

**CERTIFICATE OF DEDICATION**

THE ABOVE AND FOREGOING SUBDIVISION OF TRACT 10 OF THE ROBINSON ACRES SUBDIVISION, JOHNSON COUNTY, WYOMING, ACCORDING TO THE PLAT RECORDED JUNE 6, 1967, IN BOOK 1 OF PLATS, PAGE 57.

AS IT APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; CONTAINING 12.14 ACRES, MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS THE BLACKBIRD SUBDIVISION, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER AFTER THE STREETS AS ARE LAID OUT AND DESIGNATED ON THIS PLAT, AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND FOR IRRIGATION AND DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT. THE DEDICATION OF THE STREETS OR ROADS ON THIS PLAT IN NO WAY OBLIGATES THE JOHNSON COUNTY COMMISSIONERS TO MAINTAIN SUCH ROADS OR ACCEPT THEM AS COUNTY ROADS, NOR DOES IT RELIEVE THE SUBDIVIDER OF THE OBLIGATION TO CONSTRUCT SUCH STREETS OR ROADS ACCORDING TO THE REQUIREMENTS OF THE JOHNSON COUNTY MINOR SUBDIVISION REGULATIONS OR OTHER REGULATIONS.

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

ANY EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED FOR THE PURPOSE AS SHOWN AND DESIGNATED.

WITNESS OUR HANDS AND SEALS 11 THIS DAY OF March, 2020.

Erik Burden  
ERIK BURDEN, MEMBER  
BLACKBIRD 2, L.L.C., A WYOMING LIMITED LIABILITY COMPANY

J. Louis Mullen  
J. LOUIS MULLEN, MEMBER  
BLACKBIRD 2, L.L.C., A WYOMING LIMITED LIABILITY COMPANY

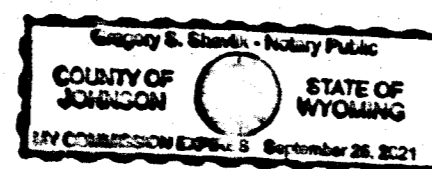
STATE OF WYOMING )  
) SS  
COUNTY OF JOHNSON )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY:

ERIK BURDEN & J. LOUIS MULLEN

THIS 11 DAY OF MARCH, 2020.

WITNESS MY HAND AND OFFICIAL SEAL [Signature]  
NOTARY PUBLIC



MY COMMISSION EXPIRES: 09/26/2021

**PLAT WARNINGS**

**STATUTORY WARNING:** 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 (W.S. 18-5-306).

**ROADWAYS WARNING:** 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. ROAD MAINTENANCE SHALL BE PERFORMED BY LOT OWNERS AND CURRENT HOLDERS OF PRIVATE ACCESS EASEMENT.

**SANITARY SEWER SYSTEM WARNING:** 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 (W.S. 18-5-306).

**DOMESTIC WATER SYSTEM WARNING:** NO PROPOSED DOMESTIC WATER SOURCE. LOT OWNERS SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN WELLS WHICH MEET STATE STANDARDS (W.S. 18-5-306). RECORDS ON FILE WITH THE WYOMING STATE ENGINEER'S OFFICE SHOW ADJACENT PROPERTIES HAVING WELL DEPTHS OF 100-385 FEET AND STATIC WATER LEVELS OF 20-200 FEET. THE EXISTING WELL ON THE PROPERTY HAS A WELL DEPTH OF 1150 FEET AND A STATIC WATER LEVEL OF 950 FEET BELOW THE SURFACE.

**NATURAL GAS PIPELINES WARNING:** A NATURAL GAS MAIN OWNED AND OPERATED BY MONTANA-DAKOTA UTILITIES EXISTS ON THIS PROPERTY.

**TELEPHONE AND ELECTRIC WARNING:** NO TELEPHONE OR ELECTRIC SERVICES ARE TO CONSTRUCTED TO LOTS 1 AND 3. LOT OWNERS SHALL BE RESPONSIBLE FOR THEIR OWN TELEPHONE AND ELECTRIC SERVICE REQUIREMENTS.

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

**SOILS WARNING:** LOTS 2 AND 3 ARE LOCATED IN AREAS WITH SOILS RATINGS CLASSIFIED AS "VERY LIMITED". SITE CONDITIONS MAY PREVENT THE USE OF CONVENTIONAL SEPTIC SYSTEMS AND BUILDING TECHNIQUES.

**AIRPORT APPROACH & TRAFFIC PATTERN ZONE WARNING:** AIRCRAFT NOISE AND AIRCRAFT RELATED HAZARDS MAY EXIST WITHIN SUBDIVISION AS GOVERNED BY THE AIRPORT MASTER PLAN FOR THE JOHNSON COUNTY AIRPORT.

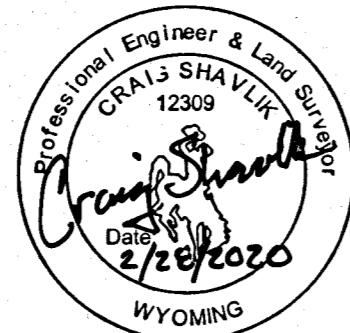
**FIRE RESPONSE WARNING:** ON-SITE FIREFIGHTING FACILITIES ARE NOT PROPOSED.

**SPLIT OWNERSHIP WARNING:** LOTS IN THIS SUBDIVISION MAY BE USED FOR THE EXPLORATION AND/OR DEVELOPMENT OF MINERALS.

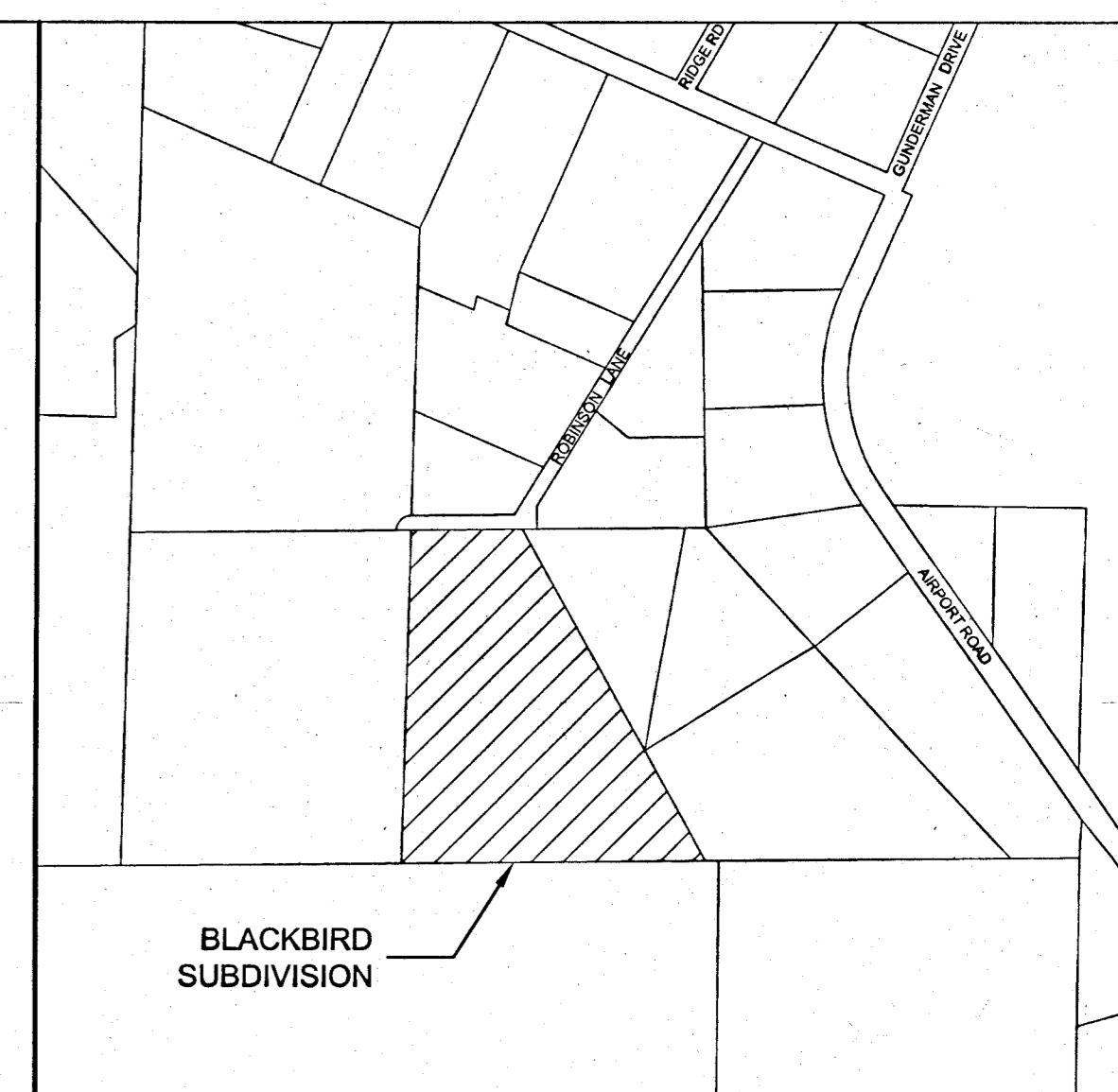
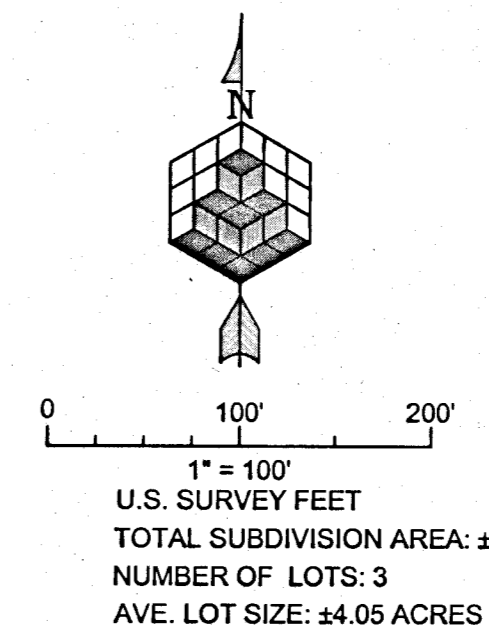
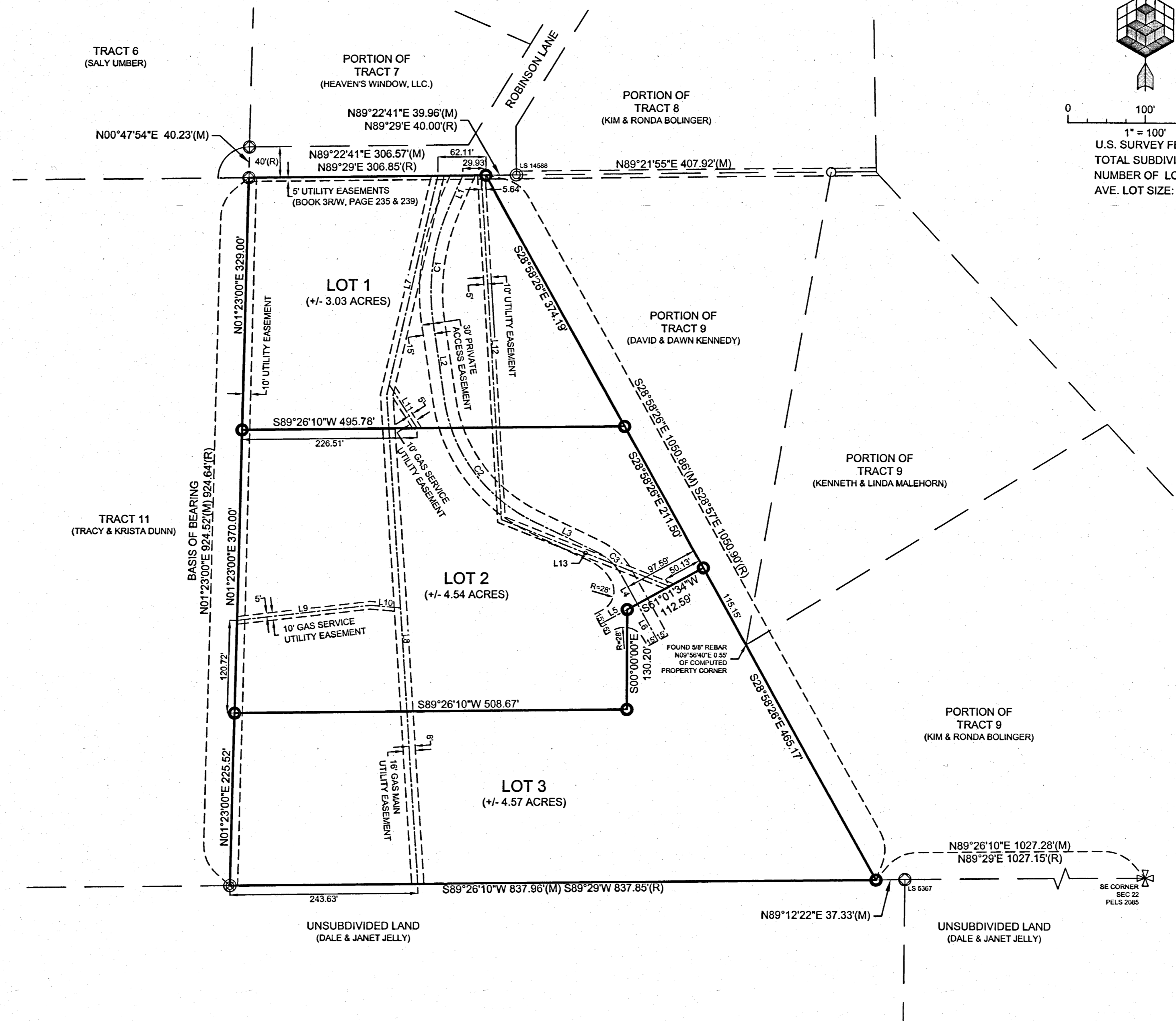
**AGRICULTURE OPERATIONS WARNING:** THERE ARE EXISTING AGRICULTURAL OPERATIONS ADJACENT TO THIS SUBDIVISION AND AGRICULTURAL NUISANCES MAY EXIST WITH THIS SUBDIVISION. AGRICULTURAL OPERATIONS ARE DEFINED BY W.S. 11-44-103. LIMITATIONS MAY APPLY PER THE WYOMING RIGHT TO FARM ACT.

**SURVEYOR'S CERTIFICATE**

I, CRAIG SHAVLIK, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF THE BLACKBIRD SUBDIVISION CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.



STATE OF WYOMING )  
) SS  
COUNTY OF JOHNSON )



**LEGEND**

- ⊗ 3-1/2" ALUMINUM CAP - FOUND
- ⊙ 2-1/2" ALUMINUM CAP - FOUND
- ⊙ 2" ALUMINUM CAP - FOUND
- ⊙ 2" ALUMINUM CAP - SET
- ⊙ 1-1/2" ALUMINUM CAP - FOUND
- ⊙ IRON PIPE - FOUND
- ⊙ 5/8" REBAR - FOUND
- SUBDIVISION PROPERTY BOUNDARY
- - - ADJACENT PROPERTY BOUNDARY
- - - EASEMENT BOUNDARY
- - - EASEMENT CENTERLINE
- (R) RECORD
- (M) MEASURED

**GENERAL NOTES**

1. BASIS OF BEARING IS N01°23'00"E BETWEEN THE FOUND IRON PIPE MARKING THE SOUTHWEST CORNER AND THE 1-1/2 INCH ALUMINUM CAP MARKING NORTHWEST CORNER OF TRACT 10. BEARING IS PER THE PLAT OF ROBINSON ACRES SUBDIVISION RECORDED IN THE PLAT BOOK ON PAGE 57 OF THE RECORDS MAINTAINED BY THE JOHNSON COUNTY CLERK.
2. THIS LAND SURVEY WAS COMPLETED USING GPS DATA COLLECTED AND PROCESSED USING AN APPLIED GROUND SCALE FACTOR OF 1.00025954735.
3. A TITLE COMMITMENT WAS NOT PERFORMED. KL&A, INC. DID A SEARCH FOR RECORD DOCUMENTS ON FILE WITH THE JOHNSON COUNTY CLERK'S OFFICE. THIS SEARCH DOES NOT CONSTITUTE A GUARANTEE OR POLICY OF TITLE INSURANCE, AND DOES NOT GUARANTEE ALL DOCUMENTS OF RECORD ARE SHOWN. LAND BOUNDARIES ARE PER WARRANTY DEED RECORDED IN BOOK 87A-68 ON PAGE 234 OF THE RECORDS MAINTAINED BY THE JOHNSON COUNTY CLERK'S OFFICE.
4. THE 30-FOOT PRIVATE ACCESS EASEMENT IS ALIGNED WITH THE EXISTING DRIVEWAY SERVING THE RESIDENCE ON LOT 2.
5. THE 16-FOOT GAS MAIN UTILITY EASEMENT AND 10-FOOT GAS SERVICE UTILITY EASEMENTS ARE ALIGNED WITH MARKED UTILITY LOCATES PERFORMED BY MONTANA-DAKOTA UTILITIES.
6. THE PIPE LINE EASEMENT, RECORDED IN RIGHT OF WAY BOOK 6 ON PAGE 37, DEDICATES A GAS PIPE LINE ON TRACT 10 OF ROBINSON ACRES TO THE HEIRS AND ASSIGNS, FOREVER, OF G. DEWITT TERRY AND SHARON R. TERRY.
7. THE 10-FOOT UTILITY EASEMENT, REFERENCED BY THE CENTERLINE TABLE, IS ALIGNED WITH EXISTING OVERHEAD UTILITY POLES.

**30' PRIVATE ACCESS EASEMENT CENTERLINE TABLE**

LINE/CURVE #	LINE	CURVE
L1	47.33'	S22°49'58"W
C1		152.71' 280.00' S07°12'31"W 150.82'
L2	101.31'	S08°24'55"E
C2		204.64' 210.00' S36°19'54"E 196.64'
L3	89.37'	S64°14'52"E
C3		46.17' 75.00' S46°36'30"E 45.45'
L4	42.75'	S28°58'26"E
L5	55.00'	S61°01'34"W
L6	55.00'	S28°58'26"E

**16' GAS MAIN UTILITY EASEMENT CENTERLINE TABLE**

LINE #	DISTANCE	BEARING
L7	293.29'	S12°50'49"W
L8	639.94'	S03°14'11"E

**10' GAS SERVICE UTILITY EASEMENT CENTERLINE TABLE**

LINE #	DISTANCE	BEARING
L11	67.41'	N32°32'51"W

**10' GAS SERVICE UTILITY EASEMENT CENTERLINE TABLE**

LINE #	DISTANCE	BEARING
L9	173.69'	N83°28'05"E
L10	39.11'	S85°05'55"E

**10' UTILITY EASEMENT CENTERLINE TABLE**

LINE #	DISTANCE	BEARING
L12	450.47'	S03°30'23"E
L13	234.67'	S68°14'11"E

**CERTIFICATE OF APPROVAL - INCORPORATED CITY**

APPROVED BY THE CITY OF BUFFALO PLANNING COMMISSION ON THIS 17<sup>th</sup> DAY OF March, 2020.

Craig Cope  
ATTEST: SECRETARY OF COMMISSION

[Signature]  
CHAIRMAN OF COMMISSION

APPROVED BY THE CITY COUNCIL OF BUFFALO, WYOMING ON THIS 17 DAY OF March, 2020.

[Signature]  
ATTEST: CITY CLERK

[Signature]  
MAYOR

**CERTIFICATE OF APPROVAL - COUNTY**

APPROVED BY THE JOHNSON COUNTY PLANNING COMMISSION ON THIS 7<sup>th</sup> DAY OF April, 2020.

Wick Edelman  
ATTEST: COUNTY CLERK

Travis Pearson  
CHAIRMAN OF COMMISSION

APPROVED BY THE JOHNSON COUNTY BOARD OF COUNTY COMMISSIONERS ON THIS 21<sup>st</sup> DAY OF April, 2020.

Wick Edelman  
ATTEST: COUNTY CLERK

[Signature]  
CHAIRMAN

**RECORDER'S CERTIFICATE**

STATE OF WYOMING }  
COUNTY OF JOHNSON } SS Doc Number: 188445  
This instrument was filed for record on 4/23/2020 at 12:28 PM  
and was duly recorded in book H:FILE page: 486 - 486 fees: 75.00  
Wick Edelman Johnson County Clerk  
By \_\_\_\_\_, Deputy

PROTECTIVE COVENANTS FOR THE ROBINSON ACRES SUBDIVISION ARE RECORDED IN BOOK 86A-11, PAGES 139-142.  
PROTECTIVE COVENANTS FOR THE BLACKBIRD SUBDIVISION ARE RECORDED IN BOOK 8A-91, PAGES 94-97.

PLAT OF

**BLACKBIRD SUBDIVISION**

SUBDIVISION OF TRACT 10 OF THE ROBINSON ACRES SUBDIVISION  
LOCATED WITHIN THE SE 1/4 OF SEC. 22, T5N, R82W, 6TH P.M  
JOHNSON COUNTY, WYOMING

**KL&A, Inc.**  
Engineering and Surveying  
100 S. Main Street  
P.O. Box 1000  
Cheyenne, WY 82001  
Phone: (307) 632-1111 Fax: (307) 632-1111

CLIENT: BLACKBIRD 2, L.L.C.  
PROJECT No.: N0051  
DRAWN BY: CBS  
REVIEWED BY: JDH

SCALE: AS SHOWN  
DATE: FEB. 28, 2020