

# J WEB MINOR SUBDIVISION

BEING A RESUBDIVISION AND REPLAT OF  
 LOT 2 OF THE BIG HORN ESTATES SUBDIVISION,  
 LOCATED IN THE SE1/4SW1/4, SECTION 32, T51N, R82W  
 OF THE 6th P.M., JOHNSON COUNTY, WYOMING

## CERTIFICATE OF DEDICATION

A RESUBDIVISION AND REPLAT OF LOT 2 OF THE BIG HORN ESTATES SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN BOOK #2 ON PAGE 31 OF THE JOHNSON COUNTY, WYOMING RECORDS, BEING A PARCEL OF LAND LOCATED WITHIN A PORTION OF THE SE1/4SW1/4, SECTION 32, T51N, R82W, 6th PRINCIPAL MERIDIAN, JOHNSON COUNTY, WYOMING, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2 OF THE BIG HORN ESTATES BEING MONUMENTED BY A FOUND 1-1/2" ALUMINUM CAPPED REBAR, STAMPED LS 2335;

THENCE S89°47'46"W, 359.93 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 2 TO THE SOUTHWEST CORNER THEREOF, MONUMENTED BY A FOUND 1-1/2" ALUMINUM CAPPED REBAR, STAMPED LS 2335;

THENCE N00°10'07"W, 359.94 FEET ALONG THE WESTERLY LINE OF SAID LOT 2 TO THE NORTHWEST CORNER THEREOF, MONUMENTED BY A FOUND 1-1/2" ALUMINUM CAPPED REBAR, STAMPED LS 2335;

THENCE N89°48'54"E, 360.02 FEET ALONG THE NORTHERLY LINE OF SAID LOT 2 TO THE NORTHEAST CORNER THEREOF, MONUMENTED BY A FOUND #5 REBAR;

THENCE S00°09'12"E, 359.82 FEET ALONG THE EASTERLY LINE OF SAID LOT 2 TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 2.97 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS, RESTRICTIONS, AND ENCUMBRANCES OF RECORD.

ALL EASEMENTS AS SHOWN ON THIS PLAT WERE PREVIOUSLY DEDICATED ON THE BIG HORN ESTATES (A PLATTED SUBDIVISION) AND ARE FOR THE PURPOSE AS SHOWN HEREON.

THE RESUBDIVISION AND REPLAT OF THE FOREGOING DESCRIBED PARCEL OF LAND AS APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR. THE NAME OF THE SUBDIVISION CREATED BY SAID VACATION AND REPLAT SHALL BE KNOWN AS "J WEB MINOR SUBDIVISION". THAT SAID OWNER AND PROPRIETOR DOES HEREBY WAIVES AND RELINQUISH ALL RIGHTS GRANTED UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING.

WITNESS OUR HANDS AND SEALS THIS 11 DAY OF October, 2018.

BY Janice Schmitzlein  
 JANICE SCHMITZLEIN  
 MEMBER J WEB, LLC

STATE OF WYOMING )  
 ) SS  
 COUNTY OF JOHNSON )

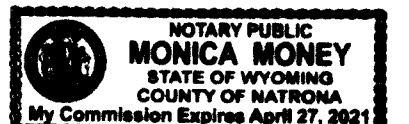
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JANICE SCHMITZLEIN

THIS 11<sup>th</sup> DAY OF October, 2018.

WITNESS MY HAND AND OFFICIAL SEAL.

Monica Money  
 NOTARY PUBLIC

April 27, 2021  
 MY COMMISSION EXPIRES



## APPROVALS

APPROVED BY THE JOHNSON COUNTY PLANNING COMMISSION

THIS 13<sup>th</sup> DAY OF November, 2018.

Wendy Salzman Julie Baker  
 ATTEST: COUNTY CLERK Vice CHAIRMAN OF THE COMMISSION

APPROVED BY CITY OF BUFFALO PLANNING COMMISSION

THIS 9<sup>th</sup> DAY OF September, 2018.

Craig Gope Jim Marto  
 ATTEST: SECRETARY CHAIRMAN OF THE COMMISSION

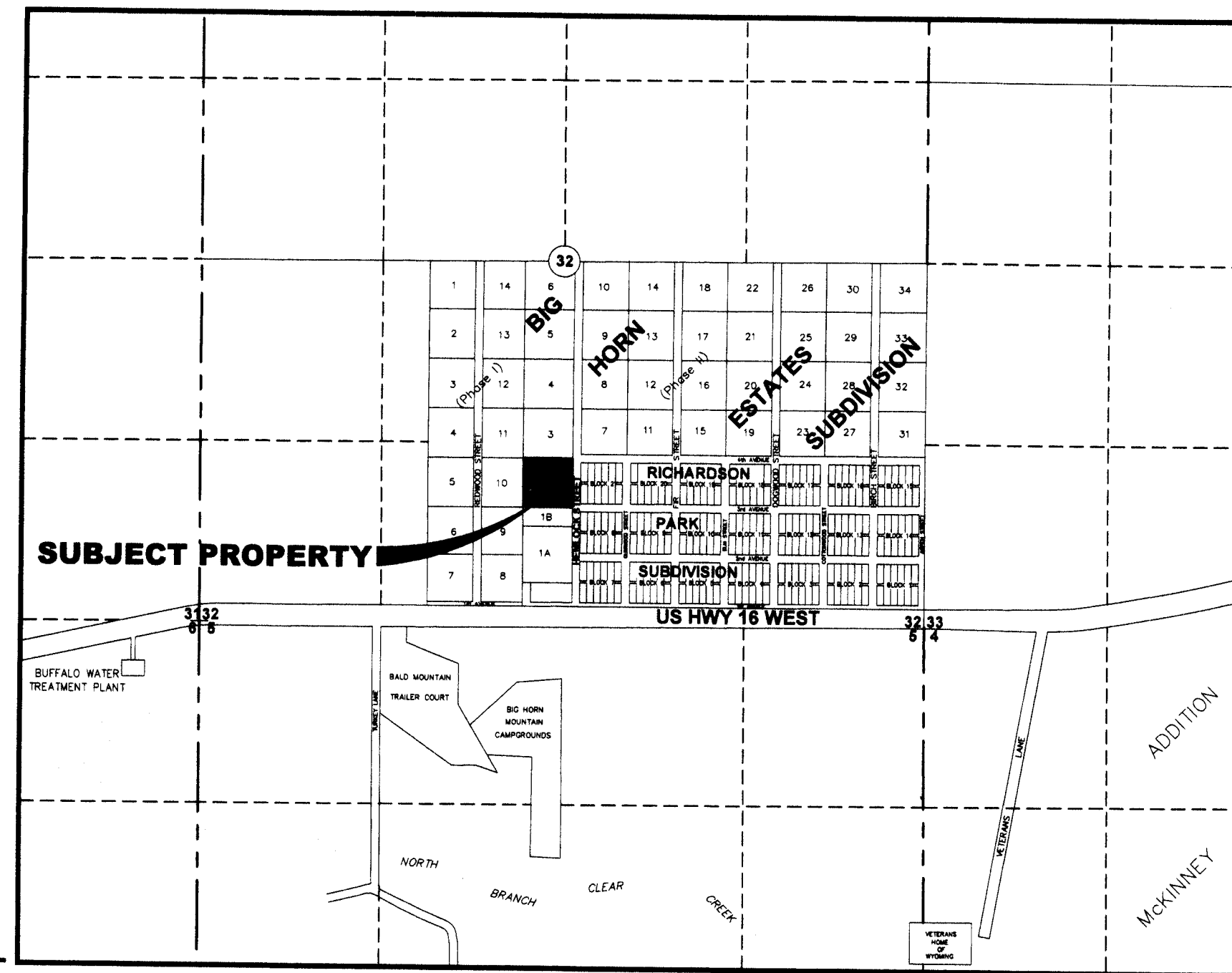
APPROVED BY THE JOHNSON COUNTY BOARD OF COUNTY COMMISSIONERS

THIS 4<sup>th</sup> DAY OF December, 2018.

Wendy Salzman Mark Phelan  
 ATTEST: COUNTY CLERK CHAIRMAN

## RECORDER'S CERTIFICATE

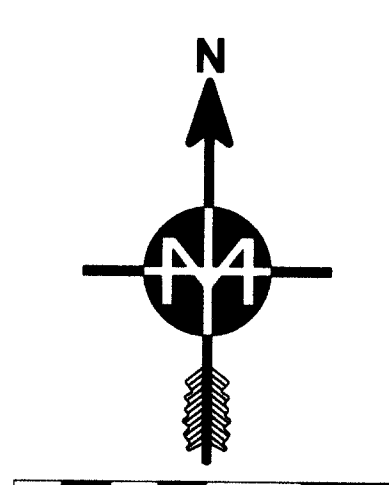
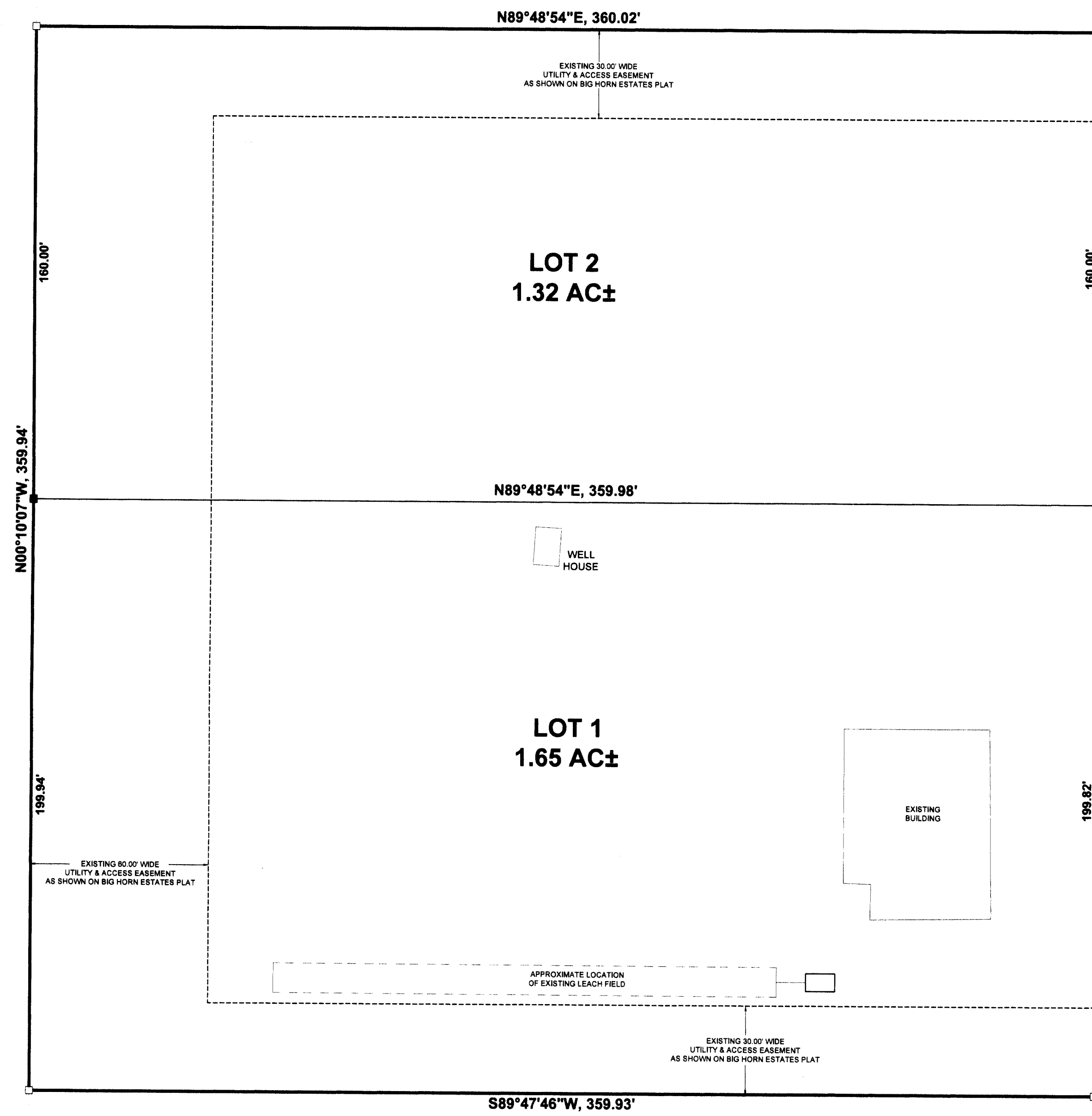
STATE OF WYOMING )  
 COUNTY OF JOHNSON ) SS Doc Number: 177401  
 This instrument was filed for record on 12/11/2018 at 11:39 PM  
 and was duly recorded in book: H:FILE page: 471 - 471 fees: 75.00  
 Johnson County Clerk  
 By Wendy Salzman Deputy



VICINITY MAP  
 JOHNSON COUNTY, WYOMING  
 SCALE: 1" = 1000'

## PLAT WARNINGS

1. 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 PERSON LIVING ON THE BANKS OF A STREAM OR RIVER (W.S. 18-5-306).
2. NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM. LOT OWNER SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN SMALL WASTEWATER DISPOSAL SYSTEMS WHICH MEET STATE AND COUNTY STANDARDS (W.S. 18-5-306). PLACEMENT OF LEACH FIELDS SHALL BE A MINIMUM OF 50 FEET FROM PROPERTY LINES IN ADDITION TO ALL OTHER WDEQ MINIMUM ISOLATION DISTANCE REQUIREMENTS.
3. NO PROPOSED DOMESTIC WATER SOURCE. LOT OWNERS SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN WELLS WHICH MEET STATE STANDARDS (W.S. 18-5-306). PLACEMENT OF WELLS SHALL BE A MINIMUM OF 50 FEET FROM THE PROPERTY BOUNDARY AND A MINIMUM OF 100 FEET FROM SEPTIC LEACH FIELDS.
4. FROM THE AVAILABLE DATA, WELLS IN THE AREA MAY HAVE POOR WATER QUALITY. 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. 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.
5. NO PROPOSED TELEPHONE OR ELECTRIC SERVICE. LOT OWNERS SHALL BE RESPONSIBLE FOR THEIR OWN ELECTRIC AND/OR TELEPHONE SERVICE REQUIREMENTS.
6. 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.
7. WARNING: LOTS IN THIS SUBDIVISION MAY BE USED FOR THE EXPLORATION AND OR DEVELOPMENT OF MINERALS.
8. SOLID WASTE HAULING SERVICE NOT PROPOSED. LOT OWNERS SHALL BE RESPONSIBLE FOR HAULING THEIR OWN SOLID WASTE.
9. ON-SITE FIREFIGHTING FACILITIES ARE NOT PROPOSED.
9. NEAREST EMERGENCY SERVICES INCLUDING FIRE, POLICE, AND AMBULANCE SERVICES ARE LOCATED IN BUFFALO, WYOMING.
10. WARNING: THERE ARE EXISTING AGRICULTURAL OPERATIONS ADJACENT TO THIS SUBDIVISION AND AGRICULTURAL NUISANCES MAY EXIST WITH THE SUBDIVISION. SHOULD LANDS ADJACENT TO THIS SUBDIVISION BE REMOVED FROM AGRICULTURAL USE, THE 25 FOOT RESIDENTIAL BUFFER WILL NO LONGER BE IN EFFECT AND NORMAL SETBACK STANDARDS SHALL BE APPLIED. THE EXISTING AGRICULTURAL OPERATIONS ARE COVERED BY W.S. 11-44-103.
11. BASED ON THE CLEAR CREEK CONSERVATION DISTRICT SOILS REVIEW, THE FOLLOWING SOILS EXIST WITHIN THE SUBDIVISION:  
 712 Featherlegs, extremely stony-Moskee sandy loams, 0 to 6 percent slopes:- has "Not Limited features" for dwellings with basements, dwellings without basements, small commercial buildings, and septic tank absorption fields: "Somewhat Limited features" for lawns/landscaping, shallow excavations, and local roads. There is no rating for flood frequency.



SCALE: 1" = 30'

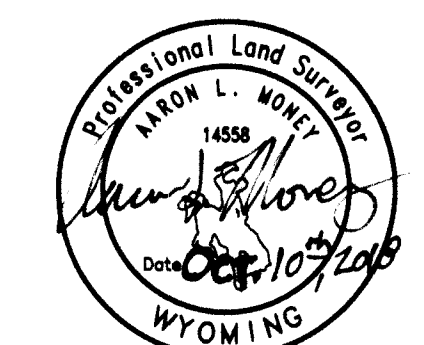
BEARINGS ARE BASED ON THE WYOMING STATE PLANE, EAST ZONE, NAD 1983.  
 DISTANCES ARE GROUND, U.S. SURVEY FOOT (DAF = 1.0002467000)

## LEGEND

- - RECOVERED ALUMINUM CAPPED REBAR
- - RECOVERED #5 REBAR, SET 2-1/2" A.C., PLS 14558
- - SET 2-1/2" ALUMINUM CAPPED REBAR, PLS 14558
- - SUBDIVISION BOUNDARY LINE
- - - - - PROPOSED LOT LINE
- - EXISTING PLATTED EASEMENT
- - - - - ADJOINING PROPERTY LINES

## NOTES

1. THE PROPERTY AS PLATTED HEREON REMAIN SUBJECT TO THE DECLARATION OF PROTECTIVE COVENANTS ON THE BIG HORN ESTATES (A PLATTED SUBDIVISION) AS RECORDED IN THE OFFICE OF THE CLERK OF JOHNSON COUNTY, WYOMING, IN MISCELLANEOUS BOOK 86A-20, AT PAGES 114-125.



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 Casper, WY 82601  
 Phone: 307-377-2727

PREPARED FOR: J WEB, LLC  
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