

**PLAT WARNINGS**

- NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM. LOT OWNERS SHALL BE RESPONSIBLE FOR INSTALLING THEIR OWN SMALL WASTEWATER DISPOSAL SYSTEM WHICH MEETS STATE AND COUNTY STANDARDS (W.S.18-5-306).
- NO PROPOSED DOMESTIC WATER SOURCE. LOT OWNERS SHALL BE RESPONSIBLE FOR INSTALLING THEIR OWN WELLS WHICH MEET STATE STANDARDS (W.S.18-5-306).
- 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 THE PERSONS LIVING ON THE BANKS OF A STREAM OR RIVER. (W.S. 18-5-306).
- WARNING: NO WATER RIGHTS ARE ASSIGNED TO THIS SUBDIVISION.
- WARNING: FLOOD HAZARD MAY EXIST DUE TO THE FLOOD POTENTIAL OF FRENCH CREEK.
- WARNING: LOTS SHOWN HEREON ARE LOCATED IN AREAS OF SEVERE SOIL LIMITATIONS. SITE CONDITIONS MAY PREVENT THE USE OF CONVENTIONAL SEPTIC SYSTEMS AND BUILDING TECHNIQUES.
- POTENTIAL BUYERS/LOT OWNERS ARE ADVISED TO HIRE A REPUTABLE WELL DRILLING CONTRACTOR TO CONSTRUCT/COMPLETE THEIR WELL WITHIN GUIDELINES DESCRIBED IN SEO RULES AND 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. SEO RECORDS SHOW WATER WELLS ARE 380 TO 560 FEET DEEP & YIELD UP TO 50 GPM.
- WARNING: LOTS IN THE SUBDIVISION MAY BE USED FOR THE EXPLORATION AND/OR DEVELOPMENT OF MINERALS.
- SOLID WASTE HAULING SERVICE NOT PROPOSED. LOT OWNERS SHALL BE RESPONSIBLE FOR HAULING THEIR OWN SOLID WASTE.
- ON-SITE FIREFIGHTING FACILITIES ARE NOT PROPOSED. PROPERTIES LOCATED IN AN AREA WHERE WILDFIRE RISK MAY EXIST.
- WARNING: THERE ARE EXISTING AGRICULTURAL OPERATIONS ADJACENT TO THIS SUBDIVISION AND AGRICULTURAL NUISANCES MAY EXIST WITHIN THE SUBDIVISION. THE EXISTING AGRICULTURAL OPERATIONS ARE COVERED BY W.S. 11-44-103.
- NO PUBLIC MAINTENANCE OF STREETS OR ROADS WITHIN THE SUBDIVISION. ROAD MAINTENANCE IS UP TO THE LOT OWNERS AND CURRENT EASEMENT HOLDERS. PLAT DOES NOT CONSTITUTE ACCEPTANCE OF ROADWAYS AS COUNTY ROADS WITHIN THE SUBDIVISION. HUNTER CREEK ROAD IS NOT A COUNTY ROAD. ACCESS MAY BE DIFFICULT OR NON-EXISTENT IN WINTER MONTHS.
- NO PROPOSED TELEPHONE OR ELECTRIC SERVICE. LOT OWNERS SHALL BE RESPONSIBLE FOR THEIR OWN TELEPHONE AND ELECTRIC SERVICE REQUIREMENTS.
- NEAREST EMERGENCY SERVICES INCLUDING FIRE, POLICE, AND AMBULANCE SERVICES ARE LOCATED IN BUFFALO, WYOMING, A DISTANCE OF 27 MILES FROM THE PARADISE RANCH MINOR SUBDIVISION.
- BASED ON THE CLEAR CREEK CONSERVATION DISTRICT SOILS REVIEW, THE FOLLOWING SOILS EXIST WITHIN THE SUBDIVISION:

989 Cloud Peak-Dullknife complex, 10-70 percent slopes- has **VERY LIMITED** features for dwellings with/without basements, lawns and landscaping, shallow excavations, local roads, small commercial buildings, and septic tank absorption fields with no rating for Flood Frequency Class.

993 Agneston-Granite-Rock outcrop association, 5-50 percent slopes- has **VERY LIMITED** features for dwellings with/without basements, lawns and landscaping, shallow excavations, local roads, small commercial buildings, and septic tank absorption fields with no rating for Flood Frequency Class.

994 Rock Outcrop-Agneston-Rubble association, 5-60 percent slopes- Not rated for any features or classes.

998 Owen Creek-Echemor-Bynum association, 2-30 percent slopes- has **VERY LIMITED** features for dwellings with/without basements, lawns and landscaping, shallow excavations, local roads, small commercial buildings, and septic tank absorption fields with no rating for Flooding Frequency class.

**EASEMENTS**

- NEW ACCESS & UTILITY EASEMENT SHOWN HEREON IS FOR THE SOLE BENEFIT OF THE OWNER OF LOT 1 AND IS TRANSFERABLE WITH THE TITLE OF THAT PROPERTY. NEW ACCESS & UTILITY EASEMENT SHOWN HEREON IS SUBJECT TO THE SAME CONDITIONS & RESTRICTIONS AS THOSE FOR THE EASEMENT RECORDED IN RIGHT-OF-WAY BOOK 15RW, PAGES 134-137.

**CERTIFICATE OF SURVEYOR**

STATE OF WYOMING }  
COUNTY OF JOHNSON } ss

I, Travis D. Pearson, a duly Registered Professional Land Surveyor in the State of Wyoming, do hereby certify that this Plat of PARADISE RANCH MINOR SUBDIVISION is based on the results of a field survey conducted by myself and represents the conditions as found on the ground.



**APPROVALS**

Approved by the Johnson County Planning Commission  
this 12<sup>th</sup> day of June, 2018.

Quels Baker Vice-Chairperson  
Wicki Edelman Attest: County Clerk

Approved by the Johnson County Board of Commissioners  
this 16<sup>th</sup> day of July, 2018.

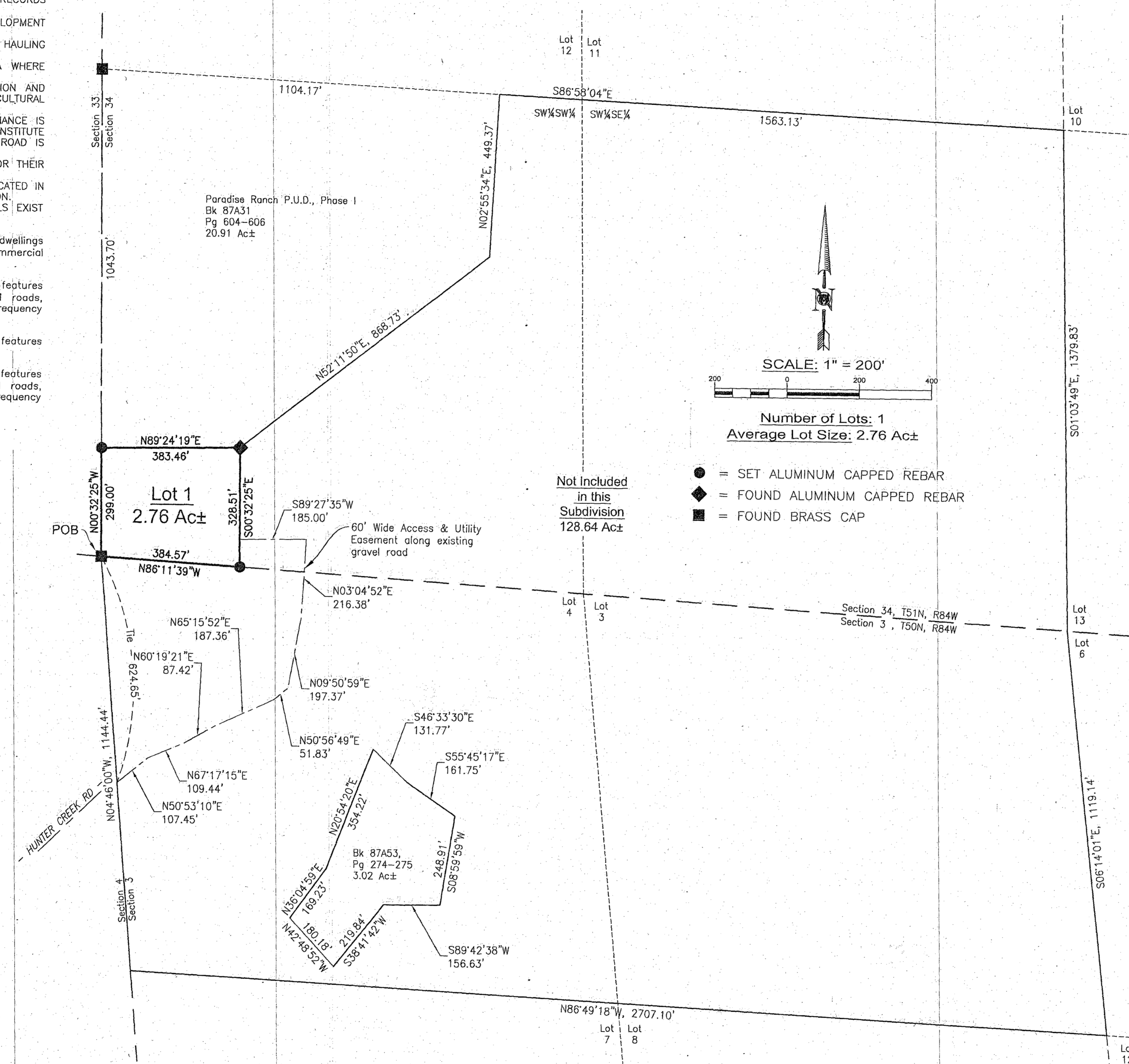
William Hootz III Chairman  
Wicki Edelman Attest: County Clerk

**RECORDER'S CERTIFICATE**

STATE OF WYOMING }  
COUNTY OF JOHNSON } ss  
Doc Number: 173633  
This instrument was Filed for record on 7/18/2018 at 10:42 AM  
and was duly recorded in book: H-FILE page: 466 - 466 from: 78-00  
By Maury Leach Deputy

**FINAL PLAT**  
**PARADISE RANCH MINOR SUBDIVISION**

Portion of  
The SW¼SW¼ of Section 34, T51N, R84W  
6<sup>th</sup> Principal Meridian  
Johnson County, Wyoming



**Paradise Ranch Minor Subdivision**  
**Certificate of Dedication**

A parcel of land, located within the SW¼SW¼, of Section 34, Township 51 North, Range 84 West, 6<sup>th</sup> Principal Meridian, Johnson County, Wyoming, more particularly described as follows:

Commencing at a Brass Cap marking the Section corner common to said Section 34 and Section 33, Township 51 North, Range 84 West, and Sections 3 and 4, Township 50 North, Range 84 West, said Brass Cap being the TRUE POINT OF BEGINNING of this perimeter description;

thence N00°32'25"W along the section line common to said Sections 33 and 34, a distance of 299.00 feet to the southwesterly corner of Paradise Ranch P.U.D., Phase I;  
thence N89°24'19"E along the southerly line of said Paradise Ranch P.U.D., Phase I, a distance of 383.46 feet to the southeasterly corner of said Paradise Ranch P.U.D., Phase I;  
thence S00°32'25"E, paralleling the section line common to said Sections 33 and 34, a distance of 328.51 feet to the section line common to said Sections 3 and 34;  
thence N86°11'39"W along said section line common to said Sections 3 and 34, a distance of 384.57 feet back to the TRUE POINT OF BEGINNING.

Said parcel of land containing 2.76 acres, more or less, and being subject to all right-of-ways and easements of record.

Basis of Bearing being N00°32'25"W along said section line common to Sections 33 and 34.

Any easements shown on this plat are hereby dedicated for the purpose as shown and designated.

The undersigned Owners of the above described tract of land have caused the same to be subdivided in the manner shown on this plat, which subdivision shall be known as the "PARADISE RANCH MINOR SUBDIVISION."

Said plat is proposed and offered with free consent and in accordance with the desires of the undersigned Owners and, the undersigned Owners do hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

IN TESTIMONY WHEREOF: Leah Miller, President of Paradise Ranch Company, and Kevin McMahon, Secretary of Paradise Ranch Company, have caused these present to

be signed this 12 day of June, 2018.

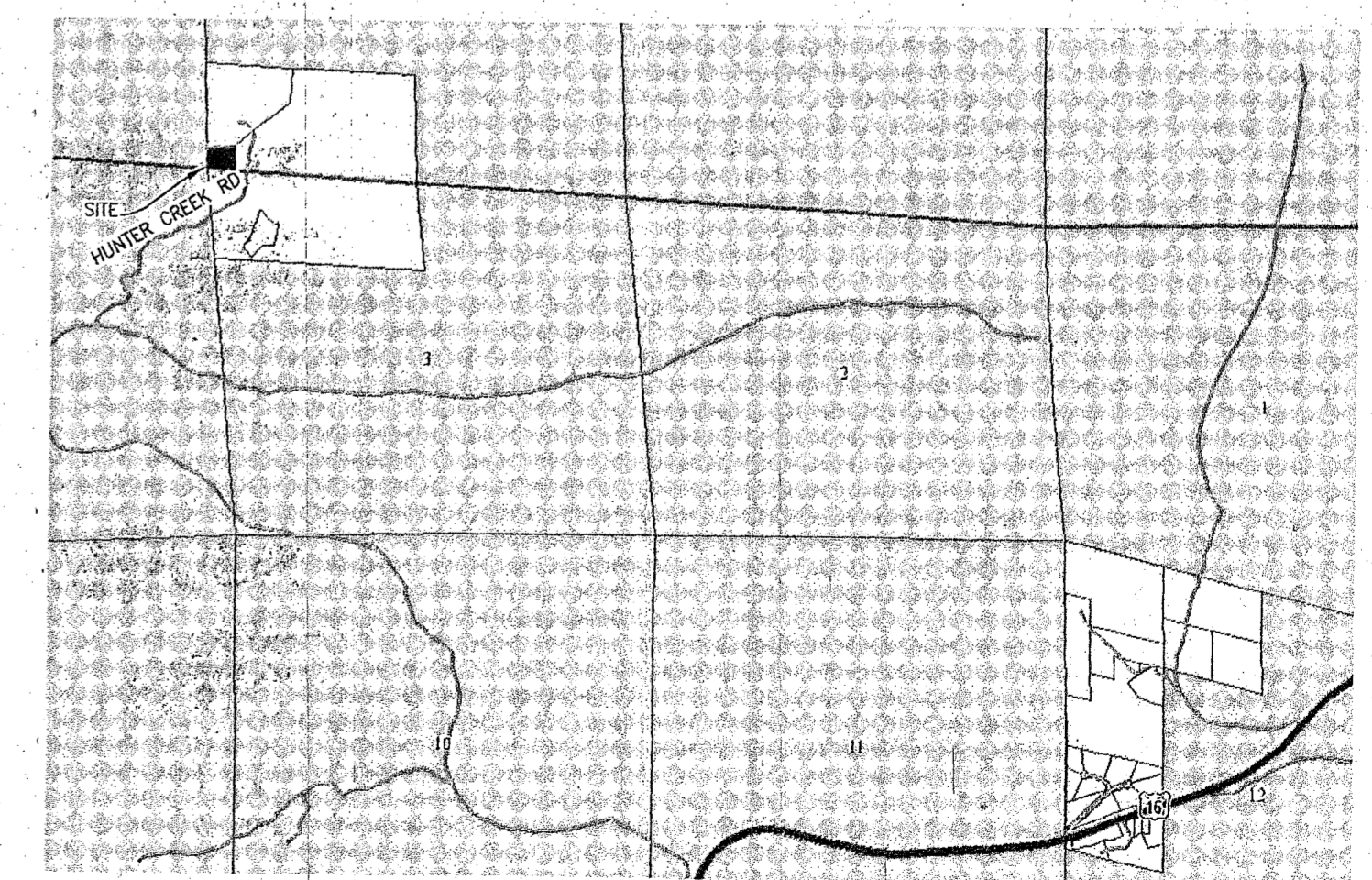
Leah Miller Paradise Ranch Company, President  
Kevin McMahon Paradise Ranch Company, Secretary

STATE OF WYOMING }  
COUNTY OF JOHNSON } ss  
The foregoing instrument was acknowledged before me by Leah Miller  
this 12 day of June, 2018.

Witness my hand and seal.  
Brent Bennett Notary Public  
County of Johnson, State of Wyoming  
My Commission Expires: 9-30-2018

STATE OF WYOMING }  
COUNTY OF JOHNSON } ss  
The foregoing instrument was acknowledged before me by Kevin M. McMahon  
this 12 day of June, 2018.

Witness my hand and seal.  
Brent Bennett Notary Public  
County of Johnson, State of Wyoming  
My Commission Expires: 9-30-2018



**VICINITY MAP (N.T.S.)**

DATE: 12 June 2018 REV.  
SURVEYED: TDP  
ENGINEERED: [Signature]  
DRAWN: PFI

DRAWING TITLE: FINAL PLAT

JOB TITLE: PARADISE RANCH MINOR SUBDIVISION  
PORTION OF SW¼SW¼, S34, T51N, R84W, 6TH PM

DRAWING NO: 1  
JOB NO:

**NELSON ENGINEERING**