

PLAT OF  
**DUBE MINOR SUBDIVISION**  
 BEING A TRACT OF LAND  
 LOCATED IN PORTION OF THE NW¼ OF THE NW¼  
**SECTION 5, T. 50 N., R. 82 W., OF THE 6TH P.M.**  
**JOHNSON COUNTY, WYOMING**

**CERTIFICATE OF DEDICATION**  
 DUBE MINOR SUBDIVISION

THE ABOVE OR FOREGOING SUBDIVISION OF A TRACT OF LAND LOCATED WITHIN PART OF THE NW¼ OF THE NW¼ OF SAID SECTION 5, T. 50 N., R. 82 W., OF THE 6TH P.M., JOHNSON COUNTY, WYOMING, AND THAT PORTION OF SAID SECTION 5 FORMERLY DESCRIBED IN BOOK 87A - 28 OF DEEDS, PAGE 549, IN THE OFFICE OF THE COUNTY CLERK, JOHNSON COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the northwest corner of said Section 5, T. 50 N., R. 82 W., of the 6th P.M., monumented by two 2 1/2" Aluminum Cap witness corners, which point is the POINT OF BEGINNING of said Dube Minor Subdivision description; from which point the north 1/4 corner of said Section 5, lies N89°55'21"E a distance of 2635.46 feet;

- Thence N89°55'21"E along the north line of said Section 5, a distance of 395.14 feet to a point;
- Thence S00°00'49"E a distance of 659.98 feet to a point on the north-north sixty-fourth line of said Section 5, marked by a 2" aluminum cap stamped PE&LS 8663;
- Thence S89°55'26"W along said north-north sixty-fourth line a distance of 395.26 feet to a point on the west line of said Section 5, marked by a 2" aluminum cap stamped PE&LS 8663;
- Thence N00°00'12"W along said west line of said Section 5, a distance of 659.97 feet to the POINT OF BEGINNING.

Said tract of land contains ± 5.98 acres more or less;  
 Said lot Subdivision lines and sidelines commence and terminate at the legal boundaries of lands crossed.

AS APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; CONTAINING 5.98 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS DUBE MINOR SUBDIVISION, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER HEREAFTER THE STREETS AS ARE LAID OUT AND DESIGNATED ON THIS PLAT, AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND FOR IRRIGATION AND DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT. THE DEDICATION OF THE STREETS OR ROADS ON THIS PLAT IN NO WAY OBLIGATES THE JOHNSON COUNTY COMMISSIONERS TO MAINTAIN SUCH ROADS OR ACCEPT THEM AS COUNTY ROADS NOR DOES IT RELIEVE THE SUBDIVIDER OF THE OBLIGATION TO CONSTRUCT SUCH STREETS OR ROADS ACCORDING TO THE REQUIREMENTS OF THE JOHNSON COUNTY SUBDIVISION RESOLUTION OR OTHER REGULATIONS; WITNESS OUR HANDS AND/OR SEALS THIS 16 DAY OF March, 2009.

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

EXECUTED THIS 16 DAY OF March, 2009.

Peter J. Dube  
 PETER J. DUBE  
Carey L. Dube  
 CAREY L. DUBE

STATE OF WYOMING }  
 COUNTY OF Johnson }  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16 DAY OF March, 2009, BY Peter J. and Carey L. Dube

MY COMMISSION EXPIRES: 05/07/2010

Trevor Moon  
 Trevor Moon  
 Notary Public  
 My Commission Expires 05/07/2010

**CITY OF BUFFALO APPROVALS**  
 THE CITY OF BUFFALO PLANNING COMMISSION HEREBY RECOMMENDS APPROVAL OF THIS PLAT ON THIS 16 DAY OF March, 2009.

Stephen H. Reimann  
 CHAIRMAN  
Craig Cope  
 SECRETARY  
 APPROVED BY THE CITY OF BUFFALO, WYOMING, THIS 16 DAY OF March, 2009.  
Michael R. Johnson  
 MAYOR  
Julie Silbman  
 CITY CLERK

**CERTIFICATE OF COUNTY PLANNING COMMISSION**

APPROVED BY THE JOHNSON COUNTY PLANNING COMMISSION THIS 17 DAY OF March, 2009.

ATTEST:  
Lisa Barabant  
 COUNTY CLERK  
[Signature]  
 CHAIRMAN OF THE COMMISSION

**CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS**

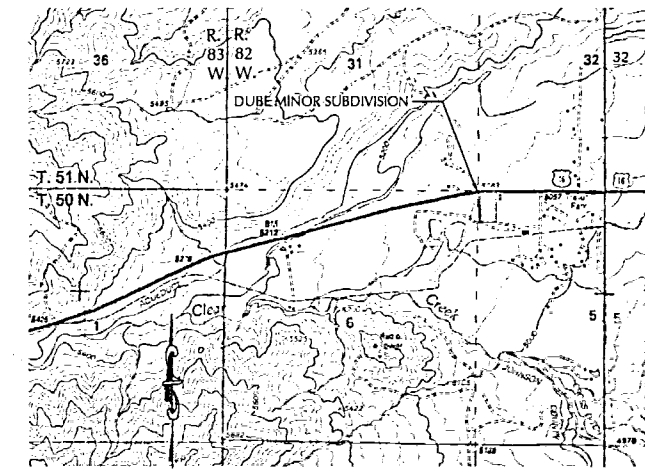
APPROVED BY THE JOHNSON COUNTY BOARD OF COUNTY COMMISSIONERS 17 DAY OF March, 2009.

ATTEST:  
Lisa Barabant  
 COUNTY CLERK  
Ken C. Fink  
 CHAIRMAN

**CERTIFICATE OF RECORDER**

STATE OF WYOMING }  
 COUNTY OF JOHNSON }  
 THIS INSTRUMENT WAS FILED FOR THE RECORD ON THE 25 DAY OF March, 2009 AT 2:30 PM AND WAS DULY RECORDED IN PLAT BOOK Hanging Sites, PAGE 314

FEE: \$50.00  
 REGISTER OF DEEDS Sixie Edelman Asst Deputy Clerk  
 PROTECTIVE COVENANTS ARE RECORDED IN BOOK 86A-68 PAGE 77-81



**LOCATION MAP**  
 SCALE 1"=2000'

**SUBDIVISION INFORMATION**

TOTAL AREA = 5.98ac  
 AVG. LOT SIZE = 2.99ac  
 TOTAL NO. LOTS = 2

**CERTIFICATE OF SURVEYOR**

STATE OF WYOMING }  
 COUNTY OF JOHNSON }  
 I, Josh Johnson, a duly Registered Professional Engineer and Land Surveyor in the State of Wyoming do hereby certify that this Plat of the Dube Minor Subdivision, located in a portion of the NW¼NW¼ of Section 5, Township 50 North, Range 82 West of the 6th Principal Meridian as shown on this Plat and information obtained from these documents, Wyoming Department of Transportation Job FAP - 218A and surrounding deeds, all on file for Public Record in the Office of the Clerk of Johnson County, Wyoming, and from notes made during an actual field survey conducted by Clint B. Culliton under my direct supervision, January 16, 2009.

Josh Johnson  
 JOSH JOHNSON  
 WYO P.E. & L.S. No. 8663

PREPARED FOR:  
 Peter J. Dube  
 267 South Cummings Avenue,  
 Buffalo, Wyoming 82834

**Bighorn**  
**Surveying &**  
**Engineering, LLC**  
 401 Fort Street Suite 4 Buffalo, WY 82834 (307) 684-7400 www.bighornsurveying.com

**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.

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.

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. HOWEVER, A SEWER CONNECTION AGREEMENT WAS SIGNED BY THE DEVELOPER OF DUBE MINOR SUBDIVISION AND THE CITY OF BUFFALO, PLEASE REFER TO THE LAST PLAT WARNING.

NO PROPOSED DOMESTIC WATER SOURCE. LOT OWNERS SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN WELLS WHICH MEET STATE STANDARDS. HOWEVER, A WATER CONNECTION AGREEMENT WAS SIGNED BY THE DEVELOPER OF DUBE MINOR SUBDIVISION AND THE CITY OF BUFFALO, PLEASE REFER TO THE LAST PLAT WARNING.

SOILS WITHIN THIS SUBDIVISION HAVE SOMEWHAT LIMITED FEATURES FOR LOCAL ROADS AND STREETS AND VERY LIMITED FOR SHALLOW EXCAVATIONS.

NO PUBLIC MAINTENANCE OF STREETS OR ROADS.  
 DOMESTIC WATER SUPPLIES ARE ANTICIPATED TO BE OBTAINED THROUGH USE OF DRILLED WELLS. NO PROBLEMS AS TO AVAILABILITY OR QUALITY ARE ANTICIPATED.

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

ON-SITE FIREFIGHTING FACILITIES ARE NOT PROPOSED  
 A SEWER AND WATER AGREEMENT REGULATING FUTURE CONNECTIONS TO THE CITY'S MUNICIPAL WATER AND SEWER INFRASTRUCTURE EXISTS AND IS APPLICABLE TO CURRENT AND FUTURE OWNERS OF PARCELS DESCRIBED ON THIS PLAT. SAID AGREEMENT WAS APPROVED BY THE CITY OF BUFFALO ON THIS 17 DAY OF March, 2009.