## **EASEMENTS**

An easement of unspecified width to Buffalo Northwest Electric Company crossing the middle of the property and not parallel to or adjacent to any property line as recorded in

The same easement called for in item A as filed in Book 47, pages 443-444.

C. A water line easement 25 feet wide to the City of Buffalo crossing the middle of the property and not parallel to or adjacent to any property line as recorded in Book 2, pages 310-313.

D. A blanket easement covering the entire property to Montana—Dakota Utilities Company as recorded in Book 3,

pages 200—207. E. A telephone easement 16 feet wide to Mountain States Telephone and Telegraph Company as recorded in Book R/W #6, pages 596—597. (This easement does not enter the property.)

A sanitary sewer easement 20 feet wide to the City of Buffalo as recorded in Book R/W #8, pages 195-197. G. A water line easement 16 feet wide to the City of Buffalo as recorded in Book R/W #10, pages 388-389. A gas and sewer line easement 10 feet wide and not locatable from record documents as recorded in Book R/W #11, pages 71-77.

I. A water line easement 16 feet wide to the City of

Buffalo covering the same space as item G above as recorded in Book R/W #10, pages 505-506.

J. A right-of-way for utilities except water to Micheal and Shelly Link as recorded in Book R/W #11, pages 291-292. K. An access easement 20 feet wide to Micheal and Shelly Link as recorded in Book R/W #11, pages 717-718.

L. An electrical line easement 10 feet wide to Pacificorp as

recorded in Book R/W #12, pages 43-44. recorded in Book R/W #12, pages 43-44.

M. A sanitary sewer line easement 16 feet wide to the City of Buffalo as recorded in Book R/W #12, pages 359-361.

N. A water line easement 25 feet in width to the City of Buffalo, said easement being 8 feet to the south and easterly side and 17 feet to the north and westerly side of the centerline described in item G above; this easement is created by this plat, and will only take affect in the event that the City of Buffalo installs a new water main parallel to the existing water lines called out in G and I above.

## PLAT WARNINGS

PRIVATE SEWAGE COLLECTION SYSTEM. LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING THE EXISTING WASTEWATER COLLECTION

RESPONSIBLE FOR MAINTAINING THE EXISTING WASTEWATER COLLECTION SYSTEM WHICH MEETS STATE (W.S. 18-5-306). THE EXISTING SYSTEM TIES INTO A CITY SEWER SERVICE MAINLINE.

2. DOMESTIC WATER SOURCE. LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING COMMUNITY WELLS WHICH MEET STATE STANDARDS (W.S. 18-5-306).

3. WATER RIGHTS: 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 THE PERSONS LIVING ON THE BANKS OF A STREAM OR RIVER.

PERSONS LIVING ON THE BANKS OF A STREAM OR RIVER.

(W.S. 18-5-306).

WARNING: LOTS IN THE SUBDIVISION MAY BE USED FOR THE EXPLORATION AND/OR DEVELOPMENT OF MINERALS.

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

ONSITE FIREFIGHTING FACILITIES ARE NOT PROPOSED.

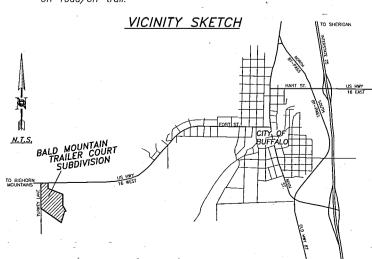
LACK OF COUNTY ROAD MAINTENANCE, P NO PUBLIC MAINTENANCE OF STREETS OF ROADS. PLAT ACCEPTANCE DOES NOT CONSTITUTE ACCEPTANCE OF ROADWAYS AS COUNTY ROADS. ACCESS MAY BE DIFFICULT I. N. WINTER MONTHS DIFFICULT I N WINTER MONTHS.

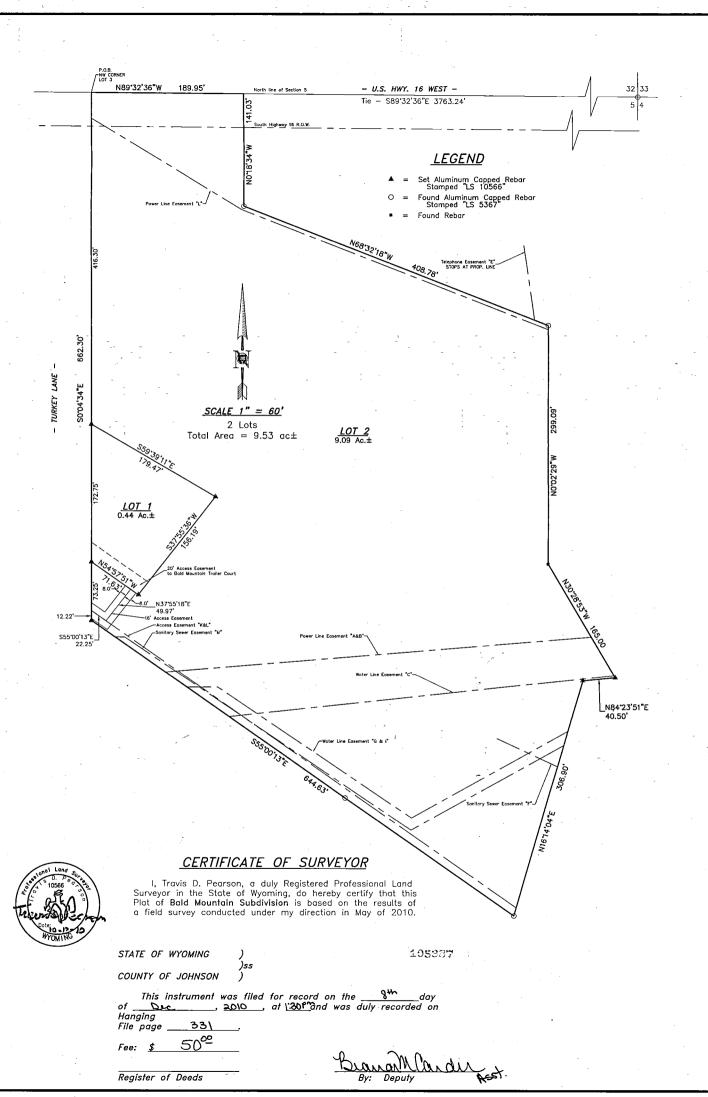
NATURAL GAS PIPELINE: A NATURAL GAS PIPELINE IS LOCATED UPON

THIS PROPERTY.

9. BASED ON THE LAKE DESMET CONSERVATION DISTRICT SOILS REVIEW,
THE FOLLOWING SOILS EXIST WITHIN THE RESUBDIVISION:

712 Featherleas-Moskee sandy loams, 0 to 6 percent slopes. These soils have very limited features for shallow excavations, somewhat limited features for lawns, landscaping, local roads and streets, and slight erosion hazard for road/trail and off-road/off-trail.





### BALD MOUNTAIN SUBDIVISION PERIMETER DESCRIPTION

P.M., Johnson County, Wyoming, being more particularly described as follows: Beginning at the northwest corner of said Lot 3 (NE¼NW¼) of said Section 5; said northwest corner being the True Point of Beginning of this description; thence S00'04'34"E a distance of 662.30 feet (record S00'01'12"W 662.30'); thence S55'00'13"E a distance of 644.63 feet (record S54'54'13"E 644.40'); thence N16'14'04"E a distance of 306.90 feet (record N16'20'04"E 306.90'); thence N84°23'51"E a distance of 40.50 feet (record N84°29'47"E 40.50'); thence N30'28'53"W a distance of 165.00 feet (record N30'22'53"W 165.00'); thence N00'02'29"W a distance of 299.09 feet (record N00'01'20"W 299.34'): thence N68'32'18"W a distance of 408.78 feet (record N68'27'41"W 408.58'); thence N00"18"34"W a distance of 141.03 feet (record N00"01'20"W 142.72'), to the North line of said Section 5" thence along said North line of Lot 3 N89°32′36″W a distance of 189.95 feet (record N90′00′00″W 189.95), to the True Point of Beginnina. Said tract containing 9.53 acres ±. Basis of Bearing Being the City of Buffalo Coordinate System of 2008.

# STATEMENT ON EASEMENTS

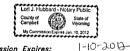
All easements either recorded or as shown on this plat are hereby dedicated for their stated or intended use.

### OWNERS STATEMENT

A-1 Investments, Scott Gruntmeir, and Susan Lynne Gruntmeir as owners and proprietors of the above and foregoing lands, do hereby certify that we have caused the "Bald Mountain Subdivision" as appears on this plat. Said plat is prepared and offered with free consent and in a desires of the undersigned owners and proprietors, containing 9.53 Said owners and proprietors have by these present, laid out Mountain Subdivision". Witness our hands this 18 day of Movember. 2010

Vel 6 Par David G. Jones, Partner

county of Campbell 355



Notary Public Nullbard

My Commission Expires:

COUNTY OF JOHNSON

The foregoing instrument was acknowledged before me by Scott Gruntmeir and Susan Lynn Gruntmeir this 13th day of October 2010

Witness my hand and official seal.

My Commission Expires: January 15, 2013



### **APPROVALS**

pproved by the	City of Buffalo	Planning Commission	on this	
f OCTOBER	, _2010 .			
$\sim$	· <del></del>			_

in marto Charperson VICE CHAIR-JIM MARTIN



Approved by the Johnson County Planning and Zoning Commission, this day of October

Margarthy Smith - Brang

Jano Can Doputy Attest: County Clerk

19th day of OCTOBER Approved by the Buffalo City Council this



Sand & Fink Chairperson

SUBDIVISION WYOMING COUNTY, MOUNTAIN NOSNHOC BALD

Engineering

GRIZZLY

PLAT

FINAL