

CERTIFICATE OF DEDICATION
STATE OF WYOMING } SS
COUNTY OF JOHNSON

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCEL OF LAND, A PARCEL OF LAND SITUATE IN THE SW¼SW¼ SECTION 26, THE SE¼SW¼ SECTION 27, THE E½NW¼ SECTION 34 AND THE NW¼ SECTION 35, ALSO BEING PORTIONS OF TRACT 60, TRACT 80 AND TRACT 85, T.43N., R.84W., 6TH P.M., JOHNSON COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35, MONUMENTED BY A BRASS CAP, THENCE N31°18'36"E, A DISTANCE OF 306.14 FEET TO THE POINT OF BEGINNING MONUMENTED BY A BRASS CAP AND LOCATED ON THE SOUTH LINE OF BARNUM ROAD;

THENCE S49°41'21"E, A DISTANCE OF 243.85 FEET TO A POINT, MONUMENTED BY A BRASS CAP;

THENCE S68°12'48"E, A DISTANCE OF 410.23 FEET TO A POINT, MONUMENTED BY A BRASS CAP;

THENCE S57°19'13"E, A DISTANCE OF 771.23 FEET TO A POINT, MONUMENTED BY A BRASS CAP;

THENCE S13°53'52"W, A DISTANCE OF 693.39 FEET TO A POINT MONUMENTED BY A BRASS CAP;

THENCE S28°52'20"W, A DISTANCE OF 944.68 FEET TO A POINT MONUMENTED BY A BRASS CAP;

THENCE S57°42'19"W, A DISTANCE OF 58.12 FEET TO A POINT LOCATED ON THE EAST LINE OF THE BAR C ROAD, MONUMENTED BY A BRASS CAP;

THENCE ALONG A CURVE TO THE LEFT AND THE EAST LINE OF THE BAR C ROAD, HAVING A RADIUS OF 336.48 FEET, THROUGH A CENTRAL ANGLE OF 100.02 FEET, WITH A CHORD BEARING OF N43°11'58"W, A DISTANCE OF 99.65 FEET TO A POINT OF TANGENCY, MONUMENTED BY A BRASS CAP;

THENCE N61°23'00"W, ALONG THE EAST LINE OF THE BAR C ROAD, A DISTANCE OF 120.01 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE N25°01'00"W, ALONG THE EAST LINE OF THE BAR C ROAD, A DISTANCE OF 320.69 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE ALONG A CURVE TO THE LEFT AND THE EAST LINE OF THE BAR C ROAD, HAVING A RADIUS OF 336.48 FEET, THROUGH A CENTRAL ANGLE OF 32°00'00", A DISTANCE OF 187.93 FEET, WITH A CHORD BEARING OF N41°01'00"W, A DISTANCE OF 185.49 FEET TO A POINT OF TANGENCY, MONUMENTED BY A BRASS CAP;

THENCE N57°01'00"W, ALONG THE EAST LINE OF THE BAR C ROAD, A DISTANCE OF 376.10 FEET TO A POINT OF CURVATURE, MONUMENTED BY A BRASS CAP;

THENCE N03°45'00"W, ALONG THE EAST LINE OF THE BAR C ROAD, A DISTANCE OF 191.57 FEET TO A POINT LOCATED ON THE WEST LINE OF SAID TRACT 60, MONUMENTED BY A BRASS CAP;

THENCE N00°00'55"W, ALONG THE WEST LINE OF SAID TRACT 60, A DISTANCE OF 766.44 FEET TO A POINT, MONUMENTED BY A BRASS CAP;

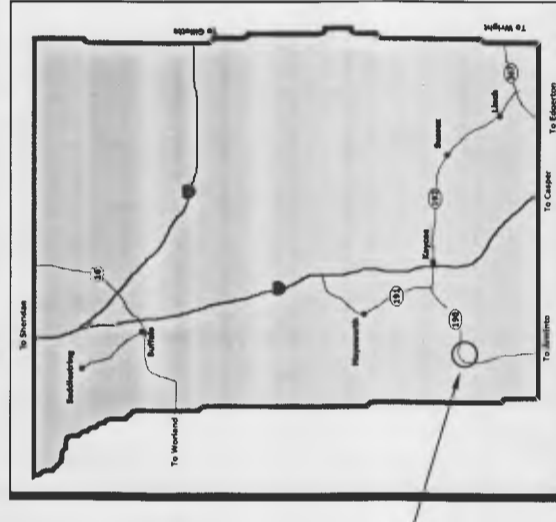
THENCE ALONG A CURVE TO THE RIGHT AND THE EAST LINE OF THE BAR C ROAD, HAVING A RADIUS OF 236.48 FEET, THROUGH A CENTRAL ANGLE OF 53°15'57", A DISTANCE OF 219.65 FEET, WITH A CHORD BEARING OF N30°22'58"W, A DISTANCE OF 212.01 FEET TO A POINT OF TANGENCY, MONUMENTED BY A BRASS CAP;

THENCE N03°45'00"W, ALONG THE EAST LINE OF THE BAR C ROAD, A DISTANCE OF 191.57 FEET TO A POINT LOCATED ON THE WEST LINE OF SAID TRACT 60, MONUMENTED BY A BRASS CAP;

THENCE N61°22'00"E, ALONG THE SOUTH LINE OF BARNUM ROAD, A DISTANCE OF 407.47 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 53.69 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

THE FOREGOING SUBDIVISION OF PORTIONS OF TRACT 60, TRACT 80 AND TRACT 85, ALSO BEING PORTIONS OF THE SW¼SW¼ SECTION 26, SE¼SW¼ SECTION 27, NW¼ SECTION 34 AND THE NW¼ SECTION 35, T.43N., R.84W., 6TH P.M., JOHNSON COUNTY, WYOMING, AS APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, CONTAINING 53.69 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS OUTLAW ACRES, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER HEREFTER 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, NOR DOES IT RELIEVE THE SUBDIVIDERS OF THE OBLIGATION TO MAINTAIN SUCH ROADS OR ACCEPT THEM AS COUNTY ROADS, NOR DOES IT RELIEVE THE SUBDIVIDERS OF THE OBLIGATION TO OBTAIN NECESSARY APPROVALS FROM THE BOARD OF COUNTY COMMISSIONERS OF THE JOHNSON COUNTY SUBDIVISION RESOLUTION OR OTHER REGULATIONS, AND RIGHTS UNDER AND BY THE TERMS OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED. WITNESS OUR HANDS AND SEALS THIS 2ND DAY OF September, 2006.



LEGEND
 SET BRASS CAP
 SET MONUMENT 5/8" REBAR & ALUMINUM CAP
 FOUND MONUMENT AS NOTED

NOTES
 1. 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.
 2. 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.
 3. NO PROPOSED DOMESTIC WATER SOURCE. LOT OWNERS SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN WELLS WHICH MEET STATE STANDARDS (W.S. 18-5-306).
 4. 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).
 5. LOTS ARE LOCATED IN AREAS OF SEVERE SOIL LIMITATIONS. SITE CONDITIONS MAY PREVENT THE USE OF CONVENTIONAL SEPTIC SYSTEMS AND BUILDING TECHNIQUES.
 6. INDIVIDUAL WATER WELLS WILL BE REQUIRED FOR EACH LOT FOR DOMESTIC WATER SUPPLY. SEE NOTE NUMBER 2 ABOVE.
 7. NO PUBLIC MAINTENANCE OF STREETS OR ROADS. PLAT ACCEPTANCE DOES NOT CONSTITUTE ACCEPTANCE OF ROADWAYS AS COUNTY ROADS. ACCESS MAY BE DIFFICULT IN WINTER MONTHS.
 8. Hauling their own solid waste.
 9. ACCESS TO BEAVER CREEK FOR FIRE FIGHTING EQUIPMENT WILL BE PROVIDED NEAR THE NORTHEAST CORNER OF LOT 3.
 10. THERE ARE EXISTING AGRICULTURAL OPERATIONS ADJACENT TO THIS SUBDIVISION AND AGRICULTURAL NUISANCES MAY EXIST WITHIN THE SUBDIVISION. EXISTING AGRICULTURAL OPERATIONS ARE COVERED BY W.S. 11-44-103.
 11. THERE IS AN EXISTING WYOMING GAME AND FISH ACCESS EASEMENT ALONG BLUE CREEK. THE EASEMENT EXTENDS 50 FEET FROM THE HIGH WATER LINE OF EACH SIDE OF BLUE CREEK. NO STRUCTURES OR OTHER ITEMS, INCLUDING FENCES, CAN BE PLACED WITHIN THIS EASEMENT. EASEMENT RECORDING INFORMATION: RECORDED NOVEMBER 30, 1971 AS INSTRUMENT #80144. THIS EASEMENT AFFECTS LOTS 5 - 8. HUNTING MAY BE ALLOWED ON THE ADJACENT PUBLIC LANDS.

CERTIFICATE OF SURVEYOR
 STATE OF WYOMING } SS
 COUNTY OF JOHNSON

I, WILLIAM R. FEHRINGER, A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 5528, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM NOTES TAKEN DURING AN ACTUAL SURVEY MADE UNDER MY CREDIT SUPERVISOR'S CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF CORRECTLY AND ACCURATELY REPRESENTS SAID SURVEY. THE DIMENSIONS ARE EXPRESSED IN FEET AND DECIMALS THEREOF AND COURSES REFERRED TO ARE TO THE TRUE MERIDIAN. ALL BEING TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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APPROVALS
 APPROVED BY THE JOHNSON COUNTY BOARD OF COUNTY COMMISSIONERS THIS 5TH DAY OF September, 2006.
 ATTEST: Shirley R. Umbert COUNTY CLERK
 APPROVED BY THE JOHNSON COUNTY PLANNING COMMISSION THIS 18TH DAY OF August, 2006.
 ATTEST: Shirley R. Umbert COUNTY CLERK

APPROVALS
 APPROVED BY THE JOHNSON COUNTY BOARD OF COUNTY COMMISSIONERS THIS 5TH DAY OF September, 2006.
 ATTEST: Shirley R. Umbert COUNTY CLERK
 APPROVED BY THE JOHNSON COUNTY PLANNING COMMISSION THIS 18TH DAY OF August, 2006.
 ATTEST: Shirley R. Umbert COUNTY CLERK

NOTES
 1. ERROR OF CLOSURE EXCEEDS 1:10,000.
 2. BASIS OF BEARINGS IS THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 1983.

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RECORDED
 STATE OF WYOMING } SS
 COUNTY OF JOHNSON

THIS INSTRUMENT WAS FILED FOR THE RECORD ON THE 8TH DAY OF September, 2006, AT 10:25 AM, AND WAS DULY RECORDED IN PLAT BOOK Page 274.
 FEE: \$50.00
Walter L. Edelman REGISTER OF DEEDS

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 STATE OF WYOMING } SS
 COUNTY OF JOHNSON

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PROTECTIVE COVENANTS ARE RECORDED IN BOOK 86A-61, PAGE 582-588

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SCALE: 1" = 200'

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C.E.D.I.
 Civil Engineering Professionals, Inc.
 5080 Enterprise Drive • Casper, Wyoming 82509
 (307) 256-4346 • (307) 256-0103 Fax

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OUTLAW ACRES SUBDIVISION
 BEING A PORTION OF
 TRACT 60, TRACT 80 AND TRACT 85
 SW¼SW¼ SECTION 26, SE¼SW¼ SECTION 27
 E½NE¼ SECTION 34, N½NW¼ SECTION 35, T.43N., R.84W., 6TH P.M.
 JOHNSON COUNTY WYOMING

OUTLAW ACRES SUBDIVISION
 BEING A PORTION OF
 TRACT 60, TRACT 80 AND TRACT 85
 SW¼SW¼ SECTION 26, SE¼SW¼ SECTION 27
 E½NE¼ SECTION 34, N½NW¼ SECTION 35, T.43N., R.84W., 6TH P.M.
 JOHNSON COUNTY WYOMING

William R. Fehring
 NOTARY PUBLIC
 William R. Fehring
 Notary Public
 State of Wyoming
 License No. 5528
 Exp. 12/31/2008

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