

PLAT WARNINGS

1. NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM. LOT OWNERS SHALL BE RESPONSIBLE FOR INSTALLING THEIR OWN SMALL WASTEWATER DISPOSAL SYSTEM WHICH MEETS STATE AND COUNTY STANDARDS (W.S.18-5-306).
2. NO PROPOSED DOMESTIC WATER SOURCE. LOT OWNERS SHALL BE RESPONSIBLE FOR INSTALLING THEIR OWN WELLS WHICH MEET STATE STANDARDS (W.S.18-5-306).
3. 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. (W.S. 18-5-306).
4. WARNING: LOTS A, B, & C ARE LOCATED IN AREAS OF SEVERE SOIL LIMITATIONS. SITE CONDITIONS MAY PREVENT THE USE OF CONVENTIONAL SEPTIC SYSTEMS AND BUILDING TECHNIQUES.
5. POTENTIAL BUYERS/LOT OWNERS ARE ADVISED TO HIRE A REPUTABLE WELL DRILLING CONTRACTOR TO CONSTRUCT/COMPLETE THEIR WELL WITHIN 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. SEO RECORDS SHOW WATER WELLS ARE 550 TO 800 FEET DEEP & YIELD 2 TO 12 GPM.
6. WARNING: LOTS IN THE SUBDIVISION MAY BE USED FOR THE EXPLORATION AND/OR DEVELOPMENT OF MINERALS.
7. SOLID WASTE HAULING SERVICE NOT PROPOSED. LOT OWNERS SHALL BE RESPONSIBLE FOR HAULING THEIR OWN SOLID WASTE.
8. ONSITE FIREFIGHTING FACILITIES ARE NOT PROPOSED.
9. WARNING: THERE ARE EXISTING AGRICULTURAL OPERATIONS ADJACENT TO THIS SUBDIVISION AND AGRICULTURAL NUISANCES MAY EXIST WITH THE SUBDIVISION.
10. NO PUBLIC MAINTENANCE OF STREETS OR ROADS WITHIN THE SUBDIVISION. PLAT DOES NOT CONSTITUTE ACCEPTANCE OF ROADWAYS AS COUNTY ROADS WITHIN THE SUBDIVISION. BILLY CREEK ACCESS ROAD IS NOT-A COUNTY ROAD. ACCESS MAY BE DIFFICULT IN WINTER MONTHS.
11. NO PROPOSED TELEPHONE OR ELECTRIC SERVICE. LOT OWNERS SHALL BE RESPONSIBLE FOR THEIR OWN TELEPHONE AND ELECTRIC SERVICE REQUIREMENTS.
12. NEAREST EMERGENCY SERVICES INCLUDING FIRE, POLICE, AND AMBULANCE SERVICES ARE LOCATED IN BUFFALO, WYOMING, A DISTANCE OF 40 MILES FROM THE JDLA MINOR SUBDIVISION.
13. NO SURFACE WATER RIGHTS EXIST ON THE PROPERTY.
14. BASED ON THE LAKE DESMET CONSERVATION DISTRICT SOILS REVIEW, THE FOLLOWING SOILS EXIST WITHIN THE SUBDIVISION:

989 Cloud Peak gravelly silt loam, 5-45 percent slopes- has VERY LIMITED features for dwellings with/without basements, lawns and landscaping, shallow excavations, local roads, small commercial buildings, and septic tank absorption fields.

999 Leavitt-Passcreek loams, 2-30 percent slopes- has VERY LIMITED features for dwellings with/without basements, lawns and landscaping, shallow excavations, local roads, small commercial buildings, and septic tank absorption fields.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
COUNTY OF JOHNSON) ss

I, Travis D. Pearson, a duly Registered Professional Land Surveyor in the State of Wyoming, do hereby certify that this Plat of JDLA MINOR SUBDIVISION is based on the results of a field survey performed in July of 2016, and represents the conditions as found on the ground.



APPROVALS

Approved by the Johnson County Planning Commission
this 8 day of November, 2016.

Christine Williams Chairperson
Wicki Edelman Attest: County Clerk

Approved by the Johnson County Board of Commissioners
this 10th day of December, 2016.

Wicki Edelman Chairperson
Wicki Edelman Attest: County Clerk

RECORDER'S CERTIFICATE

STATE OF WYOMING)
COUNTY OF JOHNSON) ss
Doc Number: 159739
This instrument was filed for record on 12/7/2016 at 11:47 AM
and was duly recorded in book: H-FILE page: 444 - 444 fees: 75.00
By *Jillie Christensen* Johnson County Clerk
Deputy

JDLA MINOR SUBDIVISION

CERTIFICATE OF DEDICATION

A parcel of land located within a portion of the NW¼ of Section 20, T48N, R83W, of the 6th P.M., Johnson County, Wyoming, said tract of land being more particularly described as follows:

Commencing at the northwest corner of said Section 20, thence S89°48'57"E along the north line of said Section 20, a distance of 1010.81 feet to the POINT OF BEGINNING;

- thence S89°48'57"E along said north line of Section 20, a distance of 1082.74 feet;
- thence S00°01'46"W, a distance of 1305.47 feet;
- thence N89°57'21"W, a distance of 1113.95 feet;
- thence N01°23'46"E, a distance of 1308.49 feet to the POINT OF BEGINNING.

Said parcel containing 32.95 acres, more or less, and being subject to all easements, right-of-ways, and restrictions of record.

Basis of Bearing being S89°48'57"E along said north line of Section 20.

Any easements shown on this plat are hereby dedicated for the purpose as shown and designated.

The undersigned Owners and Proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on this plat, which subdivision shall be known as the "JDLA MINOR SUBDIVISION".

Said plat is proposed and offered with free consent and in accordance with the desires of the undersigned Owners and Proprietors and, the undersigned Owners and Proprietors do hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

IN TESTIMONY WHEREOF: John Lee Lueders and Donna A. Lueders, members of JDLA, LLC, have caused these present to be signed this 5th day of October, 2016.

John Lee Lueders
John Lee Lueders
Member JDLA LLC

Donna A. Lueders
Donna A. Lueders
Member JDLA LLC

STATE OF WYOMING)

COUNTY OF JOHNSON) ss

The foregoing instrument was acknowledged before me by John Lee Lueders and Donna A. Lueders this 5th day of October, 2016.

Witness my hand and seal.

Randa Kiefer
Randa Kiefer
Notary Public

My Commission Expires: January 15, 2017

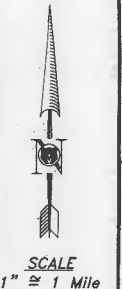


- LEGEND**
- = Found Aluminum Capped Rebar
 - = Set Aluminum Capped Rebar (LS 10566)
 - ⊙ = Found Brass Cap

NOTES:

1. 60' WIDE ACCESS AND UTILITY EASEMENT FILED 06/03/97, IN R/W BOOK 14, PAGES 122-125, AND AFFIDAVIT FILED 09/05/2000, IN R/W BOOK 15 AT PAGE 718, IN THE OFFICE OF THE CLERK OF JOHNSON COUNTY, WYOMING, PROVIDES FOR ROAD RIGHT-OF-WAY ACCESS AND BURIED UTILITIES EASEMENT TO SUBJECT PROPERTY.
2. 66' WIDE NONE-EXCLUSIVE ROAD EASEMENT GRANTED TO THE BUREAU OF LAND MANAGEMENT, AS FILED 11/29/1978, IN R/W BOOK 6, PAGE 561+562, IN THE OFFICE OF THE CLERK OF JOHNSON COUNTY, WYOMING. LOCATION OF THIS EASEMENT AS SHOWN ON THIS PLAT IS BASED ON A SURVEY BY THE BLM UNDER THE DIRECTION OF PELS 684, IN AUGUST 1977.
3. PROPERTY PLATTED HEREON REMAINS SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS ON THE FOLDED HILLS RANCH ESTATES (NOT A PLATTED SUBDIVISION) AS RECORDED IN THE OFFICE OF THE CLERK OF JOHNSON COUNTY, WYOMING, IN MISCELLANEOUS BOOK 86A46, AT PAGES 605-615.

VICINITY SKETCH



DATE: 09 Sept. 2016
SURVEYED: TDP
ENGINEERED: TDP
DRAWN: TDP
CHECKED: TDP
APPROVED: TDP

DRAWING TITLE: Portion of NW¼, Section 20, T48N, R83W, Johnson County, Wyoming

JOB TITLE: JDLA Minor Subdivision Final Plat

DRAWING NO: B16-026 JDLA
JOB NO: B16-026

NELSON ENGINEERING
P.O. BOX 1004, BUFFALO WYOMING (307) 684-7029