

K SUBDIVISION

The above or foregoing subdivision of a tract of land located in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 4, T50N, R82W, of the 6th P.M., Johnson County, Wyoming, said tract being more particularly described as follows:

Commencing at the southeast corner of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 4;

thence N00°08'58"W (Record N0°17'50"W) along the East line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 4 a distance of 901.84 feet to a point, said point being the true point of beginning of said tract of land;

thence S64°17'06"W a distance of 68.88 feet to a point;

thence S37°30'07"W a distance of 225.69 feet to a point;

thence S29°54'24"W a distance of 155.04 feet to a point;

thence N37°07'19"W a distance of 203.79 feet to a point, said point lying on the centerline of Upper Clear Creek Road;

thence along said centerline of said Upper Clear Creek Road, N44°32'35"E (Record N44°23'43"E) a distance of 511.02 feet to the point of beginning of a tangent circular curve to the left having a radius of 5725.81 feet;

thence continuing along said centerline of said Upper Clear Creek Road and along said tangent circular curve to the left, through a central angle of 00°35'01" (Record 00°34'59") a distance of 58.32 feet (Record 58.31 feet) to a point, said point lying on said East line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 4;

thence S00°08'58"E along said East line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 4 a distance of 225.17 feet to the true point of beginning of said tract of land as appears on this Plat and, with free consent and in accordance with the desires of the undersigned owners and proprietors, containing 1.83 acres, more or less, have by these presents laid out and surveyed as JK Subdivision.

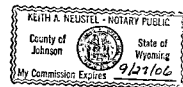
Witness our hands and seals this 22nd day of July, 2003.

Bert A. Gustafson Sharon K. Gustafson
Bert A. Gustafson Sharon K. Gustafson

STATE OF WYOMING)
)ss
COUNTY OF JOHNSON)

The foregoing instrument was acknowledged before me by Bert A. Gustafson and Sharon K. Gustafson this 22nd day of July, 2003.

Witness my hand and official seal.

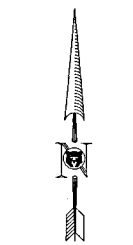


Keith A. Neustel
Notary Public

My Commission Expires: 9/27/06

PLAT WARNINGS

- NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM. LOT OWNER SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN SMALL WASTEWATER DISPOSAL SYSTEM WHICH MEETS STATE AND COUNTY STANDARDS (W.S. 18-5-306).
- NO PROPOSED DOMESTIC WATER SOURCE. LOT OWNER SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN WELL WHICH MEETS STATE STANDARDS (W.S. 18-5-306).
- LOT IS LOCATED IN AREAS OF SEVERE SOIL LIMITATIONS AND/OR POSSIBLE FLOODING, AS PER THE LAKE DESMET CONSERVATION DISTRICT REVIEW AND REPORT DATED JUNE 10, 2003. SITE CONDITIONS MAY PREVENT THE USE OF CONVENTIONAL SEPTIC SYSTEMS AND BUILDING TECHNIQUES.
- EXISTING WELLS IN THE AREA ARE APPROXIMATELY 100 TO 150 FEET DEEP AS PER RECORDS IN THE WYOMING STATE ENGINEERS OFFICE (NO INFORMATION ON QUALITY AVAILABLE).
- SOLID WASTE HAULING SERVICE NOT PROPOSED. LOT OWNER SHALL BE RESPONSIBLE FOR HAULING THEIR OWN SOLID WASTE.
- ON-SITE FIREFIGHTING FACILITIES ARE NOT PROPOSED.



1" = 100'
1 LOT
1.83± ACRES TOTAL

- △ = Aluminum Capped Rebar Stamped "PE&LS 2085"
- = Nail in Centerline Road
- = Property Corner Location

Scale: 1" = 100'
1 LOT
1.83± ACRES TOTAL
ZONING: RESIDENTIAL (SEE COVENANTS)

APPROVALS

Approved by the Johnson County Planning Commission this 8th day of September, 2003.

Lisa Bannhart Paul R. Millhouse
Attest: County Clerk Chairperson of the Commission

Approved by the Johnson County Board of County Commissioners this 18 day of September, 2003.

Lisa Bannhart Mark Comf
Attest: County Clerk Chairperson

Approved by the City of Buffalo Planning Commission this 22nd day of July, 2003.

Gregory Daniel P. Brown
Attest: Secretary Chairperson of the Commission

Approved by the Buffalo City Council this 5th day of August, 2003.

Kay D. Wub Bruce Hepp
Attest: City Clerk Mayor

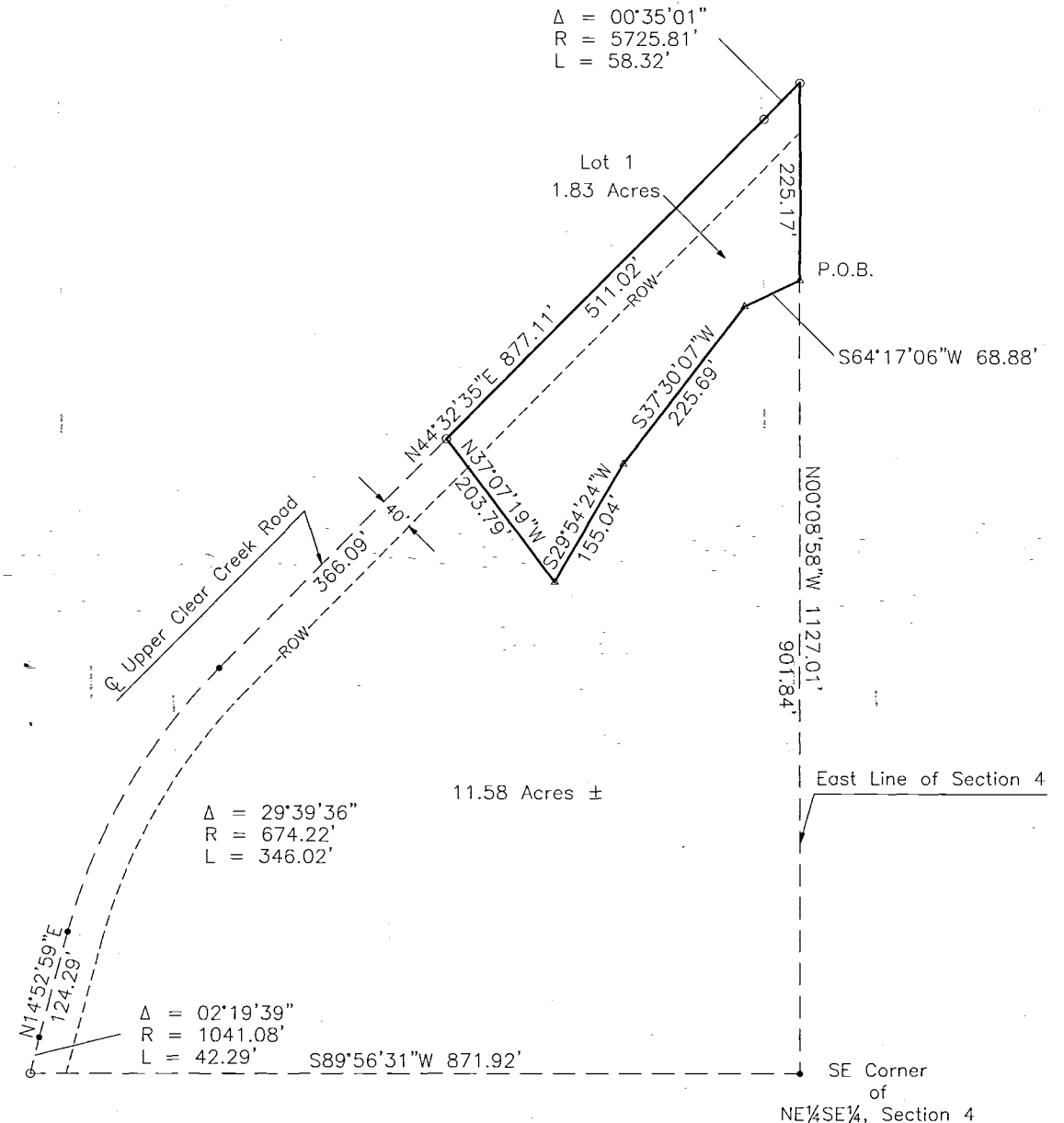
State of Wyoming)
County of Johnson)ss 018814

This instrument was filed for record on the 19th day of September, 2003, at 9:15 AM, and was duly recorded in Plat Book #2, Page 235.

Fee: \$ 50.00
Lisa Bannhart
Register of Deeds

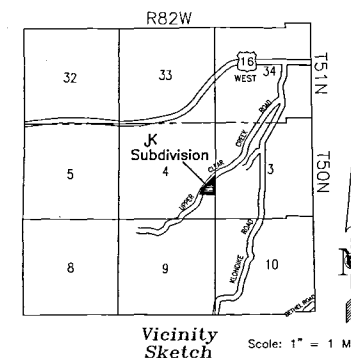
By: Deputy

Protective Covenants are recorded in Book 86A56, page(s) 377-382 and a Disclosure Statement has been prepared as per Johnson County Subdivision Regulations and is attached to the Protective Covenants as Exhibit "B".



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 the JK SUBDIVISION is based on existing deeds of record, existing plats of record and on the results of a field survey conducted by Terry Janssen under my direction as a Registered Professional Land Surveyor.



GRIZZLY ENGINEERING
CONSULTING ENGINEERS and LAND SURVEYORS
P.O. BOX 1004
BUFFALO, WYOMING 82834
307/884-7029
Date Drawn: 07/22/2003 Scale: 1" = 100'
Drawn By: FRJ Checked By: KAN
Project No. B03-016 File Name: GUST.DWG

FINAL PLAT
Prepared for:
Bert A. Gustafson
120 Upper Clear Creek Road
Buffalo, WY 82834

FINAL PLAT OF JK SUBDIVISION

No.	DATE	REVISION DESCRIPTION	BY