

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).
- 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. SEO RECORDS SHOW NEARBY WATER WELLS ARE 120 TO 300 FEET DEEP AND YIELD 4 TO 25 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.
- 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 BIG HORN ESTATES LOTS 3-10 ALONG HEMLOCK STREET. PLAT DOES NOT CONSTITUTE ACCEPTANCE OF ROADWAYS AS COUNTY ROADS WITHIN THE SUBDIVISION.
- EXISTING PROPOSED TELEPHONE AND 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 2.5 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:

712: Featherlegs, extremely stoney-Moskee sandy loams, 0-6 percent slopes - Features for dwellings with/without basements and small commercial buildings are Not Limited. Roads, streets, lawns and landscaping, and shallow excavation are Somewhat Limited. Septic tank absorption fields are Not Limited with no rating for Flood Frequency Class.

EASEMENTS

- EXISTING ACCESS AND UTILITY EASEMENTS AS SHOWN HEREON IS SHOWN ON THE PLAT OF BIG HORN ESTATES, AS RECORDED IN THE OFFICE OF THE JOHNSON COUNTY CLERK IN BOOK #2, PAGE _____.
- A JOINT (NON-EXCLUSIVE) EASEMENT FOR WATER AND SEPTIC RIGHTS AND MAINTENANCE AGREEMENT IS RECORDED IN THE OFFICE OF THE JOHNSON COUNTY CLERK BOOK _____, PAGES _____.

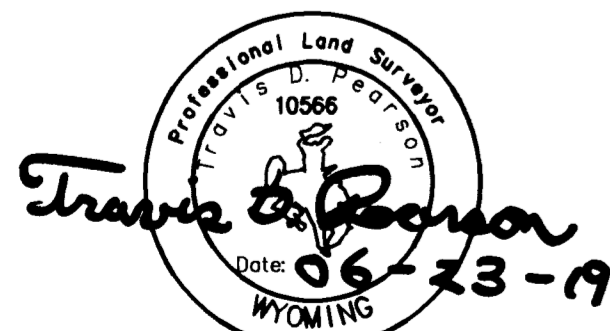
NOTES

- PROPERTY IS SUBJECT TO THE PROTECTIVE COVENANTS OF BIG HORN ESTATES AS RECORDED IN THE OFFICE OF THE JOHNSON COUNTY CLERK BOOK 86A-20, PAGES 114-125.
- PROPERTY IS SUBJECT TO THE AMENDMENT TO PROTECTIVE AND RESTRICTIVE COVENANTS FOR BIG HORN ESTATES AS RECORDED IN THE OFFICE OF THE JOHNSON COUNTY CLERK BOOK 86A-72, PAGES 499-520.
- A MAINTENANCE AGREEMENT EXISTS FOR HEMLOCK STREET AS RECORDED IN THE OFFICE OF THE JOHNSON COUNTY CLERK BOOK 86A-59, PAGES 629-630.
- EASEMENT NOTED IN #2 ABOVE SHOWN HEREON TO OWNER'S BEST ESTIMATION OF UTILITY LOCATION. ACTUAL EASEMENT IS LOCATED 8 FEET EACH SIDE OF UTILITY CENTERLINE AS FOUND IN THE FIELD.

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 **LODEN MINOR SUBDIVISION** is based on the results of a field survey conducted under my direct supervision, by Fred Janssen in May of 2019, and represents the conditions as found on the ground.

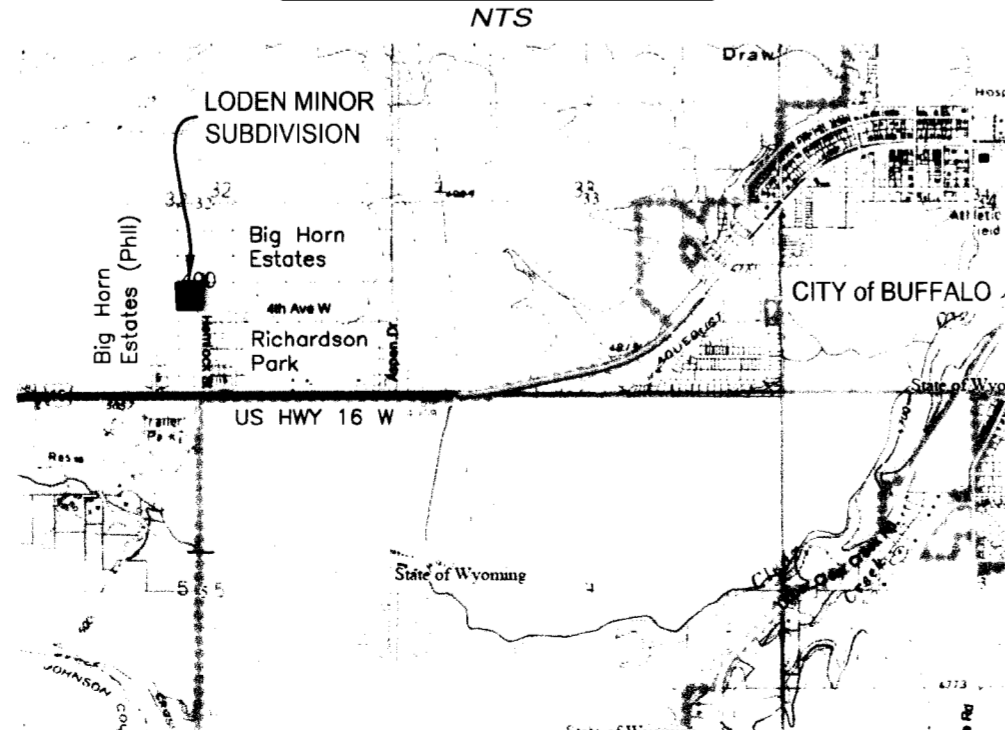


SUBDIVISION DATA

TOTAL SUBDIVISION AREA = 2.97 AC
NUMBER OF LOTS = 2
AVERAGE LOT SIZE = 1.485 AC

NO PUBLIC WATER SYSTEM PROPOSED AS PART OF THIS DEVELOPMENT
NO PUBLIC SEWER SYSTEM PROPOSED AS PART OF THIS DEVELOPMENT

VICINITY SKETCH



LEGEND

- - SET ALUMINUM CAPPED REBAR, STAMPED "PLS 10566"
- ◇ - FOUND ALUMINUM CAPPED REBAR, STAMPED "LS 2335"
- - FOUND ALUMINUM CAPPED REBAR, STAMPED "LS 14558"
- - - - - ADJOINING LOTS
- - - - - ACCESS & UTILITY EASEMENT
- ⊙ - EXISTING WATER WELL

LODEN MINOR SUBDIVISION

Being a Resubdivision and Replat of
Lot 3, Big Horn Estates,
Located in the E½SW¼, Section 32, T51N, R82W,
of the 6th Principal Meridian,
Johnson County, Wyoming

CERTIFICATE OF DEDICATION

A Resubdivision and Replat of Lot 3 of Big Horn Estates, located within the E½SW¼, Section 32, T51N, R82W, of the 6th Principal Meridian, Johnson County, Wyoming, more particularly described as follows:

Commencing at the southwest corner of said Lot 3 which is the TRUE POINT OF BEGINNING of the property description:

thence N00°09'56"W along the westerly line of said Lot 3 a distance of 359.74 feet to the northwest corner of said Lot 3;
thence N89°48'10"E along the northerly line of said Lot 3 a distance of 359.99 feet to the northeast corner of said Lot 3;
thence S00°10'12"E along the easterly line of said Lot 3 a distance of 359.71 feet to the southeast corner of said Lot 3;
thence S89°47'53"W along the southerly line of said Lot 3 a distance of 360.02 feet to the TRUE POINT OF BEGINNING;

Said parcel of land containing 2.97 acres, more or less, and being subject to all rights-of-way and easements of record.

Basis of Bearing being N00°09'56"W a distance of 359.74 feet along the westerly line of Lot 3 of the Big Horn Estates, Johnson County, Wyoming.

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 "LODEN 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: David L. Loden and Cynthia V. Loden have caused these present to be signed

this 3rd day of July, 2019.

David L. Loden
David L. Loden
Owner

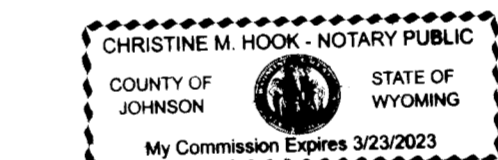
Cynthia V. Loden
Cynthia V. Loden
Owner

STATE OF WYOMING }
COUNTY OF JOHNSON }ss

The foregoing instrument was acknowledged before me by David L. Loden and Cynthia V. Loden

this 3rd day of July, 2019.

Witness my hand and seal.



Christine M. Hook
Christine M. Hook
Notary Public

My Commission Expires: 3/23/2023

APPROVALS

Approved by the Johnson County Planning Commission

this 2nd day of July, 2019.

Julie Baker
Julie Baker
Vice-Chairperson

Wicki Edelman
Wicki Edelman
Attest: County Clerk

Approved by the Johnson County Board of Commissioners

this 15th day of July, 2019.

Wally M...
Chairperson

Wicki Edelman
Attest: County Clerk

Approved by the City of Buffalo Planning Commission

this 25th day of June, 2019.

Frank...
Chairperson

Craig Cope
Attest: Secretary

RECORDER'S CERTIFICATE

STATE OF WYOMING }
COUNTY OF JOHNSON }ss Doc Number: 182533
This instrument was Filed for record on 7/16/2019 at 10:17 AM
and was duly recorded in book: H:FILE page: 475 - 475 fees: 75.00
Johnson County Clerk
By *L. Deard...*, Deputy

REV. 22 June 2019
 DATE SURVEYED
 ENGINEERED
 DRAWN
 CHECKED
 APPROVED
 TDP
 JOB TITLE: Final Plat
 JOB TITLE: LODEN MINOR SUBDIVISION
 Lot 3, Big Horn Estates Subdivision
 Johnson County, Wyoming
 DRAWING NO 19-047.dwg
 JOB NO B19-047-01

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