Last Frontier Subdivision

A tract of land located in the WSW/4 of the SW1/4 of the NE1/4 Sec 13, T9N R14W, Johnson County, Wyoming. Said tract of land being more particularly described as follows:

Commencing at the west 3rd corner of said Section 13; thence N90°50'46"E, along the west line of said Section 13 a distance of 291.54 feet to a point; thence N89°30'31"W, a distance of 188.18 feet to a point; thence N90°22'11"E, a distance of 141.57 feet to a point; thence N80°41'10"E, a distance of 608.72 feet to a point, said point being the true point of beginning of said tract of land; thence extending N90°41'10"E a distance of 236.44 feet to a point, said point lying on the centerline of Tracing Road (County Road No. 13), and said point being the true point of beginning of a non-tangent circular curve to the left having a radius of 1795.04 feet, the bearing to the radius being N37°43'36"E; thence extending along said centerline of said Tracing Road (County Road No. 13) and along said non-tangent circular curve to the left, through a central chord of 614.36' a distance of 102.29 feet to the point of ending of said non-tangent circular curve to the left; thence extending along said centerline of said Tracing Road (County Road No. 13), 538°52'06"N a distance of 876.57 feet to a point; thence continuing along said centerline of said Tracing Road (County Road No. 13), 32°1°37"E a distance of 36.57 feet to a point; thence 55°54'34"W a distance of 352.49 feet to a point; thence N62°21'05"W a distance of 790.90 feet to the true point of beginning as shown on this Plat. Said Plat, with its true center point and direction, with the boundaries of the underground owners and proprietors, is hereby set, surveyed, and described, together with all easements, reservations, and maintenance of utilities as are laid out and designated on this Plat.

Witness our hands this 18th day of June, 2005.

James E. George

STATE OF WYOMING
COUNTY OF JOHNSON

The foregoing instrument was acknowledged before me by James E. George and Hogins P. George, this 18th day of June, 2005.

Witness my hand and official seal.

My Commission Expires: June 18, 2006

038255

Approvals

Approved by the Johnson County Planning Commission this 11th day of April, 2005.

James W. Brown
Chairman
Johnson County Clerk

Approved by the Johnson County Board of Commissioners this 16th day of April, 2005.

James W. Brown
Chairman
Johnson County Clerk

This instrument was filed for record on the 22nd day of April, 2005, of John K. Stanford, and was duly recorded in Volume 74A, page 586.

Register of Deeds
Deputy

Plat Warnings

1. THE SELLER DOES NOT WARRANT THAT THE PURCHASER WILL HAVE ANY RIGHTS TO THE NATURAL FLOW OF ANY EXISTING STREAMS OR DRAINS TO THE PROPERTY OR DOMAINS. THE SELLER DOES NOT ASSURE ANY PURCHASER AGAINST THE FUTURE NATURE OF A STREAM OF FLOODING DURING TIMES OF FLOODS OR WHEN THE BEND OF A STREAM IN ANY AREA IS CHANGED (E.G. 18-5-396).

2. NO PROPOSED PUBLIC SEWER IMPROVEMENT SYSTEMS OR UTILITIES SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN PUBLIC WATER SUPPLY SYSTEMS WHICH MEET STATE AND COUNTY STANDARDS (R.R. 18-5-306).

3. NO PROPOSED PUBLIC DOMESTIC WATER SOURCE. CURRENTLY, THE BUILDING PLAN 1 IS OPTIMAL FOR A SEIZED WELL WITH AN AVERAGE LAND OWNER'S RESIDENCE. THE SELLER FEE OR THIS WELL IS REQUIRED TO BE SHARED WITH A MULTIPLE USE SYSTEM OTHER THAN THE DEVELOPMENT WHICH MAY BE IMPROVED BY THE DEVELOPER. IF A NEW WELL IS SHARED BY THE LOT OWNER, IT SHALL BE CONSTRUCTED AND PERMITTED PER STATE STANDARDS (18-5-306).

4. MANUFACTURED ON THE LAND, ONE WATER SYSTEM (DRAINAGE SYSTEM) WHICH IS EXEMPTED FROM THE NATIONAL RESOURCES CONSERVATION SERVICE REQUIREMENTS AND THE FOLLOWING ARE THEREIN EMERGING FEATURES:
   A. DRAINAGE SYSTEMS PROVIDE DRAINAGE FOR SMALL CREEKS WITHIN 50'-150' OF THE PROPERTY AND REDUCE THE IMPACT ON THE NEARBY STREAMS, THRESHOLD EROSIONS, SMALL CREEKS, BORAGE AND TRASH, SMALL CREEKS, BORAGE AND TRASH, SMALL CREEKS, BORAGE AND TRASH, SMALL CREEKS, BORAGE AND TRASH, SMALL CREEKS, BORAGE AND TRASH. THIS EXISTING AGRICULTURAL OPERATIONS ARE COVERED BY APL'S 11-14-101.

5. FROM THESE PROGRAMS, WELLS MAY BE FROM 100'-200' DEEP IN DEPTH DEPENDING ON THE AREA WITH INCREASED AGRICULTURAL USE.

6. ALL WASTEWATER DISPOSAL SYSTEMS ARE PROPOSED. LOT OWNERS SHALL BE RESPONSIBLE FOR DELIVERING THEIR OWN SEWER IX.

7. ON-SITE PREVIOUS PLANS AND MUNICIPAL ARE NOT PROPOSED.

8. THERE ARE EXISTING AGRICULTURAL OPERATIONS ADJACENT TO THIS SUBDIVISION AND AGRICULTURAL ACREAGE MAY BE UP TO 100 Acres. THE EXISTING AGRICULTURAL OPERATIONS ARE COVERED BY APL'S 11-14-101.

Certificate of Surveyor

STATE OF WYOMING
COUNTY OF JOHNSON

L. F. M. M. Hubert, a duly licensed Professional land Surveyor in the State of Wyoming, on the 15th day of June, 2005, did view and did locate the plat of the Last Frontier Subdivision in Section 13, T9N R14W, Johnson County, Wyoming, with the aid of a personal survey and direct supervision, as a Registered Professional Land Surveyor.