

CROSS THREE SUBDIVISION

A tract of land located in the W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 35, T50N, R82W, of the 6th P.M., Johnson County, Wyoming, said tract of land being more particularly described as follows:
 Commencing at the southwest corner of said Section 35, said southwest corner of said Section 35 being the true point of beginning of said tract of land;
 thence N00°04'53"W along the West line of said Section 35 a distance of 2054.24 feet to a point;
 thence S88°46'20"E a distance of 1076.83 feet to a point, said point lying on the westerly right-of-way line of Old Highway 87 (WYO 196);
 thence N14°36'22"E along said westerly right-of-way line of said Old Highway 87 (WYO 196) a distance of 216.31 feet to a point, said point being the point of beginning of a tangent circular curve to the right having a radius of 1950.00 feet;
 thence continuing along said westerly right-of-way line of said Old Highway 87 (WYO 196) and along said tangent circular curve to the right, through a central angle of 11°55'55" a distance of 406.09 feet to a point, said point lying on the East-West Mid-Section line of said Section 35;
 thence S89°51'16"E along said East-West Mid-Section line of said Section 35 a distance of 43.68 feet to a point, said point being the West C-C 1/16th corner of said Section 35;
 thence S00°01'07"E along said East line of said W $\frac{1}{2}$ SW $\frac{1}{4}$ of said Section 35 a distance of 2559.98 feet to a point;
 thence N89°44'03"W a distance of 671.71 feet to a point, said point lying on the easterly right-of-way line of said Old Highway 87 (WYO 196);
 thence S14°36'22"W along said easterly right-of-way line of said Old Highway 87 (WYO 196) a distance of 68.12 feet to a point, said point lying on the South line of said Section 35;
 thence N89°44'03"W along the South line of said Section 35 a distance of 626.28 feet to the true point of beginning of said tract of land as appears on this Plat and, is with free consent and in accordance with the desires of the undersigned Owners and Proprietors, containing 62.82 acres, more or less, said Owners and Proprietors have by these present, laid out and surveyed as Cross Three Subdivision and, said Owners and Proprietors dedicate and convey to and for the public use forever Posthole Lane, JJ West Rd., JJ East Rd., Otis Lane, and WYO 196 as are laid out and designated on this Plat and, hereby reserve perpetual easements for access and/or installation and maintenance of utilities as are laid out and designated on this Plat. The dedication of the streets and/or roads on this Plat in no way obligates the Johnson County Commissioners to maintain such streets and/or roads or accept them as County Roads nor does it relieve the Subdivider of the obligation to construct such streets and/or roads according to the requirements of the Johnson County Subdivision Resolution or other obligations.

Witness our hands this 8th day of June, 2010.

Joe Jarvis, Jr.
Joe Jarvis, Jr., Owner

Donna F. Jarvis
Donna F. Jarvis, Owner

STATE OF WYOMING)
) ss
 COUNTY OF JOHNSON)

The foregoing instrument was acknowledged before me by Joe Jarvis, Jr. and Donna E. Jarvis this 8th day of June, 2010.

Witness my hand and official seal.

Krista Heuback
Notary Public

My Commission Expires: 9/27/10

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 (W.S. 18-5-306).
- 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 (W.S. 18-5-306).
- 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 (W.S. 18-5-306).
- NO PROPOSED DOMESTIC WATER SOURCE. LOT OWNERS SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN WELLS WHICH MEET STATE STANDARDS (W.S. 18-5-306).
- PORTIONS OF LOTS 5 AND 6 ARE LOCATED IN AREAS OF VERY LIMITED SOIL CONDITIONS BASED ENTIRELY ON THE REVIEW CONDUCTED BY THE LAKE DESMET CONSERVATION DISTRICT. SITE CONDITIONS MAY PREVENT THE USE OF CONVENTIONAL SEPTIC SYSTEMS AND BUILDING TECHNIQUES.
- WATER WELLS ARE 300'-500' DEEP WITH ACCEPTABLE WATER.
- NO PUBLIC MAINTENANCE OF STREETS OR ROADS. PLAT ACCEPTANCE DOES NOT CONSTITUTE ACCEPTANCE OF ROADWAYS AS COUNTY ROADS.
- SOLID WASTE HAULING SERVICE NOT PROPOSED. LOT OWNERS SHALL BE RESPONSIBLE FOR HAULING THEIR OWN SOLID WASTES.
- ON-SITE FIRE FIGHTING FACILITIES ARE NOT PROPOSED. COUNTY FIRE DISTRICTS ARE AUTHORIZED TO USE WATER FROM ANY PUBLIC WATER SOURCE OR WATER SOURCE DEDICATED TO PUBLIC USE FOR EMERGENCY PURPOSES.
- THERE ARE EXISTING AGRICULTURAL OPERATIONS ADJACENT TO THIS SUBDIVISION AND AGRICULTURAL NUISANCES MAY EXIST WITH THE SUBDIVISION. THE EXISTING AGRICULTURAL OPERATIONS ARE COVERED BY W.S. 11-44-103.
- LOTS IN THE SUBDIVISION MAY BE USED FOR THE EXPLORATION AND/OR DEVELOPMENT OF MINERALS.
- IT IS RECOMMENDED THAT ANY ON-SITE WELLS DEVELOPED FOR USE WITHIN THE SUBDIVISION BE SAMPLED AND TESTED TO DETERMINE THE QUALITY OF THE WATER FOR DRINKING PURPOSES.
- THE WELLS SHALL BE DRILLED THROUGH THE SHALLOWER SANDS IN THE WASATCH FORMATION AND SHALL NOT BE COMPLETED IN THESE UNITS. WELLS SHALL BE DRILLED TO AT LEAST 200 FEET AND SHALL NOT BE COMPLETED OR PERFORATED IN COAL SEAMS.
- POTENTIAL BUYERS/LOT OWNERS ARE ADVISED TO HIRE A REPUTABLE WELL DRILLING CONTRACTOR AND CONSTRUCT/COMPLETE THEIR WELL WITHIN THE GUIDELINES DESCRIBED IN SEO RULES AND REGULATIONS, PART III, WATER WELL MINIMUM CONSTRUCTION STANDARDS. AN APPROVED PERMIT FROM THE WYOMING SEO IS REQUIRED PRIOR TO THE DRILLING OF A WATER WELL.

APPROVALS

Approved by the Johnson County Planning Commission this 1st day of June, 2010.

Margaret Smith Rainey
Chairperson

Lisa Barnhart
Attest: County Clerk

Approved by the Johnson County Board of County Commissioners this 15th day of June, 2010.

Renée E. Fink
Chairperson

Lisa Barnhart
Attest: County Clerk

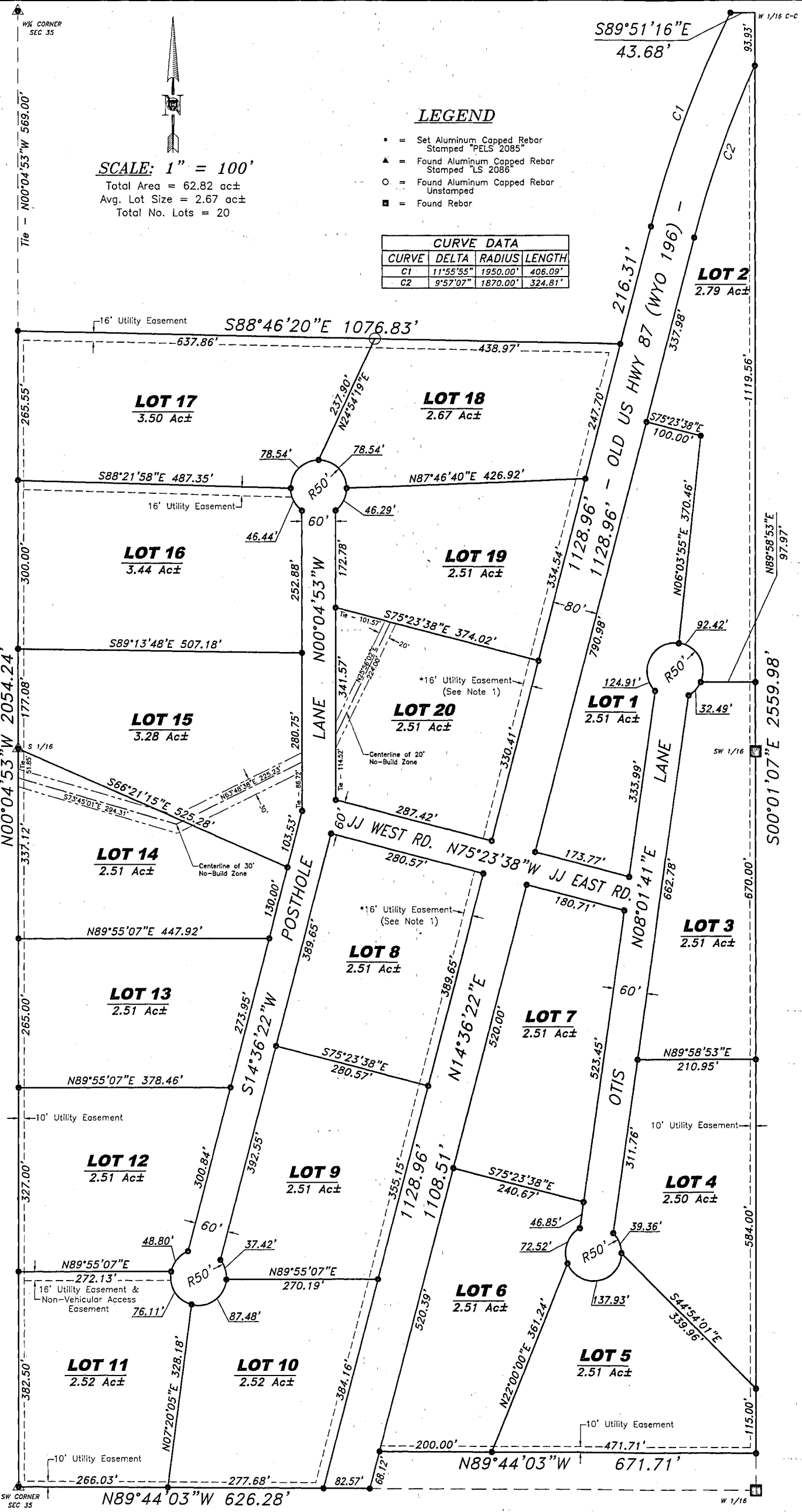
STATE OF WYOMING)
) ss
 COUNTY OF JOHNSON)

This instrument was filed for record on this 15th day of June, 2010, at 2:15 and was duly recorded on Hanging File, page 327.

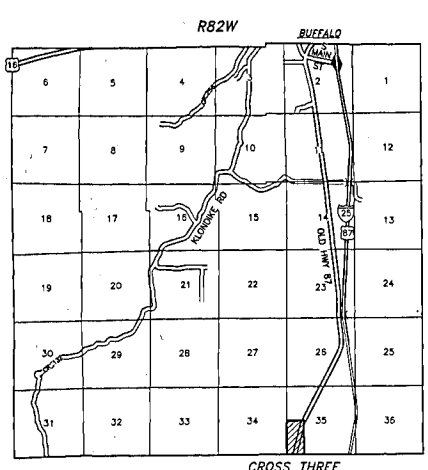
Fee: NC

Randi M. Carder
Register of Deeds

PROTECTIVE COVENANTS ARE RECORDED IN BOOK _____ PAGES _____ AND A DISCLOSURE STATEMENT HAS BEEN PREPARED AS PER JOHNSON COUNTY SUBDIVISION REGULATIONS AND IS ATTACHED TO THE PROTECTIVE COVENANTS AS EXHIBIT "B".



VICINITY SKETCH



CERTIFICATE OF SURVEYOR

I, Keith A. Neustel, a duly Registered Professional Land Surveyor in the State of Wyoming, do hereby certify that this Plat of CROSS THREE SUBDIVISION is based on the results of a field survey conducted under my direction as a Registered Professional Land Surveyor.



Note 1:
 Existing Easement for telephone installation and maintenance filed in the Office of the Clerk of Johnson County, Wyoming, in R/W Book #12, pages 589-590.

Amended June 08, 2010

FINAL PLAT CROSS THREE SUBDIVISION		GRIZZLY ENGINEERING CONSULTING ENGINEERS and LAND SURVEYORS	
Prepared for: Joe Jarvis 29364 Old Highway 87 Buffalo, Wyoming 82834		P.O. BOX 1004 BUFFALO, WYOMING 82834	
Date Drawn: 06/08/10 Scale: 1" = 100' Drawn By: FJP Checked By: KAN		307/684-7029 Date: 6/8/10	
Project No. B05-075 File Name: 05-075.dwg		1/1	