

# LATHAM ACRES SUBDIVISION

The above or foregoing subdivision of a tract of land located in Lot 3 and the NE 1/4 SW 1/4 of Section 7, T51N, R82W, of the 6th P.M., Johnson County, Wyoming, said tract of land being more particularly described as follows:

Commencing at an existing brass cap marking the southwest corner of said Section 7;  
 thence N14°24'52"E a distance of 1323.82 feet to an existing aluminum capped rebar stamped LS 324;  
 thence N11°40'41"W a distance of 588.10 feet to an existing aluminum capped rebar stamped LS 324;  
 thence N79°15'19"E a distance of 634.39 feet to an existing aluminum capped rebar stamped LS 324, said aluminum capped rebar being the true point of beginning of said tract of land;  
 thence N14°06'36"W a distance of 251.28 feet to an existing rebar;  
 thence S89°00'33"E a distance of 751.31 feet to an existing rebar with a plastic cap;  
 thence S05°51'23"W (Record S05°57'11"W) a distance of 470.00 feet to a point;  
 thence S78°34'41"W a distance of 565.50 feet to a point;  
 thence N14°06'36"W a distance of 359.68 feet to the true point of beginning of said tract of land as appears on this Plat, and, with free consent and in accordance with the desires of the undersigned owner and proprietor, containing 8.00 acres, more or less, have by these presents laid out and surveyed as LATHAM ACRES SUBDIVISION.

Witness my hand and seal this 7<sup>th</sup> day of March, 2003.

Mavis Latham

Mavis Latham, Trustee of the H. R. and Olive Fluke Trusts dated October 31, 1973

STATE OF WYOMING )  
 )ss  
 COUNTY OF JOHNSON)

The foregoing instrument was acknowledged before me by Mavis Latham, Trustee of the H. R. and Olive Fluke Trusts dated October 31, 1973, this 7<sup>th</sup> day of March, 2003.

Witness my hand and official seal.



Keith A. Neustel  
 Notary Public

My Commission Expires: 9/27/06

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



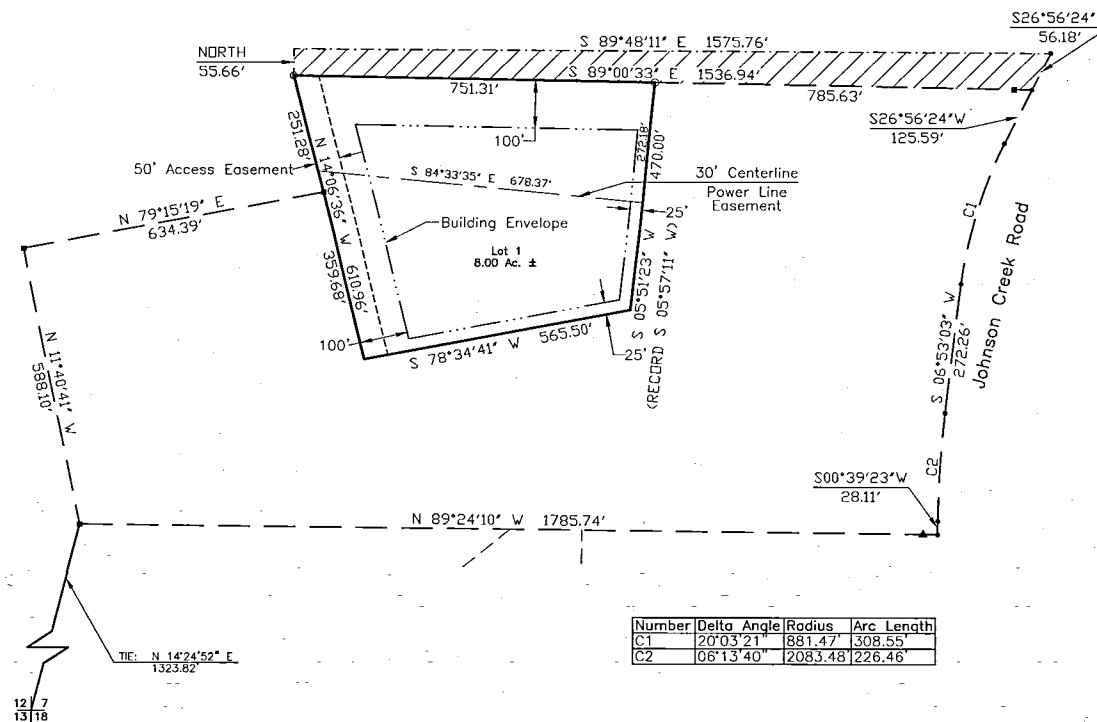
Scale: 1" = 200'  
 1 LOT  
 8.00± ACRES TOTAL

ZONING: RESIDENTIAL (SEE COVENANTS)

- Plastic Capped Rebar
- 5/8" Rebar
- ▲ Aluminum Capped Rebar Stamped "PE & LS 2085"
- Aluminum Capped Rebar Stamped "PLS 324"

Existing Access Easement with Road Maintenance Agreement (Filed in the Office of the Clerk of Johnson Co., WY.)

Building Envelope



## APPROVALS

Approved by the Johnson County Planning Commission this 11<sup>th</sup> day of March, 2003.

Linda Bembert  
 Attest: County Clerk

Paul R. Millhouse  
 Chairman of the Commission

Approved by the Johnson County Board of County Commissioners this 18<sup>th</sup> day of March, 2003.

Linda Bembert  
 Attest: County Clerk

Mark Conolly  
 Chairman

STATE OF WYOMING )  
 )ss  
 COUNTY OF JOHNSON) 012386

This instrument was filed for record on this 19 day of March, 2003, at 1:00 PM, and was duly recorded in Plat Book No. #2, page 225.

Linda Bembert  
 Register of Deeds

By: Deputy

Fee: \$ 50.00

Protective Covenants are recorded in Book 26A55, page(s) 474-479 and a Disclosure Statement has been prepared as per Johnson County Subdivision Regulations and is attached to the Protective Covenants as Exhibit "B".

EASEMENTS: Easements are as designated on this plat.

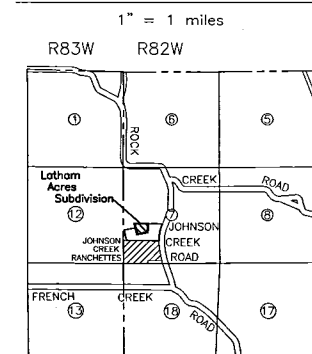
BASIS OF BEARING: Land Description contained on Warranty Deed filed in Book 87A40, Pages 113-114, and the Plat of Johnson Creek Ranchettes Subdivision filed in Plat Book 2, Page 156, in the Office of the Clerk of Johnson County, Wyoming.

BUILDING ENVELOPE: A Building Envelope is designated on this plat.

## PLAT WARNINGS

1. NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM. LOT OWNER SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN SMALL WASTEWATER DISPOSAL SYSTEM WHICH MEETS STATE AND COUNTY STANDARDS (W.S. 18-5-306).
2. NO PROPOSED DOMESTIC WATER SOURCE. LOT OWNER SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN WELL WHICH MEETS STATE STANDARDS (W.S. 18-5-306).
3. LOT IS LOCATED IN AREAS OF SEVERE SOIL LIMITATIONS, AS PER THE LAKE DESMET CONSERVATION DISTRICT REVIEW AND REPORT DATED FEBRUARY 3, 2003. SITE CONDITIONS MAY PREVENT THE USE OF CONVENTIONAL SEPTIC SYSTEMS AND BUILDING TECHNIQUES.
4. EXISTING WELLS IN THE AREA ARE APPROXIMATELY 200 TO 250 FEET DEEP WITH GOOD QUALITY WATER.
5. NO PUBLIC MAINTENANCE OF STREETS OR ROADS. PLAT ACCEPTANCE DOES NOT CONSTITUTE ACCEPTANCE OF ROADWAYS AS COUNTY ROADS.
6. SOLID WASTE HAULING SERVICE NOT PROPOSED. LOT OWNER SHALL BE RESPONSIBLE FOR HAULING THEIR OWN SOLID WASTE.
7. ON-SITE FIREFIGHTING FACILITIES ARE NOT PROPOSED.
8. 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.

## VICINITY SKETCH



GRIZZLY ENGINEERING  
 CONSULTING ENGINEERS and LAND SURVEYORS  
 P.O. BOX 1004  
 BUFFALO, WYOMING 82834  
 307/664-7029  
 Date Drawn: 02/21/2003  
 Drawn By: FPL  
 Checked By: KAN  
 Project No. 803-003  
 File Name: LATHAM.DWG

FINAL PLAT

Prepared for:  
 Mavis Latham  
 P.O. Box 315  
 BUFFALO, WY 82834

LATHAM ACRES SUBDIVISION

No.	DATE	REVISION DESCRIPTION	BY