquot part line
 - - - - - easement line
 - - - - - adjoining property line
 - - - - - building setback/parking easement line
- Note: Lines that conform to Town Code of Meeteetse EXCEPT WHERE INDICATED, when they exceed Code requirements all setback lines from easements are 5 feet.*
- (see next and setback lines and lines are circled in Red)*



MEETEETSE TRAILS ESTATES SUBDIVISION,
 an Addition to the
 Town of
MEETEETSE, WYOMING
 located in the
 W 1/2 of Section 3
 and the
 E 1/2 of Section 4,
 T 48 N., R 100 W. 6th P.M.,
 PARK COUNTY, WYOMING

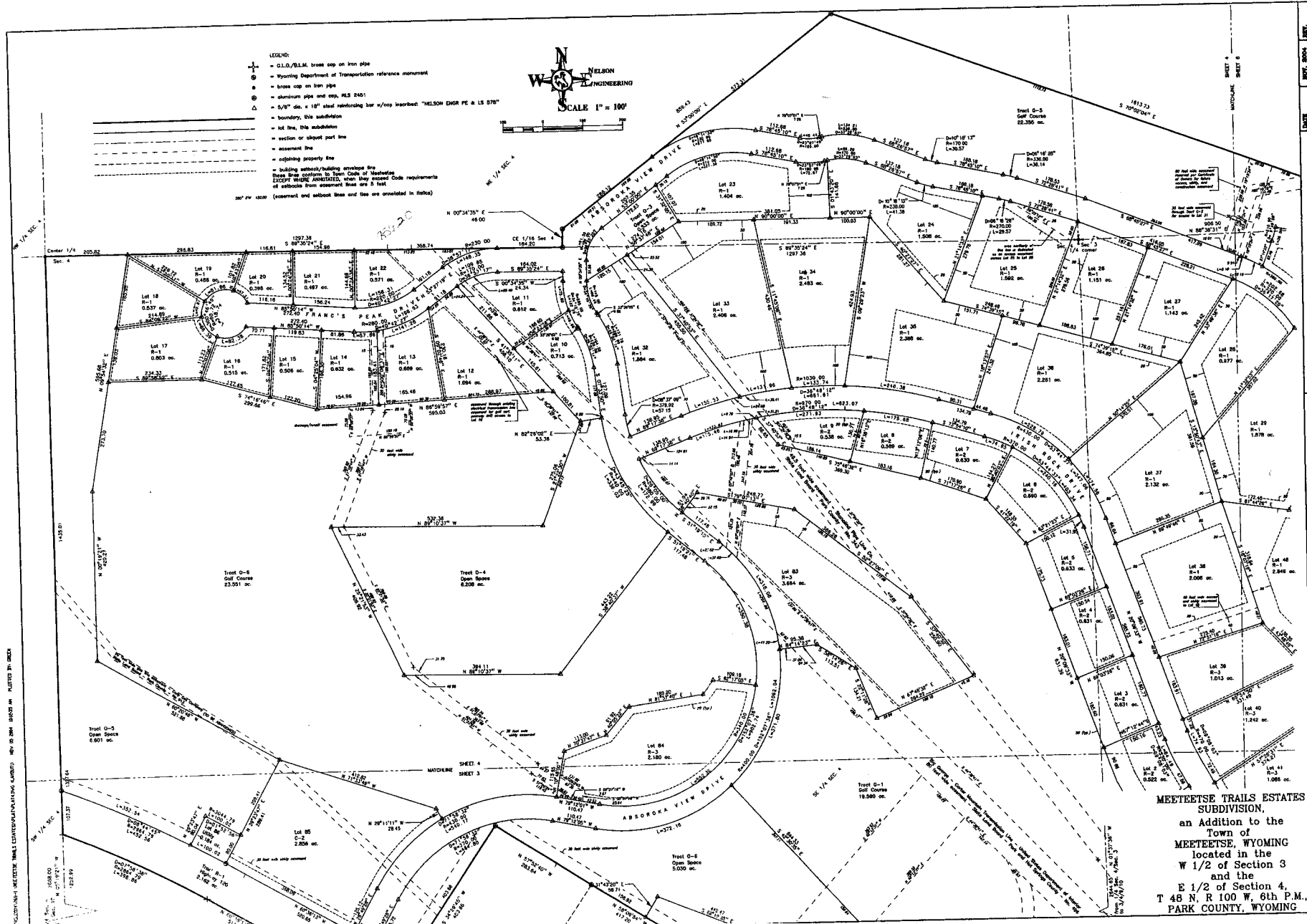
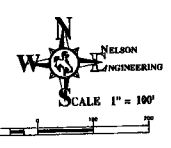
NELSON ENGINEERING P.O. BOX 1096, JACKSON WYOMING (307) 735-2057	DRAWING NO. 04-298-1
	SHEET NO. 6
DRAWING TITLE FINAL PLAT SHEET 3 OF 6 DEFAULT SHEET 3	SHEET NO. 04-298-1
DRAWING TITLE MEETEETSE TRAILS ESTATES SUBDIVISION AN ADDITION TO THE TOWN OF MEETEETSE MEETEETSE, WYOMING	SHEET NO. 04-298-1
CHECKED BY: _____ DRAWN BY: _____ DATE: _____	APPROVED BY: _____ DATE: _____

LEGEND:

- O.D./R.I.M. brass cap on iron pipe
- Wyoming Department of Transportation reference monument
- brass cap on iron pipe
- aluminum pipe and cap, M.S. 2451
- 5/8" dia. x 18" steel reinforcing bar w/cap inscribed "NELSON ENGR PE & LS 578"
- boundary, this subdivision
- lot line, this subdivision
- section or aliquot part line
- assessment line
- adjoining property line
- building setback/building envelope line

These lines conform to Town Code of Meeteetse, WYOMING, ARTICLE III, when they exceed Code requirements of setbacks from easement lines and 5 feet.

200' PER 1/4" (assessment and setback lines and lines are circled in black)



MEETEETSE TRAILS ESTATES SUBDIVISION
 an Addition to the
 Town of
MEETEETSE, WYOMING
 located in the
 W 1/2 of Section 3
 and the
 E 1/2 of Section 4,
 T 48 N., R 100 W., 6th P.M.,
 PARK COUNTY, WYOMING

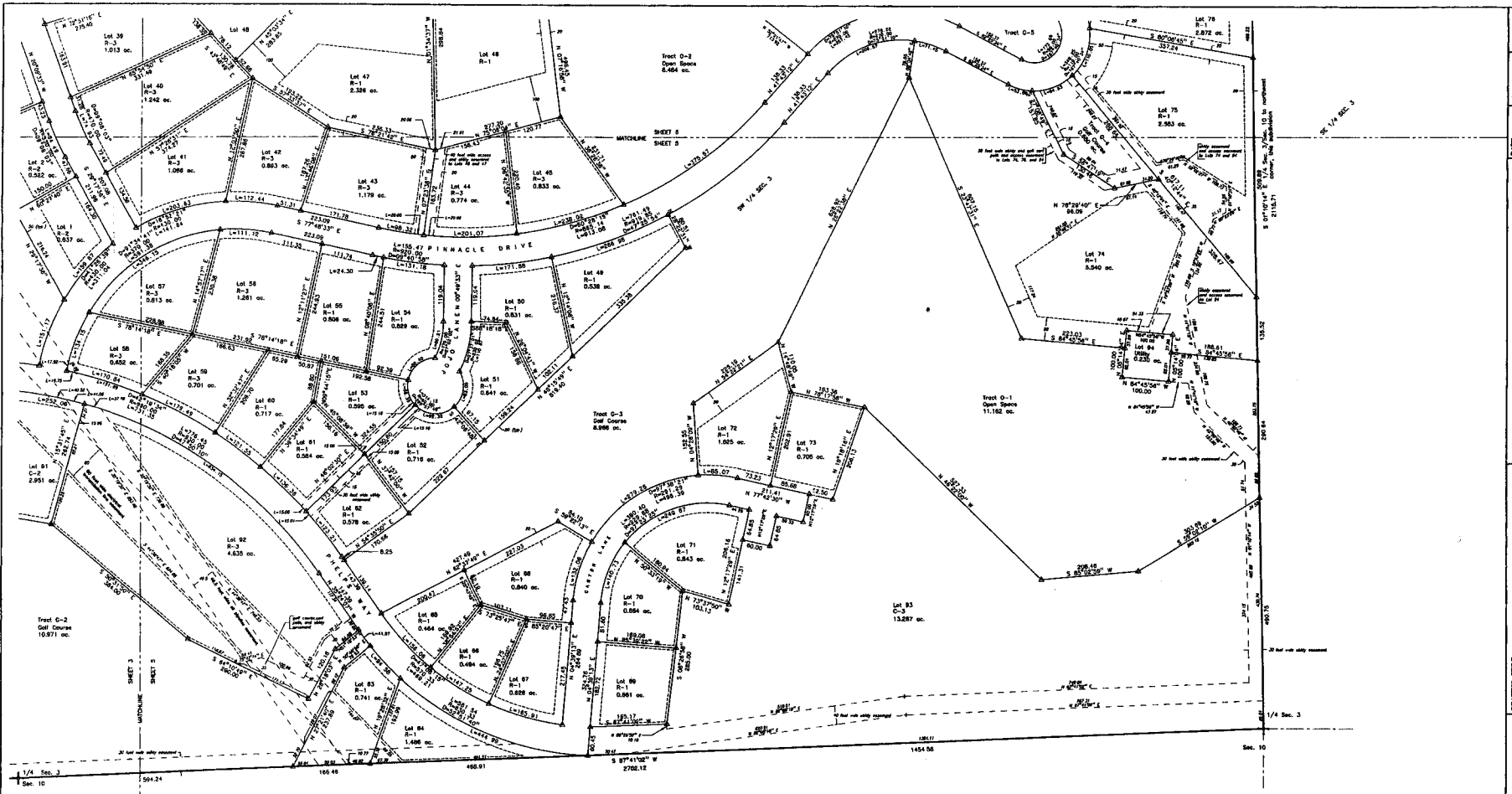
NELSON ENGINEERING
 P.O. BOX 1699, JACKSON WYOMING (307) 755-8087

DATE	BY	BOOK	NO.
REVISION	BY	NO.	
REVISION	BY	NO.	
REVISION	BY	NO.	
REVISION	BY	NO.	
REVISION	BY	NO.	

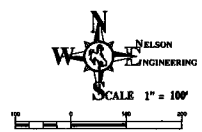
PLAT TITLE: MEETEETSE TRAILS ESTATES SUBDIVISION
 SHEET 4 OF 6
 DETAIL SHEET 4

PLAT NO: 4
 JOB NO: 04-289-1

15-A-1206-13-1 MEETEETSE TRAILS ESTATES SUBDIVISION LAYOUT REV 02 2011 15-A-1206-13-1 MEETEETSE TRAILS ESTATES SUBDIVISION LAYOUT REV 02 2011

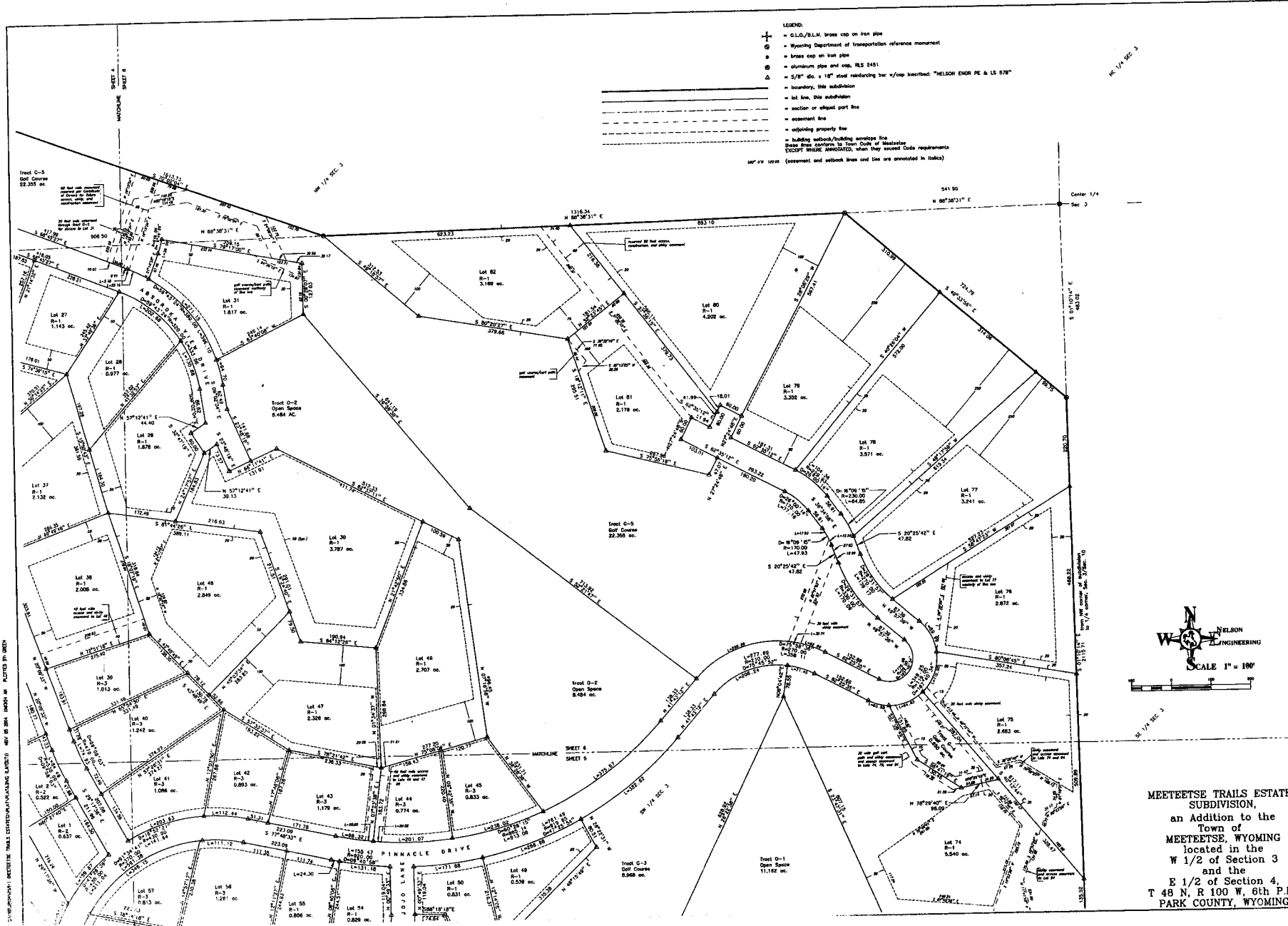


- LEGEND**
- ⊕ = C.I.C./I.L.M. brass cap on iron pipe
 - ⊙ = Wyoming Department of Transportation reference monument
 - = brass cap on iron pipe
 - ⊗ = aluminum pipe and cap, PLS 2451
 - Δ = 2/8" dia. x 18" steel reinforcing bar w/cap inscribed: "NELSON ENGR PE & LS 578"
 - = boundary, this subdivision
 - - - = lot line, this subdivision
 - - - = section or district part line
 - - - = easement line
 - - - = adjoining property line
 - - - = building setback/building envelope line
- These lines conform to Town Code of Meeteetse
 EXCEPT WHERE INDICATED, when they exceed Code requirements*
- NOT TO SCALE (easement and setback lines and lines are annotated in Red)*

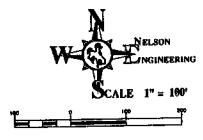


MEETEETSE TRAILS ESTATES SUBDIVISION
SUBDIVISION
 an Addition to the
 Town of
MEETEETSE, WYOMING
 located in the
 W 1/2 of Section 3
 and the
 E 1/2 of Section 4,
 T 46 N, R 100 W, 6th P.M.,
 PARK COUNTY WYOMING

DRAWING NO 04-288-1	SHEET NO 6	SHEET TITLE MEETEETSE TRAILS ESTATES SUBDIVISION AN ADDITION TO THE TOWN OF MEETEETSE MEETEETSE, WYOMING	DRAWING TITLE FINAL PLAN SHEET 6 OF 6 DETAIL SHEET 6	NELSON ENGINEERING P.O. Box 1599, JACOBSON WYOMING (507) 728-2087			
				DATE	REVISED	BY	CHKD



- LEGEND:**
- ⊕ = G.I.O./S.L.M. brass cap on iron pipe
 - ⊙ = Wyoming Department of Transportation reference monument
 - ⊖ = brass cap on iron pipe
 - ⊗ = aluminum pipe and cap, RLS 8451
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- Note: 1/4" = 100' (easement and setback lines and lines are annotated in italics)*



MEETEETSE TRAILS ESTATES SUBDIVISION,
 an Addition to the
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 T 48 N, R 100 W, 6th P.M.,
 PARK COUNTY, WYOMING

<p>NELSON ENGINEERING P.O. BOX 1066, JACKSON WYOMING (307) 755-8087</p>	<p>FINAL PLAN SHEET 6 OF 6 DETAIL SHEET 6</p>
	<p>MEETEETSE TRAILS ESTATES SUBDIVISION AN ADDITION TO THE TOWN OF MEETEETSE MEETEETSE, WYOMING</p>