FINAL PLAT **NORTH SHORE** PLANNED UNIT DEVELOPMENT PHASE II N89°05'55"E 187.23 NO1°11'20"W 26.68 S00°57'48"E 83.36 N88°48'40"E 522.79" Existing Centerline Lower Piney Creek Rd. 36 PHASE II NE22 SCALE: 1" = 200' 9.26 Ac.± LEGAL_DESCRIPTION Total Acres = 9.26 Ac± Number of PUD Lots = 1 NE9 R82W, and Section 36, T53N, R83W; S85°51'55"W thence N82°30'13"E a dietance of 937.56 feet to a point monu PE&LS 2085, said point being the true point of beginning of said tract of land; N05°15'43"W 4620 High thence following the high water mark of Lake DeSmet Reservoir in a southerly direction within said Section 31, 384.16 T53N, R82W, and Section 1, T52N, R83W, to a point within said Let 1 of said Section 1, T52N, R83W, from 150.27 Water Line which said existing brase cap marking said South Section corner common to said Section 31, T53N, R62W, S05°15'43"E and Section 36, T53N, R83W bears N72*12'04"E a distance of 1839.90 feet, said point being monumented 148.14 with an aluminum capped rebar stamped PE&LS 2085 • = ALUMINUM CAPPED REBAR (PELS 2085) SET THIS SURVEY NE10 "K" LANE S84°38'37"W PE&LS 2085 O = EXISTING ALUMINUM CAPPED REBAR 100.00 thence S84*38'37"M PE&LS 2065; (PELS 2085) NE7 = BRASS CAP = EXISTING 60 FOOT ACCESS & NE8 Development, Phase II, and do hereby reserve North Shore Drive, Monument Road, Lott Ranch Road, Island View Drive, Ridge View Drive, and all unnemed thirty (30) foot access essements as private road essements EXISTING 30 FOOT ACCESS & and/or private access essements, said private road essements and/or private access essements also UTILITY EASEMENT received as perpetual egeoments for the installation and maintenance of utilities. The receiving of North Shore Drive, Monument Road, Lott Ranch Road, leland View Drive, and Ridge View Drive as private road rents on this plat in no way obligates the Johnson County Commissioners to maintain such roads or accept them as County Roads ner does it relieve the subdivider of the obligation to construct such roads LANE Witness my hand and seed this ZI day of OCTOBER , 2013. NE12 STATE OF WYOMING COUNTY OF JOHNSON Properties, LLC, this 21 day of October 2013 **NE13** NE4 NE6 BRENT BENNETT - NOTARY PUBLIC My Commission Expires: 23, 26/4 NE14 PLAT WARNINGS Lake DeSmet NE15 THE STATE OF WYOMING DOES NOT RECOGNISE ANY REPARAM RISHING TO THE CONTINUES MATURAL PLOW OF A STREAM OR RIVER FOR PERSONS LANGS ON THE NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM. LOT OWNERS SYMLL BE RESPONSIBLE FOR BUILDING THEIR OWN SMALL WASTEWATER DISPOSAL SYSTEMS WHICH MEET STATE AND COUNTY STANDARDS (W.S. 18-6-308). EACH LOT SHALL INSTALL A PRE-APPROVED D.E.Q. DISPOSAL SYSTEM CONSISTING OF A MINIMUM 1200 GALLON SEPTIC TANK, DUAL PUMP CHAMBER, INFLITRATION CHAMBERS, AND FOUR (4) FEET OF MATERIAL REMOVED BELOW THE INFLITRATION CHAMBERS AND REPLACED WITH MATERIAL HAVING A PERCOLATION RATE NO GREATER THAN 10 MINUTES/INCH. ANY SCORIA AQUIFER SHALL BE LOCATED A MINIMUM OF 250 FEET UPGRADIENT (MEST) OF THE HIGH WATER LINE AND 100 FEET CROSS GRADIENT FROM ANY LINE DRAWN FROM ANY LEACHFIELD SITE DIRECTLY DOWN GRADIENT FROM THE LAKE. A. ALL LEACHFIELDS SHALL BE A MINIMUM OF 15 FEET ABOVE GROUNDWATER IF WITHIN THE SCORIA. FURTHER, ALL LEACHFIELDS SHOULD BE PLACED NO GREATER THAN 3 FEET BELOW THE GROUND SURFACE. IN ADDITION, NO LEACHFIELDS SHALL BE DEEPER THAN 4665 ELEVATION (FIVE FEET ABOVE THE NE1 **NE17** NE19 ALL LEACHFIELDS SHALL BE DEBUGGED WITH NOZZLE BREAKS USED TO SPREAD THE WASTERMATER WITHIN THE CHAMBERS. AIR VENTS SHALL BE USED WITH NOZZLE BREAKS USED TO SPREAD THE WASTERMATER WITHIN THE CHAMBERS TO PROVIDE AN AEROBIC ATMOSPHERE WITHIN THE CHAMBERS, THESE VENTS CAN BE PASSIVE AND EACH LEACHFIELD SHALL HAVE TWO VENTS. THE INTAKE AND OUTLET SHALL BE ON THE OPPOSITE SIDES OF THE CHAMBERS. THE INTAKE SHALL BE AT GROUND LEVEL AND OUTLET SHOULD **NE18** BE 10 FEET ABOVE THE GROUND SURFACE. ALL SEPTIC SYSTEMS SHALL BE PRESSURIZED DOGING SYSTEMS. SEPTIC TANK FILTERS MUST BE USED. THE FOUR FEET OF MATERIAL BEHEATH THE CHAMBER SHALL HAVE A PLOF LESS THAN S. MO PROPOSED PUBLIC DOMESTIC WATER SOURCE. LOT OWNERS SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN WELLS WHICH MEET STATE STANDANDS (W.S. 18-5-305). WELLS WITH JUNIOR PRIORITY WATER RIGHTS MAY BE REGULATED IN ORDER TO SATISFY SENIOR WATER RIGHTS. IF REGULATED, A CISTERN OR DEEPER WELL MAY BE RECUMED AS THE DOMESTIC WATER SOURCE. A PLACEMENT OF ALL LEACHFIELDS AND WELLS AT ALL LOTS SHOULD BE PRE-PLANNED AND/OR DESIGNED TO ENGINE PROPER SEPARATION. B ALL WELLS SHOULD BE DRILLED TO THE BOTTOM OF THE SCORACLINKER AND SCREENED SUCH THAT THERE IS A MINIMUM OF 20 FEET OF SEPARATION BETWEEN THE TOP OF SCREEN AND THE STATIC WATER LEVEL. THIS MAY REQUIRE THAT ONLY 5 FEET OF SCREEN BE USED IN SOME OF THE WELLS. BASED ON THE AQUIFER PROPERTIES, ADEQUATE WATER WILL BE PRODUCED FROM 5 FEET OF SCREEN. C. ALL RESIDENTS SHALL USE THE WATER QUALITY TREATMENT SYSTEMS SUMMARIZED IN THE REPORT. B. POTENTIAL BUYERS AND AND SALL WELS AND REGULATIONS, PART III, WATER WELL DRILLING CONTRACTOR AND CONSTRUCT/COMPLETE THEIR WELL WITHIN GUIDELINES DESCRIBED IN SEO RULES AND REGULATIONS, PART III, WATER WELL MINIMUM CONSTRUCTION STANDANDS. AN APPROVED PERMIT FROM THE WYOMING 360 IS REQUIRED PRIOR. TO THE DRILLING OF A WATER WELL MINIMUM. CONTRACTOR AND CONSTRUCTION STANDANDS. AN APPROVED PERMIT FROM THE WYOMING 360 IS REQUIRED. TO THE DRILLING OF A WATER WELL MINIMUM. CONSTRUCTION STANDANDS. AN APPROVED PERMIT FROM THE WYOMING 360 IS REQUIRED. TO THE DRILLING OF A WATER WELL MINIMUM. "G"LANE 4. BASED ENTINELY ON THE LAKE DESMET CONSERVATION DISTRICT REVIEW ON SOIL REFORMATION INTERPRETED BY THE HATURAL RESOURCES CONSERVATION SERVING FOLLOWING ARE TYPES OF SOIL WITHIN THE SUBDIVISION AND THEIR LIMITING FEATURES: A. BIS.-FAIRBURN-HATTENBUTTE COSBLY, 6-45 PERCENT SLOPES - HAS VERY LIMITED FEATURES FOR THE FOLLOWING COMPONENTS: DWELLINGS WITH AND WITHOUT BASEMENTS, SMALL COMMERCIAL BUILDINGS, LAWN AND LANDSCAPE, LOCAL ROADS AND STREETS, SHALLOW EXCAVATIONE, AND SEPTIC TANK ABBORPTION FIELDS. SOIL 853 HAS SEVERE POTENTIAL EROSION HAZARD FOR ROAD AND TRAIL. an - reclude lock, 3 to e percent lâter - Mê Vert Lâter Privilles per Lock, rove Mê Straffs 927 - BALIX-IRONBUTTE-ROCK OUTCROP COMPLEX, 3-40 PERCENT SLOPES - HAS VERY LIMITED PEATURES FOR THE FOLLOWING COMPONENTS: DWELLINGS WITH AND WITHOUT BASEMENTS, SMALL COMMERCIAL BUILDINGS, LAWN AND LANDSCAPE, LOCAL ROADS AND STREETS, SHALLOW EXCAVATIONS, AND SEPTIC TARK LANE 589 - BALIX-BALIXSON-HIRTLEY COMPLEX, 3-39 PERCENT SLOPES - HAS VERY LIBITIED FEATURES FOR THE POLLOWING COMPONENTS: DWILLINGS WITH AND WITHOUT BASEMENTS, SMALL COMMISSION, BUILDINGS, LAMIN AND LANDSCAPE, LOCAL ROADS AND STREETS, SHALLOW EXCAVATIONS, AND SEPTIC TANK ABSORPTION FIELDS. NE21 NE20 887 - HINTLEY-MONBUTTE COMPLEX, 19-30 PERCENT SLOPES - HAS VERY LIMITED PEATURES FOR THE FOLLOWING COMPONENTS: SMALL COMMERCIAL BUILDINGS, LOCAL ROADS AND STREETS, AND SEPTIC TANK ASSORPTION FIELDS. SOIL 867 HAS SEVERE POTENTIAL EROSION HAZARD FOR ROAD AND TRASL 4620 High Water Line A. PROMINIMABLE BATA, WELLS ARE PROM 10 PERT TO 10 PERT BIRDPH WITHOUT THE AREA WITH GOOD OR ACCUPTABLE WATER 8. THERE ARE EXISTING AND AGRICULTURAL OPERATIONS ACHACENT TO THIS SUBMINION AND AGRICULTURAL IMPRINCES MAY EXIST WITH THE SUBMINION. THE 18. IT IS RECOMMENDED THAT HOME SITES LOCATED MENT TO THE LAME BE REGUINED TO REPLACE 4 PIET OF THE SUBSCIL, WITH A MATERIAL THAT HAS A PRINCOLATION PLATE SLOWER THAN 10 MINUTES PER INCH. An existing non-exclusive easement and right-of-way established and recorded in "Mutual Right-of-Way Easement & Agreement" filed in the Office of the Clerk of Johnson County, Wyoming, in Book R/W 20, pages 368-386. *NOTE 2: The Lake DeSmet Counties Coalition has an "Emergency Flood Easement above 4,620 Elevation" defined as 4630 feet above Mean Sea Level (NGVD of 1929) recorded and filed in the Office of the Clerk of Johnson County, Wyoming, in Book 16 R/W, pages 199 - 225. **APPROVALS** Lot NE22 Approved by the Johnson County Planning Commission this _____ CERTIFICATE OF SURVEYOR STATE OF WYOMING) COUNTY OF JOHNSON) Chairperson of the Commission Attest: County Clerk L KEITH A. NEUSTEL , e duly registered Land Surveyor in the State of Wyoming, do hereby certify that this Plat of North Shore Planned Unit Development, Phase II, is based on an actual field survey, under my direction as a Registered Professional Approved by the Johnson County Board of County Commissioners this **VICINITY SKETCH** NTS State of Wyoming County of Johnson Prepared for: This instrument was filed for record on the _____ day of Lake DeSmet Properties LLC _____ , 2013, at ______ , and was duly recorded PO Box 608 in the Hanging File, Page (s) ______. Buffalo, Wyoming 82834 STATE OF WYOMING } COUNTY OF JOHNSON } SS Doc Number: 133849 Nelson Engineering This instrument was Filed for record on 11/5/2013 at 3:26 PM Register of Deeds CONSULTING ENGINEERS and LAND SURVEYORS P.O. BOX 1004 BUFFALO, WYOMING 307/684-7029 **Date Drawn: 02/25/13 Scale:** See Drawing Protective Covenants are recorded in Book <u>86A60</u>, pages <u>2-27</u> Drawn By: FPJ Checked By: BAB/KAN Project No. B12-064 File Name: 12-064.dwg