SANDBACK SUBDIVISION

The above and foregoing subdivision of a tract of land located in the E1/2 SE1/4 of Section 1, T43N, R82W, of the 6th P.M., Johnson County, Wyoming, said tract of land being more particularly described as follows: Commencing at an existing iron pipe making the East 1/4 corner of said Section 1, said existing iron pipe being the true point of beginning of said tract of land; thence S00°02'05"W (Record S02°20'13"W) along the East line of said Section 1 a distance of 483.36 feet (Record 449.53') to a point, said point lying on the westerly right-of-way line of Wyoming State Highway 196 (Old Hwy. 87); thence along said westerly right-of-way line of said Wyoming State Highway 196 (Old Hwy. 87), S24°43'05"W (Record S24°43'05"W) a distance of 1459.19 feet to a point; thence N28°10'55"W (Record N28°10'55"W) a distance of 287.15 feet (Record 287.09 feet) to a point, said point lying on the easterly right-of-way line of Interstate Highway No. 25; thence along said easterly right-of-way line of said Interstate Highway No. 25, E21°30'10"E (Record E21°30'10"E) a distance of 998.67 feet to a point; thence continuing along said easterly right-of-way line of said Interstate Highway No. 25, E31°30'22"E (Record E31°30'22"E) a distance of 887.66 feet (Record 887.52 feet) to a point; thence S08°40'32"W (Record S08°40'32"W) a distance of 65.33 feet (Record 64.38 feet) to the true point of beginning of said tract of land as appears on this Plat, and, with free consent and in accordance with the desires of the undersigned owner and proprietor, containing 12.21 acres, more or less, here by these presents laid out and surveyed as SANDBACK SUBDIVISION.

Witness our hands and seals this 15th day of March, 2003.

Larry Sandback
Lynne Sandback

STATE OF WYOMING
COUNTY OF JOHNSON

This instrument was filed for record on this 15th day of March, 2003, at 1:05 p.m., and was duly recorded in Plat Book No. 45, page 844, and is a true copy.

Lynne Sandback
Register of Deeds

FEE: $50.00

Protective Covenants are recorded in Book 65, page(s) 145-159, and a Disclosure Statement has been prepared as per Johnson County Subdivision Regulations and is attached to Protective Covenants as Exhibit "B".

VICEINCE SKETCH

SCALE: 1" = 200' Coverage: 6.32 Acres

CROPPED ENGINEERING

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 the SANDBACK SUBDIVISION is based on existing deeds of record, existing plats of record, and on the results of a field survey conducted by Terry Janssen under my direction as a Registered Professional Land Surveyor.

APPROVALS

Approved by the Johnson County Board of County Commissioners this 15th day of March, 2003.

Attest: County Clerk
Chairman of the Commission

PLAT WARNINGS

1. NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM. LOT OWNER SHALL BE RESIDENTIAL. BUILDING THEIR OWN SMALL WASTEWATER DISPOSAL SYSTEM WHICH MEETS STATE AND COUNTY STANDARDS (W.S. 18-5-306).

2. NO PROPOSED DOMESTIC WATER SOURCE. LOT OWNER SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN WELL WHICH MEETS STATE STANDARDS (W.S. 18-5-306). CONNECTING TO THE TOWN OF KAYCE, WYOMING, PUBLIC WATER SYSTEM IS AN OPTION AND IS AVAILABLE.

3. SOLID WASTE Hauling Service Not Proposed. LOT OWNER SHALL BE RESPONSIBLE FOR HAULING THEIR OWN SOLID WASTE.

4. ON-SITE FIREPROOF FACILITIES ARE NOT PROPOSED.

5. THERE ARE EXISTING AGRICULTURAL OPERATIONS ADJACENT TO THIS SUBDIVISION AND AGRICULTURAL NURSERY MAY EXIST WITH THE SUBDIVISION. SHOULD LANDS ADJACENT TO THIS SUBDIVISION BE REMOVED FROM AGRICULTURAL USE, THE 25 FT RESIDENTIAL NON-BUILDING BUFFER WILL NO LONGER BE IN EFFECT AND NORMAL SETBACK STANDARDS SHALL BE APPLIED. THE EXISTING AGRICULTURAL OPERATIONS ARE COVERED BY W.S. 11-44-103.

6. FROM WYOMING STATE ENGINEERS RECORDS, EXISTING WELLS IN THE AREA ARE 400 TO 1000 DEEP WITH A YIELD OF 2 TO 4 GALLONS/minute. QUALITY IS UNKNOWN.

7. AS PER POWDER RIVER CONSERVATION DISTRICT REVIEW AND REPORT DATED FEBRUARY 18, 2003, SOILS ARE MODERATE TO SEVERE FOR IRRIGATION WITIT AND DEEP TANK ABSORPTION FIELD.

8. LOT OWNERS ARE PROHIBITED FROM USING WATER FROM THE EXISTING IRRIGATION DITCH IF THE LOT OWNER MONITO PH FROM THE ENGINEER'S OFFICE.