

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.

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.

NO PROPOSED DOMESTIC WATER SOURCE. LOT OWNERS SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN WELLS WHICH MEET STATE STANDARDS. SEO RECORDS INDICATE THE DEPTH OF WELLS IN THIS AREA RANGE FROM 120' TO 265'.

DOMESTIC WATER SUPPLIES ARE OBTAINED THROUGH USE OF DRILLED WELLS. NO PROBLEMS AS TO AVAILABILITY OR QUALITY ARE ANTICIPATED, BUT WATER TREATMENT SHOULD BE INSTALLED AND MAINTAINED TO ENSURE WATER QUALITY. PERIODIC TESTING IS ALSO RECOMMENDED TO ENSURE TREATMENT IS ADEQUATE.

SOILS WITHIN THIS SUBDIVISION HAVE SOMEWHAT LIMITED FEATURES FOR LOCAL ROADS, LAWNS, LANDSCAPING AND STREETS AND VERY LIMITED FEATURES FOR SHALLOW EXCAVATIONS AND SEPTIC TANK ABSORPTION FIELDS.

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.

THERE ARE EXISTING AGRICULTURAL OPERATIONS ADJACENT TO THIS SUBDIVISION AND AGRICULTURAL NUISANCES MAY EXIST WITH THIS SUBDIVISION. EXISTING AGRICULTURAL OPERATIONS ARE COVERED BY W.S. 11-44-103.

# FINAL PLAT OF THE SCULLY SUBDIVISION

BEING A PART OF  
LOT 7, SECTION 26  
TOWNSHIP 51 N, RANGE 83 W OF THE 6TH P.M.  
JOHNSON COUNTY, WYOMING

## CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION OF A TRACT OF LAND LOCATED WITHIN LOT 7 OF SECTION 26, T. 51 N., R. 83 W., OF THE 6TH P.M., JOHNSON COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at a point lying S63°50'45"E, 3234.65 feet from the northwest corner of said section 26;  
Thence S85°48'28"E 406.06 feet to a point;  
Thence S00°12'34"E, 225.37 feet to a point on the centerline of Upper French Creek Road, County Road Number 65;  
Thence N86°14'32"W, 405.28 feet along said centerline;  
Thence leaving said centerline N00°21'00"W 228.49 feet to the point of beginning.

Said parcel contains 2.11 acres, more or less

AS APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; CONTAINING 2.10 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS SCULLY 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 RESOLUTION OR OTHER REGULATIONS; WITNESS OUR HANDS AND/OR SEALS THIS 13<sup>th</sup> DAY OF July, 2010.

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

EXECUTED THIS 13 DAY OF July, 2010

*Patricia Scully Linehan*  
Patricia Scully Linehan, Successor Co-Trustee of the John Scully Revocable Living Trust, dated April 21, 2000, as Amended and Restated Effective January 16, 2008

STATE OF WYOMING }  
COUNTY OF JOHNSON }  
KARL C. FISCHER  
Notary Public, County of Johnson  
My Commission Expires  
June 03, 2012

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 13<sup>th</sup> DAY OF July, 2010 BY PATRICIA SCULLY LINEHAN, SUCCESSOR CO-TRUSTEE OF THE JOHN SCULLY REVOCABLE LIVING TRUST, DATED APRIL 21, 2000 AS AMENDED AND RESTATED EFFECTIVE JANUARY 16, 2008 WHO REPRESENTED TO ME THAT SHE WAS DULY AUTHORIZED TO EXECUTE THE FOREGOING.

MY COMMISSION EXPIRES: 6/3/2010  
*Karl C. Fischer*  
NOTARY PUBLIC

## CERTIFICATE OF COUNTY PLANNING & ZONING COMMISSION

APPROVED BY THE JOHNSON COUNTY PLANNING COMMISSION THIS 13 DAY OF July, 2010.

ATTEST:  
*Lisa Barmhart* COUNTY CLERK  
*Margaret M. Smith-Grandy* CHAIRMAN OF THE COMMISSION

## CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

APPROVED BY THE JOHNSON COUNTY BOARD OF COUNTY COMMISSIONERS 19 DAY OF July, 2010

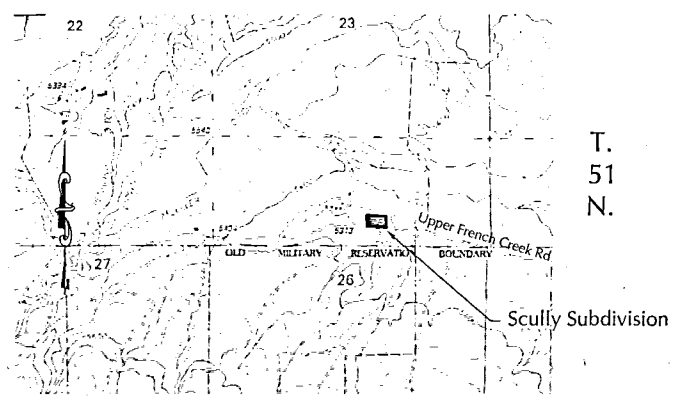
ATTEST:  
*Lisa Barmhart* COUNTY CLERK  
*David E. Fink* CHAIRMAN

## CERTIFICATE OF RECORDER

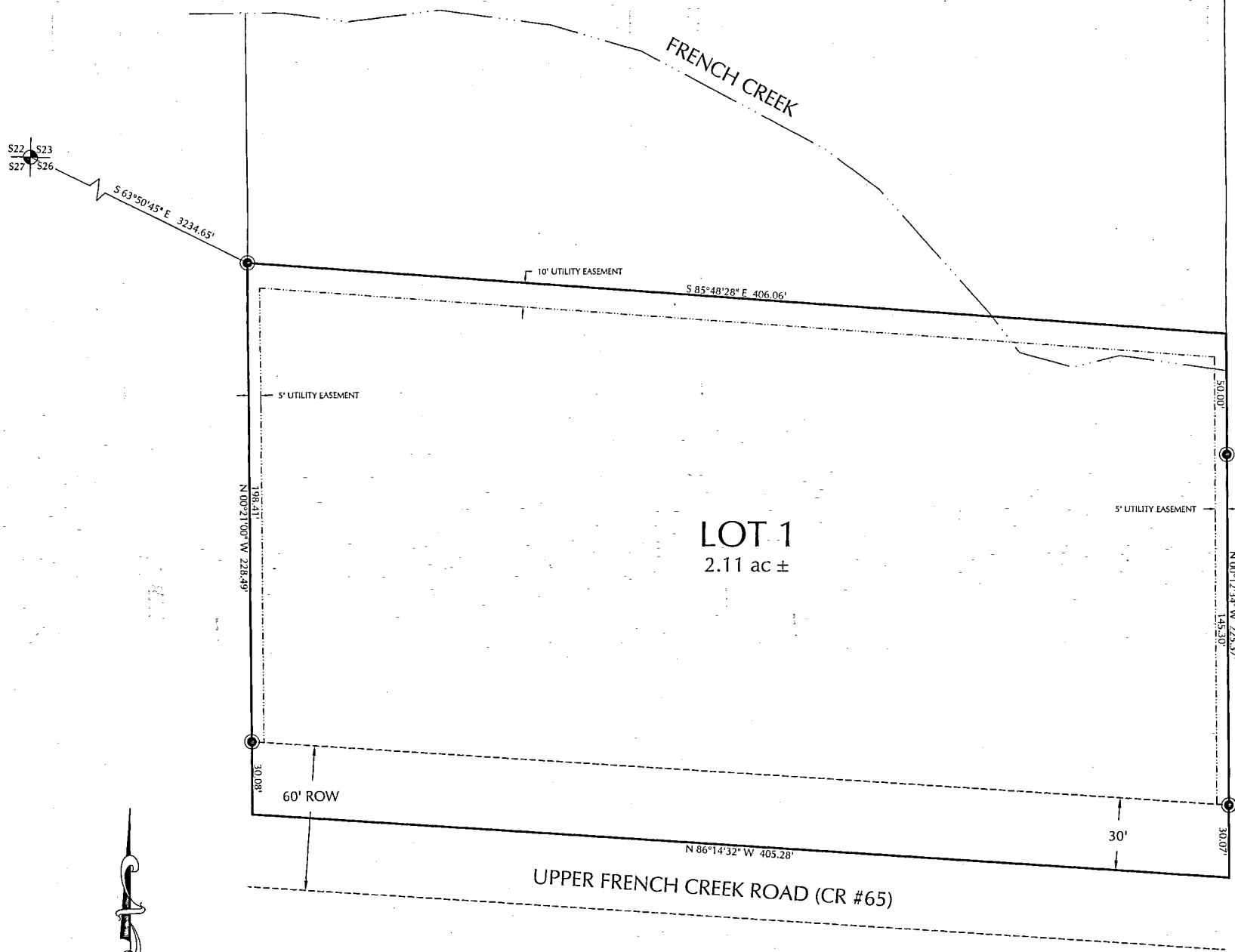
STATE OF WYOMING }  
COUNTY OF JOHNSON }

THIS INSTRUMENT WAS FILED FOR THE RECORD ON THE 20 DAY OF July, 2010 AT 10:10 AM AND WAS DULY RECORDED IN PLAT BOOK Hangin' Rock PAGE 328  
FEE: \$ 50.00  
REGISTER OF DEEDS *Wicki Edelman Asst. Clerk*

R. 83 W.



LOCATION MAP  
SCALE 1"=2000'



LOT 1  
2.11 ac ±

- LEGEND
- - SET ALUMINUM CAP, PE&LS 8663
- ⊕ - SECTION CORNER
- - LOT LINE
- - - - - ROW
- · - - - - UTILITY EASEMENT

TOTAL ACREAGE OF SUBDIVISION: 2.11 ACRES  
AVERAGE LOT SIZE: 2.11 ACRES  
TOTAL NUMBER OF LOTS: 1

SCALE: 1"=30'

## CERTIFICATE OF SURVEYOR

STATE OF WYOMING }  
COUNTY OF JOHNSON }

I, Josh Johnson, a duly Registered Professional Engineer and Land Surveyor in the State of Wyoming do hereby certify that this Plat of the Scully Minor Subdivision was made from notes taken during an actual field survey conducted by me or under my direct supervision.

*Josh Johnson*  
JOSH JOHNSON  
WYO P.E. & L.S. No. 8663  
Professional Engineer (Civil) & Land Surveyor  
JOHNSON  
8663  
Date 7/13/10  
WYOMING

PREPARED FOR:  
The John Scully Revocable Trust  
423 Upper French Creek Road  
Buffalo, WY 82834

**Bighorn**  
Surveying &  
Engineering, LLC  
401 Fort Street Suite 4 Buffalo, WY 82834 (307) 684-7400 www.bighornsurveying.com  
DATE: 6/29/2010 DRAWN BY: MB PROJECT: 09-46 DRAWING: 09-046\_PARCEL

Scully Subdivision 401