

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.
- ONSITE 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 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 5 MILES FROM THIS SUBDIVISION.
- NO SURFACE WATER RIGHTS EXIST IN THE SUBDIVISION.
- BASED ON THE CLEAR CREEK CONSERVATION DISTRICT SOILS REVIEW, THE FOLLOWING SOILS EXIST WITHIN THE SUBDIVISION:

614: Forkwood Loom, 0-6 percent slopes - has *Not Limited* features for dwellings with basements. *Somewhat Limited* features for dwellings without basements, small commercial buildings, lawns and landscaping, shallow excavations, and septic tank absorption fields. *Very Limited* features exist for local roads with no rating for Flood Frequency Class.

727: Haverdad-Kishona clay loams, 0-6 percent slopes - has *Somewhat Limited* features for dwellings without basements, lawns and landscaping, shallow excavations, and septic tank absorption fields. *Very Limited* features exist for local roads and streets with Flood Frequency Class of 1.0.

EASEMENTS

- EXISTING COUNTY ROAD RIGHT-OF-WAY AS SHOWN HEREON IS A REPRESENTATION AND RETRACEMENT OF RIGHT-OF-WAY SHOWN ON THE COUNTY ROAD 204 TW ROAD RIGHT-OF-WAY, AS RECORDED IN THE OFFICE OF THE JOHNSON COUNTY CLERK IN HANGING FILE PAGE 365.

NOTES

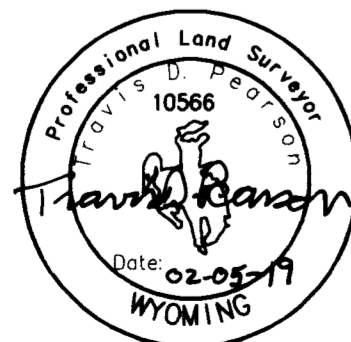
- PROTECTIVE COVENANTS ARE RECORDED IN BOOK 86A-89, AT PAGES 214-230
- THE CLEAR CREEK CONSERVATION DISTRICT RECOMMENDS A PLAN BE SUBMITTED TO THE DISTRICT TO MITIGATE THE POTENTIAL DAMAGES CAUSED BY *VERY LIMITED FEATURES* BEFORE ANY CONSTRUCTION BEGINS

STATE OF WYOMING } ss Doc Number: 179902
 COUNTY OF JOHNSON }
 This instrument was filed for record on 4/1/2019 at 12:03 PM
 and was duly recorded in book: H-FILE page: 473 - 473 fees: 75.00
 Johnson County Clerk
 By Jane Lan Deputy

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 HILTON MINOR SUBDIVISION is based on the results of a field survey conducted under my direct supervision, by Fred Janssen in October of 2018, and represents the conditions as found on the ground.



APPROVALS

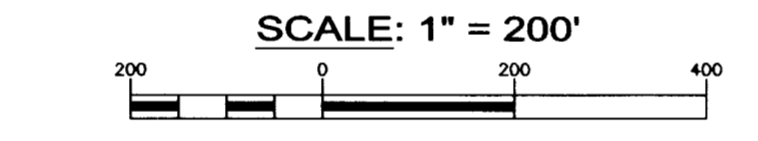
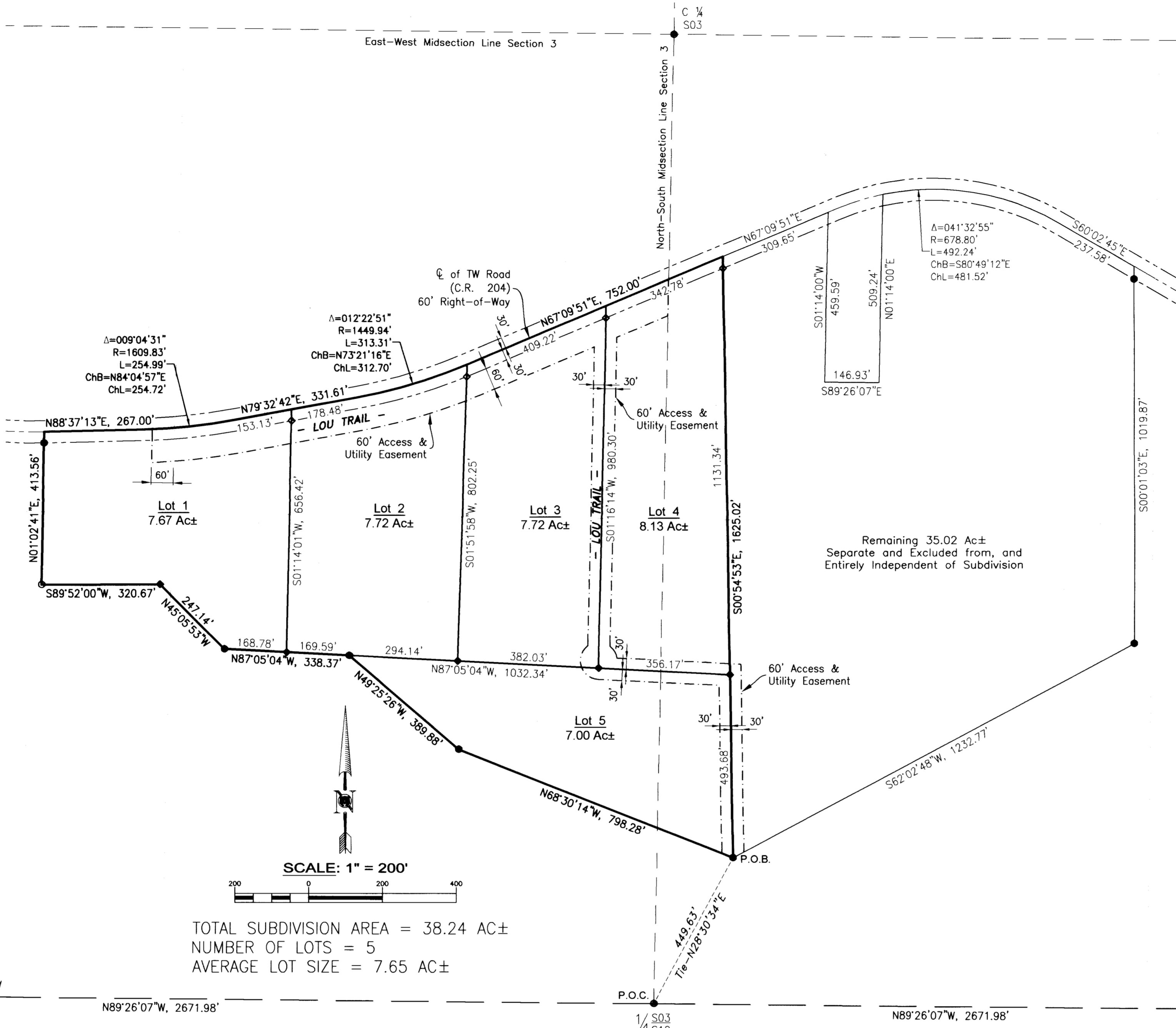
Approved by the Johnson County Planning Commission
 this 5th day of March, 2019.

Qui Baker Vice-Chairperson
Wieke Edelman Attest: County Clerk

Approved by the Johnson County Board of Commissioners
 this 19th day of March, 2019.

W.D. Pearson Chairperson
Wieke Edelman Attest: County Clerk

RECORDER'S CERTIFICATE



TOTAL SUBDIVISION AREA = 38.24 Ac±
 NUMBER OF LOTS = 5
 AVERAGE LOT SIZE = 7.65 AC±

HILTON MINOR SUBDIVISION

Being
 The SE¼SE¼, Section 25, T52N, R83W,
 6th Principal Meridian
 Johnson County, Wyoming
SEE AFFIDAVIT CORRECTING INFORMATION ON PLAT DOC NUMBER: 180446
 BOOK: 86A-89 PAGE: 300-301 JLW
Certificate of Dedication

A parcel of land, being a portion of the SW¼ & W¼SE¼, of Section 3, Township 50 North, Range 81 West, 6th Principal Meridian, Johnson County, Wyoming, more particularly described as follows:

Commencing at the quarter corner common to Section 10 and said Section 3, monumented with an aluminum capped rebar, stamped "PELS 12554", which is the POINT OF BEGINNING of this perimeter description;

thence N68°30'14"W a distance of 798.28 feet to an aluminum capped rebar, stamped "PELS 12554";
 thence N49°25'26"W a distance of 369.88 feet to an aluminum capped rebar, stamped "PELS 12554";
 thence N87°05'04"W a distance of 338.37 feet to an aluminum capped rebar, stamped "PELS 12554";
 thence N45°05'53"W a distance of 247.14 feet to an aluminum capped rebar, stamped "LS 10566";
 thence S89°52'00"W a distance of 320.67 feet to a PK nail with a shiner in a fencepost;
 thence N01°02'41"E a distance of 413.56 feet through an aluminum capped rebar, stamped "PELS 12544 W.C. 30.03" to the centerline of TW Road (C.R. 204);
 thence along said centerline of TW Road (C.R. 204) the following 5 courses and distances N88°37'13"E a distance of 257.00 feet to the beginning of a tangent circular curve to the left;
 thence along said tangent circular curve to the left through a central angle of 9°04'31" a distance of 254.99 feet, said curve having a radius of 1609.83 feet and a long chord which bears N84°04'57"E a distance of 254.72 feet;
 thence N79°32'42"E a distance of 331.61 feet to the beginning of a tangent circular curve to the left;
 thence along said tangent circular curve to the left through a central angle of 12°22'51" a distance of 313.31 feet, said curve having a radius of 1449.94 feet and a long chord which bears N73°21'16"E a distance of 312.70 feet;
 thence N67°09'51"E a distance of 752.00 feet;
 thence departing said centerline of TW Road (C.R. 204) through an aluminum capped rebar, stamped "LS 10566 W.C. 32.34", S00°54'53"E a distance of 1625.02 feet to said POINT OF BEGINNING of this land description.

Said parcel of land containing 38.24 acres, more or less, and being subject to all rights-of-way and easements of record.

Basis of Bearing being S89°26'07"E along the section line common to said Sections 3 and 10.

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 has caused the same to be subdivided in the manner shown on this plat, which subdivision shall be known as the "HILTON 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: William D. Hilton and Carol Hilton of Hilton Land & Livestock, LLC, have caused these present to

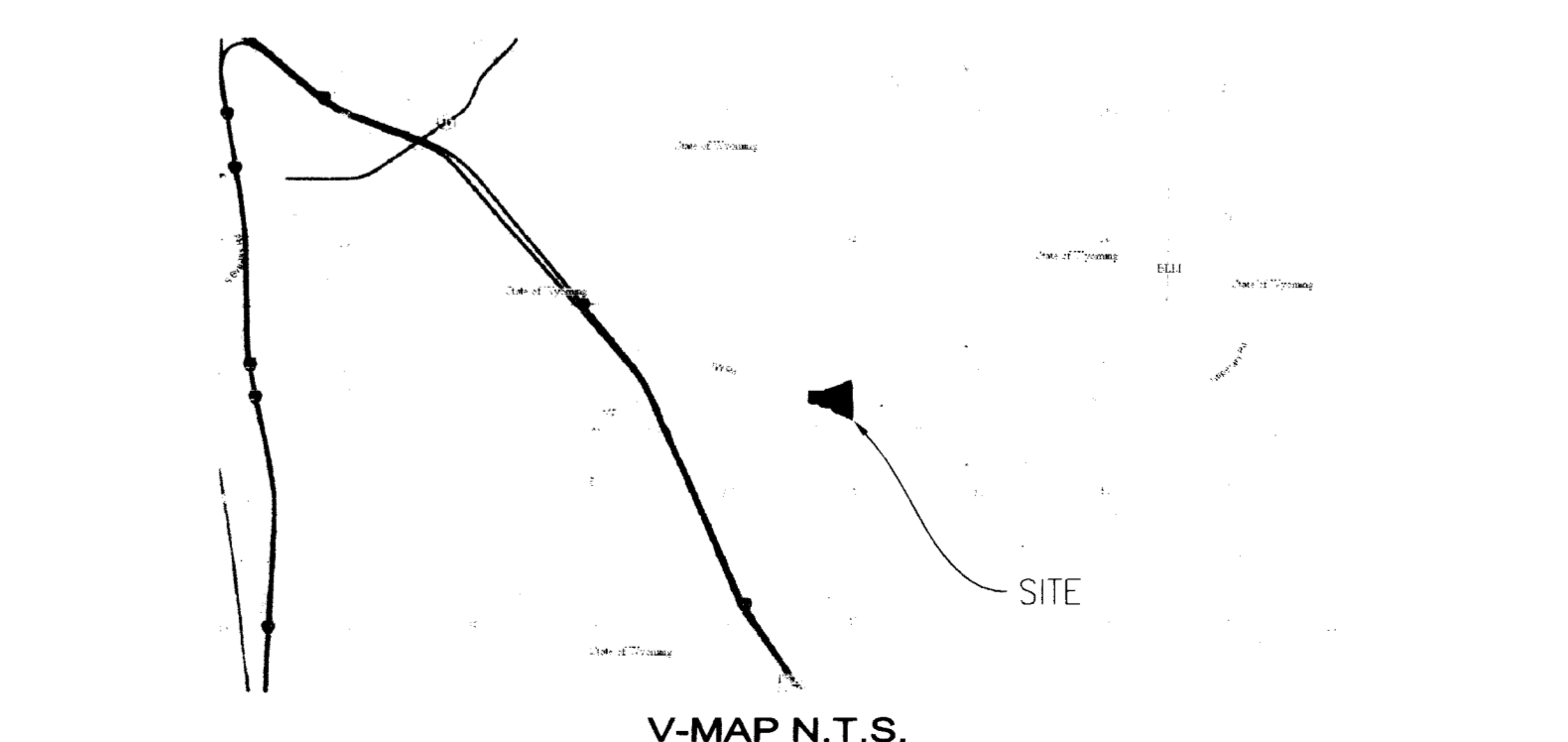
be signed this 25 day of Feb, 2019.

William D. Hilton
 Member, Hilton Land & Livestock, LLC
Carol Hilton
 Member, Hilton Land & Livestock, LLC

STATE OF WYOMING)
) ss
 COUNTY OF JOHNSON)
 The foregoing instrument was acknowledged before me by William D. Hilton and Carol Hilton as duly authorized members of Hilton Land & Livestock, LLC,
 this 25 day of Feb, 2019.

Witness my hand and seal.

Brent Bennett
 Notary Public
 My Commission Expires: 10-17-2022



DRAWING NO: 18-042.dwg
 JOB NO: B18-042
 DRAWING TITLE: FINAL PLAT
 JOB TITLE: HILTON MINOR SUBDIVISION PARTS OF SW¼ & W¼SE¼, SEC 3, T50N, R81W JOHNSON COUNTY, WY
 DATE: 17Jan2019
 SURVEYED: PFJ
 ENGINEERED: PFJ
 DRAWN: PFJ
 CHECKED: BAP
 TDP: BAP
 APPROVED: BAP
 REVISIONS: 5/20
 Hilton Minor Subdivision
 Nelson Engineering
 P.O. BOX 1004, BUFFALO WYOMING (307) 684-7029