

CERTIFICATE OF DEDICATION

A subdivision and platting of a parcel located in part of the SW 1/4 SW 1/4 of Section 11, Township 49 North, Range 82 West, of the 6th Principal Meridian, Johnson County, Wyoming. Said parcel being more particularly described as follows:

Beginning at a 2" aluminum cap stamped PELS 13351 on the west line of said Section 11, said line also being the west line of a parcel of land conveyed in a deed filed with the Johnson County Clerk in Book 87A-69 p.506, said point lying S 00°17'29"W, a distance of 205.108 feet from the west 1/4 corner of said Section 11, as monumented by a 2" aluminum cap.

Thence leaving said west line, N69°40'25"E a distance of 1398.97' feet to a point on the east line of said 87A-69 parcel monumented by a 2" aluminum cap stamped PELS 13351;

Thence along said east line, S00°04'19"W, a distance of 710.00 feet to a 2" aluminum cap at its southeast corner;

Thence along the south line of said 87A-69 parcel, N89°36'18"W, a distance of 1312.08' to a 2" aluminum cap at its southwest corner;

Thence N00°17'29"E, a distance of 215.00 feet along said west line to the point of beginning. Said parcel contains 13.92 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 owners and proprietors; containing 13.92 acres more or less; have by these presents laid out and surveyed as Culp 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 homestead exemption laws are hereby waived and released, witness our hands and seals this 29th day of July, 2021.

Tim Culp, Tammy Culp

STATE OF WYOMING }
COUNTY OF JOHNSON } ss
The Forgoing Instrument was Acknowledged before me this 29 Day of July, 2021 by Tim Culp and Tammy Culp. Witness my hand and official seal:

Notary Public signature

My Commission Expires: 3/21/2022



COUNTY PLANNING & ZONING COMMISSION APPROVAL

APPROVED BY THE JOHNSON COUNTY PLANNING COMMISSION THIS 3rd DAY OF AUGUST, 2021.

Travis D. Pearson, Chairperson; Wink Edelman, Attest: County Clerk

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE JOHNSON COUNTY BOARD OF COMMISSIONERS THIS 17th DAY OF August, 2021.

Wink Edelman, Attest: County Clerk

CERTIFICATE OF RECORDER

COUNTY OF JOHNSON } ss Doc Number: 311150
This instrument was Filed for record on 9/1/2021 at 9:27 AM and was duly recorded in book: H.FILE page: 541 - 541 fees: 75.00 Johnson County Clerk

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 130-680 FEET WITH STATIC WATER LEVELS OF 51-575 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

PER PREVIOUS COVENANT RECORDED IN BK. 86A-46 PG. 605 THERE IS A 50' NO BUILD BUFFER AROUND EXTERIOR LOT LINES

ANY FURTHER SUBDIVISION OF THIS PROPERTY WILL REQUIRE ADHERENCE TO ALL APPLICABLE WYDOT ACCESS REGULATIONS IN PLACE AT THE TIME

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.

NOTE: Additional blanket/overlapping easements affecting the property are recorded with the office of Johnson County Clerk as follows:

- Electrical: Book 6, Page 211
Access/Utilities: Book 8, Page 544
Book 14, Page 45
Book 14, Page 113
Book 14, Page 117
Book 14, Page 129
Book 14, Page 134
Book 14, Page 152
Book 20, Page 182

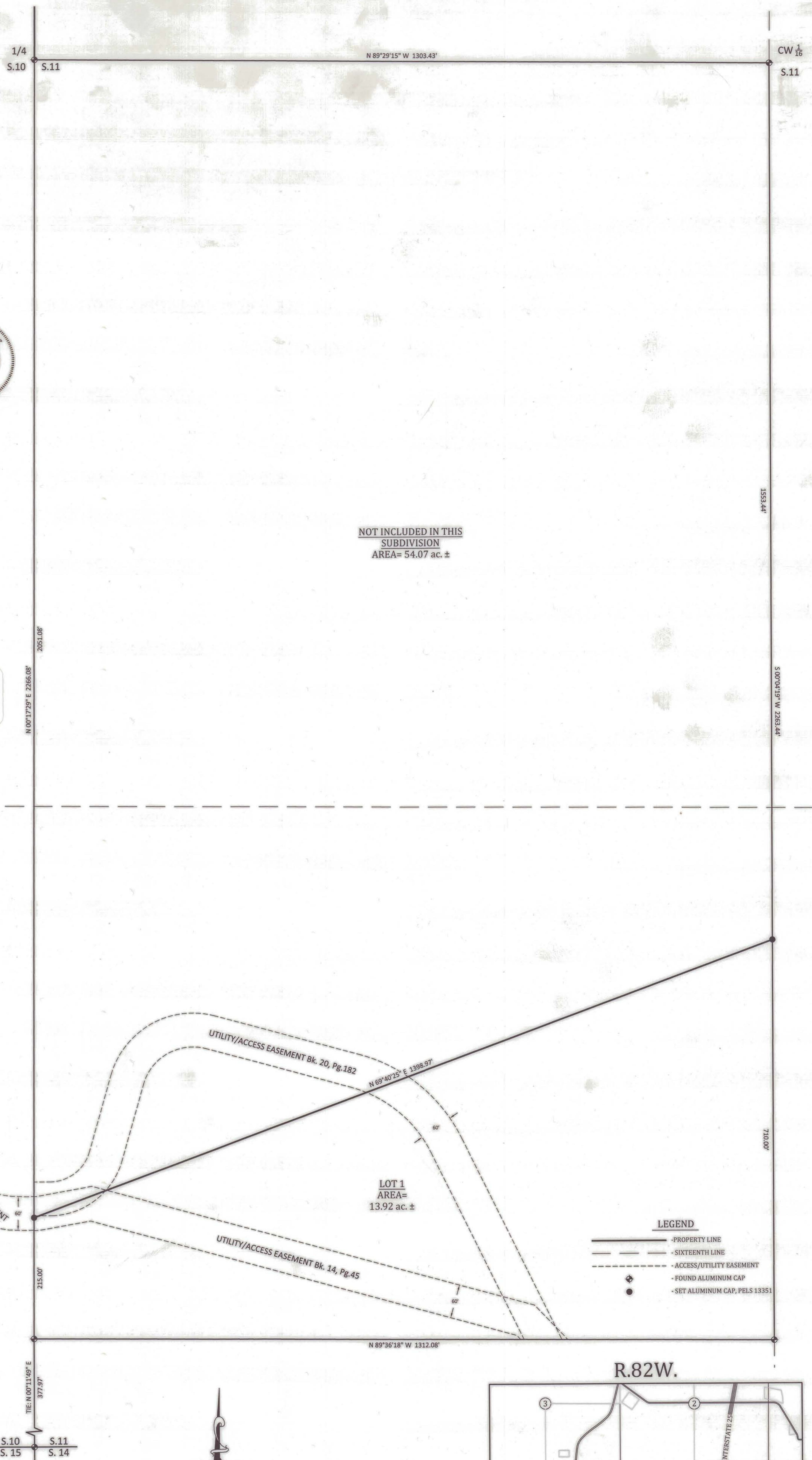
CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF JOHNSON } ss

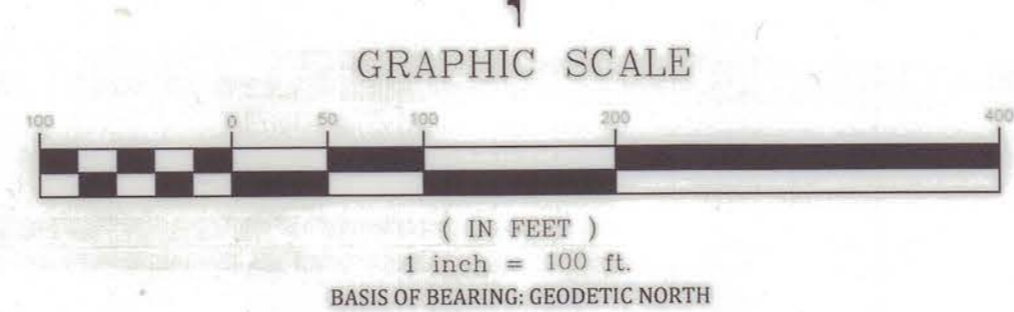
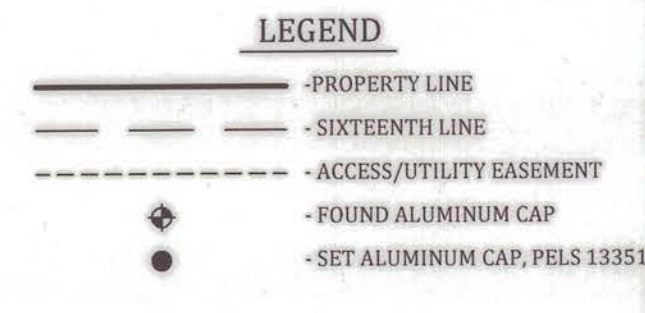
I, Mark Bedford, a duly Registered Professional Engineer and Land Surveyor in the State of Wyoming do hereby certify that this Plat of the Culp Minor Subdivision was made from notes taken during an actual field survey by me or under my direct supervision in April of 2021 and is true and correct to the best of my knowledge and belief.



CULP MINOR SUBDIVISION
LOCATED IN PART OF THE SW 1/4 SW 1/4 OF SECTION 11
T.49N., R.82W. OF THE 6TH P.M.
JOHNSON COUNTY, WYOMING



NOT INCLUDED IN THIS SUBDIVISION AREA= 54.07 ac. ±



TOTAL SUBDIVISION AREA: 13.92 ac. ±
TOTAL NUMBER OF LOTS: 1
AVERAGE LOT SIZE: 13.92 ac. ±

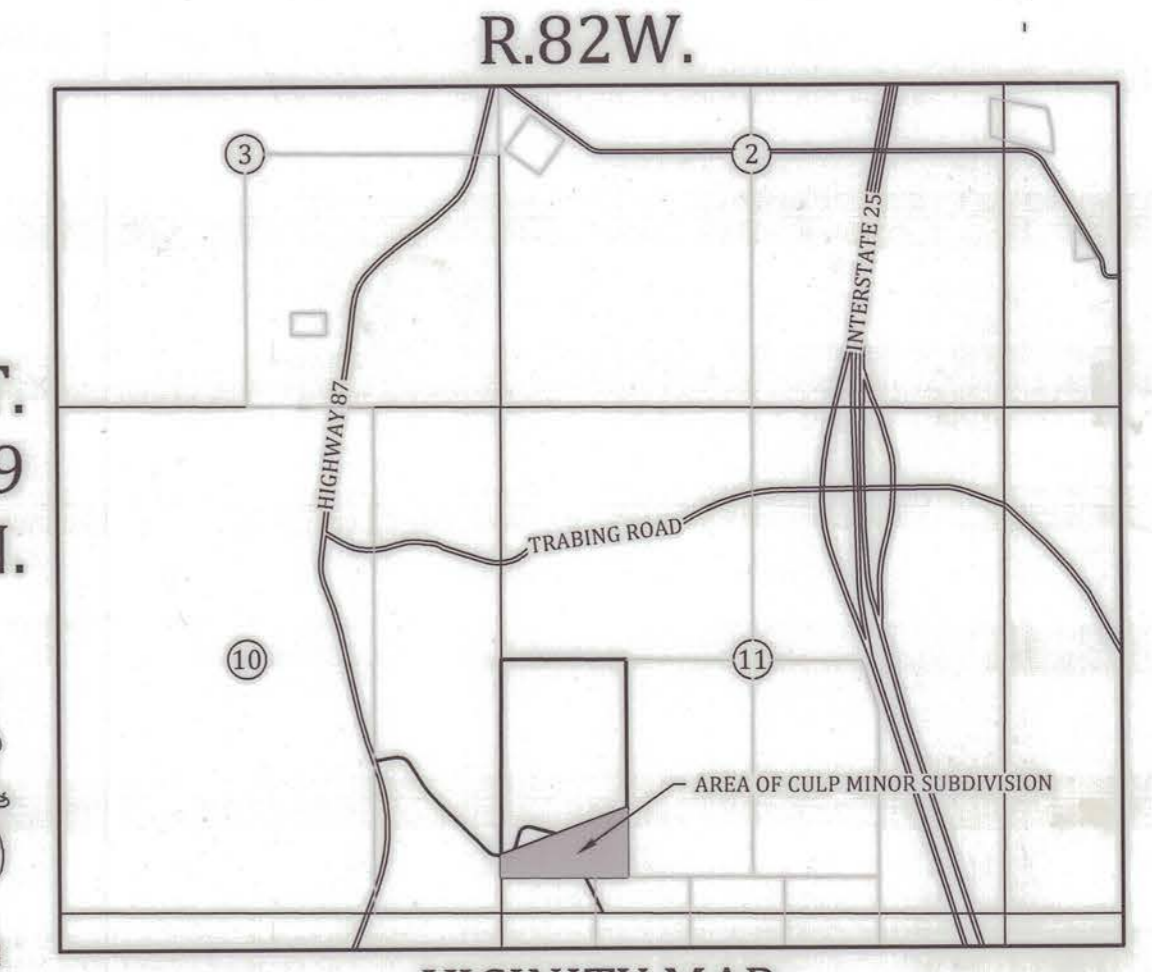


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CULP MINOR SUBDIVISION
IN PART OF THE SW 1/4 SW 1/4 OF SEC. 11 T.49N, R.82W

Prepared For:
TIM AND TAMMY CULP
4300 GUADALUPE ST.
MIDLAND TX, 79707

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