

CERTIFICATE OF DEDICATION

THE ABOVE OR FORGOING SUBDIVISION OF LOTS 7-9 OF THE BALD RIDGE ESTATES, JOHNSON COUNTY, WYOMING AS APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, HAVE BY THESE PRESENT LAID OUT, AND SURVEYED AS LOTS 7A AND 9A OF THE BALD RIDGE ESTATES, JOHNSON COUNTY, WYOMING, AND DO HEREBY RESERVE PERPETUAL EASEMENTS AS ARE LAID OUT AND DESIGNATED ON THIS PLAT. SAID LOTS ARE FURTHER DESCRIBED AS:

LOT 7A

A tract of land located in Bald Estates Subdivision, Johnson County, Wyoming being more particularly described as follows:

Beginning at a point on the West line of said Bald Ridge Estates marked by an aluminum cap stamped PELS 8663, said point being N00°00'29"E, a distance of 337.15 feet from the SE 1/4 corner of Section 22, thence along said West line N00°00'29"E, a distance of 566.03 feet to an aluminum cap stamped PELS 8663; Thence N76°36'33"E, a distance of 810.78 feet; Thence along a curve to the right with a radius of 500.00 feet, an arc length of 263.05 feet, and a delta angle of 30°08'35", chord bearing = S00°53'52"E, chord length = 260.03'; Thence S14°10'25"W, a distance of 140.35 feet to a point marked by an aluminum cap stamped PELS 8663; Thence N86°17'31"W, a distance of 210.00 feet to a point marked by an aluminum cap stamped PELS 8663; Thence S55°55'34"W, a distance of 662.75 feet to the point of beginning; Said tract of land encompasses an area of, 7.6 acres more or less;

LOT 9A

A tract of land located in Bald Estates Subdivision, Johnson County, Wyoming being more particularly described as follows:

Beginning at the SE 1/4 corner of Section 22, thence along the West line of said Bald Ridge Estates, N00°00'29"E, a distance of 337.15 feet to a point marked by an aluminum cap stamped PELS 8663; Thence N55°55'34"E, a distance of 662.75 feet to a point marked by an aluminum cap stamped PELS 8663; Thence S86°17'31"E, a distance of 210.00 feet; Thence along a curve to the left with a radius of 300.00 feet, an arc length of 274.86 feet, and a delta angle of 52°29'36", chord bearing = S12°04'23"E, chord length = 265.34'; Thence S43°39'47"W, a distance of 260.12 feet to a point marked by an aluminum cap stamped PELS 8663; Thence S12°18'44"W, a distance of 248.12 feet to a point on the South line of said Bald Ridge Estates marked by an aluminum cap stamped PELS 8663; Thence along said South line, S89°31'35"W, a distance of 581.59 feet to the point of beginning; Said tract of land encompasses an area of 9.0 acres more or less;

CERTIFICATE OF RECORDER

STATE OF WYOMING } SS  
COUNTY OF JOHNSON }  
THIS INSTRUMENT WAS FILED FOR THE RECORD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, AT \_\_\_\_\_, AND WAS DULY RECORDED IN PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_.  
FEE: \$ \_\_\_\_\_

REGISTER OF DEEDS  
PROTECTIVE COVENANTS ARE RECORDED IN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_.

CERTIFICATE OF COUNTY PLANNING COMMISSION  
APPROVED BY THE JOHNSON COUNTY PLANNING COMMISSION THIS 3<sup>rd</sup> DAY OF September, 2019.

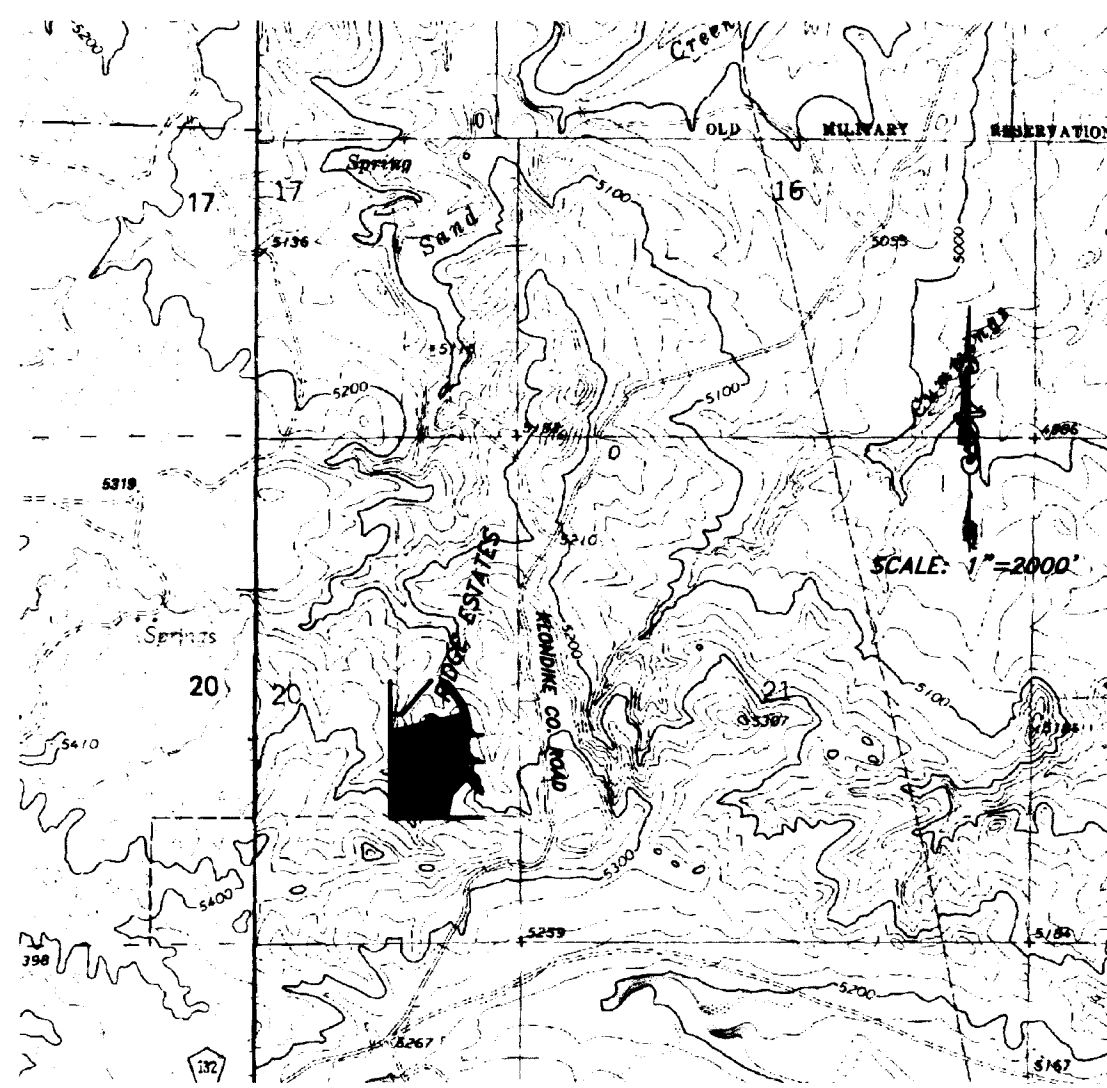
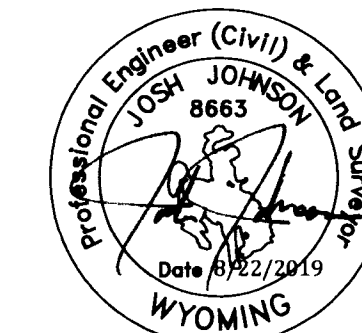
ATTEST:  
Vicki Edelman COUNTY CLERK  
Julie Baker CHAIRMAN OF THE COMMISSION

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS  
APPROVED BY THE JOHNSON COUNTY BOARD OF COUNTY COMMISSIONERS 14 DAY OF September, 2019.

ATTEST:  
Vicki Edelman COUNTY CLERK  
Chairman

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } SS  
COUNTY OF JOHNSON }  
I, JOSH JOHNSON, OF BUFFALO, WYOMING, A DULY REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF BALD RIDGE ESTATES TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



PLAT WARNINGS

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 PERSONS LIVING ON THE BANKS OF A STREAM OR RIVER.

NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM. LOT OWNERS SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN SMALL WASTEWATER DISPOSAL SYSTEMS WHICH MEET STATE AND COUNTY STANDARDS.

ALL SEPTIC SYSTEM LEACHFIELDS AND/OR BEDS SHALL NOT BE DEEPER THAN 4 FEET BELOW GROUND SURFACE. LEACH FIELDS SHALL NOT BE PLACED WITHIN 50 FEET OF PROPERTY LINES. ALL SEPTIC SYSTEMS SHALL BE DESIGNED BY A WYOMING REGISTERED PROFESSIONAL ENGINEER AND INSPECTED AND PERMITTED BY THE JOHNSON COUNTY SANITARIAN

NO SEPTIC SYSTEMS SHALL BE PLACED IN THE BOTTOM OF THE EPHEMERAL DRAINAGES. SLOPES NEAR THE EPHEMERAL DRAINAGES MUST BE SPECIFICALLY EVALUATED IF SEPTIC SYSTEMS ARE PLANNED NEAR THESE DRAINAGES.

NO PROPOSED DOMESTIC WATER SOURCE. LOT OWNERS SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN WELLS WHICH MEET STATE STANDARDS.

DOMESTIC WATER SUPPLIES ARE ANTICIPATED TO BE OBTAINED THROUGH USE OF DRILLED WELLS. NO PROBLEMS AS TO AVAILABILITY OR QUALITY ARE ANTICIPATED, BUT THIS CANNOT BE GUARANTEED IN THE LONG TERM.

ALL WELLS CONSTRUCTED WITHIN THIS SUBDIVISION MUST BE CONSTRUCTED IN ACCORDANCE WITH THE STATE ENGINEER'S OFFICE 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.

NO WELL SHALL BE DRILLED WITHIN 50 FEET OF A PROPERTY LINE. WELLS SHALL NOT BE COMPLETED AT A DEPTH LESS THAN 150 FEET BELOW GROUND SURFACE. BUYERS/LOT OWNERS ARE ADVISED TO HIRE A REPUTABLE WELL DRILLER/CONTRACTOR.

WATER TREATMENT SHOULD BE INSTALLED AND MAINTAINED TO ENSURE WATER QUALITY. PERIODIC TESTING IS ALSO RECOMMENDED TO ENSURE TREATMENT IS ADEQUATE.

NO LOT SHALL HAVE MORE THAN 2,000 SQUARE FEET OF IRRIGATED LAND.

SUBSOIL CONDITIONS AND GROUNDWATER LEVELS VARY DRAMATICALLY THROUGHOUT. WELLS IN THE IMMEDIATE AREA VARY IN DEPTH FROM 80 TO 300 FEET. THE CONSULTATION OF A PROFESSIONAL SOILS ENGINEER AND/OR THE LAKE DASMET CONSERVATION DISTRICT FOR THE ASSESSMENT OF FOUNDATION DESIGN AND THE DEPTH TO GROUNDWATER IS ADVISED FOR ALL SITES.

SOME SOILS IN THIS SUBDIVISION HAVE SEVERELY TO MODERATELY LIMITED FEATURES FOR DWELLINGS WITH AND WITHOUT BASEMENTS, LAWNS AND LANDSCAPING, SHALLOW EXCAVATIONS, LOCAL ROADS AND STREETS, SMALL COMMERCIAL BUILDINGS, AND SEPTIC TANK ABSORPTION FIELDS.

NO PUBLIC MAINTENANCE FOR, OR SNOW REMOVAL FROM, STREETS OR ROADS. PLAT ACCEPTANCE DOES NOT CONSTITUTE ACCEPTANCE OF ROADWAYS AS COUNTY ROADS. ACCESS MAY BE DIFFICULT IN WINTER MONTHS.

LOTS IN THIS SUBDIVISION MAY BE USED FOR THE EXPLORATION AND/OR DEVELOPMENT OF MINERALS.

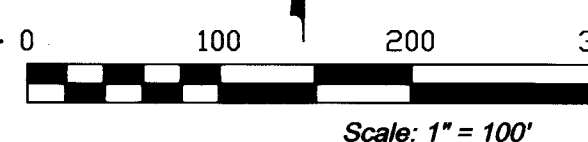
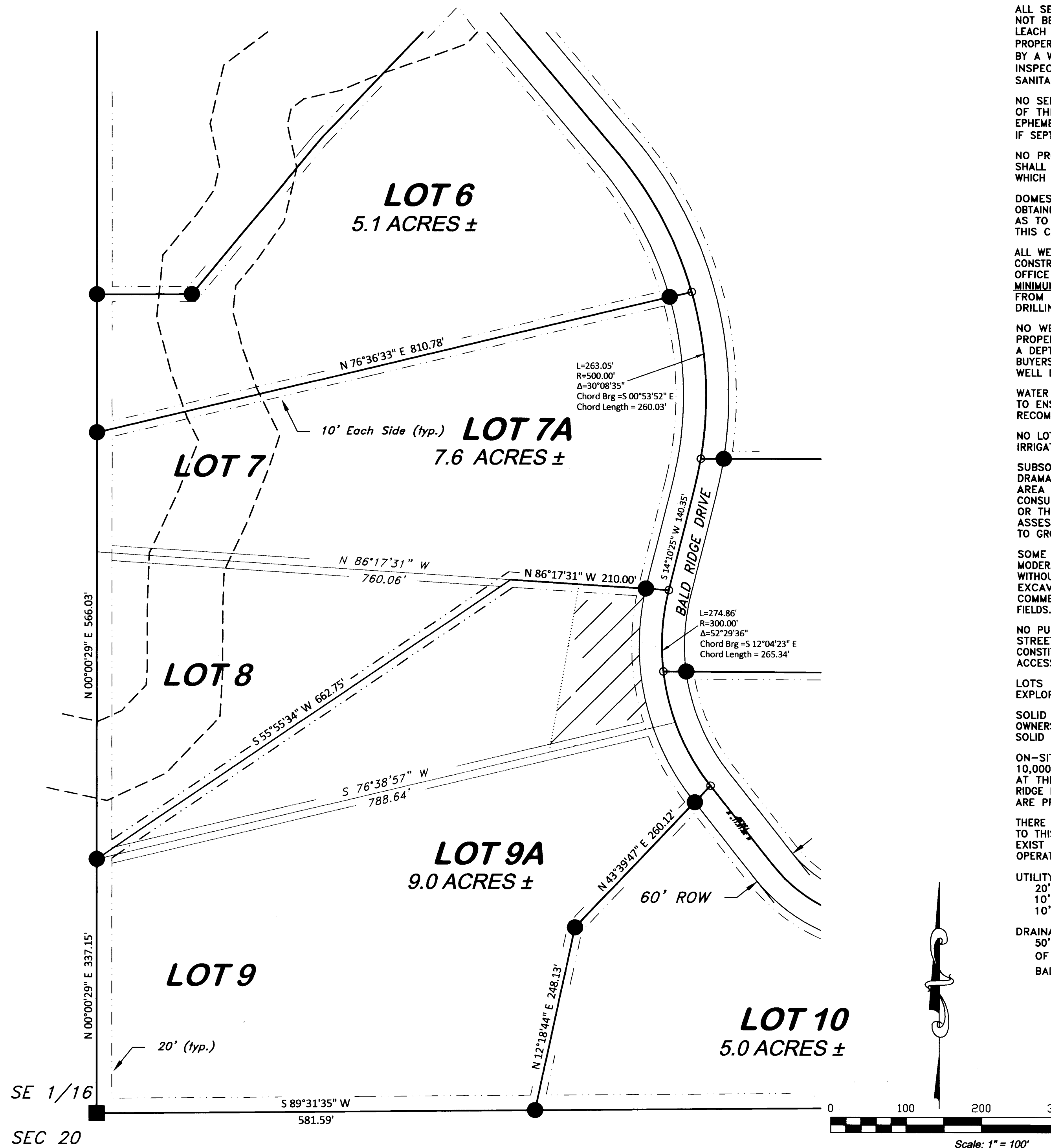
SOLID WASTE HAULING SERVICE NOT PROPOSED. LOT OWNERS SHALL BE RESPONSIBLE FOR HAULING THEIR OWN SOLID WASTE.

ON-SITE FIREFIGHTING FACILITIES CONSISTING OF TWO 10,000 GAL. WATER TANKS AND OUTLETS ARE INSTALLED AT THE INTERSECTION OF KLONDIKE ROAD AND BALD RIDGE DRIVE. NO OTHER ON-SITE FIREFIGHTING FACILITIES ARE PROPOSED.

THERE ARE EXISTING AGRICULTURAL OPERATIONS ADJACENT TO THIS SUBDIVISION AND AGRICULTURAL NUISANCES MAY EXIST WITH THIS SUBDIVISION. EXISTING AGRICULTURAL OPERATIONS ARE COVERED BY W.S. 11-44-103.

UTILITY EASEMENTS:  
20' EASEMENT TO BE RESERVED ALONG ALL EXTERIOR LOT LINES  
10' EASEMENT TO BE RESERVED ON ALL SHARED LOT LINES  
10' EASEMENT TO BE RESERVED ON ALL ROAD ROW LINES

DRAINAGE EASEMENTS:  
50' EASEMENT TO BE RESERVED ON EACH SIDE OF THE CENTER OF THE BOTTOM OF THE DRAINAGES AS SHOWN ON ORIGINAL BALD RIDGE ESTATES SUBDIVISION PLAT.



PLAT of  
The Resubdivision of Lots 7, 8, and 9  
of BALD RIDGE ESTATES  
BEING A TRACT OF LAND  
LOCATED IN  
SECTIONS 20 & 21, T50N, R82W of the 6th P.M.  
JOHNSON COUNTY, WYOMING

NOTES:  
1. ORIGINAL HOMEOWNER'S COVENANTS TO BE FOLLOWED FILED IN THE OFFICE OF CLERK, JOHNSON COUNTY, WYOMING, BK86A65 PAGE 551-563.  
2. AREA OF RESUBDIVISION = 16.6 ACRES  
3. LOTS OF RESUBDIVISION = 2

STATE OF WYOMING } SS  
COUNTY OF JOHNSON }  
Doc Number: 184439  
This instrument was filed for record on 9/25/2019 at 11:39 AM and was duly recorded in book: H:FILE page: 477 - 477 fees: 75.00  
Johnson County Clerk  
By: L. Deaugh Deputy

- LEGEND
- FOUND 4" AL CAP PLS 6812
  - FOUND 2" AL CAP PLS 2085
  - FOUND 1 1/2" AL CAP PLS 324
  - SET 2" ALUMINUM CAP PELS8663
  - SECTION LINE
  - PROPERTY LINE
  - DRAINAGE EASEMENT
  - EXISTING RIGHT-OF-WAY LINE
  - ACCESS/UTILITY EASEMENT
  - UTILITY EASEMENT
  - BUILDING FREE ENVELOPE

PREPARED FOR: LISA NORMAN  
50 BALD RIDGE DR.  
BUFFALO, WY 82834

PREPARED BY:  
BIGHORN SURVEYING AND ENGINEERING, LLC.  
401 FORT STREET SUITE 4  
BUFFALO, WY 82834