

PRAIRIE LANDS SUBDIVISION, PHASE II

A tract of land located in the N½SE¼ of Section 1, T49N, R81W, of the 6th P.M., Johnson County, Wyoming, said tract of land being more particularly described as follows:

Commencing at the East ¼ corner of said Section 1;

thence S89°55'43"W along the East-West mid-section line of said Section 1 a distance of 465.00 feet to a point, said point being the true point of beginning of said tract of land;

thence continuing S89°55'43"W along said East-West mid-section line of said Section 1 a distance of 930.00 feet to a point;

thence S00°20'25"E a distance of 940.00 feet to a point;

thence N89°55'43"E a distance of 930.00 feet to a point;

thence N00°20'25"W a distance of 940.00 feet to the true point of beginning as appears on this Plat, with free consent and in accordance with the desires of the undersigned owner and proprietor, containing 20.08 acres, more or less, has by the presents laid out and surveyed as PRAIRIE LANDS SUBDIVISION, PHASE II, and does hereby dedicate and convey to and for the public use forever hereafter Deer Trail as it is laid out and designated on this Plat, and hereby reserves perpetual easements for access and installation and maintenance of utilities 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 my hand and official seal this 13th day of April, 2004.

Gary R. Marshall
Gary R. Marshall, Owner

STATE OF WYOMING)
COUNTY OF JOHNSON)SS

The foregoing instrument was acknowledged before me by Gary R. Marshall this 13th day of April, 2004.

Witness my hand and official seal.



Keith A. Neustel
Notary Public

My Commission Expires: 9/27/06

APPROVALS

Approved by the Johnson County Planning Commission this 13th day of April, 2004.

Linda B. Bannhart Attest: County Clerk
John A. Willis Chairperson of the Commission

Approved by the Johnson County Board of County Commissioners this 7th day of December, 2004.

Jane Carr Deputy Attest: County Clerk
Genevieve B. Fink Vice-Chairperson

State of Wyoming)
County of Johnson)SS 033513

This instrument was filed for record on the 9th day of December, 2004, at 1:35 P.M., and was duly recorded in Plat Book Hanging File, Page 247

Register of Deeds
By: *Linda Wilson, Assistant*
Deputy

Fee: \$ 100.00

Protective Covenants are recorded in Book 86A58, page(s) 546-554 and a Disclosure Statement has been prepared as per Johnson County Subdivision Requirements and is attached to the Protective Covenants as Exhibit "B".

SCALE 1"=100'
Total Area = 20.08 ac±
Avg. Lot Size = 2.51 ac±
Total No. Lots = 8
Zoning: Residential (see covenants)

LEGEND

● = Aluminum Capped Rebar, Stamped "PELS 2085"

EASEMENTS

Easements are as designated on the Plat.

PLAT WARNINGS

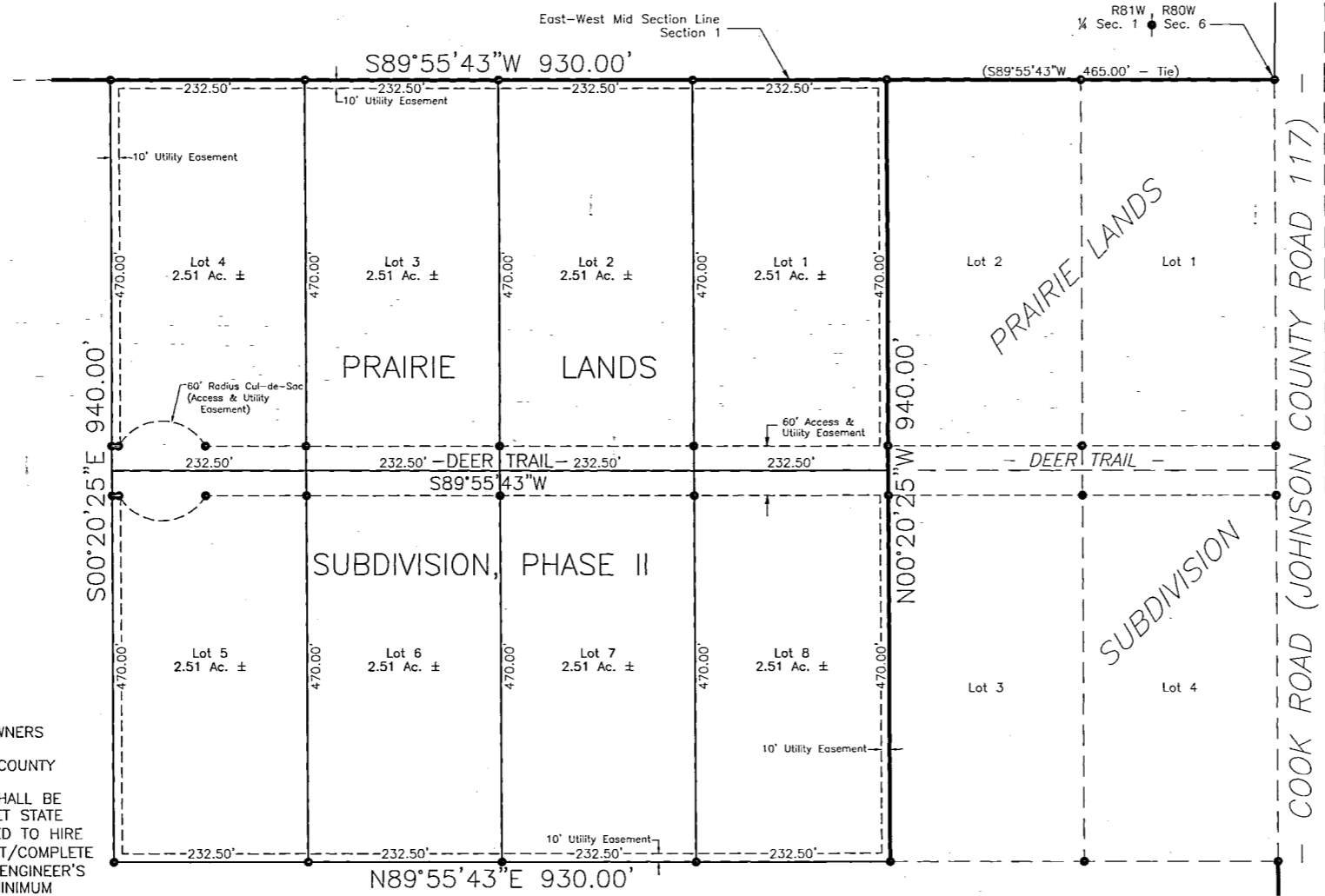
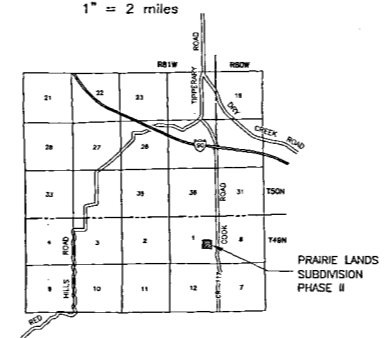
1. NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM. LOT OWNERS SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN SMALL WASTEWATER DISPOSAL SYSTEMS WHICH MEET STATE AND COUNTY STANDARDS.
2. NO PROPOSED DOMESTIC WATER SOURCE. LOT OWNERS SHALL BE RESPONSIBLE FOR DRILLING THEIR OWN WELLS WHICH MEET STATE STANDARDS. POTENTIAL BUYERS/LOT OWNERS ARE ADVISED TO HIRE A REPUTABLE WELL DRILLING CONTRACTOR AND CONSTRUCT/COMPLETE THEIR WELL WITHIN THE GUIDELINES DESCRIBED IN STATE ENGINEER'S OFFICE RULES AND REGULATIONS, PART III, WATER WELL MINIMUM CONSTRUCTION STANDARDS. AN APPROVED PERMIT FROM THE WYOMING STATE ENGINEER'S OFFICE IS REQUIRED PRIOR TO DRILLING OF A WATER WELL. ALL ON-LOT WELLS SHALL BE DRILLED TO A MINIMUM TOTAL DEPTH OF 500 FEET. THE FIRST PERFORATIONS (WELL SCREENS) SHOULD BE SET BELOW 300 FEET AND A MINIMUM 50 FEET OF CEMENT OR BENTONITE SEAL SHOULD BE INSTALLED FROM LAND SURFACE DOWN TO A SUITABLE CLAY LAYER OR OTHER CONFINING LAYER TO PREVENT MOVEMENT OF LEACHATE FROM THE SUBSURFACE SOILS INTO THE WELL BORES. ON-LOT WELLS MAY NOT BE CONSTRUCTED AND USED TO SUPPLY DOMESTIC WATER TO MORE THAN ONE LOT WITHOUT FIRST OBTAINING A PERMIT FROM THE DEPARTMENT OF ENVIRONMENTAL QUALITY (WATER QUALITY DIVISION).
3. NO PUBLIC MAINTENANCE OF STREETS OR ROADS WITHIN THE SUBDIVISION. PLAT DOES NOT CONSTITUTE ACCEPTANCE OF ROADWAYS AS COUNTY ROADS WITHIN THE SUBDIVISION. COOK ROAD, COUNTY ROAD #117, IS NOT SCHEDULED AS A PRIORITY FOR REGULAR MAINTENANCE OR SNOW REMOVAL BY THE JOHNSON COUNTY ROAD AND BRIDGE DEPARTMENT.
4. LOTS IN THIS SUBDIVISION MAY BE USED FOR THE EXPLORATION AND/OR DEVELOPMENT OF MINERALS AND COAL BED METHANE GAS.
5. SOLID WASTE HAULING SERVICE NOT PROPOSED. LOT OWNERS SHALL BE RESPONSIBLE FOR HAULING THEIR OWN SOLID WASTES.
6. ON-SITE FIREFIGHTING FACILITIES ARE NOT PROPOSED.
7. THERE ARE EXISTING AGRICULTURAL OPERATIONS ADJACENT TO THIS SUBDIVISION AND AGRICULTURAL NUISANCES MAY EXIST WITH THE SUBDIVISION.
8. NO PROPOSED TELEPHONE SERVICE. LOT OWNERS SHALL BE RESPONSIBLE FOR THEIR OWN TELEPHONE SERVICE REQUIREMENTS.
9. NEAREST EMERGENCY SERVICES INCLUDING FIRE, POLICE, AND AMBULANCE SERVICES ARE LOCATED IN BUFFALO, WYOMING, A DISTANCE OF 12.5 MILES FROM PRAIRIE LANDS SUBDIVISION, PHASE II.
10. NO SURFACE WATER RIGHTS EXIST ON THE PROPERTY.
11. AN ENGINEERING AND GEOLOGY REPORT TO DETERMINE THE FEASIBILITY OF ON-SITE DOMESTIC WASTE WATER DISPOSAL SYSTEMS AND ON-SITE INDIVIDUAL WELLS HAS BEEN SUBMITTED TO THE JOHNSON COUNTY COMMISSIONERS AND THE WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY AND IS AVAILABLE FOR REVIEW IN THE OFFICE OF THE CLERK OF JOHNSON COUNTY, WYOMING.
12. A HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF ROADS, ROAD SIGNS, AND OTHER COMMON FACILITIES, AND THE FAILURE TO ADEQUATELY MAINTAIN SAME MAY RESULT IN A LIEN UPON LOTS AFFECTED.

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 PRAIRIE LANDS SUBDIVISION PHASE II is based on the results of a field survey conducted by Terry Janssen under my direction as a Registered Professional Land Surveyor.



VICINITY SKETCH



GRIZZLY ENGINEERING
CONSULTING ENGINEERS and LAND SURVEYORS
P.O. BOX 1004
BUFFALO, WYOMING 82834
307/684-7029
Date Drawn: 03/04/2004
Drawn By: EPJ
Project No. B03-047
Checked By: KAN
Scale: 1"=100'
File Name: marsh.dwg

FINAL PLAT
Prepared for:
Gary Marshall
53 Foothills Lane
BUFFALO, WY 82834

PRAIRIE LANDS SUBDIVISION PHASE II

No.	DATE	REVISION DESCRIPTION