

SCALE: 1" = 50'
 Total Area = 7.23 ac±
 Total Area = 314,940 Sq. Ft.±
 Total No. Lots = 3

LEGEND

- = Set Aluminum Capped Rebar Stamped "LS 10566"
- ▲ = Found Aluminum Capped Rebar
- = Found Brass Capped Pipe Stamped "LS 2085"
- ✕ = Irrigation Water Turnout

PLAT WARNINGS

1. PRIVATE SEWAGE DISPOSAL SYSTEM. LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING THEIR OWN SMALL WASTEWATER DISPOSAL SYSTEM WHICH MEETS STATE AND COUNTY STANDARDS (W.S.18-5-306).
2. DOMESTIC WATER SOURCE. LOT OWNERS SHALL BE RESPONSIBLE FOR MAINTAINING THEIR OWN WELLS WHICH MEET STATE STANDARDS (W.S.18-5-306).
3. 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 THE PERSONS LIVING ON THE BANKS OF A STREAM OR RIVER. (W.S. 18-5-306).
4. WARNING: LOTS IN THE SUBDIVISION MAY BE USED FOR THE EXPLORATION AND/OR DEVELOPMENT OF MINERALS.
5. SOLID WASTE HAULING SERVICE NOT PROPOSED. LOT OWNERS SHALL BE RESPONSIBLE FOR HAULING THEIR OWN SOLID WASTE.
6. ONSITE FIREFIGHTING FACILITIES ARE NOT PROPOSED.
7. SOILS LIMITATIONS: SOILS WITHIN THE PROPERTY HAVE BEEN DESIGNATED AS HAVING SOMEWHAT TO VERY LIMITED FEATURES FOR SMALL COMMERCIAL BUILDINGS, DWELLINGS WITH AND WITHOUT BASEMENTS, LAWNS AND LANDSCAPING, LOCAL ROADS AND STREETS, SHALLOW EXCAVATIONS AND SEPTIC TANK ABSORPTION FIELDS IN A SOILS INFORMATION REPORT PROVIDED BY THE LAKE DESMET CONSERVATION DISTRICT ON APRIL 30, 2012.
8. NATURAL GAS PIPELINE: A NATURAL GAS PIPELINE EXISTS ALONG THE EASTERN BOUNDARY OF ALL THREE LOTS.
9. EXISTING AGRICULTURAL OPERATIONS: THERE ARE EXISTING AGRICULTURAL OPERATIONS ADJACENT TO THIS SUBDIVISION AND AGRICULTURAL NUISANCES MAY EXIST.
10. IRRIGATION WATER: THERE ARE EXISTING IRRIGATION WATER RIGHTS ASSOCIATED WITH THIS PROPERTY, WHICH ARE TO BE EQUALLY DIVIDED BETWEEN LOTS 1-3 TO BE USED FOR IRRIGATION PURPOSES BY LOT OWNERS.

PETRA SUBDIVISION
 A PARCEL OF LAND LOCATED IN THE
 NW¼NW¼, S26, T.51N., R.82W., 6TH P.M.,
 JOHNSON COUNTY, WYOMING

PERIMETER DESCRIPTION:

Beginning at the northwest corner of said Section 26, which point is monumented by a brass capped pipe; thence S0°11'51"E along the West line of said Section 26 a distance of 940.50 feet to an aluminum capped rebar, herein after a typical monument, and which line is the Basis of Bearing of this description; thence N87°08'09"E a distance of 461.00 feet to a typical monument; thence N8°01'51"W a distance of 53.70 feet to a typical monument; thence N10°41'51"W a distance of 425.00 feet to a point; thence N22°41'51"W a distance of 141.00 feet to a typical monument; thence N34°41'51"W a distance of 137.00 feet to a typical monument; thence N36°27'52"W a distance of 253.87 feet to a typical monument on the North line of said Section 26; thence along said North line of Section 26 S89°52'09"W a distance of 94.00 feet, to the Point of Beginning of this description, containing 7.23 acres ±, and subject to all easements, rights-of-way and restrictions of record.

Spencer Dean Hepp and Paula Marie Hepp, as owners of the above and foregoing lands, do hereby certify that we have caused the "Petra Subdivision" as appears on this plat.

Said plat is prepared and offered with free consent and in accordance with the desires of the undersigned owners, containing 7.23 acres, more or less.

Said owners have by these present, laid out and surveyed as PETRA Subdivision, Lots 1, 2, and 3, and said owners hereby dedicate all easements as shown hereon.

Witness my hand this 27th day of August, 2012.

Spencer Dean Hepp
 Spencer Dean Hepp

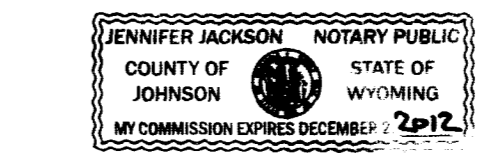
Witness my hand this 27th day of August, 2012.

Paula Marie Hepp
 Paula Marie Hepp

STATE OF WYOMING)
)SS
 COUNTY OF JOHNSON)

The foregoing instrument was acknowledged before me by Spencer Dean Hepp and Paula Marie Hepp this 27th day of August, 2012.

Witness my hand and official seal.

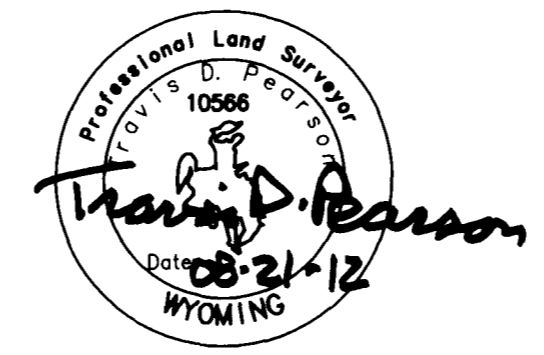


Jennifer Jackson
 Notary Public

My Commission Expires: 12/2/12

CERTIFICATE OF SURVEYOR

I, Travis D. Pearson, a duly Registered Professional Land Surveyor in the State of Wyoming, do hereby certify that this Plat of the PETRA SUBDIVISION is based on the results of a field survey, and documents recorded in the Johnson County Clerk and Recorders Office, conducted under my direction as a Registered Professional Land Surveyor.



APPROVALS

Approved by the City of Buffalo Planning Commission this 24th day of JULY, 2012.
Jim Martin Chairperson *Craig Cope* Attest: Secretary

Approved by the Johnson County Planning Commission this 28th day of August, 2012.
Margaret Smith-Briff Chairperson *Sirke Edelman* Attest: County Clerk

Approved by the Buffalo City Council this 7th day of AUGUST, 2012.
[Signature] Mayor *Julie Silbernagl* Attest: City Clerk

Approved by the Johnson County Board of County Commissioners this 4 day of SEPT, 2012.
Robert Shelby Chairperson *Sirke Edelman* Attest: County Clerk

STATE OF WYOMING)
)SS
 COUNTY OF JOHNSON)

This instrument was filed for record on the _____ day of _____, 2012, at _____ and was duly recorded on Hanging File page _____.

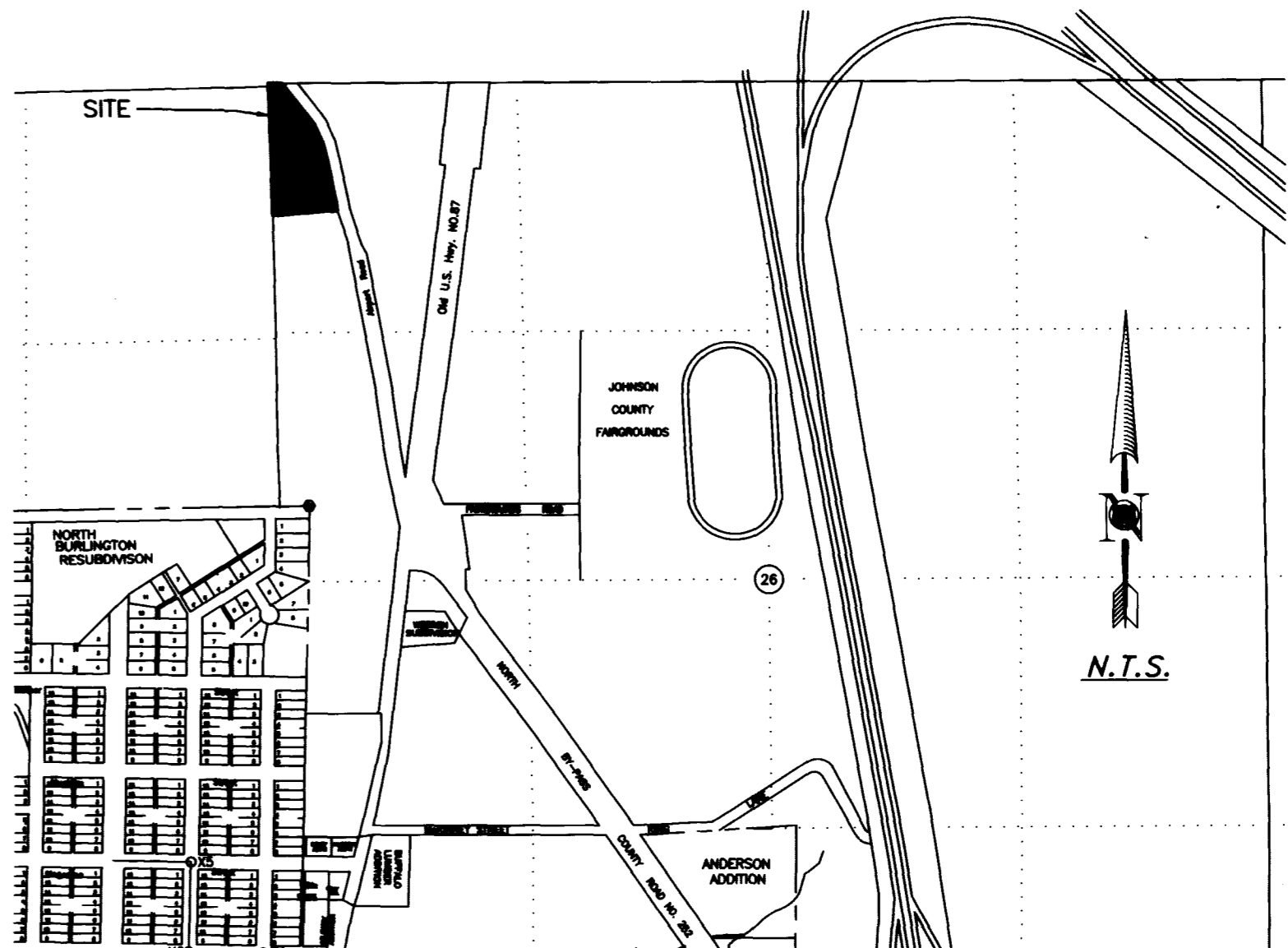
Fee: \$ _____

STATE OF WYOMING) SS Doc Number: 123240
 COUNTY OF JOHNSON) This instrument was filed for record on 9/4/2012 at 10:15 AM
 and was duly recorded in book: page: 369 - 369 fees: \$0.00
 Johnson County Clerk
 By *Mary K. Baahsen* Deputy

Register of Deeds

By: Deputy

VICINITY SKETCH



GRIZZLY ENGINEERING
 CONSULTING ENGINEERS AND LAND SURVEYORS
 P.O. BOX 1004
 BUFFALO, WYOMING 82834
 307/684-7028
 Date Drawn: 07/12/2012 Scale: See Drawing
 Drawn By: TOP Checked By: KAN
 Project No. B12-042 File Name: B12-042.dwg

FINAL PLAT
 Prepared for:
 Spencer and Paula Hepp
 34 Airport Road
 Buffalo, WY 82834

PETRA SUBDIVISION
JOHNSON COUNTY, WYOMING

No.	DATE	REVISION DESCRIPTION	BY

Petra Subdivision
 420