



PLAT WARNINGS

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 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). AN AGREEMENT APPROVED MARCH 17, 2009 BY THE CITY OF BUFFALO IS ON RECORD REGULATING FUTURE CONNECTIONS TO THE CITY'S MUNICIPAL SEWER INFRASTRUCTURE FOR CURRENT AND FUTURE OWNERS OF PARCELS DESCRIBED ON THIS PLAT.

NO PROPOSED DOMESTIC WATER SOURCE. LOT OWNERS SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN WELLS WHICH MEET STATE STANDARDS (W.S. 18-5-306). AN AGREEMENT APPROVED MARCH 17, 2009 BY THE CITY OF BUFFALO IS ON RECORD REGULATING FUTURE CONNECTIONS TO THE CITY'S MUNICIPAL WATER INFRASTRUCTURE FOR CURRENT AND FUTURE OWNERS OF PARCELS DESCRIBED ON THIS PLAT.

DOMESTIC WATER SUPPLIES ARE ANTICIPATED TO BE OBTAINED THROUGH USE OF DRILLED WELLS. NO PROBLEM AS TO THE AVAILABILITY OR QUALITY ARE ANTICIPATED.

SOILS WITHIN THIS SUBDIVISION HAVE SOMEWHAT LIMITED FEATURES FOR LOCAL ROADS AND STREETS AND VERY LIMITED FEATURES FOR SHALLOW EXCAVATIONS.

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.

SOLID WASTE HAULING SERVICE NOT PROPOSED. LOT OWNERS SHALL BE RESPONSIBLE FOR HAULING THEIR OWN SOLID WASTE.

ON-SITE FIREFIGHTING FACILITIES ARE NOT PROPOSED.

SURVEYOR'S CERTIFICATE

I, CRAIG SHAVLIK, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF THE RESUBDIVISION OF LOT 1 OF DUBE MINOR SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

STATE OF WYOMING)
) SS
 COUNTY OF JOHNSON)

Craig Shavlik
 CRAIG SHAVLIK, PELS 12309



PREPARED FOR: PETE & CAREY DUBE 8886 U.S. HIGHWAY 16 W. BUFFALO, WY 82834	DRAWN BY: CBS CHECKED BY: LAW PROJ. No.: 06021 DATE: MARCH 15, 2011	 JLM ENGINEERING INC. Engineering and Surveying for Wyoming's Future 112 South Main Buffalo, WY 82834 www.jlmeengineering.com Ph: 307.684.3663 Fax: 307.684.4547
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BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE JOHNSON COUNTY BOARD OF COUNTY COMMISSIONERS ON THIS 19th DAY OF April, 2011.

Wiski Edelman *Robert Surber Williams*
 ATTEST: COUNTY CLERK CHAIRMAN OF THE COMMISSION

COUNTY PLANNING COMMISSION APPROVAL

APPROVED BY THE JOHNSON COUNTY PLANNING COMMISSION ON THIS 12 DAY OF April, 2011.

Wiski Edelman *Margaret M. Smith-Bronff*
 ATTEST: COUNTY CLERK CHAIRMAN OF THE COMMISSION

INCORPORATED CITY APPROVAL

APPROVED BY THE CITY COUNCIL OF BUFFALO ON THIS 15 DAY OF March, 2011.

Julie Silbenmangel *[Signature]*
 ATTEST: CITY CLERK MAYOR

LEGEND

- ⊕ RECORD GLO BRASS CAP
- ⊗ FOUND 2-1/2" ALUM. CAP
- ⊙ FOUND 2" ALUM. CAP
- ⊚ FOUND 5/8" REBAR
- ⊠ SET 2-1/2" ALUM. CAP
- ⊕ X COMPUTED LOCATION (NOTHING FOUND/SET)
- (R) RECORD (PLAT OF DUBE MINOR SUBDIV.)
- (M) MEASURED
- WC WITNESS CORNER

GENERAL NOTES

1. HIGHWAY EASEMENT PER DOCUMENT FILED WITH THE JOHNSON COUNTY CLERK (BK 57 PG 480) & THE WYOMING DEPARTMENT OF TRANSPORTATION HIGHWAY DRAWING (F.A.P. 218A 1937 SHEET 4 OF 54)
2. ALL PROPERTY CORNER MONUMENTS FOUND WERE IN GOOD CONDITION.

CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION OF DUBE MINOR SUBDIVISION AS APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; CONTAINING 4.58 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS THE RESUBDIVISION OF LOT 1 OF DUBE MINOR SUBDIVISION, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER HEREAFTER 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 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 REGULATIONS OR OTHER REGULATIONS; WITNESS OUR HANDS AND SEALS THIS 15th DAY OF MARCH, 2011.

Peter J. Dube
 PETER J. DUBE, TRUSTEE OF THE PETER J. DUBE TRUST DATED JUNE 24, 2008

STATE OF WYOMING)
) SS
 COUNTY OF JOHNSON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY: PETER J. DUBE
 THIS 15th DAY OF MARCH, 2011.

WITNESS MY HAND AND OFFICIAL SEAL
 LORENA WOODEN - NOTARY PUBLIC
 COUNTY OF JOHNSON STATE OF WYOMING
 My Commission Expires 04/13/2011
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 4/13/11

Carey L. Dube
 CAREY L. DUBE, TRUSTEE OF THE CAREY L. DUBE TRUST DATED JUNE 24, 2008

STATE OF WYOMING)
) SS
 COUNTY OF JOHNSON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY: CAREY L. DUBE
 THIS 15th DAY OF MARCH, 2011.

WITNESS MY HAND AND OFFICIAL SEAL
 LORENA WOODEN - NOTARY PUBLIC
 COUNTY OF JOHNSON STATE OF WYOMING
 My Commission Expires 04/13/2011
 NOTARY PUBLIC
 MY COMMISSION EXPIRES 4/13/11

RECORDER'S CERTIFICATE

STATE OF WYOMING) 109841
) SS
 COUNTY OF JOHNSON)

THIS INSTRUMENT WAS FILED FOR THE RECORD THIS 20th DAY OF April, 2011,
 AT 9:00 AM AND WAS DULY RECORDED IN PLAT BOOK Hanging File, PAGE(S) 337.
 FEE: \$50.00

Janelle Deputy
 COUNTY CLERK

PROTECTIVE COVENANTS ARE RECORDED IN BOOK 86A-68, PAGE(S) 77-81.

PLAT OF
RESUBDIVISION OF LOT 1
DUBE MINOR SUBDIVISION

LOCATED WITHIN NW1/4NW1/4 SEC. 5, T50N, R82W, 6TH P.M.

JOHNSON COUNTY, WYOMING
 (CONTAINING 4.58 ACRES, MORE OR LESS)