

CERTIFICATE OF DEDICATION

A parcel of land lying in part of the SE 1/4, Section 22, Township 51 North, Range 81 West, Sixth Principal Meridian, Johnson County, Wyoming, also being part of Tract 9, Robinson Acres Subdivision and being more particularly described as follows:

Beginning at a 2" aluminum cap stamped PELS 2085 lying S 68°37'39" W, a distance of 189.66 feet from a 2.5" aluminum cap stamped PELS 2085 marking the Southeast corner of said Section 22;
 Thence along the South Section line of 22, also being the southerly line of the parcel recorded in the office of the Johnson county clerk in Book 87A, Page 239, S 88°37'39" W, a distance of 1027.40 feet to an aluminum cap stamped PLS 12309 at its SW corner;
 Thence along the West line of said deed boundary, N 59°43'52" W, a distance of 350.33 feet to a 5/8" rebar at its NW corner;
 Thence along the North line of said deed boundary, N 57°00'22" E, a distance of 549.28 feet to an aluminum cap stamped 2085 at its NE corner;
 Thence along the East line of said deed boundary, S 43°21'01" E, a distance of 801.99 feet to the Point of Beginning. Said parcel contains 7.94 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 7.94 acres more or less; have by these presents laid out and surveyed as Ponderosa Properties 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 20th day of October, 2021.

Kim D. Bolinger
 Kim D. Bolinger
Ronda R. Bolinger
 Ronda R. Bolinger

STATE OF WYOMING }
 COUNTY OF JOHNSON } SS

The Forgoing Instrument was Acknowledged before me this 14 Day of October, 2021 by Kim D. and Ronda R. Bolinger. Witness my hand and official seal:

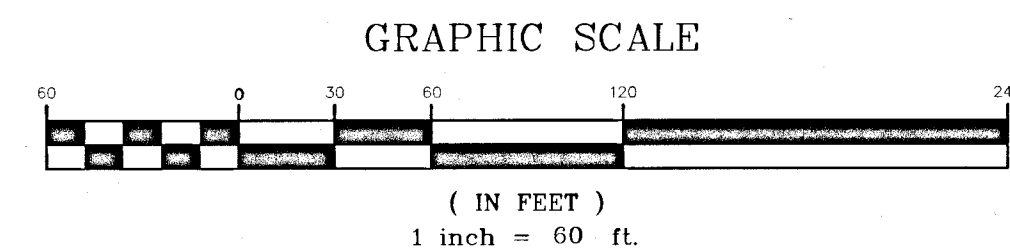
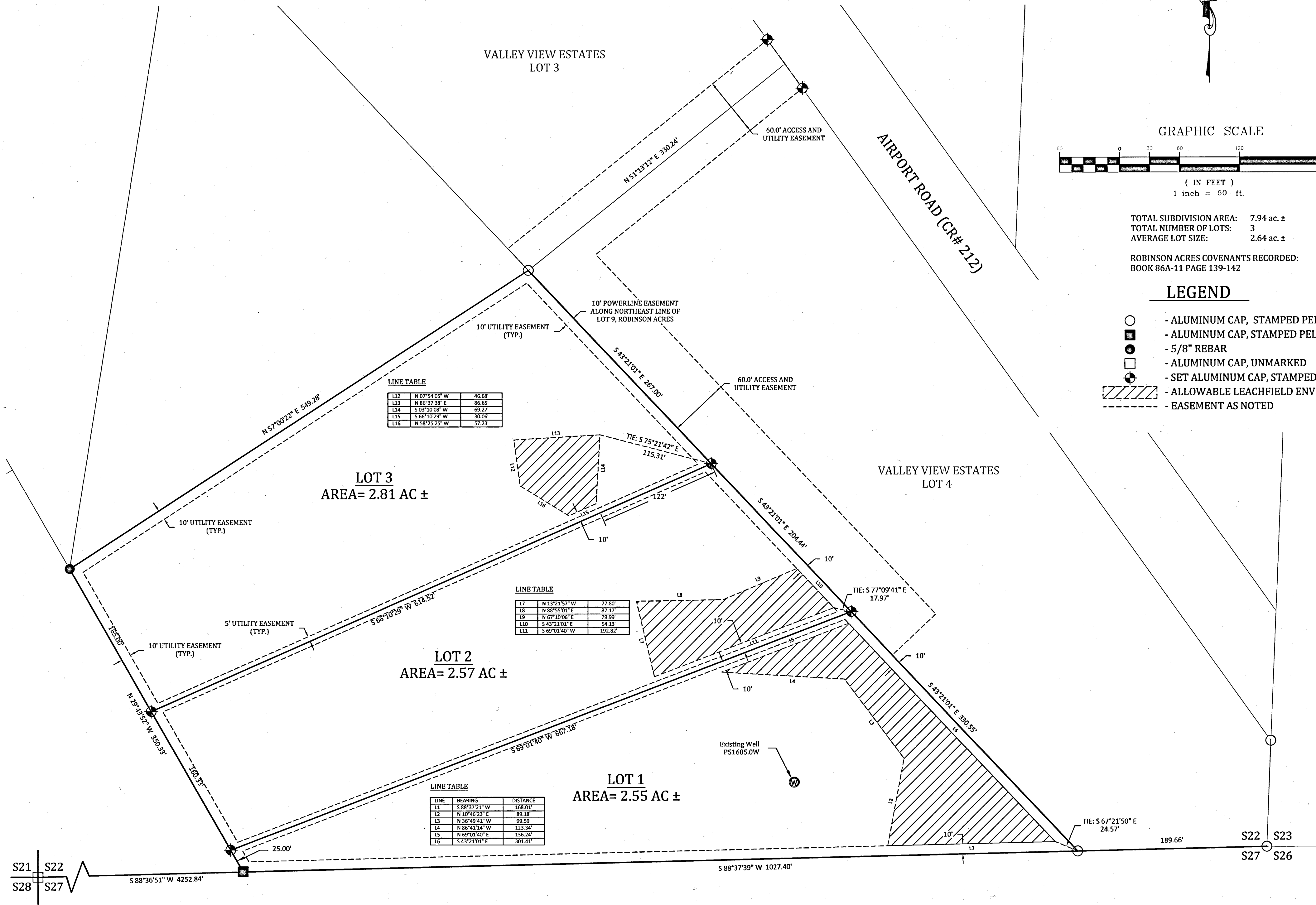
Julie Silbermann
 Julie Silbermann
 Notary Public

My Commission Expires: June 9, 2022

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 160-1150 FEET WITH STATIC WATER LEVELS OF 82-950 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.
- AIRPORT APPROACH & TRAFFIC PATTERN ZONE WARNING: AIRCRAFT NOISE AND AIRCRAFT RELATED HAZARDS MAY EXIST WITHIN SUBDIVISION
- 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 IN ORDER TO VERIFY THE LOCAL SOIL CONDITIONS A GEOTECHNICAL INVESTIGATION IS RECOMMENDED.
- ALL SEPTIC LEACH FIELDS SHALL BE CONSTRUCTED WITHIN THE DELINEATED LOCATIONS. IN THE EVENT THAT BOTH LOTS 2 AND 3 ARE CONNECTED TO A MUNICIPAL WATER SOURCE AND NEITHER HAS AN INDIVIDUAL WELL IN USE, THIS REQUIREMENT MAY BE RELAXED AT THE SEPTIC DESIGN APPROVAL AUTHORITY'S DISCRETION. SEPTIC DESIGNS SHALL MEET ALL DEQ AND COUNTY REGULATIONS IN PLACE AT THE TIME.
- ALL WATER WELLS SHALL BE LOCATED A MINIMUM OF 100' FROM ANY POINT ON THE DELINEATED SEPTIC AREA OF ANY LOT.

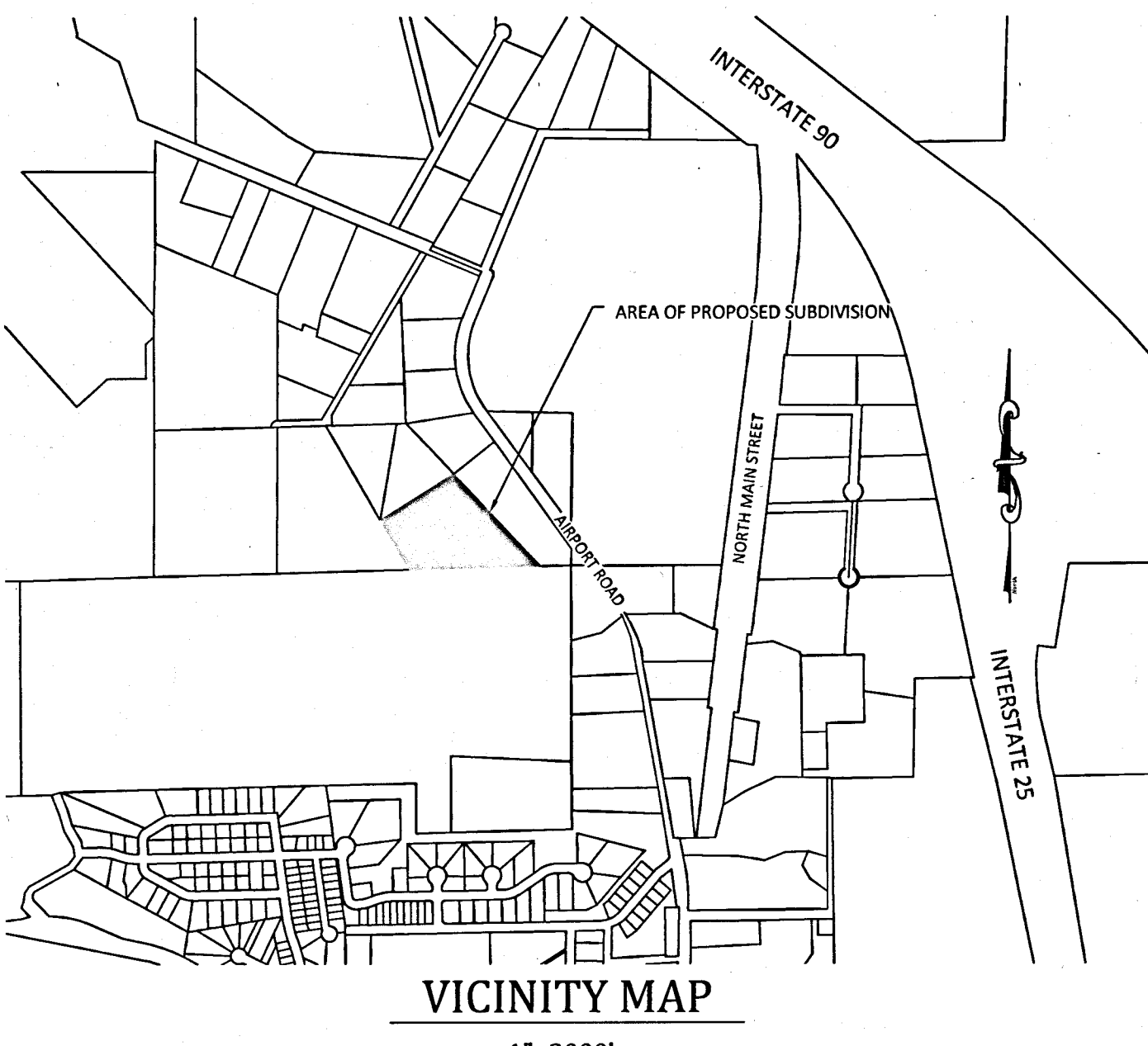
PONDEROSA PROPERTIES SUBDIVISION
 LOCATED IN PART OF TRACT 9, ROBINSON ACRES SUBDIVISION JOHNSON COUNTY, WYOMING



TOTAL SUBDIVISION AREA: 7.94 ac. ±
 TOTAL NUMBER OF LOTS: 3
 AVERAGE LOT SIZE: 2.64 ac. ±

ROBINSON ACRES COVENANTS RECORDED:
 BOOK 86A-11 PAGE 139-142

- LEGEND**
- - ALUMINUM CAP, STAMPED PELS 2085
 - ◻ - ALUMINUM CAP, STAMPED PELS 12309
 - ⊕ - 5/8" REBAR
 - - ALUMINUM CAP, UNMARKED
 - ⊕ - SET ALUMINUM CAP, STAMPED PELS 13351
 - - ALLOWABLE LEACHFIELD ENVELOPE
 - - - - - EASEMENT AS NOTED



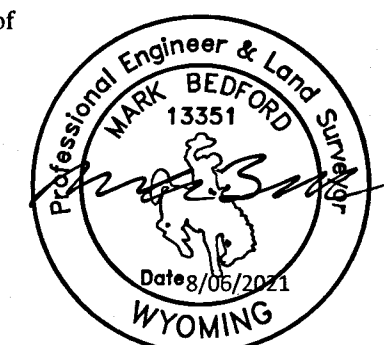
INCORPORATED CITY APPROVAL
 APPROVED BY THE CITY COUNCIL OF BUFFALO, WYOMING ON THIS 26 DAY OF October, 2021

BOARD OF COUNTY COMMISSIONERS APPROVAL
 APPROVED BY THE JOHNSON COUNTY BOARD OF COMMISSIONERS THIS 2nd DAY OF November, 2021.

CERTIFICATE OF RECORDER

CERTIFICATE OF SURVEYOR
 STATE OF WYOMING }
 COUNTY OF JOHNSON } SS

I, Mark Bedford, a duly registered land surveyor in the state of Wyoming, do hereby certify that this plat was made from an actual field survey by me or under my direct supervision, and represents the conditions as found on the ground in July of 2021, to the best of my knowledge and belief.



DRAWN BY: AE
 CHECKED BY: MB
 PROJECT NO.: 21-46
 DWG: BOLINGER
 DATE: 09/20/2021
 REVISION:

PAGE: 1/1

Bighorn Surveying & Engineering, LLC
 821 First Street
 Buffalo, WY 82804
 (307) 684-7400
 www.bighornsurveying.com

Prepared For:
KIM AND RONDA BOLINGER
 P.O. BOX 697
 BUFFALO, WY 82834-0370

PONDEROSA PROPERTIES SUBDIVISION
 PART OF TRACT 9, ROBINSON ACRES SUBDIVISION