

PLAT WARNINGS

1. 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). EXISTING SEPTIC SYSTEM ON SITE, SCHEDULED TO BE IMPROVED, SHALL REMAIN UNTIL DOMESTIC WASTE SOURCE. LOT OWNERS SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING DOMESTIC WASTE SOURCE. LOT OWNERS SHALL BE RESPONSIBLE FOR INSTALLING TO BE KEPT IN SERVICE.
2. 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 WATER IN A STREAM OR RIVER FOR THE PERSONS LIVING ON THE BANKS OF A STREAM OR RIVER (W.S. 18-5-308).
3. WARNING: LOTS IN THE SUBDIVISION MAY BE USED FOR THE EXPLORATION AND/OR DEVELOPMENT OF MINERALS.
4. SOLID WASTE HAULING SERVICE. LOT OWNERS SHALL BE RESPONSIBLE FOR HAULING THEIR OWN SOLID WASTE.
5. WARNING: THERE ARE EXISTING AGRICULTURAL OPERATIONS ADJACENT TO THIS SUBDIVISION AND AGRICULTURAL NUISANCES MAY EXIST WITHIN THE SUBDIVISION.
6. PUBLIC MAINTENANCE OF STREETS AND ROADS WITHIN THE SUBDIVISION ROAD MAINTENANCE IS THE RESPONSIBILITY OF THE ROAD OWNERS. PLAT DOES NOT CONSTITUTE AN AGREEMENT BY THE LOT OWNERS AND CURRENT EASEMENT HOLDERS.
7. NO PROPOSED TELEPHONE OR ELECTRIC SERVICE REQUIREMENTS.
8. OWN TELEPHONE AND ELECTRIC SERVICE REQUIREMENTS.
9. NEAREST EMERGENCY SERVICES INCLUDING FIRE, POLICE AND AMBULANCE SERVICES ARE LOCATED IN RUFFALO, WYOMING, A DISTANCE OF 14 MILES FROM THE KEARNEY HALL MINOR SUBDIVISION.
10. THE PLAT IS BASED ON THE LATEST CONSERVATION DISTRICT SOLS REVIEW. THE FOLLOWING SOLS EXIST WITHIN THE SUBDIVISION:
11. 964 Herds-Rubble land complex loam, 0 to 3 percent slopes - has Very Limited features for sheepshead/landed for shallow excavations, and local roads/streets.

EASEMENTS

1. NO EASEMENTS are proposed as part of this Minor Subdivision.

NOTES:

1. The northerly 0.8 acres of Lot 1 as shown hereon, are presently under an easement benefiting the Kearney Community Hall, as recorded in Book 31, page 1, of the Johnson County Clerk and Record Office.

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 the Plot of KEARNEY HALL MINOR SUBDIVISION is based on the results of a field survey performed in September of 2016, and represents the conditions as found on the ground.



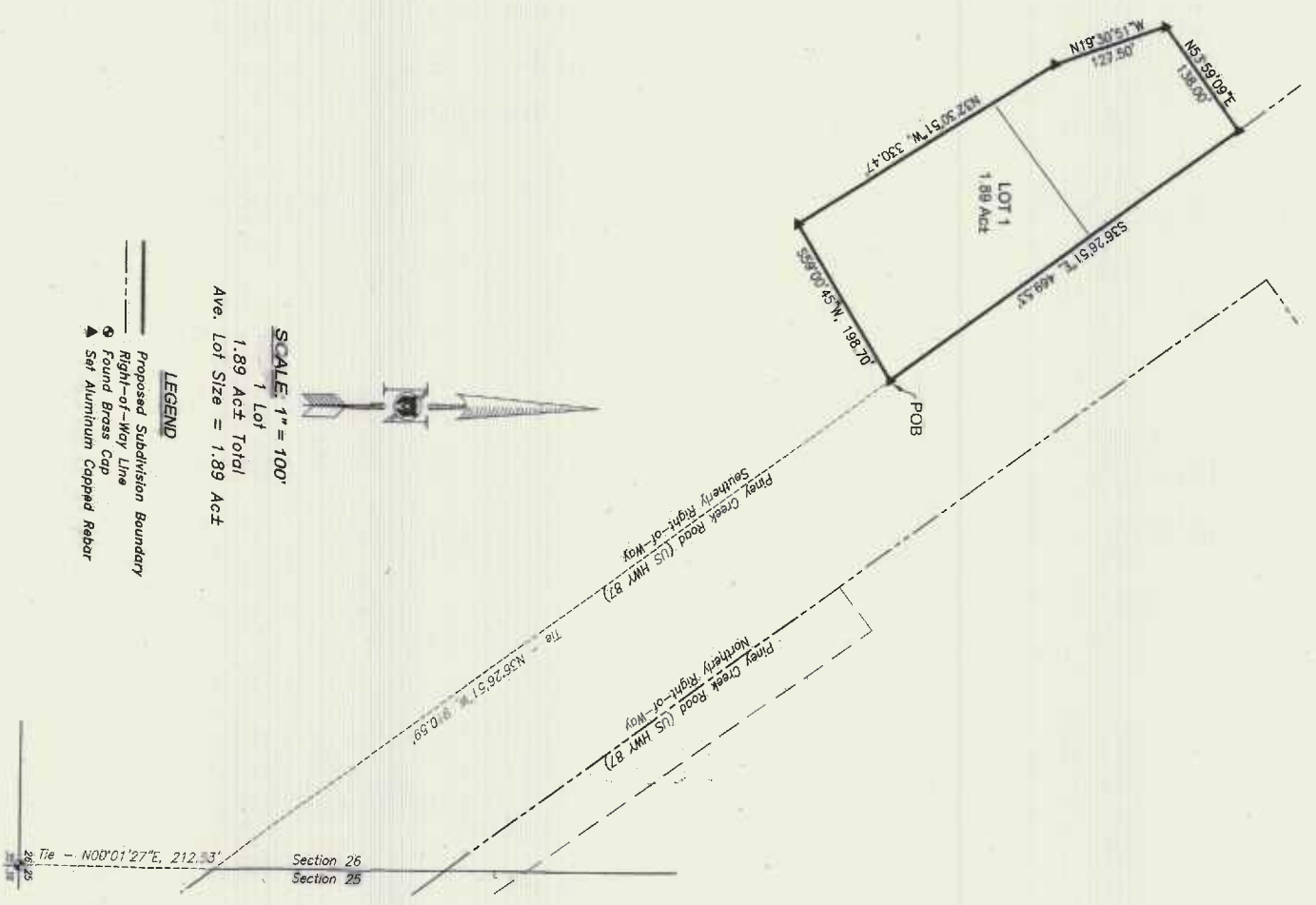
APPROVALS

Approved by the Johnson County Planning Commission this 8 day of May, 2017.
 Chairman: *[Signature]*
 Attest: County Clerk: *[Signature]*
 Approved by the Johnson County Board of Commissioners this 8 day of May, 2017.
 Chairman: *[Signature]*
 Attest: County Clerk: *[Signature]*

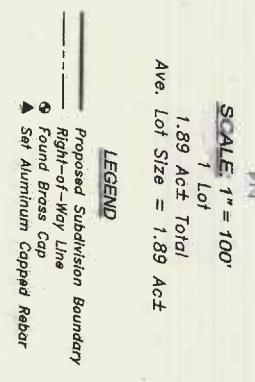
RECORDERS CERTIFICATE

STATE OF WYOMING } ss
 COUNTY OF JOHNSON }
 This instrument was filed for record on 5/19/2017 at 8:31 AM and was duly recorded in Book 1414E page 424. 454 fees. 75.00
 By: *[Signature]* County Clerk
 Deputy

**KEARNEY HALL MINOR SUBDIVISION
 FINAL PLAT**
 A Portion of the W 1/2 SE 1/4 of Section 26, T53N, R83W, 6th PM
 Johnson County, Wyoming



NOTE:
 Coordinates, distances, and bearings shown on this Plat were based on Wyoming Coordinate System NAD 83. When using the Wyoming Coordinate System NAD 83, the datum is the North American Datum of 1983. Coordinates are multiplied by a project factor of 1.000270170.



**KEARNEY HALL MINOR SUBDIVISION
 CERTIFICATE OF DEDICATION**

A portion of land located within the EASEL of Section 26, T53N, R83W, of the 6th P.M., Johnson County, Wyoming, said tract of land being more particularly described as follows:
 Commencing at the section corner common to Sections 25, 35, 36, and said Section 26; thence N00°01'27"E along the section right-of-way line of Firey Creek Road (US HWY 87); thence 212.53 feet to the southerly right-of-way line of Firey Creek Road (US HWY 87); thence N36°26'51"W along said right-of-way line a distance of 138.00 feet to an aluminum capped rebar, which is the POINT OF BEGINNING of this plat description;

thence S89°00'45"W, a distance of 198.70 feet to an aluminum capped rebar; thence N32°30'51"W, a distance of 330.47 feet to an aluminum capped rebar; thence N19°30'51"W, a distance of 127.50 feet to an aluminum capped rebar; thence N53°58'09"E, a distance of 469.53 feet to an aluminum capped rebar on said southerly right-of-way line; thence S36°26'51"E along said southerly right-of-way line, a distance of 469.53 feet to the POINT OF BEGINNING.

Said parcel containing 1.89 acres, more or less, and being subject to all easements, right-of-ways, and restrictions of record.

Basis of Bearing is N00°01'27"E between said section corner common to said Sections 25, 26, 35, & 36 and the quarter corner common to said Sections 25 and 26.

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 "KEARNEY HALL 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 WITNESS WHEREOF, James H. Parr and Jennifer Parr, Managers of Red Path Ranch, LLC, and have caused these present to be signed this 4 day of May, 2017.

[Signature]
 James H. Parr
 Manager, Red Path Ranch, LLC

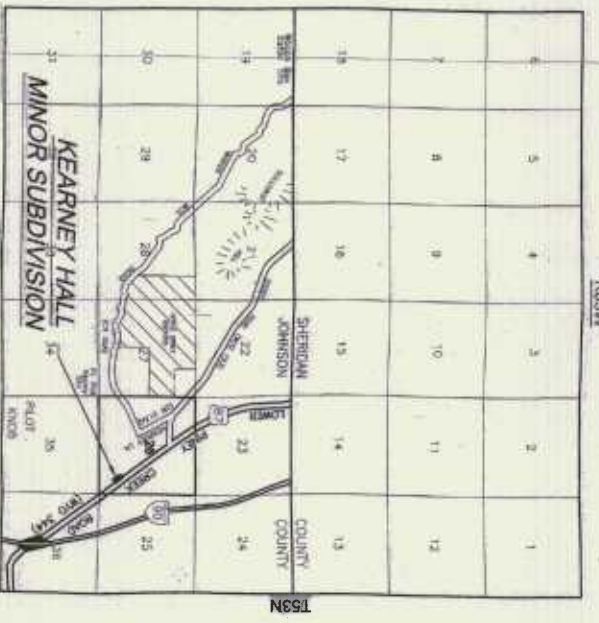
[Signature]
 Jennifer Parr
 Manager, Red Path Ranch, LLC

STATE OF WYOMING }
 COUNTY OF JOHNSON } ss
 This instrument was acknowledged before me by James H. Parr and Jennifer Parr, Managers of Red Path Ranch, LLC, this 4 day of May, 2017.
 Witnesses my hand and seal.

My Commission Expires January 15, 2021
[Signature]
 Notary Public



VICINITY SKETCH



DRAWING NO 17-007	JOB TITLE Kearney Hall Minor Subdivision	DRAWING TITLE Final Plat	DATE 03 Mar 2017	REV.
JOB NO B17-007	Portion of E 1/2 SE 1/4 Section 26, T53N, R83W Johnson County, Wyoming		SURVEYED TDP/SDP	
			ENGINEERED TDP	
			DRAWN FPJ	
			CHECKED TDP	
			APPROVED TDP	

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