

TUFF'S ACRES SUBDIVISION

VICINITY SKETCH

TUFF'S ACRES SUBDIVISION

A tract of land located in the SE¼NE¼ and the NE¼SE¼ of Section 22 and in the SW¼NW¼ of Section 23, T51N, R82W, of the 6th P.M., Johnson County, Wyoming, said tract of land being more particularly described as follows:

Commencing at the ¼ corner common to said Section 22 and said Section 23;

thence N81°27'50"W a distance of 268.31 feet to a point, said point being the true point of beginning of said tract of land;

thence S22°47'23"W a distance of 928.88 feet to a point, said point lying on the North Right-of-Way line of Airport Road;

thence N67°16'13"W along said North Right-of-Way line of Airport Road a distance of 399.87 feet to a point;

thence N30°41'55"E a distance of 1765.56 feet to a point, said point lying on the Southerly Right-of-Way of Interstate Highway 90;

thence S52°12'20"E along said Southerly Right-of-Way line of said Interstate Highway 90 a distance of 1347.85 feet to a point;

thence S89°33'00"W a distance of 1237.87 feet to the true point of beginning as appears on this Plat is with free consent and in accordance with the desires of the undersigned Owner and Proprietor, containing 21.44 acres, more or less, has by these presents laid out and surveyed as Tuff's Acres Subdivision, and do hereby dedicate and convey to and for the public use forever hereafter GUNDERMAN DRIVE and AIRPORT ROAD as are laid out and designated on this Plat, and hereby reserve 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 our hands this 4th day of APRIL, 2007.

Gary Garland
GT Investments, Inc.
Gary Garland, President

Patricia Garland
GT Investments, Inc.
Patricia Garland, Secretary

STATE OF WYOMING)
COUNTY OF JOHNSON)ss

The foregoing instrument was acknowledged before me by Gary Garland, President of GT Investments, Inc. and Patricia Garland, Secretary of GT Investments, Inc. this 4th day of APRIL, 2007.

Witness my hand and official seal.

Meta M. Neustel
Notary Public

My Commission Expires: 5/14/2010

APPROVALS

Approved by the City of Buffalo Planning Commission this 23rd day of January, 2007.
Donald P. Keen Chairperson
Stephen G. Reimann Attest: Secretary

Approved by the Johnson County Planning Commission this _____ day of _____, 2007.

Chairperson

Attest: County Clerk

Approved by the Buffalo City Council this 3 day of April, 2007.
John Silbarnagel Attest: City Clerk

Approved by the Johnson County Board of County Commissioners this 5th day of APRIL, 2007.
Gerard L. Fink Chairperson
Lisa Bonhart Attest: County Clerk

PLAT WARNINGS

- NO PROPOSED PUBLIC SEWAGE SYSTEM. Lot Owners shall be responsible for building their own small wastewater disposal system which meet State and County Standards.
- NO PROPOSED DOMESTIC WATER SOURCE. Lot Owners shall be responsible for drilling their own well which meets State Standards. An approved permit from the Wyoming State Engineer's Office is required prior to drilling any water well.
- NO PUBLIC MAINTENANCE OF STREETS AND/OR ROADS WITHIN THE SUBDIVISION. Platting of roads and/or streets does not constitute acceptance as County Roads within the subdivision.
- Solid Waste hauling service not proposed. Lot Owners shall be responsible for hauling their own solid wastes.
- On-site firefighting facilities are not proposed.
- Nearest Emergency Services including fire, police, and ambulance services are located in Buffalo, Wyoming, approximately 0.9 miles from Buffalo along Airport Road.
- No surface water rights exist on the property.
- Based on Wyoming Department of Environmental Quality comments on the required On-Site Sewer/Water Report, the following are recommendations:
 - Placement of leachfields shall be a minimum of 50' from property lines, in addition to all other WDEQ minimum isolation distance requirements.
 - No leachfields shall be placed within 50' of the 4760 contour (USGS Quad map elevations).
 - The bottom of the leachfield shall not be deeper than 3 feet below the ground surface.
 - It is recommended that any on-site wells developed for use within the subdivision be sampled and tested to determine the quality of the water for drinking purposes.
 - Placement of water wells shall be a minimum of 100' from the property line.
 - Potential buyers/lot owners are advised to hire a reputable well drilling contractor and construct/complete their well within guidelines described in SEO Rules & Regulations, Part III, Water Well Minimum Construction Standards. An approved permit from the Wyoming SEO is required prior to the drilling of a water well.

The On-Site Sewer/Water Report is on file in the Office of the Clerk of Johnson County. Wells in the area range from 150' to 170' in depth with yields of 2-25 gallons per minute.

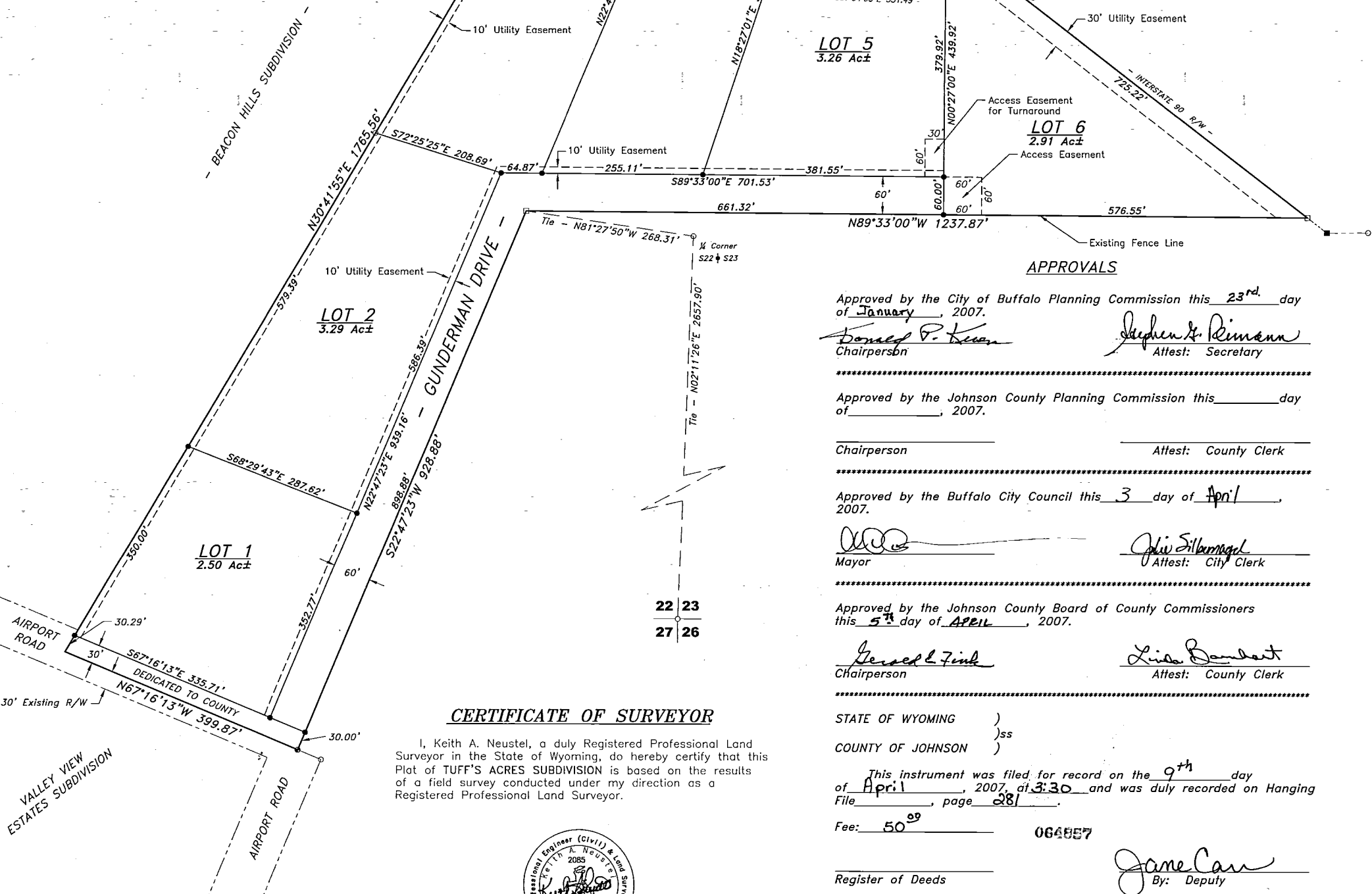
- The subdivision is located near the Johnson County Airport. Aircraft noise and aircraft related hazards may exist within the subdivision.
- A natural gas pipeline exists within the subdivision as shown on the Plat.
- There are existing agricultural operations adjacent to this subdivision and agricultural nuisance may exist with the subdivision.

SCALE: 1" = 100'

Total Area = 21.44 ac±
Avg. Lot Size = 3.14 ac±
Total No. Lots = 6

LEGEND

- = Set Aluminum Capped Rebar (PE&LS 2085)
- = Found Nail in Fence Post
- = Found Aluminum Capped Rebar
- ◆ = Found Brass Cap
- = Found Right-of-Way Marker
- = Existing Fence Post



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 TUFF'S ACRES SUBDIVISION is based on the results of a field survey conducted under my direction as a Registered Professional Land Surveyor.

Keith A. Neustel
Professional Engineer (Civil) & Land Surveyor
2085
WYOMING
Date: 1/25/07

STATE OF WYOMING)
COUNTY OF JOHNSON)ss

This instrument was filed for record on the 9th day of April, 2007, at 3:30 and was duly recorded on Hanging File _____, page 281.

Fee: 50⁰⁰ 064857

Jane Can
By: Deputy
Register of Deeds

Protective Covenants are recorded in Book 96A-63, pages 513-519 and a Disclosure Statement has been prepared as per Johnson County Subdivision Requirements and is attached to the Protective Covenants as Exhibit "B".

GRIZZLY ENGINEERING
CONSULTING ENGINEERS and LAND SURVEYORS
P.O. BOX 1004
BUFFALO, WYOMING 82834
307/684-7029
Date Drawn: 03/14/2007
Drawn By: FPJ
Project No.: 05-130.dwg
Scale: See Drawing
Checked By: KAN
File Name: 05-130.dwg

TUFF'S ACRES SUBDIVISION

FINAL PLAT

Prepared for:
GT Investments
5201 Stone Place
Gillette, WY 82718

TUFF'S ACRES SUBDIVISION

No.	DATE	REVISION DESCRIPTION	BY