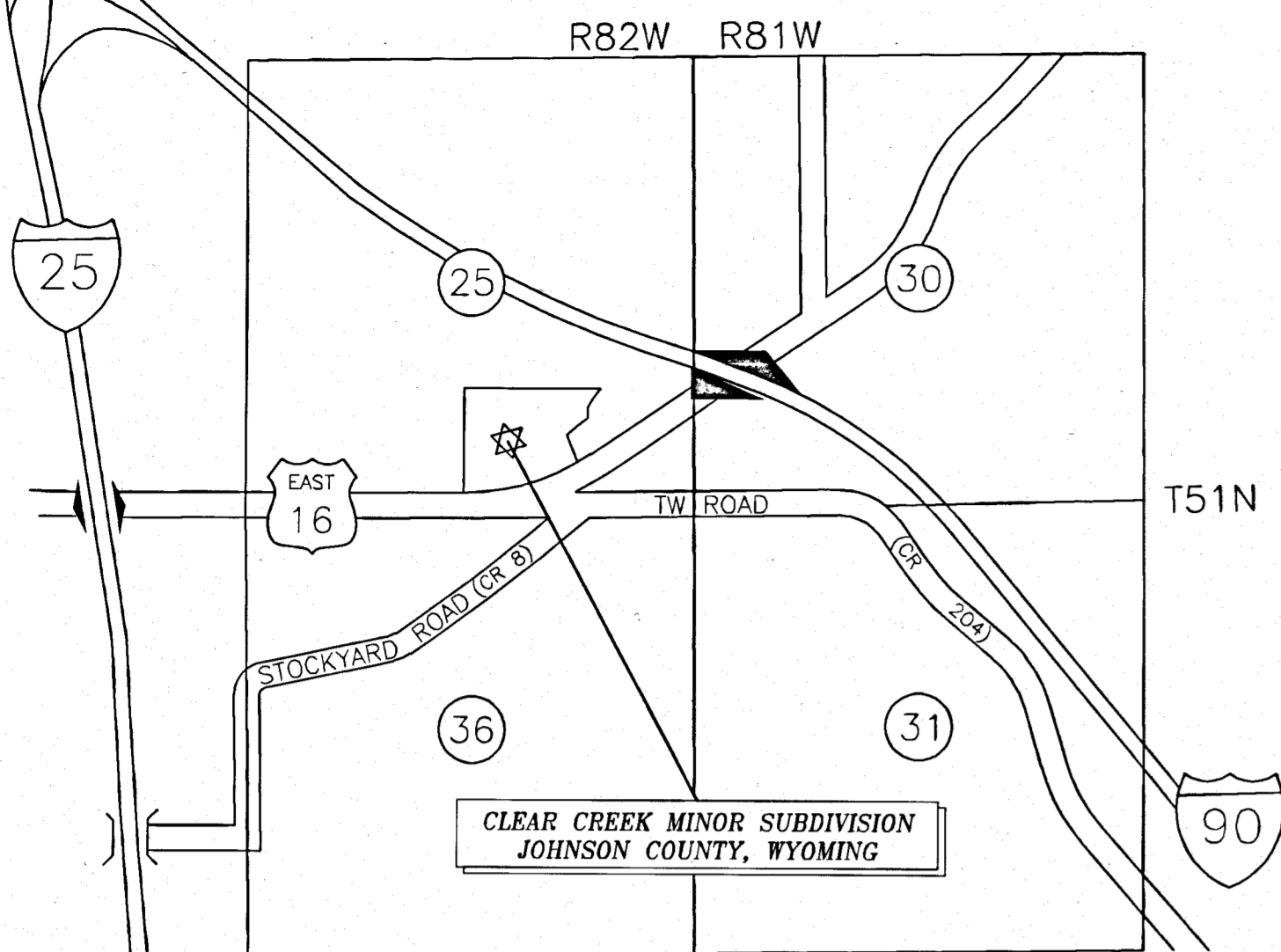


VICINITY SKETCH

N.T.S.



PLAT WARNINGS

- 1. ACCESS, LOT 1 TO BE ACCESSED BY 60' UTILITY AND ACCESS EASEMENT AS NOTED ON THIS PLAT, LOT 2 AND LOT 3 TO BE ACCESSED USING U.S. HIGHWAY 16, AS NOTED ON THIS PLAT.
2. NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM. LOT OWNERS SHALL BE RESPONSIBLE FOR INSTALLING THEIR OWN SMALL WASTEWATER DISPOSAL SYSTEM WHICH MEETS STATE AND COUNTY STANDARDS (W.S.18-5-306).
3. NO PROPOSED DOMESTIC WATER SOURCE. LOT OWNERS SHALL BE RESPONSIBLE FOR INSTALLING THEIR OWN WELLS WHICH MEET STATE STANDARDS (W.S.18-5-306).
4. THE SELLER DOES NOT WARRANT TO PURCHASER THAT THE PURCHASER HAS ANY RIGHTS TO THE NATURAL FLOW OF ANY EXISTING STREAM OR CANAL 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 THE PERSONS LIVING ON THE BANKS OF A STREAM OR RIVER. (W.S. 18-5-306).
5. POTENTIAL BUYERS/LOT OWNERS ARE ADVISED TO HIRE A REPUTABLE WELL DRILLING CONTRACTOR TO CONSTRUCT/COMPLETE THEIR WELL WITHIN GUIDELINES DESCRIBED IN SEO 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. SEO RECORDS SHOW WATER WELLS ARE 75 TO 566 FEET DEEP & YIELD 3.5 TO 30 GPM.
6. WARNING: FLOODPLAIN EXIST ON LOTS 2 AND 3 LOT 3 IS RESTRICTED FROM BUILDING DEVELOPMENT.
7. WARNING: LOTS IN THE SUBDIVISION MAY BE USED FOR THE EXPLORATION AND/OR DEVELOPMENT OF MINERALS.
8. SOLID WASTE HAULING SERVICE NOT PROPOSED. LOT OWNERS SHALL BE RESPONSIBLE FOR HAULING THEIR OWN SOLID WASTE.
9. ONSITE FIREFIGHTING FACILITIES ARE NOT PROPOSED. PROPERTIES LOCATED IN AN AREA WHERE WILDFIRE RISK MAY EXIST.
10. WARNING: THERE ARE EXISTING AGRICULTURAL OPERATIONS ADJACENT TO THIS SUBDIVISION AND AGRICULTURAL NUISANCES MAY EXIST WITH THE SUBDIVISION. LIMITATIONS MAY APPLY PER THE WYOMING RIGHT TO FARM AND RANCH ACT.
11. NO PUBLIC MAINTENANCE OF STREETS OR ROADS WITHIN THE SUBDIVISION. ROAD MAINTENANCE IS UP TO THE LOT OWNERS AND CURRENT EASEMENT HOLDERS. PLAT DOES NOT CONSTITUTE ACCEPTANCE OF ROADWAYS AS COUNTY ROADS WITHIN THE SUBDIVISION.
12. NO PROPOSED TELEPHONE OR ELECTRIC SERVICE. LOT OWNERS SHALL BE RESPONSIBLE FOR THEIR OWN TELEPHONE AND ELECTRIC SERVICE REQUIREMENTS.
13. NEAREST EMERGENCY SERVICES INCLUDING FIRE, POLICE, AND AMBULANCE SERVICES ARE LOCATED IN BUFFALO, WYOMING, A DISTANCE OF 2 MILES FROM THIS SUBDIVISION.
14. LOT 2 RECEIVES 20 ACRE FEET OF WATER RIGHTS PROOF NO. 4841 CR CC - 34, PAGE 099 WATER DIVISION NO. 2, DISTRICT NO. 2.
15. BASED ON THE CLEAR CREEK CONSERVATION ONLINE SOILS MAP, THE FOLLOWING SOILS EXIST WITHIN THE SUBDIVISION:
612: Clarklen Fine Sandy Loam, 0-3 percent slopes, occasionally flooded - has Very Limited features for dwellings with basements, dwellings without basements, small commercial buildings, local roads and streets, and septic tank absorption fields. Somewhat Limited features exist for lawns and landscaping, and shallow excavations, with Flood Frequency Class of 1.0.
894: Deekay loams, 3-6 percent slopes - has Somewhat Limited features for dwellings with basements, dwellings without basements, lawns and landscaping, shallow excavations, septic tank absorption fields, and local roads and streets with no rating for Flood Frequency Class.
634: Urban land-Vanalf complex loams, 0-3 percent slopes - has No Rating for dwellings with basements, dwellings without basements, lawns and landscaping, shallow excavations, septic tank absorption fields, and local roads and streets with no rating for Flood Frequency Class.

EASEMENT

- 1. 20' Existing Access Easement Recorded in the Office of the Clerk of Johnson County in Book 87A-57 page 361-362

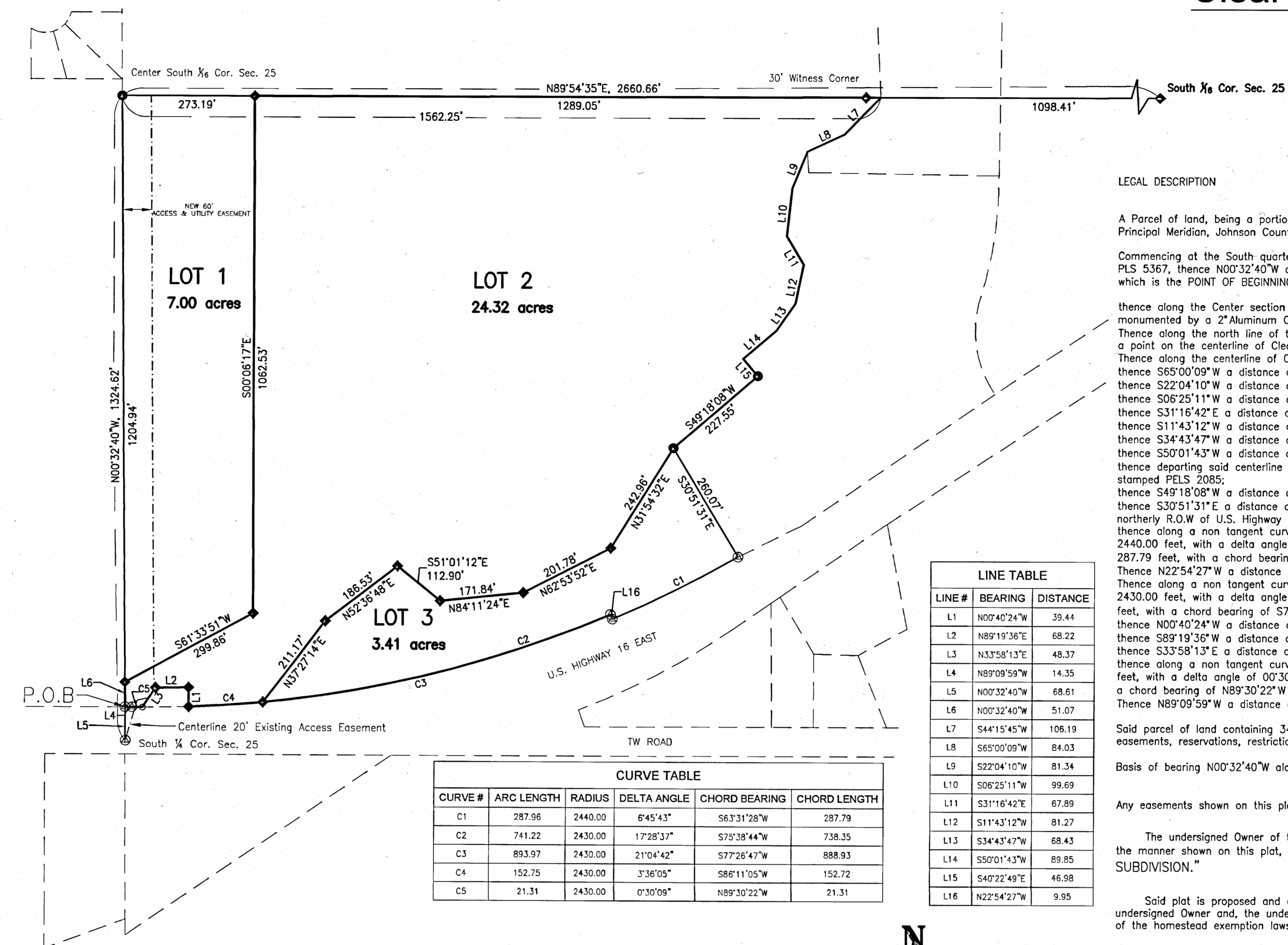
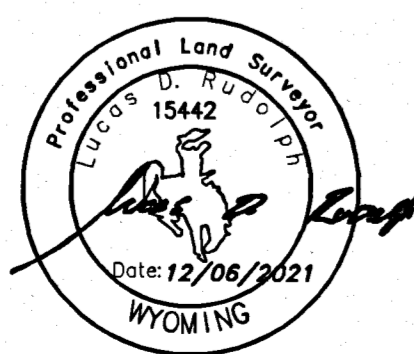
NOTES

- 1. PROTECTIVE COVENANTS ARE RECORDED IN BOOK \_\_\_\_\_, AT PAGES \_\_\_\_\_

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF JOHNSON }ss

I, LUCAS D. RUDOLPH, a duly Registered Professional Land Surveyor in the State of Wyoming, do hereby attest that this Clear Creek Minor Subdivision is based on an actual field survey, By Trevor Robason, conducted under my direction in November of 2021, all monuments will be set as noted on the plat by December 30, 2021



Clear Creek Minor Subdivision

Being A Portion of the SW 1/4, Section 25, T51N, R82W, 6th Principal Meridian Johnson County, Wyoming

Certificate of Dedication

LEGAL DESCRIPTION

A Parcel of land, being a portion of the SW 1/4, of Section 25, Township 51 North, Range 82 West, 6th Principal Meridian, Johnson County, Wyoming, more particularly described as follows:
Commencing at the South quarter corner of Section 25, monumented with an Aluminum Cap stamped WYDOT PLS 5367, thence N00°32'40"W a distance of 68.61 feet to an Aluminum Cap stamped WYDOT PLS 5367, which is the POINT OF BEGINNING of this description;
thence along the Center section line N00° 32' 40"W a distance of 1256.01 feet to the C-5 /16 corner monumented by a 2" Aluminum Cap stamped PLS 2085;
thence along the north line of the SW 1/4 of said Section 25 N89°54'35"E a distance of 1562.24 feet to a point on the centerline of Clear Creek;
thence along the centerline of Clear Creek S44°15'48"W a distance of 106.19 feet to a point;
thence S65°00'09"W a distance of 84.03 feet to a point;
thence S22°04'10"W a distance of 81.34 feet to a point;
thence S06°25'11"W a distance of 99.69 feet to a point;
thence S31°16'42"E a distance of 67.89 feet to a point;
thence S11°43'12"W a distance of 81.27 feet to a point;
thence S34°43'47"W a distance of 68.43 feet to a point;
thence S50°01'43"W a distance of 89.85 feet to a point;
thence departing said centerline of Clear Creek S40°22'49"E a distance of 46.98 feet to a 2" Aluminum Cap stamped PLS 2085;
thence S49°18'08"W a distance of 227.55 feet to a 2" Aluminum Cap stamped WYDOT PLS 5367;
thence S30°51'31"E a distance of 260.07 feet to a 2" Aluminum Cap stamped WYDOT PLS 5367 and the northerly R.O.W of U.S. Highway 16;
thence along a non tangent curve to the right along the northerly R.O.W of Highway 16 with a radius of 2440.00 feet, with a delta angle of 06°45'43", an arc distance of 287.96 feet, with a chord length of 287.79 feet, with a chord bearing of S63°31'28"W to a 3" Aluminum Cap stamped WYDOT PLS 5367;
thence N22°54'27"W a distance of 9.95 feet to a 3" Aluminum Cap stamped WYDOT PLS 5367;
thence along a non tangent curve to the right along the northerly R.O.W of Highway 16 with a radius of 2430.00 feet, with a delta angle of 21°04'42", an arc distance of 893.97, with a chord length of 888.93 feet, with a chord bearing of S77°26'47"W feet to a 1 1/2" Aluminum Cap Stamped PLS 15442;
thence N00°40'24"W a distance of 39.44 feet to a 1 1/2" Aluminum Cap Stamped PLS 15442;
thence S89°19'36"W a distance of 68.22 feet to a 1 1/2" Aluminum Cap Stamped PLS 15442;
thence S33°58'13"E a distance of 48.37 feet to a 5/8" Rebar;
thence along a non tangent curve to the right along the R.O.W of Highway 16 with a radius of 2430.00 feet, with a delta angle of 00°30'09", an arc distance of 21.31 feet, with a chord length of 21.31 feet, with a chord bearing of N89°30'22"W to a 3" Aluminum Cap stamped WYDOT PLS 5367;
thence N89°09'59"W a distance of 14.37 feet, returning to the POINT OF BEGINNING.
Said parcel of land containing 34.73 acres, more or less, and being subject to all rights-of-way, easements, reservations, restrictions of site and or record.
Basis of bearing N00°32'40"W along the west line of SW 1/4 of said Section 25.

LINE TABLE table with columns: LINE #, BEARING, DISTANCE. Rows L1 through L16.

CURVE TABLE table with columns: CURVE #, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Rows C1 through C5.

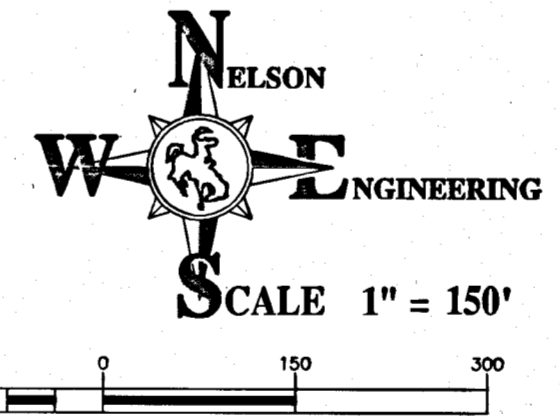
Any easements shown on this plat are hereby dedicated for the purpose as shown and designated
The undersigned Owner of the above described tract of land has caused the same to be subdivided in the manner shown on this plat, which subdivision shall be known as the "CLEAR CREEK MINOR SUBDIVISION."
Said plat is proposed and offered with free consent and in accordance with the desires of the undersigned Owner and, the undersigned Owner do hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

IN TESTIMONY WHEREOF: C. David Stewart have caused these present to be signed this 7th day of December, 2021

C. David Stewart
Owner

APPROVALS

Approved by the Johnson County Planning Commission this 7th day of DECEMBER, 2021.
Approved by the Johnson County Board of Commissioners this 21st day of December, 2021.
Approved by the City of Buffalo Planning Commission this 6 day of December, 2021.
Approved by the Buffalo City Council this 7 day of December, 2021.



- LEGEND
- FOUND ALUMINUM CAP STAMPED "PELS 2085"
- FOUND ALUMINUM CAP STAMPED "WYDOT PLS 5367"
- FOUND 5/8" REBAR
- SET ALUMINUM CAPPED REBAR, STAMPED "PLS 15442"
- UTILITY AND ACCESS EASEMENT
- PROPERTY BOUNDARY
- PROPERTY BOUNDARY

RECORDER'S CERTIFICATE

COUNTY OF JOHNSON } ss Doc Number: 313711
This instrument was Filed for record on 1/4/2022 at 1:29 PM
and was duly recorded in book: H:FILE page: 609 - 609 fees: 75.00
Johnson County Clerk
Deputy

Vertical sidebar containing Nelson Engineering logo, drawing title 'CLEAR CREEK MINOR SUBDIVISION', job title 'FINAL PLAT', and drawing number '1'.