

PLAT OF LEITCHMAN MINOR SUBDIVISION

BEING A TRACT OF LAND LOCATED IN PART OF LOT 2 AND LOT 3, SECTION 26, T51N, R82W of the 6th P.M. JOHNSON COUNTY, WYOMING
 TOTAL AREA= 6.67 Acres
 2 LOTS

PLAT WARNINGS

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 A STREAM OR RIVER FOR PERSONS LIVING ON THE BANKS OF A STREAM OR RIVER.

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.

NO PROPOSED DOMESTIC WATER SOURCE. LOT OWNERS SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN WELLS WHICH MEET STATE STANDARDS.

SOILS WITHIN THIS SUBDIVISION HAVE VERY LIMITED FEATURES FOR SEPTIC TANK ABSORPTION FIELDS, AND SOMEWHAT LIMITED FEATURES FOR LOCAL ROADS AND STREETS AND SHALLOW EXCAVATIONS.

DOMESTIC WATER SUPPLIES ARE ANTICIPATED TO BE OBTAINED THROUGH USE OF DRILLED WELLS. NO PROBLEMS AS TO AVAILABILITY OR QUALITY ARE ANTICIPATED.

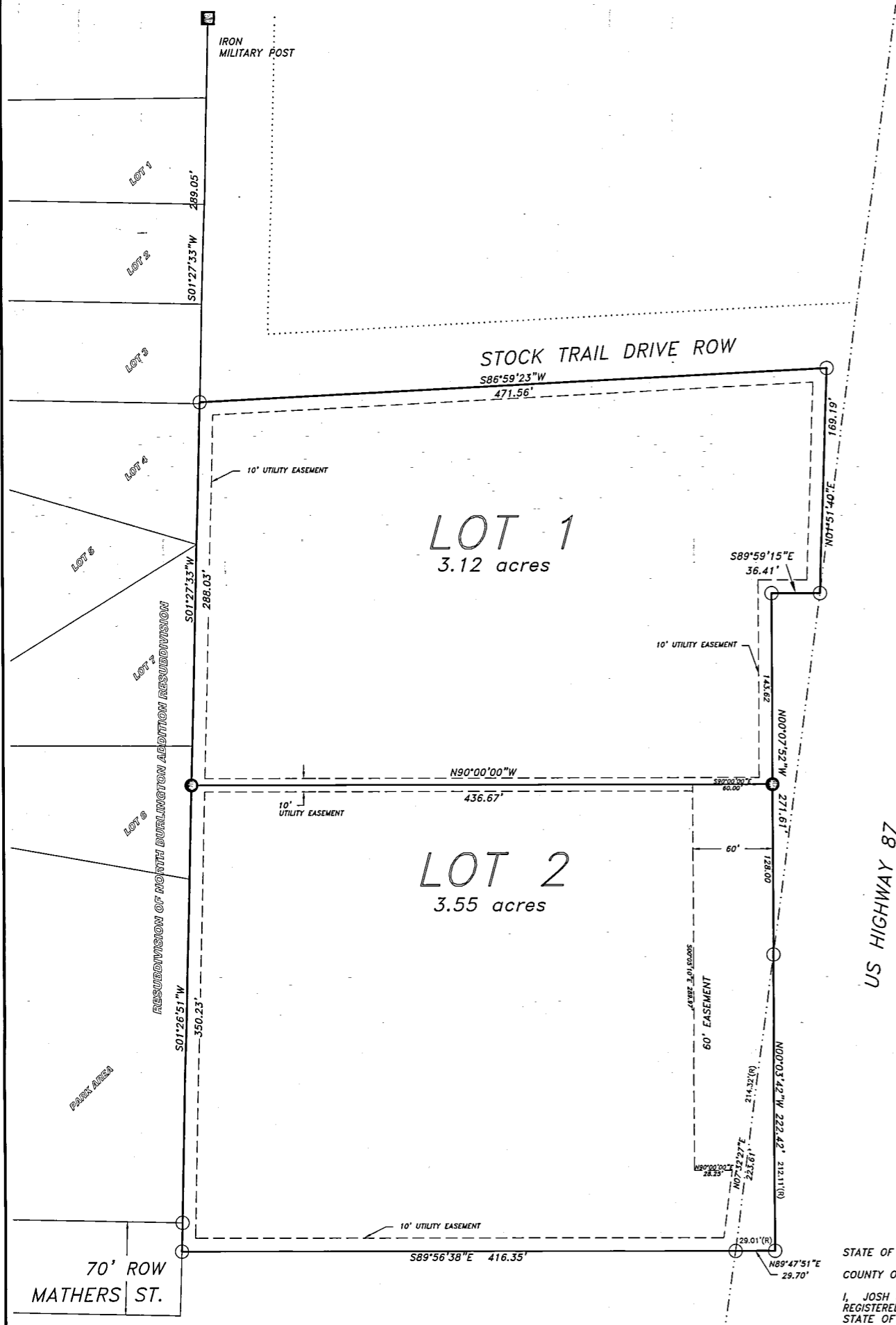
SOLID WASTE HAULING SERVICE NOT PROPOSED. LOT OWNERS SHALL BE RESPONSIBLE FOR HAULING THEIR OWN SOLID WASTE.

LEGEND

- FOUND ALUMINUM CAP
- ⊠ FOUND MILITARY RESERVATION IRON POST
- ⊙ SET 2" ALUMINUM CAP PELS8663
- PROPERTY LINE
- - - EASEMENT (UTILITY, IRRIGATION, DRAINAGE)
- - - EXISTING RIGHT-OF-WAY LINE



SCALE: 1"=50'



CERTIFICATE OF DEDICATION
 LEITCHMAN MINOR SUBDIVISION

THE ABOVE OR FOREGOING SUBDIVISION OF A TRACT OF LAND LOCATED WITHIN PART OF LOT TWO AND LOT THREE OF SECTION 26, T51N, R82W, OF THE 6TH P.M., JOHNSON COUNTY, WYOMING, AND THAT PORTION OF SECTION 26 FORMERLY DESCRIBED AS THE NORTH 75 FEET OF LOT 3, AND ALL OF LOT 4 IN BLOCK 1 OF THE CHAPLINE ADDITION TO THE CITY OF BUFFALO, WYOMING, THE STREETS AND ALLEYS OF SAID CHAPLINE ADDITION HAVING BEEN VACATED BY A RESOLUTION OF THE BOARD OF COMMISSIONERS OF JOHNSON COUNTY, WYOMING RECORDED FEBRUARY 2, 1977 IN BOOK 86A-18 OF MISCELLANEOUS, PAGE 215, IN THE OFFICE OF THE COUNTY CLERK, JOHNSON COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the Northeast Fort McKinney Military Post Monument located in said Section 26 thence along the East line of said Fort McKinney Military Post said line also being the East line of Burlington Addition to the town of Buffalo as filed in the Office of the Clerk, Johnson County, Wyoming S01°27'33"W, 289.05 feet to a 1 1/2" aluminum cap;
 Thence along said East line of said Fort McKinney Military Post S01°27'33"W, 288.03 feet to a 2" aluminum cap stamped PELS 8663;
 Thence along said East line of said Fort McKinney Military Post S01°26'51"W, 350.23 feet to a 1 1/2" aluminum cap;
 Thence S89°56'38"E, 416.35 feet to a point on the Westerly Right of Way of U.S. Hwy 87 monumented by a 1 1/2" aluminum cap;
 Thence N89°47'51"E, 29.70 feet to a point on the centerline of Lobben Street of said Chapline Addition to the City of Buffalo, Wyoming, the streets and alleys of said Chapline Addition having been vacated by a resolution of the Board of Commissioners of Johnson County, Wyoming recorded February 2, 1977, in book 86A-18 of Miscellaneous, Page 215, in the office of the County Clerk, Johnson County, Wyoming;
 Thence along said centerline of the vacated Lobben Street, N00°07'52"W, 222.42 feet to a point on the Westerly Right of Way of U.S. Hwy 87 to a point monumented by a 1 1/2" aluminum cap;
 Thence N00°07'52"W, 271.61 feet to a point monumented by a 1 1/2" aluminum cap;
 Thence S89°55'15"E, 36.41 feet to a point monumented by a 1 1/2" aluminum cap;
 Thence N01°51'40"E, 169.19 feet to a point monumented by a 1 1/2" aluminum cap;
 Thence S86°59'23"W, 471.56 feet along the South line of the Stock Trail Drive Right of Way to said point of beginning monumented by a 1 1/2" aluminum cap;
 Said tract of land encompasses 6.67 acres more or less; AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; CONTAINING 6.67 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS LEITCHMAN MINOR SUBDIVISION, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER HEREAFTER THE STREETS AS ARE LAID OUT AND DESIGNATED ON THIS PLAT, AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND FOR IRRIGATION AND DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT. THE DEDICATION OF THE STREETS OR ROADS ON THIS PLAT IN NO WAY OBLIGATES THE JOHNSON COUNTY COMMISSIONERS TO MAINTAIN SUCH ROADS OR ACCEPT THEM AS COUNTY ROADS NOR DOES IT RELIEVE THE SUBDIVIDER OF THE OBLIGATION TO CONSTRUCT SUCH STREETS OR ROADS ACCORDING TO THE REQUIREMENTS OF THE JOHNSON COUNTY SUBDIVISION RESOLUTION OR OTHER REGULATIONS; WITNESS OUR HANDS AND/OR SEALS THIS 11th DAY OF August, 2006.

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

EXECUTED THIS 11th DAY OF August, 2006.

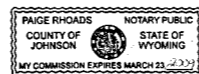
BY: MIKE AND MARY K. LEITCHMAN:

Mike Leitchman
 MIKE LEITCHMAN
Mary K. Leitchman
 MARY K. LEITCHMAN

STATE OF WYOMING }
 COUNTY OF JOHNSON } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF August, 2006, BY Mike Leitchman and Mary K. Leitchman

MY COMMISSION EXPIRES: 3-23-2009



Paige Rhoads
 NOTARY PUBLIC

CITY OF BUFFALO APPROVALS

The City of Buffalo Planning Commission hereby recommends approval of this plat on this 25th day of July, 2006.

Donnell P. Kuen Chairman
Gregory Secretary

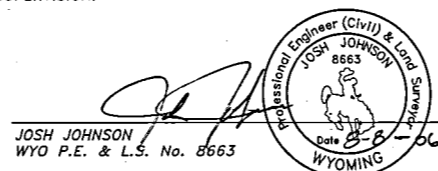
Approved by the City of Buffalo, Wyoming, this 1st day of August, 2006.

Bruce Hopp Mayor
Julie Silberman City Clerk

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
 COUNTY OF JOHNSON } ss

I, JOSH JOHNSON, OF BUFFALO, WYOMING, A DULY REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF LEITCHMAN MINOR SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



JOSH JOHNSON
 WYO P.E. & L.S. No. 8663

CERTIFICATE OF COUNTY PLANNING COMMISSION

APPROVED BY THE JOHNSON COUNTY PLANNING COMMISSION THIS 18th DAY OF August, 2006.

ATTEST:
Lisa Baurhart COUNTY CLERK
Harvey Crowe CHAIRMAN OF THE COMMISSION

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

APPROVED BY THE JOHNSON COUNTY BOARD OF COUNTY COMMISSIONERS 15th DAY OF August, 2006.

ATTEST:
Lisa Baurhart COUNTY CLERK
David E. Fish CHAIRMAN

CERTIFICATE OF RECORDER

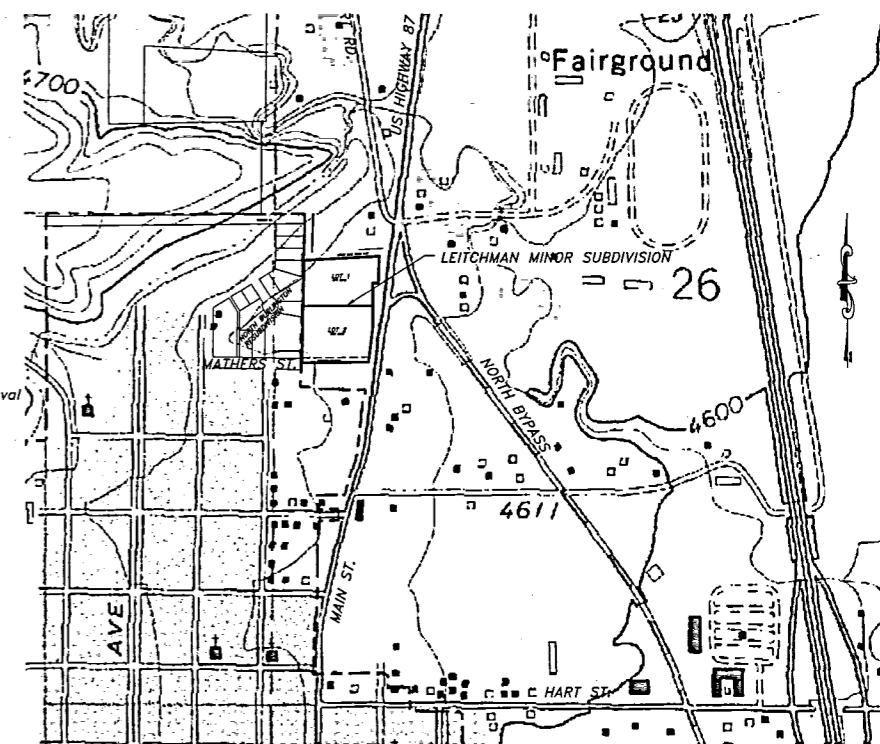
STATE OF WYOMING }
 COUNTY OF JOHNSON } ss

THIS INSTRUMENT WAS FILED FOR THE RECORD ON THE 25 DAY OF August 25, 2006, AT 4:00 PM, AND WAS DULY RECORDED IN PLAT BOOK HANBING, PAGE 273

FILE 273

REGISTER OF DEEDS

PROTECTIVE COVENANTS ARE RECORDED IN BOOK 86A61, PAGE 511-517



LOCATION MAP
 SCALE 1"=500'

PREPARED BY:
 BIGHORN SURVEYING AND ENGINEERING, LLC.
 69 N. Main St.
 BUFFALO, WY 82834

PREPARED FOR:
 MIKE AND MARY LEITCHMAN
 664 CRAZY WOMAN CANYON RD.
 BUFFALO, WY 82834