Last Frontier Subdivision

A tract of land located in the W½NW¼ of Section 33, T49N, R81W, of the 6th P.M., Johnson County, Wyoming, said tract of land being more particularly described as follows:

Commencing at the West 1/4 corner of said Section 33;

thence N00°59'48"E along the West line of said Section 33 a distance of

thence N89'56'28"E a distance of 188.18 feet to a point;

thence N36'25'11"E a distance of 141.57 feet to a point;

thence N26°14'10"E a distance of 606.72 feet to a point, said point being the true point of beginning of said tract of land;

thence continuing N26'14'10"E a distance of 236.44 feet to a point, said point lying on the centerline of Trabing Road (County Road No. 13), and said point being the point of beginning of a non-tangent circular curve to the left having a radius of 1790.40 feet, the bearing to the radius being

thence along said centerline of said Trabing Road (County Road No. 13) and along said non-tangent circular curve to the left, through a central angle of 6'14'36" a distance of 195.09 feet to the point of ending of said non-tangent circular curve to the left;

thence continuing along said centerline of said Trabing Road (County Road No. 13), S38'26'00"E a distance of 676.57 feet to a point;

thence continuing along said centerline of said Trabing Road (County Road No. 13), S32'44'12"E a distance of 39.57 feet to a point;

thence S58*50'34"W a distance of 365.49 feet to a point;

thence N26'21'01"W a distance of 780.50 feet 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 5.42 acres, more or less, and said Owners and Proprietors have by these presents laid out and surveyed as <u>LAST FRONTIER SUBDIVISION</u>, and do hereby reserve perpetual easements for access, installation, and maintenance of utilities as are laid out and designated on this Plat.

Witness our hands this <u>8TH</u> day of <u>APRIL</u>, 2005.

STATE OF WYOMING COUNTY OF JOHNSON)

The foregoing instrument was acknowledged before me by James E. George and Nadine P. George this 8th day of APRIL , 2005.

Witness my hand and official seal.



- Juta M Renetel

My Commission Expires: 5/14/2006_

038255

Approvals Approved by the Johnson County Planning Commission 12th day of April 2005.

Approved by the Johnson County Board of Commissioners 19th day of 19th day of 2005.

Denel E. Fink

State of Wyoming) County of Johnson)

This instrument was filed for record on the <u>25</u> day April , 2005, at 2:00 PM , and was duly recorded Hanging File, page 254 A. in Hanging File, __

Register of Deeds

Deputy

Fee: \$ 50.00

Plat Warnings

- THE SELLER DOES NOT WARRANT TO THE 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 PERSONS LIVING ON THE BANKS OF A STREAM OR RIVER (W.S. 18-5-306).
- 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. CURRENTLY, THE BUILDING ON LOT 1 IS SERVED BY A SHARED WELL WITH AN ADJOINING LAND OWNER'S RESIDENCE. THE STATE PERMIT FOR THIS WELL IS REQUIRED TO BE UPDATED TO A "MISCELLANEOUS USE" STATUS BY THE WYOMING STATE ENGINEER'S OFFICE. THIS PERMIT UPGRADE HAS BEEN INITIATED BY THE DEVELOPER. IF A NEW WELL IS DRILLED BY THE LOT OWNER, IT SHALL BE CONSTRUCTED AND PERMITTED AS PER STATE STANDARDS (W.S. 15–5–306).
- BASED ENTIRELY ON THE LAKE DeSMET CONSERVATION DISTRICT REVIEW ON SOIL INFORMATION INTERPRETED BY THE NATURAL RESOURCES CONSERVATION SERVICE, THE FOLLOWING ARE THEIR LIMITING FEATURES:

 A. 5188-KEELINE-TURNERCREST—TALUCE SANDY LOAMS HAVE VERY LIMITED AND SOMEWHAT LIMITED FEATURES FOR DWELLINGS WITH AND WITHOUT BASEMENTS, LAWNS AND LANDSCAPING, ROADS AND STREETS, SHALLOW EXCAVATIONS, SMALL COMMERCIAL BUILDINGS AND SEPTIC TANK ABSORPTION FIELDS BECAUSE OF CUTBANKS, CAVE, FLOODING, DROUGHTY, FILTERING CAPACITY AND SEEPAGE,
 - 518 HAS A SEVERE RATING FOR ROAD/TRAIL POTENTIAL EROSION HAZARD.

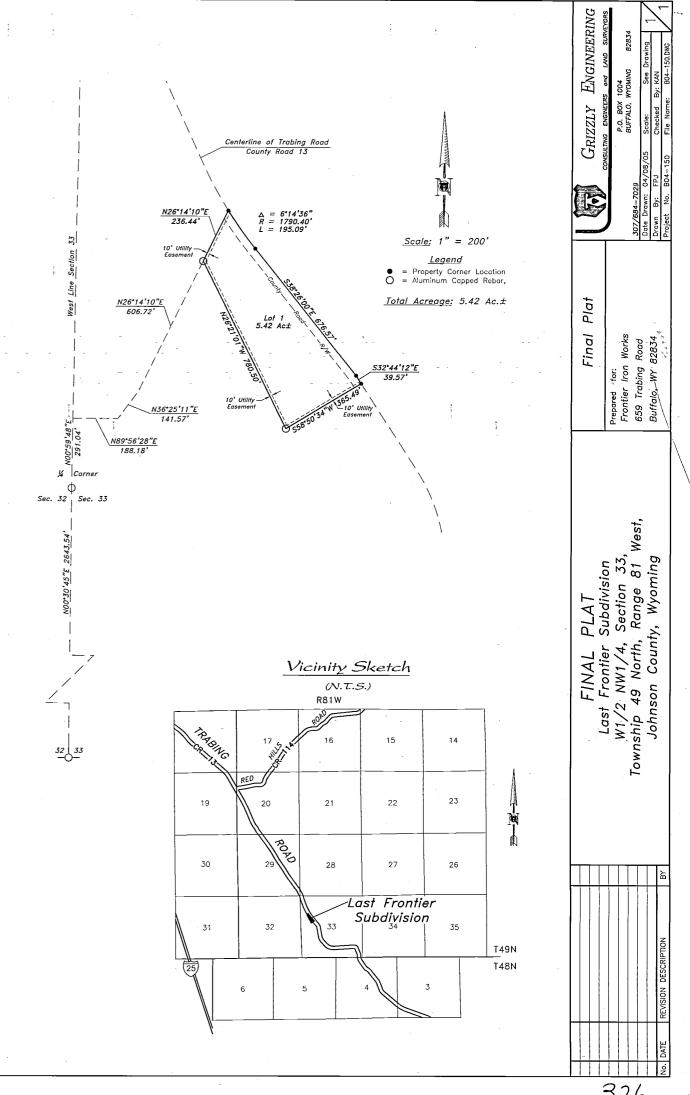
 B. 268-HILAND-CAMBRIA FINE SANDY LOAMS HAVE SOMEWHAT LIMITED FEATURES FOR SHALLOW EXCAVATIONS AND SMALL COMMERCIAL BUILDINGS.
- FROM AVAILABLE DATA, WELLS ARE FROM 100 FEET TO 350 FEET IN DEPTH WITHIN THE AREA WITH GOOD OR ACCEPTABLE WATER.
- SOLID WASTE HAULING SERVICE NOT PROPOSED. LOT OWNERS SHALL BE RESPONSIBLE FOR HAULING THEIR OWN SOLID WASTE.
- ON-SITE FIREFIGHTING FACILITIES ARE NOT PROPOSED.
- 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. 11-14-103.

Certificate of Surveyor

STATE OF WYOMING) COUNTY OF JOHNSON

I, Keith A. Neustel, a duly Registered Professional Land Surveyor in the State of Wyoming, do hereby certify that this plat of the LAST FRONTIER SUBDIVISION is based on the result of a field survey conducted under my direct supervision as a Registered Professional Land Surveyor.





Engineering

GRIZZLY

Final

Works Road 82834

Prepared for: Frontier Iron 659 Trabing F Buffalo, WY 8

/2 NW1/4, 49 North,