

KLONDIKE ACRES SUBDIVISION

A tract of land located in the W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 21, T50N, R82W, of the 6th P.M., Johnson County, Wyoming, said tract of land being more particularly described as follows:

Commencing at the southwest corner of said Section 21;

thence N13°06'13"E a distance of 1086.55 feet to a point, said point lying on the existing centerline of Klondike Road (County Road No. 132), and said point being the true point of beginning of said tract of land;

thence S17°47'27"E a distance of 107.11 feet to a point;
 thence N6°06'33"E a distance of 127.76 feet to a point;
 thence S81°34'55"E a distance of 136.93 feet to a point;
 thence S89°54'49"E a distance of 158.81 feet to a point;
 thence N66°53'09"E a distance of 198.56 feet to a point;
 thence N07°28'22"W a distance of 557.75 feet to a point;
 thence N75°18'04"W a distance of 72.14 feet to a point;
 thence N20°07'28"W a distance of 240.08 feet to a point;

thence N72°33'51"W a distance of 500.00 feet to a point, said point lying on said existing centerline of said Klondike Road (County Road No. 132), and, said point being the point of beginning of a non-tangent circular curve to the right having a radius of 4583.66 feet, the bearing to the radius being S83°35'07"W;

thence along said existing centerline of said Klondike Road (County Road No. 132) and along said non-tangent circular curve to the right, through a central angle of 1°34'28" a distance of 125.96 feet to the point of ending of said non-tangent circular curve to the right;

thence continuing along said existing centerline of said Klondike Road (County Road No. 132), S04°50'25"E a distance of 462.24 feet to the point of beginning of a tangent circular curve to the left having a radius of 361.87 feet;

thence continuing along said existing centerline of said Klondike Road (County Road No. 132) and along said tangent circular curve to the left, through a central angle of 26°01'07" a distance of 164.33 feet to the point of ending of said tangent circular curve to the left, said point of ending being the point of beginning of a tangent circular curve to the right having a radius of 161.97 feet (record 161.40');

thence continuing along said existing centerline of said Klondike Road (County Road No. 132) and along said tangent circular curve to the right, through a central angle of 51°42'12" (record 51°48'18") a distance of 146.16 feet (record 145.93') to the point of ending of said tangent circular curve to the right;

thence continuing along said existing centerline of said Klondike Road (County Road No. 132), S20°50'40"W a distance of 90.07 feet (record 90.34') to the true point of beginning as appears on this Plat. Said Plat, with free consent and in accordance with the desires of the undersigned Owners and Proprietors, contains 12.00 acres, more or less, and said Owners and Proprietors have by these presents laid out and surveyed as KLONDIKE ACRES, and do hereby reserve perpetual easements for access and installation and maintenance of utilities as are laid out and designated on this Plat

Witness our hands this 8th day of MAR, 2005.

Ken Burton
 Kenneth Burton, Owner

Michelle Burton
 Michelle Burton, Owner

STATE OF WYOMING)
)ss
 COUNTY OF JOHNSON)

The foregoing instrument was acknowledged before me by Kenneth Burton and Michelle Burton this 8th day of MAR, 2005.

Witness my hand and official seal.



Keith A. Neustel
 Notary Public

My Commission Expires: 5/16/2006

APPROVALS

Approved by the Johnson County Planning Commission this 8th day of March, 2005.

Linda Barrant Attest: County Clerk
Harvey Crowe Chairperson of the Commission

Approved by the Johnson County Board of County Commissioners this 15th day of March, 2005.

Linda Barrant Attest: County Clerk
Gene E. Fink Chairperson

STATE OF WYOMING)
)ss 035770
 COUNTY OF JOHNSON)

This instrument was filed for record on this 15th day of March, 2005, at 3:30 P.M. and was duly recorded in Plat Book No. Harvey, page 252.

Register of Deeds By: Andrea Walker, Asst

Fee: \$50.00

Protective Covenants are recorded in Book 86A59, page(s) 45-52 and a Disclosure Statement has been prepared as per Johnson County Subdivision Regulations and is attached to the Protective Covenants as Exhibit "B".

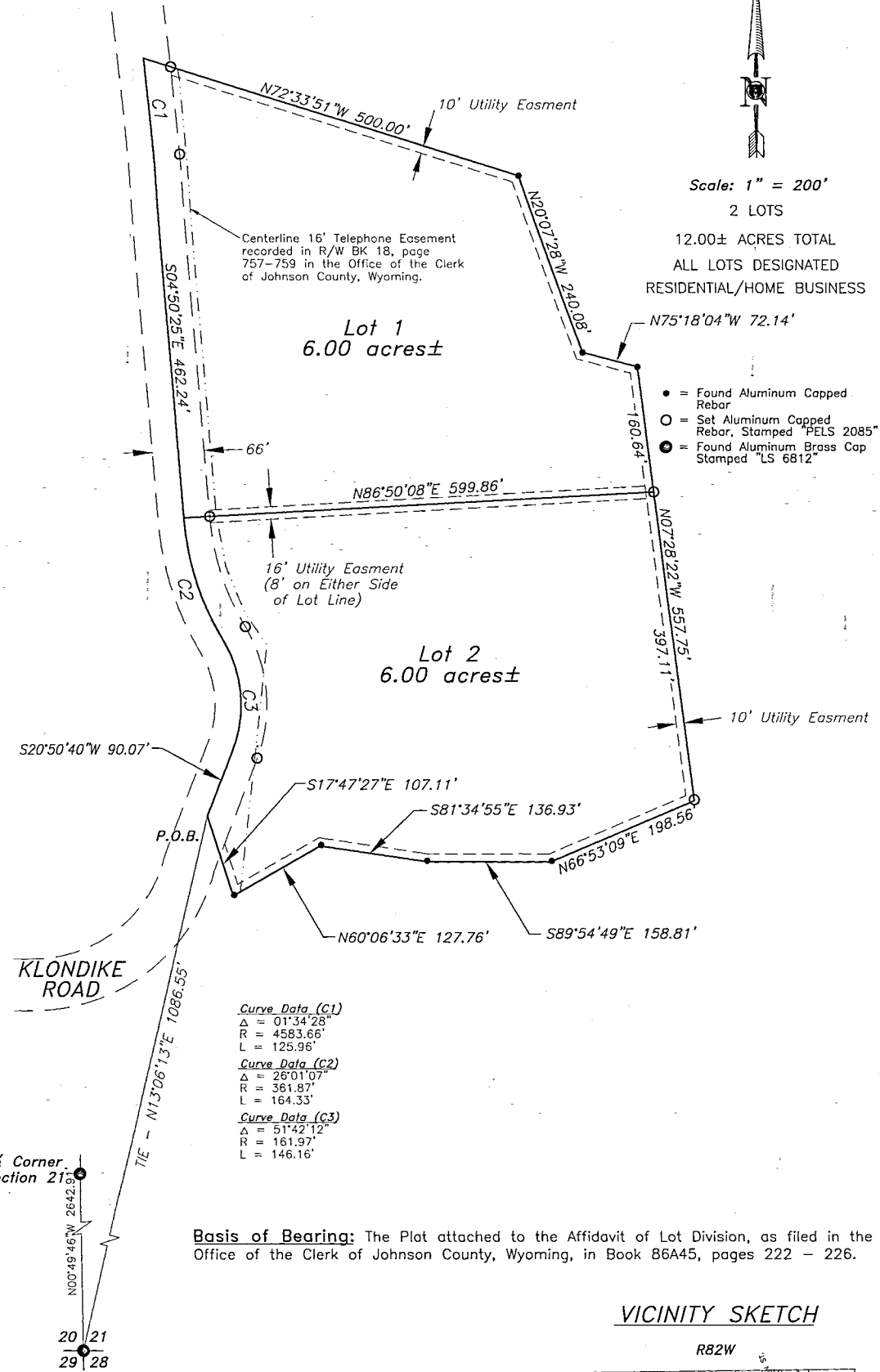
PLAT WARNINGS

- 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 PUBLIC DOMESTIC WATER SOURCE. LOT OWNERS SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN WELLS WHICH MEET STATE STANDARDS (W.S. 18-5-306).
- FROM AVAILABLE DATA, WELLS ARE FROM 150 FEET TO 400 FEET IN DEPTH WITHIN THE AREA WITH GOOD OR ACCEPTABLE WATER.
- SOLID WASTE HAULING SERVICE NOT PROPOSED. LOT OWNERS SHALL BE RESPONSIBLE FOR HAULING THEIR OWN SOLID WASTE.
- ON SITE FIREFIGHTING FACILITIES ARE NOT PROPOSED.
- BASED ENTIRELY ON THE LAKE DESMET CONSERVATION DISTRICT REVIEW ON SOIL INFORMATION INTERPRETED BY THE NATURAL RESOURCES CONSERVATION SERVICE CONTAINED IN A LETTER, DATED JANUARY 26, 2005, SIGNED BY DEANE BUERKE, THE FOLLOWING ARE THEIR STATED LIMITING FEATURES:

- SOIL IS 225D - THEEDLE-KISHONA-SHINGLE LOAMS AND HAS VERY LIMITED AND SEVERE RATINGS FOR DWELLINGS WITH AND WITHOUT BASEMENTS, LAWNS AND LANDSCAPING, ROADS AND STREETS, SHALLOW EXCAVATION, SMALL COMMERCIAL BUILDINGS, SEPTIC TANK ABSORPTION FIELDS, AND POTENTIAL EROSION HAZARD FOR ROADS/TRAILS.

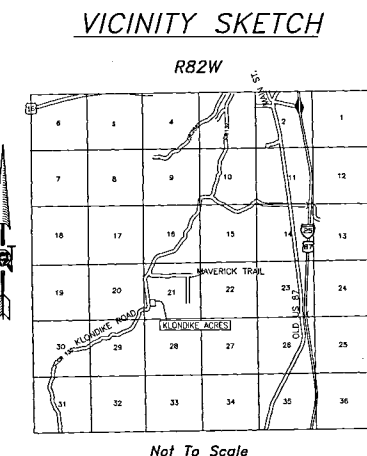
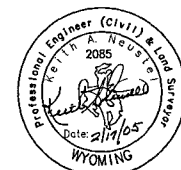
ADDITIONAL COMMENTS AND/OR DISCLAIMERS AS EXCERPTED FROM THE LAKE DESMET CONSERVATION DISTRICT REVIEW OF THE SOIL INFORMATION PROVIDED BY THE NATURAL RESOURCES CONSERVATION SERVICE ARE AS FOLLOWS:

- THE INFORMATION IS FOR PLANNING PURPOSES. IT DOES NOT ELIMINATE THE NEED FOR SITE SPECIFIC INVESTIGATION OF THE SOILS OR FOR TESTING AND ANALYSIS BY TECHNICALLY EXPERIENCED PERSONNEL IN THE DESIGN AND CONSTRUCTION OF ENGINEERING PROJECTS.
- THIS DATA IS AN APPROXIMATION FROM THE INFORMATION SUBMITTED. THIS IS NOT A LEGAL DOCUMENT AND IS NOT INTENDED TO BE USED AS SUCH. NO WARRANTY EXPRESSED OR IMPLIED IS MADE REGARDING THE UTILITY OF THIS DATA FOR GENERAL OR SCIENTIFIC PURPOSES. THIS DISCLAIMER APPLIES BOTH TO THE INDIVIDUAL USE OF THE DATA AND CONSOLIDATED USE WITH OTHER DATA.
- THERE ARE EXISTING AGRICULTURAL OPERATIONS ADJACENT TO THIS SUBDIVISION AND AGRICULTURAL NUISANCES MAY EXIST WITH THE SUBDIVISION. THE EXISTING AGRICULTURAL OPERATIONS ARE COVERED BY W.S. 11-44-103.



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



GRIZZLY ENGINEERING
 CONSULTING ENGINEERS AND LAND SURVEYORS
 P.O. BOX 1004
 BUFFALO, WYOMING 82834
 Date Drawn: 02/04/05
 Drawn By: FRJ
 Project No.: B04-147

FINAL PLAT

Prepared for:
 Ken Burton
 PO Box 306
 Buffalo, WY 82834

KLONDIKE ACRES SUBDIVISION

No.	DATE	REVISION DESCRIPTION	BY
1			