

SWENSON SUBDIVISION

LOCATED IN THE SE $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 19
T.49N., R.82W. OF THE 6TH P.M.
JOHNSON COUNTY, WYOMING

CERTIFICATE OF DEDICATION

A subdivision and platting of a parcel located in part of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 19, Township 49 North, Range 82 West, of the 6th Principal Meridian, Johnson County, Wyoming. Said parcel being more particularly described as follows:

Beginning at the south $\frac{1}{4}$ corner of said Section 19, as monumented by an aluminum cap stamped LS 2335;

Thence along the south line of said Section 19, S88°22'17"W, a distance of 588.92 feet to a point on the centerline of County Road #14 (Crazy Woman Canyon Road), said point being monumented by a 2" aluminum cap stamped PELS 13351 set on said section line at the ROW line;

Thence along said centerline, N30°42'36"E, a distance of 78.57 feet;

Thence continuing along said centerline, N33°53'45"E, a distance of 104.27 feet;

Thence continuing along said centerline, N31°19'33"E, a distance of 112.51 feet;

Thence continuing along said centerline, N34°06'28"E, a distance of 62.06 feet;

Thence continuing along said centerline, N39°08'30"E, a distance of 46.63 feet;

Thence continuing along said centerline along a curve to the right with a radius of 500.00 feet, an arc length of 146.50 feet, and a delta angle of 16°47'17";

Thence continuing along said centerline, N55°55'47"E, a distance of 31.04 feet;

Thence continuing along said centerline along a curve to the left with a radius of 300.00 feet, an arc length of 102.75 feet, and a delta angle of 19°37'24";

Thence continuing along said centerline, N36°18'24"E, a distance of 34.88 feet;

Thence continuing along said centerline along a curve to the right with a radius of 250.00 feet, an arc length of 161.04 feet, and a delta angle of 36°54'29";

Thence continuing along said centerline, N73°12'52"E, a distance of 13.67 feet to its intersection with the north-south centerline of said Section 19, said point being monumented by a 2" aluminum cap stamped PELS 13351 set on said section line at the ROW line;

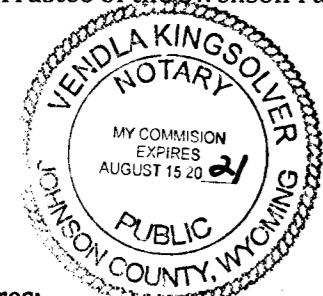
Thence along said north-south centerline 500°13'07"W, a distance of 631.21 feet to the point of beginning. Said parcel contains 5.1 acres, more or less.

The above or foregoing subdivision, as appears on this plat, is with the free consent, and in accordance with the desires of the undersigned owner and proprietor; containing 5.1 acres more or less; have by these presents laid out, and surveyed as Swenson Minor Subdivision, and do hereby dedicate and convey to and for the public use forever hereafter the streets as are laid out and designated on this plat, and do also reserve perpetual easements for the installation and maintenance of utilities 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 honested exemptions laws are hereby waived and released; witness our hands and seals this 12-30 day of

Willis J. Swenson
Willis J. Swenson, Trustee

STATE OF WYOMING }
COUNTY OF JOHNSON } SS

The Forgoing Instrument was Acknowledged before me this 30th Day of December, 2020 by Willis J. Swenson, Trustee of the Swenson Family Trust, dated October 23, 2014. Witness my hand and official seal:



Wendal Kingsoiler
Notary Public

My Commission Expires:

COUNTY PLANNING & ZONING COMMISSION APPROVAL

APPROVED BY THE JOHNSON COUNTY PLANNING COMMISSION THIS 5th DAY OF January, 2021.

Ophe Baker
Vice Chairperson

Wicki Edelman
Attest: County Clerk

BOARD OF COUNTY COMMISSIONERS APPROVAL

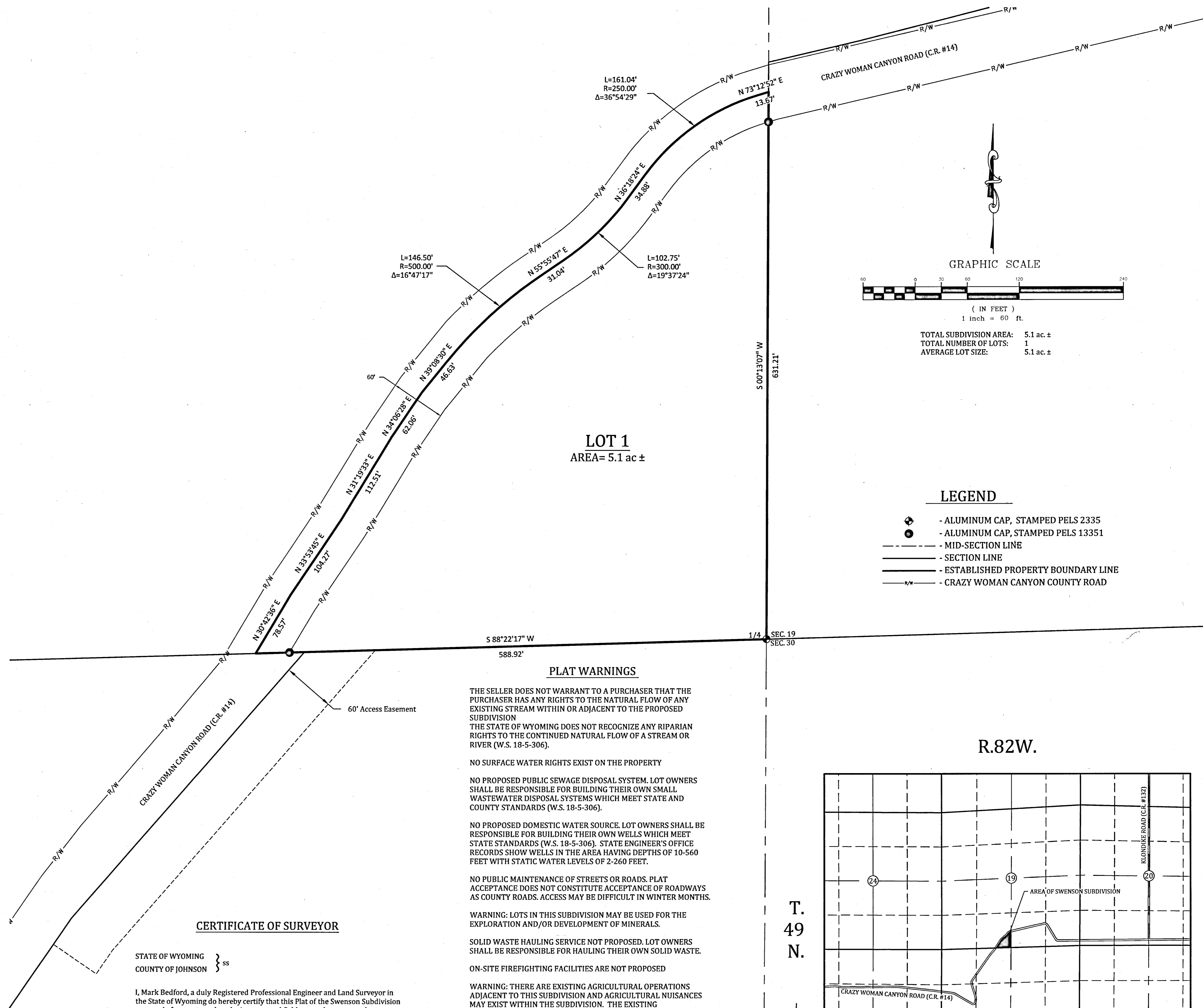
APPROVED BY THE JOHNSON COUNTY BOARD OF COMMISSIONERS THIS 19th DAY OF January, 2021.

Wicki Edelman
Chairperson

Wicki Edelman
Attest: County Clerk

CERTIFICATE OF RECORDER

STATE OF WYOMING }
COUNTY OF JOHNSON } SS Doc Number: 310139
This instrument was Filed for record on 7/21/2021 at 4:14 PM
and was duly recorded in book: N FILE page: 340 - 346 fees: 75.00
Johnson County Clerk
By *Edyta Klastan* Deputy



LOT 1
AREA= 5.1 ac ±

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 (W.S. 18-5-306).

NO SURFACE WATER RIGHTS EXIST ON THE PROPERTY

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).

NO PROPOSED DOMESTIC WATER SOURCE. LOT OWNERS SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN WELLS WHICH MEET STATE STANDARDS (W.S. 18-5-306). STATE ENGINEER'S OFFICE RECORDS SHOW WELLS IN THE AREA HAVING DEPTHS OF 10-560 FEET WITH STATIC WATER LEVELS OF 2-260 FEET.

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.

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

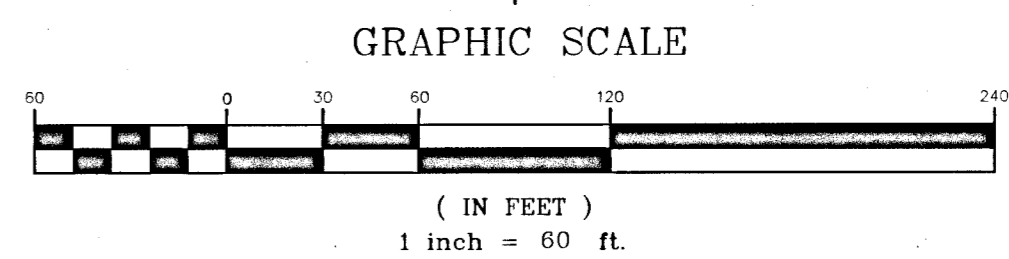
SOLID WASTE HAULING SERVICE NOT PROPOSED. LOT OWNERS SHALL BE RESPONSIBLE FOR HAULING THEIR OWN SOLID WASTE.

ON-SITE FIREFIGHTING FACILITIES ARE NOT PROPOSED

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

WARNING: NO PROPOSED ELECTRIC AND/OR TELEPHONE SERVICE. LOT OWNERS SHALL BE RESPONSIBLE FOR THEIR OWN ELECTRIC AND/OR TELEPHONE SERVICE REQUIREMENTS.

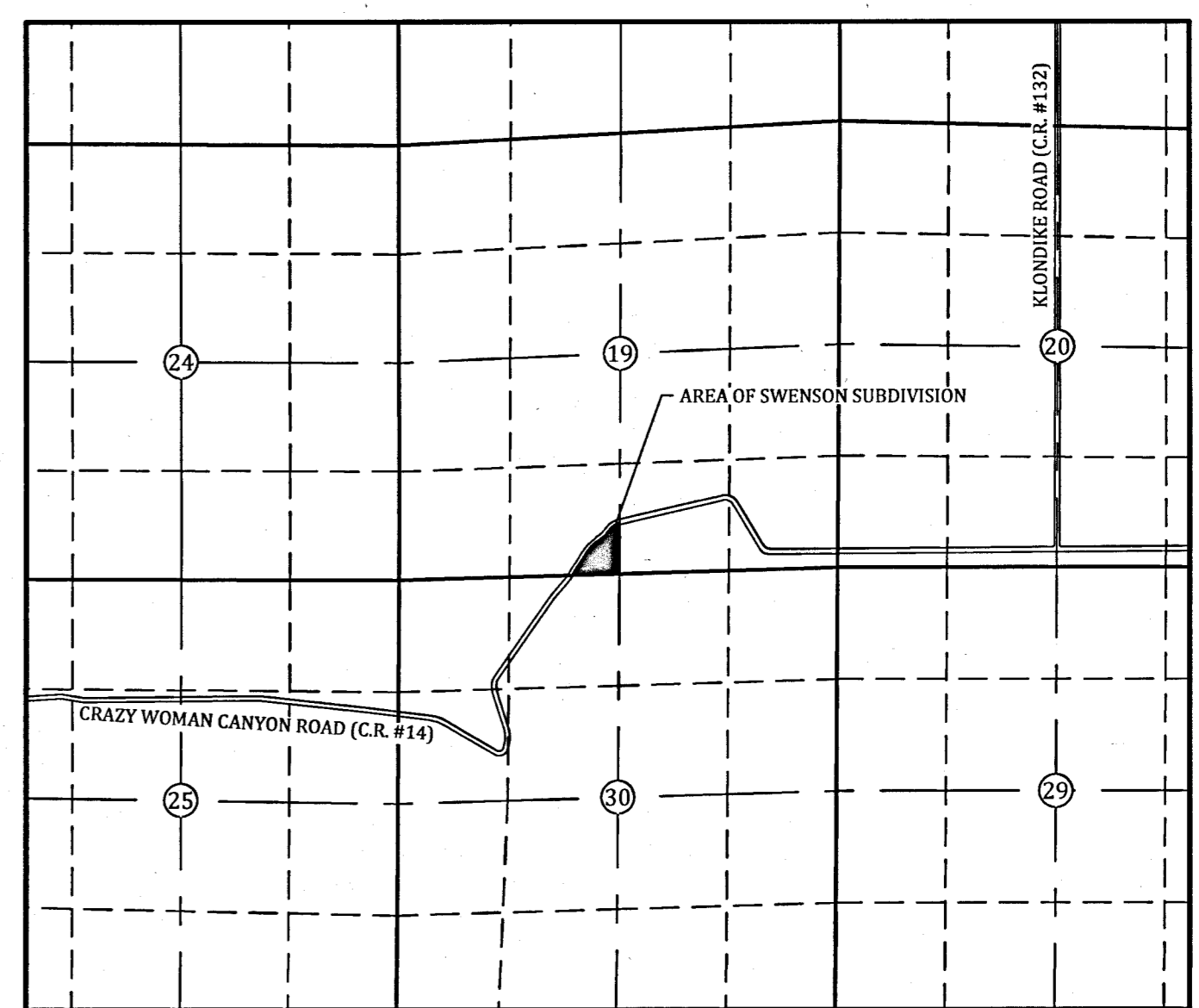
THE CLEAR CREEK CONSERVATION DISTRICT HAS IDENTIFIED SOILS IN THIS SUBDIVISION AS "VERY LIMITED" AND "SOMEWHAT LIMITED" FOR SOME PURPOSES. DEPENDING ON CHOSEN IMPROVEMENT PLACEMENT AND SITE CONDITIONS, THIS MAY AFFECT AVAILABLE SEPTIC DESIGNS AND CONSTRUCTION TECHNIQUES.



TOTAL SUBDIVISION AREA: 5.1 ac ±
TOTAL NUMBER OF LOTS: 1
AVERAGE LOT SIZE: 5.1 ac ±

LEGEND

- - ALUMINUM CAP, STAMPED PELS 2335
- - ALUMINUM CAP, STAMPED PELS 13351
- MID-SECTION LINE
- SECTION LINE
- ESTABLISHED PROPERTY BOUNDARY LINE
- CRAZY WOMAN CANYON COUNTY ROAD



VICINITY MAP
SCALE: 1"=2000'

Prepared For:

SWENSON FAMILY TRUST
387 CRAZY WOMAN CANYON RD
BUFFALO, WY 82834-9614

SWENSON SUBDIVISION

IN PART OF THE SE $\frac{1}{4}$ SW $\frac{1}{4}$ OF SEC. 19
T.49N., R.82W

DRAWN BY: SM
CHECKED BY: MB
PROJECT NO.: 20-60
DWG: SWENSON
DATE: 12/22/2020
REVISION:

PAGE: 1/1

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