

**JOHNSON CREEK RANCHETTES SUBDIVISION**

SCALE: 1" = 200'

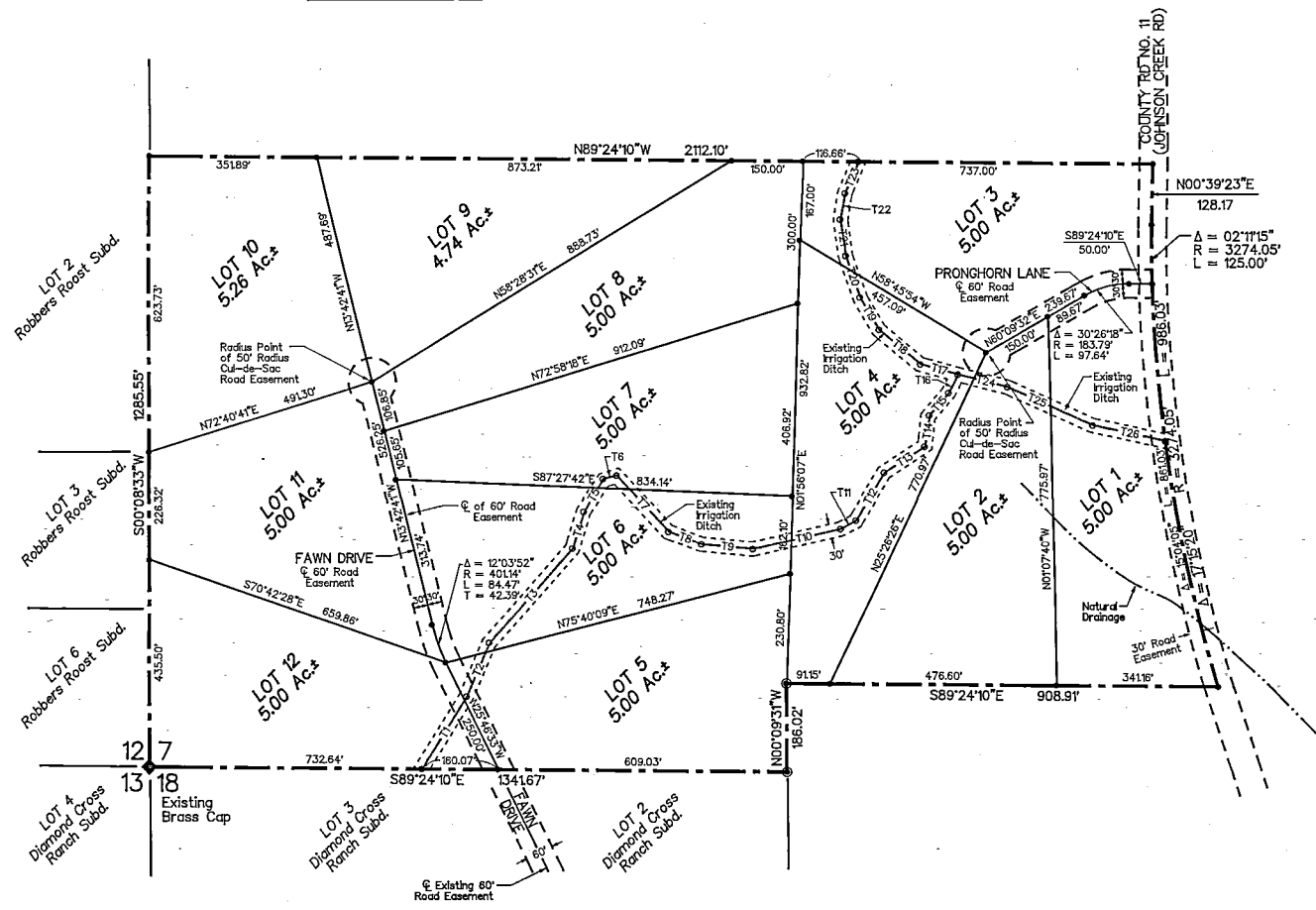
- = Property Corner Location\*
  - ⊙ = Existing Aluminum Capped Rebar (Unmarked)
  - = Irrigation Ditch Point of Intersection
  - = 30' Irrigation Ditch Easement Lines
  - - - = 60' Roadway Easement Lines
- Total Acres = 60.00 Ac.±  
 Average Lot Size = 5.00 Ac.±  
 Total No. Lots = 12  
 Zoning: Residential

**IRRIGATION DITCHES\*\***

Label	Bearing	Distance
T1	N32°03' 32" E	178.66'
T2	N23°03' 17" E	122.81'
T3	N41°29' 19" E	264.78'
T4	N16°59' 20" E	81.05'
T5	N31°46' 26" E	80.31'
T6	N75°55' 52" E	29.33'
T7	S42°36' 18" E	159.59'
T8	S69°03' 05" E	74.26'
T9	S84°26' 37" E	108.73'
T10	N77°09' 22" E	188.94'
T11	N61°10' 45" E	36.81'
T12	N31°03' 48" E	116.01'
T13	N57°32' 55" E	101.31'
T14	N08°30' 18" E	66.69'
T15	N41°00' 52" E	62.87'
T16	N27°04' 25" E	43.47'
T17	N74°39' 12" W	81.53'
T18	N49°44' 21" W	113.33'
T19	N30°28' 15" W	78.76'
T20	N18°35' 28" W	92.32'
T21	N08°41' 54" W	77.72'
T22	N10°06' 30" E	56.54'
T23	N22°31' 07" E	72.06'
<b>Johnson Creek No. 1 (Lateral)</b>		
T24	S75°38' 08" E	107.30'
T25	S65°28' 57" E	196.68'
T26	S77°48' 40" E	157.43'

\*NOTE: Property corners as shown are marked with rebar and aluminum caps stamped "PE&LS 2085" except those lying along road centerlines. Property lines which intersect road easement lines are delineated with rebar and aluminum caps stamped "PE&LS 2085" placed at the point of intersection.

\*\*NOTE: Lot owners shall not be allowed to use water from existing irrigation ditches shown on the Plat without a water right. If a lot owner constructs a road over any existing irrigation ditch, a pipe or bridge shall be installed which allows twice the appropriated flow. Also, the lot owner shall be liable for the maintenance of and/or any damages caused by the pipe or bridge.



NO PROPOSED DOMESTIC WATER SOURCE.  
 NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM.  
 NO PUBLIC MAINTENANCE OF STREETS OR ROADS.  
 NO SURFACE WATER RIGHTS.

A DISCLOSURE STATEMENT IS FILED IN THE OFFICE OF THE CLERK OF JOHNSON COUNTY, WYOMING.

**EASEMENTS**

- 1) Eight (8) feet on each side of abutting rear or side lot lines.
- 2) Ten (10) feet on all perimeter rear lots not adjacent to existing subdivisions.
- 3) Existing Irrigation Ditches as shown (30').

**CERTIFICATE OF SURVEYOR**

STATE OF WYOMING )  
 COUNTY OF JOHNSON ) ss  
 I, **Keith A. Neustel**, a duly registered Land Surveyor in the State of Wyoming, do hereby certify that this Plat of the **Johnson Creek Ranchettes Subdivision** truly and correctly represents the results of an actual survey performed by me or under my direct supervision and is based on corners found and on recorded plats and/or deeds.



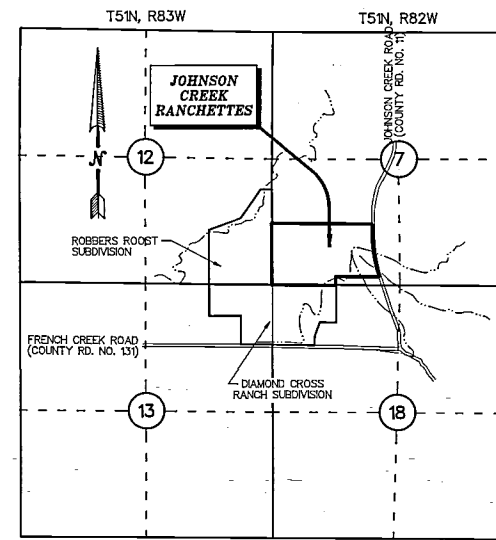
**DEVELOPER/OWNER**

Dick A. Beltran and Michelle R. Beltran  
 1980 Day Road  
 Gilroy, CA 95020

Jerry Hendrickson  
 840B Delta Drive  
 Gilroy, CA 95020

**VICINITY SKETCH**

SCALE: 1" = 2000'

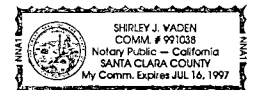


**JOHNSON CREEK RANCHETTES SUBDIVISION CERTIFICATE OF DEDICATION**

The above or foregoing subdivision of a tract of land located in Lot 4 and the SE1/4SW1/4 of Section 7, T5N, R82W, of the 6th P.M., Johnson County, Wyoming, said tract being more particularly described as follows:

- Commencing at the southwest corner of said Section 7, T5N, R82W, said southwest corner being the true point of beginning;
- thence S89°24'10"E along the South line of said Section 7, and along the North line of the Diamond Cross Ranch Subdivision, a distance of 1341.67 feet to the southeast corner of said Lot 4 of said Section 7;
- thence N00°09'31"W along the East line of said Lot 4 of said Section 7, a distance of 186.02 feet to a point;
- thence S89°24'10"E a distance of 908.91 feet to a point, said point lying on the centerline of the Johnson Creek Road (County Road No. 11) right-of-way, and, said point lying on a non-tangent circular curve to the right having a radius of 3274.05 feet, the bearing to the radius being N73°24'03"E;
- thence along said centerline of said Johnson Creek Road (County Road No. 11) right-of-way, and along said non-tangent circular curve to the right, through a central angle of 17°15'20", a distance of 986.03 feet to the point of ending of said non-tangent circular curve to the right;
- thence continuing along said centerline of said Johnson Creek Road (County Road No. 11) right-of-way, N00°39'23"E a distance of 128.17 feet to a point;
- thence N89°24'10"W (Record S89°24'10"W) a distance of 2112.10 feet to a point, said point lying on the West line of said Section 7, and, said point also lying on the East line of the Robbers Roost Subdivision;
- thence S00°08'33"W along said West line of said Section 7 and along said East line of said Robbers Roost Subdivision, a distance of 1285.55 feet to the true point of beginning as appears on this Plat, is with the free consent, and in accordance with the desires of the undersigned owners and proprietors, containing 60.00 acres or less, have by these presents laid out, and surveyed as **Johnson Creek Ranchettes 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 seals this

18<sup>th</sup> day of June, 1997.  
 Dick A. Beltran, Owner  
 Michelle R. Beltran, Owner



STATE OF California )  
 COUNTY OF Santa Clara ) ss

The foregoing instrument was acknowledged before me by Dick A. Beltran and Michelle R. Beltran this 18<sup>th</sup> day of June, 1997.  
 Witness my hand and official seal:

*Shirley J. Vaden*  
 Notary Public

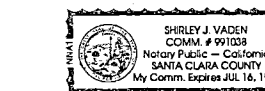
My Commission Expires: July 16, 1997

STATE OF California )  
 COUNTY OF Santa Clara ) ss

The foregoing instrument was acknowledged before me by Jerry Hendrickson this 18<sup>th</sup> day of June, 1997.  
 Witness my hand and official seal:

*Shirley J. Vaden*  
 Notary Public

My Commission Expires: July 16, 1997



**FINAL PLAT OF**

**JOHNSON CREEK RANCHETTES SUBDIVISION**

Prepared for:  
 Dick and Michelle Beltran  
 1980 Day Road  
 Gilroy, CA 95020

**GRIZZLY ENGINEERING**  
 CONSULTING ENGINEERS and LAND SURVEYORS

P.O. BOX 1004  
 BUFFALO, WYOMING 82834  
 307/684-7029  
 Date Drawn: 6/16/97 Scale: 1" = 200'  
 Drawn By: TSR Checked By: KAN  
 Project No: 97-15 File Name: BLTRANS.GCD

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