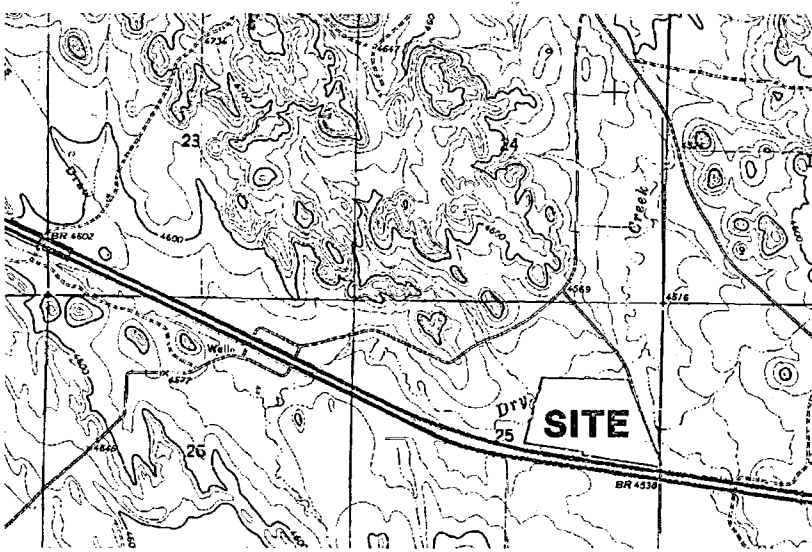


# FINAL PLAT GASTON ENERGY PARK SUBDIVISION



### LOCATION MAP

#### CERTIFICATE OF OWNER

The above or foregoing subdivision of A Tract of land located in the S1/2NE1/4 and NE1/4SE1/4, Section 25, Township 50 North, Range 81 West, 6th P.M., Johnson County, Wyoming;

**BEGINNING** on the East 1/4 Corner of said Section 25; Thence with the East line of said Section 25 South 00°42'17" East, 82.99 feet to a point on the North Right of Way of Interstate 90;

Thence with said Right of Way North 83°04'54" West, 1272.30 feet;

Thence continuing with said Right of Way North 06°55'06" East, 50.00 feet;

Thence continuing with said Right of Way North 83°04'54" West, 1151.50 feet;

Thence continuing with said Right of Way with a curve to the right with an arc length of 72.43 feet, a radius of 5428.60 feet, a chord bearing of North 82°41'58" West, a chord length of 72.43 feet, a delta angle of 0°45'52";

Thence leaving said Right of Way North 26°46'14" East, 1163.57 feet to a point on the North line of the S1/2NE1/4 said Section 25;

Thence with said North line North 89°19'02" East, 1370.80 feet to the West Right of Way of County Road 117;

Thence South 23°31'58" East, 1443.02 feet to the point of BEGINNING, having an area of 54.39 Acres as appears on this plat, is with the free consent, and in accordance with the desires of the undersigned owners and proprietors; have by these presents laid out, and surveyed as GASTON ENERGY PARK 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 Minor Subdivision Regulations or other regulations; witness our hands and seals this 14 day of October, 2008.

Carol Snobel, Managing Member

"All rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released."

#### JOHNSON COUNTY BOARD OF COUNTY COMMISSIONERS CERTIFICATE OF REVIEW

"Approved by the Johnson County Board of County Commissioners this 27<sup>th</sup> day of October, 2008.

*Lucia B. Bumbart*  
Attest: County Clerk

*David E. Fink*  
Chairman

#### CERTIFICATE OF RECORDER

STATE OF WYOMING ) JSS 089333  
COUNTY OF JOHNSON )

This instrument was filed for the record on the 24 day of October, 2008, at in plat book Hanging File, page(s) 309

FEE: \$ 50.00  
*Lucia B. Bumbart*  
County Clerk

Protective Covenants are recorded in book 8697, page 281 - 289

#### CERTIFICATE OF SURVEY

"I, William E. Pugh, a duly registered land surveyor in the State of Wyoming, do hereby certify that this plat of LUNA Subdivision truly and correctly represents the results of a survey made by me or under my direct supervision."

*William E. Pugh*, WY RLS 5300  
Date: 10/08  
NYOLING

STATE OF WYOMING ) JSS  
COUNTY OF JOHNSON )

The foregoing instrument was acknowledged before me by: CAROL SNOBEL, this 14<sup>th</sup> day of OCTOBER, 2008.

Witness my hand and official seal.

*Thelma E. Tolson*  
Title of Officer  
My commission expires MARCH 13, 2011



#### JOHNSON COUNTY PLANNING COMMISSION CERTIFICATE OF REVIEW

Approved by the Johnson County Planning Commission this 14<sup>th</sup> day of October, 2008.

*Lucia B. Bumbart*  
Attest: County Clerk

*Tom Brown*  
Chairman of the Commission

#### 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 (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).

NO TELEPHONE SERVICE.

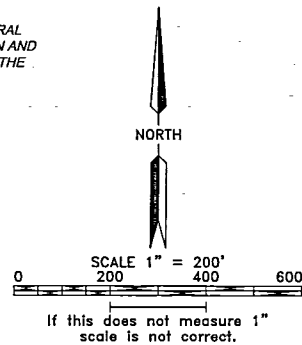
WARNING: LOTS 1-5 ARE LOCATED IN AREAS OF SEVERE SOIL LIMITATIONS. SITE CONDITIONS MAY PREVENT THE USE OF CONVENTIONAL SEPTIC SYSTEMS AND BUILDING TECHNIQUES.

NO PUBLIC MAINTENANCE OF STREETS OR ROADS. PLAT ACCEPTANCE DOES NOT CONSTITUTE ACCEPTANCE OF ROADWAYS AS COUNTY ROADS. ACCESS MAY BE DIFFICULT IN WINTER MONTHS.

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

ON-SITE FIRE FIGHTING FACILITIES ARE NOT PROPOSED.

WARNING: THERE ARE EXISTING AGRICULTURAL OPERATIONS ADJACENT TO THIS SUBDIVISION AND AGRICULTURAL NUISANCES MAY EXIST WITH THE SUBDIVISION.

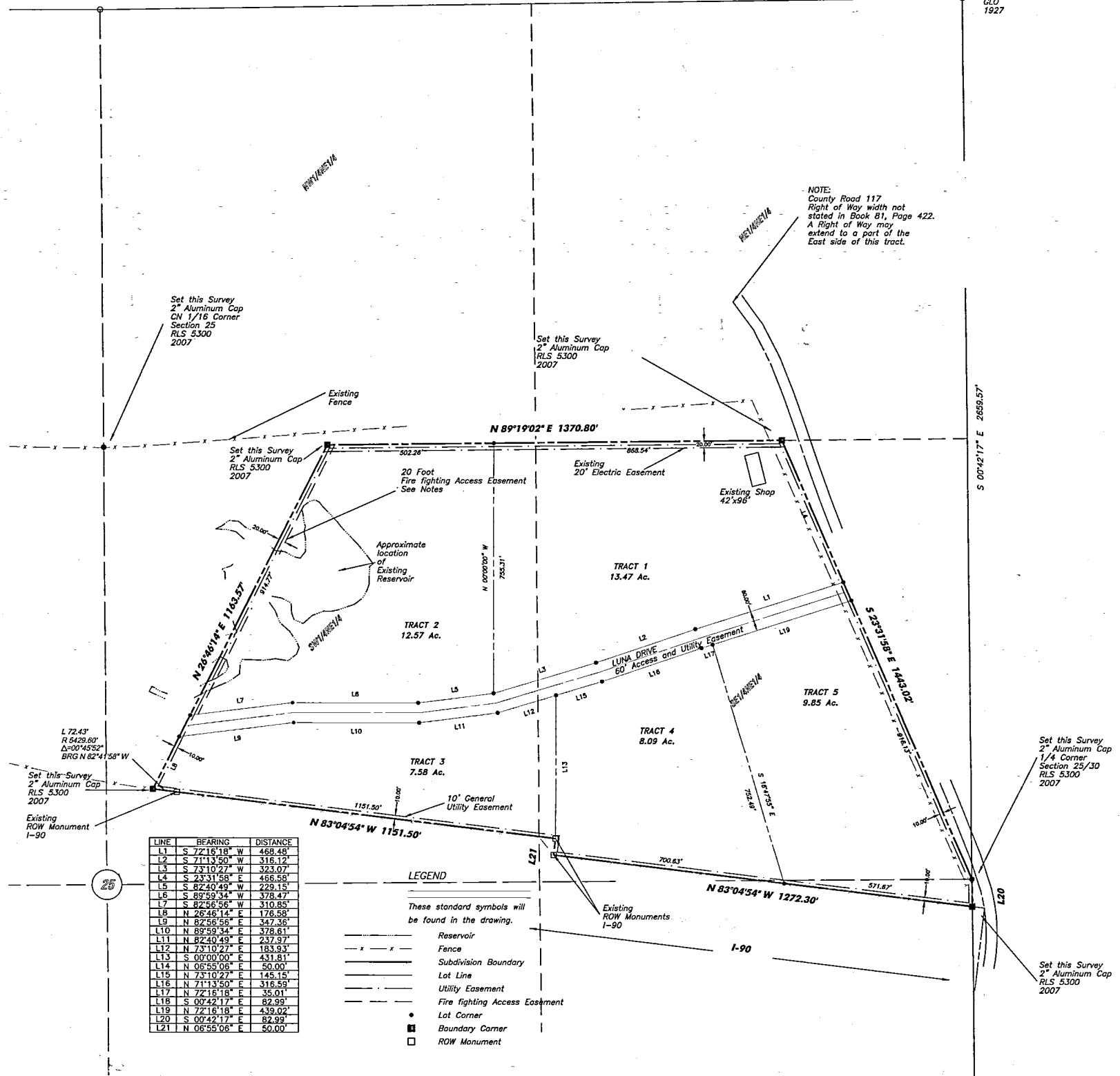


NOTES:  
5 LOTS = 51.58 ACRES  
ROAD = 2.83 ACRES  
TOTAL = 54.39 ACRES  
ACCESS EASEMENT FOR FIRE PROTECTION

Existing Monument  
Aluminum cap  
1/4 Corner Section 24/25  
RLS 8663  
2004

N 89°06'15" E 2600.06'

Existing Monument  
Brass Cap  
Section 24, 19/25/30  
GLO  
1927



NOTE:  
County Road 117  
Right of Way width not  
stated in Book 81, Page 422.  
A Right of Way may  
extend to a part of the  
East side of this tract.

REV.	DESCRIPTION	BY	DATE

**GASTON ENERGY PARK SUBDIVISION**  
S1/2, NE1/4SE1/4, SECTION 25, T50N, R81W, 6TH P.M.  
**JOHNSON COUNTY, WYOMING**  
FINAL PLAT

DATE: 23 SEP 08  
DRAWN BY: WEP

SCALE: 1" = 200'

**CENTENNIAL COLLABORATIVE**  
ARCHITECTS • ENGINEERS • SURVEYORS  
237 North Main St. - Sheridan, WY 82801 - (307) 672-1711  
400 South Miller Ave. - Gillette, WY 82716 - (307) 682-1141

PROJECT NO. 07075 FP

SHEET NO. ONE