

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 OR CANAL 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).
- 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 280 TO 500 FEET DEEP & YIELD 10 TO 24 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 FIRE FIGHTING 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 WITH THE SUBDIVISION. LIMITATIONS MAY APPLY PER THE WYOMING RIGHT TO FARM AND RANCH ACT.
- 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.
- 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 10 MILES FROM THIS SUBDIVISION.
- NO SURFACE WATER RIGHTS EXIST IN THE SUBDIVISION.
- BASED ON THE LAKE DESMET CONSERVATION DISTRICT SOILS REVIEW, THE FOLLOWING SOILS EXIST WITHIN THE SUBDIVISION:

- 740: Arwrite-Elwop, 6-15 percent slopes - has *Somewhat Limited Features* for dwellings with/without basements, lawns and landscaping, shallow excavations, septic tank absorption fields and local roads. *Very Limited* features exist for small commercial buildings with no rating for Flood Frequency Class.
- 920: Elwop-Arwrite, 6-15 percent slopes has *Somewhat Limited Features* for dwellings with/without basements, lawns and landscaping, shallow excavations and local roads. *Very Limited* features exist for small commercial buildings and septic tank absorption fields with no rating for Flood Frequency Class.
- 921: Elwop-Elwop, 6-15 percent slopes has *Somewhat Limited Features* for dwellings with/without basements, lawns and landscaping, shallow excavations and local roads. *Very Limited* features exist for small commercial buildings and septic tank absorption fields with no rating for Flood Frequency Class.

EASEMENTS

- EXISTING COUNTY ROAD RIGHT-OF-WAY AS SHOWN HEREON IS A REPRESENTATION AND RETRACEMENT OF RIGHT-OF-WAY SHOWN ON THE COUNTY ROAD 11A CANAL ROAD RIGHT-OF-WAY, AS RECORDED IN THE OFFICE OF THE JOHNSON COUNTY CLERK IN HANGING FILE PAGE 365.
- EXISTING TELEPHONE EASEMENT AS SHOWN HEREON IS A REPRESENTATION AND RETRACEMENT OF EASEMENT AS RECORDED IN THE OFFICE OF THE JOHNSON COUNTY CLERK IN RIGHT-OF-WAY BOOK #5, PAGES 277-278.
- EXISTING DITCH RIGHT-OF-WAY AS SHOWN HEREON IS A REPRESENTATION OF THE FIELD LOCATION OF THE LAKE DESMET CANAL.

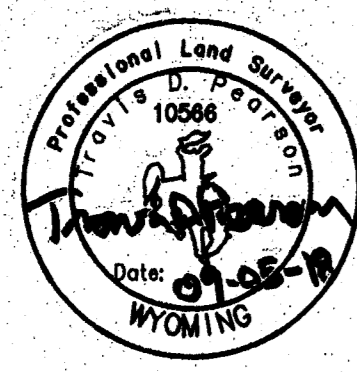
NOTES

- PROTECTIVE COVENANTS ARE RECORDED IN BOOK 86A-88, AT PAGES 123-127

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 CANAL 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 11th day of September, 2018.

Julie Baker Vice-Chairperson
Wicki Salmar Attest: County Clerk

Approved by the Johnson County Board of Commissioners
 this 18th day of September, 2018.

Travis D. Pearson Chairperson
Wicki Salmar Attest: County Clerk

RECORDER'S CERTIFICATE

JOHNSON COUNTY JOHNSON }^{ss} Doc Number: 175373
 This instrument was filed for record on 9/21/2018 at 10:01 AM
 and was duly recorded in book: H:FILE page: 469 - 469 fees: 75.00
 Johnson County Clerk
 By Jane Carr Deputy

CANAL SUBDIVISION

Being
 The SE¼SE¼, Section 25, T52N, R83W,
 6th Principal Meridian
 Johnson County, Wyoming

Certificate of Dedication

A parcel of land, being the SE¼SE¼, of Section 25, Township 52 North, Range 83 West, 6th Principal Meridian, Johnson County, Wyoming, more particularly described as follows:

Beginning at the SE corner of said Section 25, thence along the southerly boundary of said Section 25 N88°36'01"W a distance of 1321.64 feet, to the SW corner of said SE¼SE¼ of Section 25; thence along the westerly boundary of said SE¼SE¼ N00°14'30"E a distance of 1322.26 feet, to the NW corner of said SE¼SE¼; thence along the northerly boundary of said SE¼SE¼ S88°34'18"E a distance of 1317.34 feet to the NE corner of said SE¼SE¼; thence along the easterly boundary of said SE¼SE¼ S00°03'18"W a distance of 1321.89 feet, to the Point of Beginning of this land description.

Said parcel of land containing 40.03 acres, more or less, and being subject to all rights-of-way and easements of record.

Basis of Bearing being S00°03'18"W along said section line common to Sections 25 and 30.

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

The undersigned Owner of the above described tract of land has caused the same to be subdivided in the manner shown on this plat, which subdivision shall be known as the "CANAL SUBDIVISION."

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

IN TESTIMONY WHEREOF: Christopher R. George of Greenhouse Enterprise, LLC, has caused these present to

be signed this 5th day of September, 2018.

Christopher R. George
 Christopher R. George
 Greenhouse Enterprise, LLC

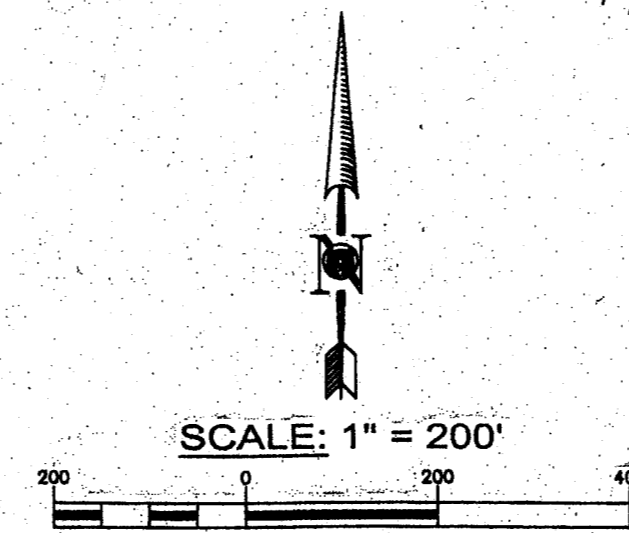
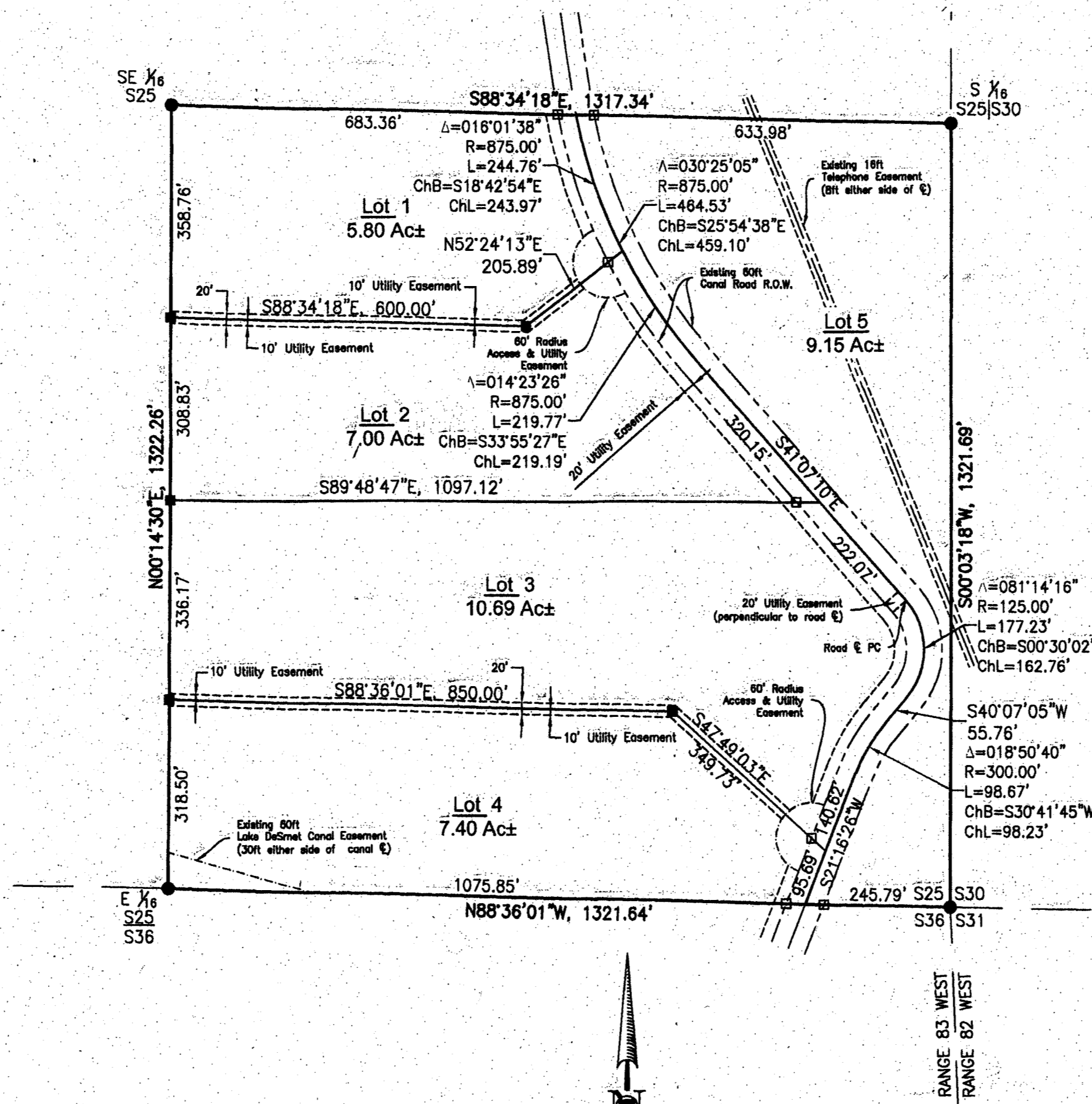
STATE OF WYOMING }
 COUNTY OF JOHNSON }^{ss}

The foregoing instrument was acknowledged before me by Christopher R. George of Greenhouse Enterprise, LLC,
 this 5th day of September, 2018.

Witness my hand and seal.

My Commission Expires: 7/24/2022

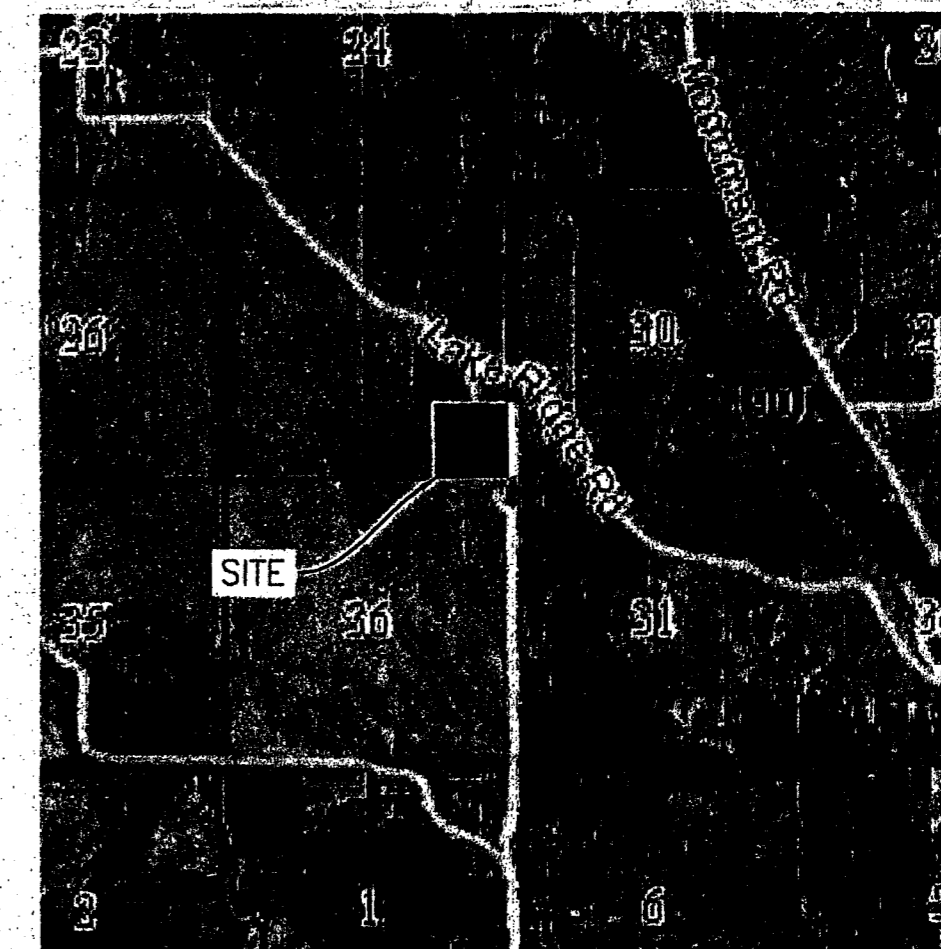
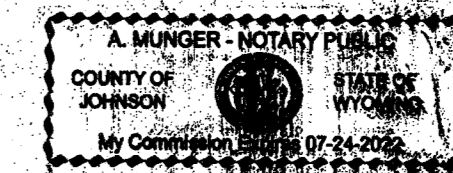
[Signature]
 Notary Public



TOTAL SUBDIVISION AREA = 40.03 AC
 NUMBER OF LOTS = 5
 AVERAGE LOT SIZE = 8.01 AC

LEGEND

- - FOUND ALUMINUM CAPPED REBAR, STAMPED AS 'ALIQUOT CORNER'
- - SET ALUMINUM CAPPED REBAR, STAMPED "PLS10566"
- - SET ALUMINUM CAPPED REBAR, STAMPED "PLS10566", AS WITNESS CORNER ON CANAL ROAD (C.R. 11A) R.O.W.
- CANAL ROAD (C.R. 11A) R.O.W.
- LAKE DESMET CANAL R.O.W.
- ACCESS & UTILITY EASEMENT: 60 FOOT RADIUS POINT AT INTERSECTION OF CANAL ROAD & PROPERTY LINE
- UTILITY EASEMENTS



V-MAP N.T.S.

DATE	31 Aug 2018	REV.
SURVEYED	TDP	
ENGINEERED		
DRAWN	PTJ	
CHECKED	BAB	
APPROVED	TDP	

NELSON ENGINEERING
 P.O. BOX 1004, BUFFALO WYOMING (307) 684-7029

DRAWING TITLE
 FINAL PLAT

JOB TITLE
 Green House Minor Subdivision
 SE¼SE¼, Sec 25, T52N, R83W, 6th PM
 Johnson County, WY

DRAWING NO.
 B18-091
 JOB NO.
 B18-091