

PLAT OF STAPLETON MINOR SUBDIVISION

BEING A TRACT OF LAND LOCATED IN THE
NW 1/4 NW 1/4, SECTION 5, T. 50 N., R. 82 W.,
OF THE 6TH P.M., JOHNSON COUNTY, WYOMING

CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION OF A TRACT OF LAND LOCATED WITHIN PART OF THE NW 1/4 NW 1/4 OF SECTION 5, T. 50 N., R. 82 W., OF THE 6TH P.M., JOHNSON COUNTY, WYOMING, AND THAT PORTION OF SAID SECTION 5 FORMERLY DESCRIBED IN BOOK 87A43 OF DEEDS, PAGE 120, IN THE OFFICE OF THE COUNTY CLERK, JOHNSON COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the northwest corner of said Section 5, T. 50 N., R. 82 W., of the 6th P.M., Johnson County, Wyoming, monumented by two 2 1/2" Aluminum Cap witness corners Stamped PE&LS 8663;

Thence N89°55'21"E along the north line of said Section 5, a distance of 395.14 feet to a point, said point being the POINT OF BEGINNING of said Stapleton Minor Subdivision description;

Thence S00°00'49"E a distance of 659.98 feet to a point marked by a 2" aluminum cap stamped PE&LS 8663;

Thence N89°55'26"E a distance of 198.00 feet to a point marked by a 2" aluminum cap stamped PELS10245;

Thence N00°00'49"W a distance of 659.98 feet to a point on the north line of said Section 5;

Thence S89°55'21"W along said north line of said Section 5 a distance of 198.00 feet to the POINT OF BEGINNING.

Said tract of land contains 3.00 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 3.00 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS STAPLETON 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 MINOR SUBDIVISION REGULATIONS OR OTHER REGULATIONS; WITNESS OUR HANDS

AND SEALS THIS 14 DAY OF April, 2010.

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

EXECUTED THIS 14 DAY OF April, 2010.

Girard S. Stapleton *Helen C. Stapleton*
GIRARD S. STAPLETON HELEN C. STAPLETON

STATE OF Pa. }
COUNTY OF Lancaster } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY ME THIS 14 DAY OF April, 2010 BY
Girard S. Stapleton & Helen C. Stapleton

MY COMMISSION EXPIRES: *E. Patricia Wozniak*
Notary Seal
E. Patricia Wozniak, Notary Public
Bart Twp., Lancaster County
My Commission Expires 03/20/13
Member, Pennsylvania Association of Notaries

E. Patricia Wozniak
NOTARY PUBLIC

APPROVED BY THE JOHNSON COUNTY PLANNING COMMISSION THIS 13th DAY OF April, 2010

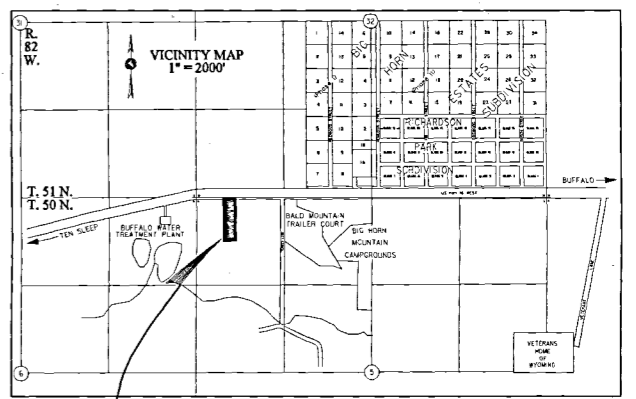
Lisa Bamber *Margaret H. Smith-Bray*
ATTEST: COUNTY CLERK CHAIRMAN OF THE COMMISSION

APPROVED BY THE JOHNSON COUNTY BOARD OF COUNTY COMMISSIONERS THIS 14th DAY OF May, 2010.

Lisa Bamber *James C. Fink*
ATTEST: COUNTY CLERK CHAIRMAN

CERTIFICATE OF RECORDER
STATE OF WYOMING }
COUNTY OF JOHNSON } SS

THIS INSTRUMENT WAS FILED FOR THE RECORD ON THE 4th DAY OF May, 2010, AT 9:40 AND WAS DULY RECORDED IN PLAT BOOK PAGE 836
Hanging File 50
FEE: \$
James C. Fink Deputy
REGISTRAR OF DEEDS



STAPLETON MINOR SUBDIVISION
NW 1/4 NW 1/4, Sec. 5, T. 50 N., R. 82 W.,
6th P.M., Johnson County, Wyoming

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)
- NO PROPOSED DOMESTIC WATER SOURCE. LOT OWNERS SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN WELLS WHICH MEET STATE STANDARDS (W.S.18-5-306).
- SOILS WITHIN THIS SUBDIVISION HAVE VERY LIMITED FEATURES FOR SHALLOW EXCAVATIONS AND SOMEWHAT LIMITED FEATURES FOR LAWNS AND LANDSCAPING, AND LOCAL ROADS AND STREETS.
- 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.
- DOMESTIC WATER SUPPLIES ARE ANTICIPATED TO BE OBTAINED THROUGH USE OF DRILLED WELLS. NO PROBLEMS AS TO AVAILABILITY OR QUALITY ARE ANTICIPATED.
- ON-SITE FIRE FIGHTING FACILITIES ARE NOT PROPOSED.
- LOT 2 OF THIS SUBDIVISION IS ADJACENT TO THE CITY OF BUFFALO WATER TREATMENT PLANT AND WATER STORAGE FACILITIES. OWNERS OF THIS LOT WAIVE THEIR RIGHT TO CONTEST THE CITY'S FULL USE OF CITY PROPERTY FOR ANY MUNICIPAL PURPOSE.

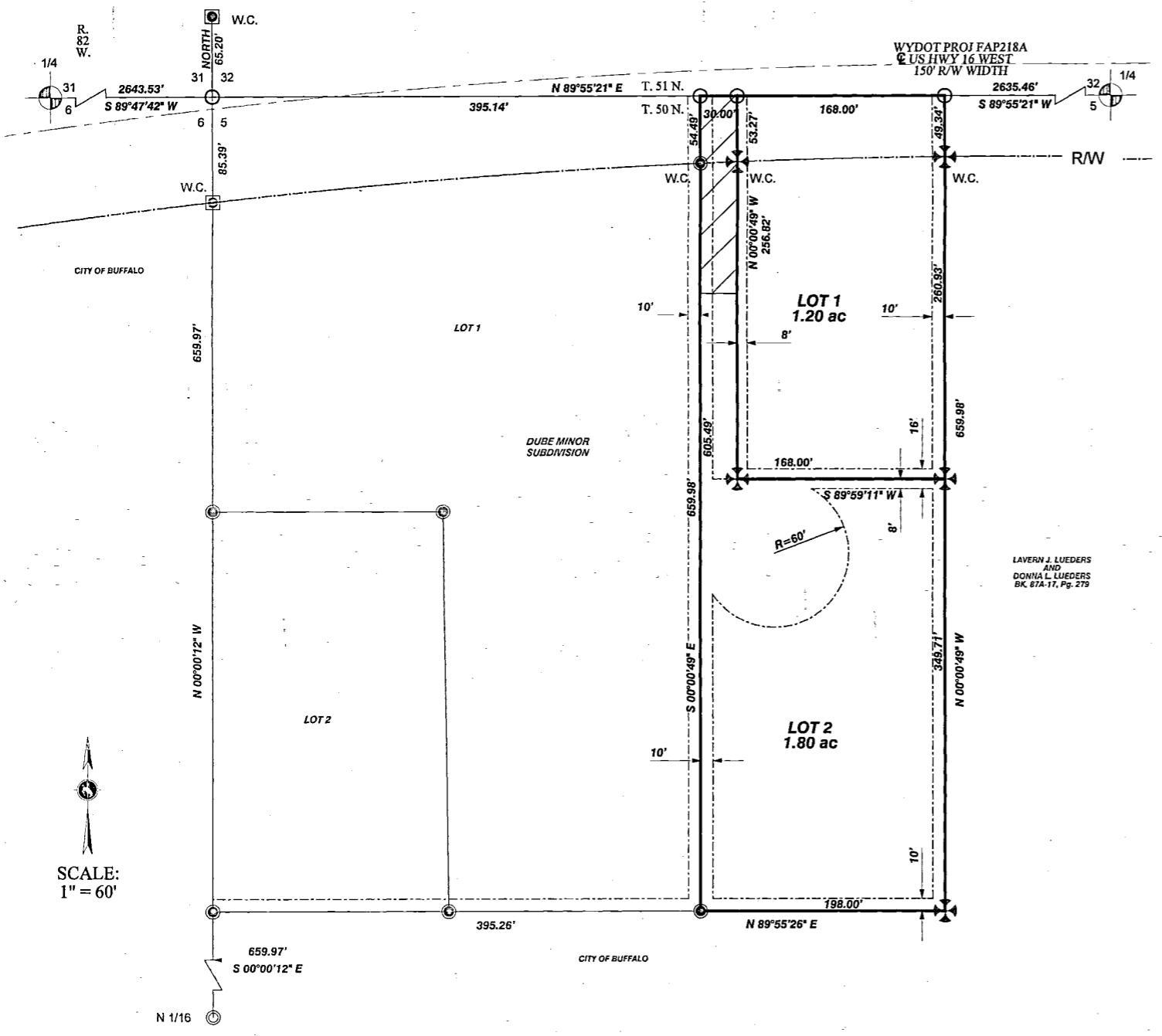
CITY OF BUFFALO APPROVALS

THE CITY OF BUFFALO PLANNING COMMISSION HEREBY RECOMMENDS APPROVAL OF THIS PLAT ON THIS 6th DAY OF January, 2010

Stephen J. Reimann *[Signature]*
CHAIRMAN SECRETARY

APPROVED BY THE CITY COUNCIL OF BUFFALO, WYOMING THIS 22 DAY OF April, 2010

[Signature] *Julie Silberman*
MAYOR CITY CLERK



LAVERN J. LUEDERS
AND
DONNA L. LUEDERS
BK. 87A-17, Pg. 278

SCALE:
1" = 60'

LEGEND

- Calculated point
- Found 2" Aluminum Capped Rebar PE & LS 8663
- ⊙ Found 2 1/2" Aluminum Capped Rebar PE & LS 8663
- ⊙ Found 2" Aluminum Cap PELS 2085
- ⊕ Found USPLSS Corner
- ⊗ Set 2" Aluminum Cap PELS 10245
- Existing R/W
- - - Easement Line
- ▨ 30' x 150' Access and Utility Easement

GENERAL NOTES:
TOTAL ACREAGE: ± 3.0 AC
TOTAL LOTS = 2
AVG LOT SIZE = 1.50 AC
COORDINATE SYSTEM: WYOMING STATE PLANE EAST CENTRAL ZONE, MODIFIED DAF = 1.000234
BASIS OF BEARING: GEODETIC NORTH
DATUM: NAD83

CERTIFICATE OF SURVEYOR
STATE OF WYOMING }
COUNTY OF JOHNSON }

I, Gregory R. Meinecke, a duly registered Professional Engineer and Land Surveyor in the State of Wyoming, do hereby certify that this plat of STAPLETON MINOR SUBDIVISION truly and correctly represents the results of a survey made by me or under my direct supervision.

Gregory R. Meinecke
GREGORY R. MEINECKE
WYOMING PE & LS No. 10245



Prepared For:
GIRARD S. & HELEN C.
STAPLETON
220 ROSEDALE ROAD
CHRISTIANA, PA 17509

STAPLETON
MINOR
SUBDIVISION
FINAL PLAT

DESIGN	NO.	REVISIONS	DATE
LAW			
CHECK			
GRAM			
DATE			
01-10			

PROJECT NO. 08022

JM
Engineering, Inc.
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Buffalo, WY 82834
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Fax: (307) 684-4545
jmorey@jmoreyengineering.com
Jack L. Morey, Jr., PE

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EINECKE
Engineering and
Land Surveying, LLC
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Stapleton Minor Subdivision