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. 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 250 FEET IN DEPTH WITHIN THE AREA WITH GOOD OR ACCEPTABLE WATER.
- NO PUBLIC MAINTENANCE OF STREETS, ROADS, OR DRIVEWAYS. PLAT ACCEPTANCE DOES NOT CONSTITUTE ACCEPTANCE OF ROADWAYS AS COUNTY
- 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.
- LOTS IN THIS SUBDIVISION MAY BE USED FOR THE EXPLORATION AND/OR DEVELOPMENT OF MINERALS.

LAKE DESMET CONSERVATION DISTRICT ADDITIONAL WARNINGS

BASED <u>ENTIRELY</u> ON THE LAKE DESMET CONSERVATION DISTRICT REVIEW ON SOIL INFORMATION INTERPRETED BY THE NATURAL RESOURCES CONSERVATION SERVICE CONTAINED IN A LETTER, DATED AUGUST 5, 2005, SIGNED BY DEAN BJERKE, THE FOLLOWING ARE THEIR STATED LIMITING FEATURES:

(1)708 — Theedle-Kishona-Shingle loams, 3 to 30 percent slopes — has very limited features for all components evaluated: dwellings without and with basements, lawns and landscaping, roads and streets, shallow excavations, small commercial buildings and septic tank

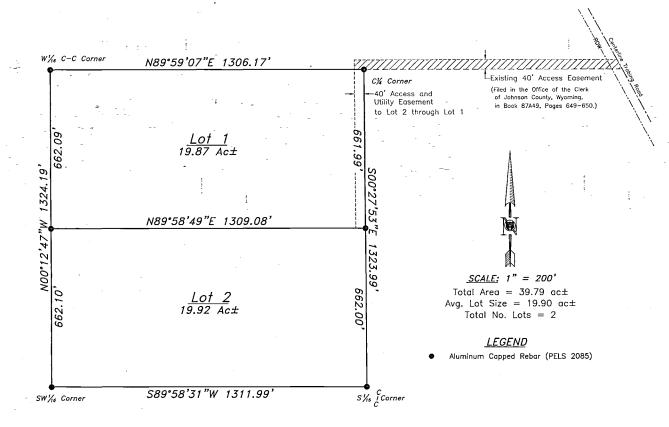
(2)725 - Cambria-Kishona Complex, 0 to 6 percent slopes - has somewhat limited features for the following components: dwellings without and with basements, roads and streets, shallow excavations, small commercial buildings and septic tank absorption fields.

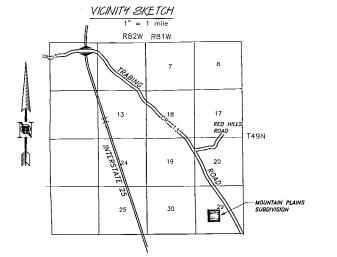
The information is for planning purposes. It does not eliminate the need for site specific investigation of the soils or for testing and analysis by technically experienced personnel in the design and construction of engineering projects

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 MOUNTAIN PLAINS SUBDIVISION is based on the results of Plats of Record and a field survey conducted under my direction as a Registered Professional Land Surveyor.







MOUNTAIN PLAINS SUBDIVISION

A tract of land being the NE%SW% of Section 29, T49N, R81W, of the 6th P.M., Johnson County, Wyoming, said tract of NE%SW% of said Section 29 being more particularly described as follows:

Commencing at the Center 1/4 corner of said Section 29, said Center 1/4 corner being the true point of

thence S00°27'53"E along the East line of said NE1/4SW1/4 of said Section 29 a distance of 1323.99 feet to a point, said point being the S 1/16th C-C of said Section 29;

thence S89°58'31"W along the South line of said NE½SW½ of said Section 29 a distance of 1311.99 feet to a point, said point being the SW 1/16th corner of said Section 29;

thence N00°12'47"W along the West line of said NE%SW% of said Section 29 a distance of 1324.19 feet to a point, said point being the W 1/16th C-C of said Section 29;

thence N89°59'07"E along the East-West Mid-Section line of said Section 29 a distance of 1306.17 feet to the true point of beginning of said tract of land as appears on this Plat. Said Plat, with free consent and in accordance with the desires of the undersigned Owners and Proprietors, contains 3.79 acres, more or less, and said Owners and Proprietors have by these presents laid out and surveyed as MOUNTAIN PLAINS SUBDIVISION.

<u>EASEMENTS:</u> Easements as shown on this Plat within Mountain Plains Subdivision are hereby dedicated for the use as stated.

Witness our hands this 97th day of August 2005.

John E. Mannan
John E. Garman, Operating Manager
Mountain Plains, LLC

COUNTY OF IOHNSON)

Witness my hand and official seal.



5/14/2006 My Commission Expires: ____

APPROVALS

Approved by the Johnson County Pla	anning Commission this	9th
day of August , 2005.		
2: B 1.	at A	

State of Wyoming) 042633 County of Johnson This instrument was filed for record on the August , 2005, at 2:45 PM in Hanging File Hanging File #2 , Page 2.56

Fee: \$ 50.00

Protective Covenants are recorded in Book 86459 pages 668-672.

and a Disclosure Statement has been prepared as per Johnson County Subdivision Regulations and is attached to the Protective Covenants as Exhibit "B".

Engineering GRIZZLY 277 PLAINS SUBDIVISION MOUNTAIN