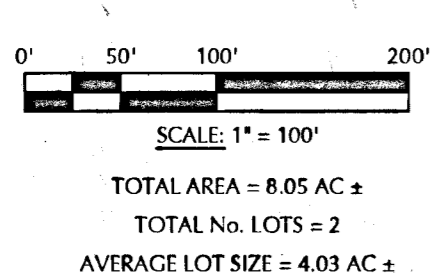
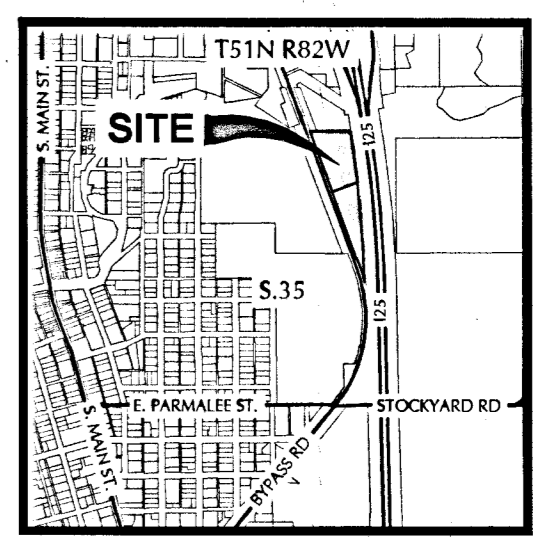


PLAT OF FREEHOLD SUBDIVISION

A PARCEL OF LAND LOCATED IN THE W1/2 OF THE NE1/4,
AND THE NW1/4 OF THE SE1/4 OF SECTION 35,
T. 51 N., R. 82 W., 6TH P.M.,
JOHNSON COUNTY, WYOMING



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 FOR THE PERSONS LIVING ON THE BANKS OF A STREAM OR RIVER (W.S. 18-5-306).
- CITY OF BUFFALO SEWAGE DISPOSAL SYSTEM AVAILABLE. LOT OWNERS SHALL BE RESPONSIBLE FOR DESIGNING, OBTAINING, CONSTRUCTING, AND MAINTAINING THEIR OWN SMALL WASTEWATER DISPOSAL SERVICE LINES WHICH MEETS STATE, COUNTY, AND CITY OF BUFFALO STANDARDS (W.S. 18-5-306). CITY OF BUFFALO RECOMMENDS INSTALLATION OF BACK FLOW PREVENTER ON PRIVATE SEWER SERVICE LINES.
- CITY OF BUFFALO DOMESTIC WATER SUPPLY AVAILABLE. LOT 1 IS LOCATED WITHIN 300 FEET OF EXISTING CITY OF BUFFALO DOMESTIC WATER SUPPLY AND IS CONTIGUOUS TO CITY OF BUFFALO. LOT 1 OWNERS SHALL BE RESPONSIBLE FOR DESIGNING, OBTAINING, CONSTRUCTING, AND MAINTAINING THEIR OWN PRIVATE DOMESTIC WATER SERVICE LINES WHICH MEETS STATE, COUNTY, AND CITY STANDARDS. LOT 2 OWNERS SHALL BE RESPONSIBLE FOR DESIGNING, OBTAINING, CONSTRUCTING, AND MAINTAINING THEIR OWN DOMESTIC WATER SUPPLY WHICH MEET STATE STANDARDS (W.S. 18-5-306). WELLS IN THE IMMEDIATE AREA VARY IN DEPTH FROM 8 TO 600 FEET AS PER RECORDS IN THE WYOMING STATE ENGINEERS OFFICE.
- NO SURFACE WATER RIGHTS EXIST ON THE PROPERTY.
- 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: NATURAL GAS PIPELINE PARCEL IS LOCATED WITHIN 500 FEET OF EXISTING NATURAL GAS PIPELINE LOCATED WEST OF PARCEL ON WEST SIDE OF SOUTH BY-PASS ROAD.
- WARNING: NATURAL GAS HAZARD EXIST ADJACENT TO LOTS 1 & 2 LOCATED WITHIN HIGH CONSEQUENCE AREA OF WBI ENERGY NATURAL GAS PIPELINE LOCATED WEST OF PARCEL ON WEST SIDE OF SOUTH BY-PASS ROAD.
- WARNING: LOTS IN THIS SUBDIVISION MAY BE USED FOR THE EXPLORATION AND/OR DEVELOPMENT OF MINERALS.
- SOLID WASTE SERVICE NOT PROPOSED. LOT OWNERS SHALL BE RESPONSIBLE FOR HAULING THEIR OWN SOLID WASTE.
- ONSITE FIREFIGHTING FACILITIES ARE NOT PROPOSED.
- NO PROPOSED ELECTRIC AND/OR TELEPHONE SERVICE. LOT OWNERS SHALL BE RESPONSIBLE FOR THEIR OWN ELECTRIC AND/OR TELEPHONE SERVICE REQUIREMENTS.
- NORTHEAST CORNER OF LOT 1 IS LOCATED IN AREA SUBJECT TO OCCASIONAL FLOODING.
- THE CLEAR CREEK CONSERVATION DISTRICT SOILS REVIEW SOIL SUMMARY INCLUSIVE OF POTENTIAL FEATURE LIMITS ARE DETAILED IN CCSD SOIL SUMMARY.

CERTIFICATE OF DEDICATION

THE ABOVE FOREGOING SUBDIVISION OF A PARCEL OF LAND LOCATED IN W1/2 OF THE NE1/4 AND THE NW1/4 OF THE SE1/4 OF SECTION 35, T. 51 N., R. 82 W., OF THE 6TH P.M., JOHNSON COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTHWEST CORNER OF LOT 1 OF BLOCK 2 OF THE TRAVEL PLAZA ADDITION TO THE CITY OF BUFFALO, WYOMING, BEING MONUMENTED BY A 2" ALUMINUM CAP PER PLS 5367 FROM WHICH POINT THE SOUTHEAST CORNER OF BLOCK 2 OF THE LUSHER ADDITION TO THE CITY OF BUFFALO, WYOMING, BEING MONUMENTED BY A 2" ALUMINUM CAP PER PLS 5367 BEARS S 89°50'21" E A DISTANCE OF 421.29 FEET, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS PARCEL DESCRIPTION:

THENCE, ALONG THE SOUTH LINE OF LOT 1 OF BLOCK 2 OF THE TRAVEL PLAZA ADDITION, S 89°50'21" E A DISTANCE OF 63.94 FEET (RECORD N 89°44'15" E - 63.92 FEET) TO THE SOUTHWEST CORNER OF BLOCK 2 OF THE LUSHER ADDITION TO THE CITY OF BUFFALO, WYOMING;

THENCE, ALONG THE SOUTH LINE OF BLOCK 2 OF THE LUSHER ADDITION, S 89°50'21" E A DISTANCE OF 357.35 FEET (RECORD N 89°44'15" E - 357.35 FEET) TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 25 AND BEING THE SOUTHEAST CORNER OF SAID BLOCK 2 OF THE LUSHER ADDITION, SAID POINT BEING MONUMENTED BY A 2" ALUMINUM CAP PER PLS 5367;

THENCE, ALONG THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 25, S 08°55'48" E (RECORD S 09°20'32" E) A DISTANCE OF 39.42 FEET TO A POINT MARKING THE P.C. AT STATION: 183+17.0 AS SHOWN ON THE WYOMING STATE HIGHWAY DEPARTMENT PROJECT NO. 1-25-5(14)320, SAID POINT BEING THE POINT OF BEGINNING OF A TANGENT CIRCULAR CURVE TO THE RIGHT WITH AN ARC LENGTH OF 496.55 FEET, A RADIUS OF 11,259.61 FEET, A DELTA ANGLE OF 0°23'36" A CHORD BEARING OF S 07°39'43" E, AND A CHORD LENGTH OF 496.55 FEET TO A POINT, SAID POINT BEING MONUMENTED BY A 2.5" ALUMINUM CAP PER PE & LS 12554;

THENCE, CONTINUING ALONG THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 25 ALONG A TANGENT CIRCULAR CURVE TO THE RIGHT WITH AN ARC LENGTH OF 1,035.73 FEET, A RADIUS OF 11,259.23 FEET, A DELTA ANGLE OF 0°5'16"14" A CHORD BEARING OF S 03°45'48" E, AND A CHORD LENGTH OF 1,035.36 FEET TO A POINT, SAID POINT BEING THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SOUTH BY-PASS ROAD (JOHNSON COUNTY ROAD NO. 252) AND THE SAID WEST RIGHT-OF-WAY LINE OF INTERSTATE 25, BEING MONUMENTED BY A 2" ALUMINUM CAP PER PLS 5367;

THENCE, ALONG SAID EAST RIGHT-OF-WAY LINE OF SOUTH BY-PASS ROAD (JOHNSON COUNTY ROAD NO. 252), ALONG A CIRCULAR CURVE PORTION OF A SPIRAL CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 20.81 FEET, A RADIUS OF 1,472.79 FEET, A DELTA ANGLE OF 0°40'34", A CHORD BEARING OF N 14°50'50" W, AND A CHORD LENGTH OF 20.81 FEET TO A POINT;

THENCE, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE OF SOUTH BY-PASS ROAD (JOHNSON COUNTY ROAD NO. 252), ALONG A SPIRAL CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 243.59 FEET, A RADIUS OF 1,483.29 FEET, A DELTA ANGLE OF 0°24'33", A CHORD BEARING OF N 18°23'19" W, AND A CHORD LENGTH OF 243.31 FEET TO A POINT, SAID POINT BEING MONUMENTED BY A 2" ALUMINUM CAP RIGHT-OF-WAY MARKER;

THENCE, CONTINUING THE EAST RIGHT-OF-WAY LINE OF SOUTH BY-PASS ROAD (JOHNSON COUNTY ROAD NO. 252), N 20°02'32" W (RECORD N 20°27'11" W) A DISTANCE OF 729.84 TO A POINT, SAID POINT BEING MONUMENTED BY A 2.5" ALUMINUM CAP PER PE & LS 12554;

THENCE, CONTINUING THE EAST RIGHT-OF-WAY LINE OF SOUTH BY-PASS ROAD (JOHNSON COUNTY ROAD NO. 252), N 20°02'32" W (RECORD N 20°27'11" W) A DISTANCE OF 2669.20 FEET MORE OR LESS TO THE POINT OF BEGINNING OF THIS PARCEL DESCRIPTION.

SAID PARCEL OF LAND SUBJECT TO ALL APPURTENANCES, AND AGREEMENTS OF RECORD, SAID PARCEL OF LAND CONTAINING 8.05 ACRES, MORE OR LESS.

STATEMENT ON EASEMENTS

ALL EASEMENTS EITHER RECORDED OR AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED FOR THEIR STATED OR INTENDED USE.

OWNERS STATEMENT

FREEHOLD LLC, AS OWNERS AND PROPRIETORS OF THE ABOVE AND FOREGOING LANDS, DO HEREBY CERTIFY THAT WE HAVE CAUSED THE "FREEHOLD SUBDIVISION" AS APPEARS ON THIS PLAT.

SAID PLAT IS PREPARED AND OFFERED WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, CONTAINING 8.05 ACRES, MORE OR LESS.

SAID OWNERS AND PROPRIETORS HAVE BY THESE PRESENT LAID OUT, AND SURVEYED AS "FREEHOLD SUBDIVISION".

WITNESS OUR HANDS THIS 4th DAY OF January, 2022.

NATHAN BEHREND, MEMBER
RALNA BEHREND, MEMBER

ACKNOWLEDGEMENT
STATE OF WYOMING }
COUNTY OF JOHNSON } ss
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th DAY OF Jan 2022 by Kristal Isaacs

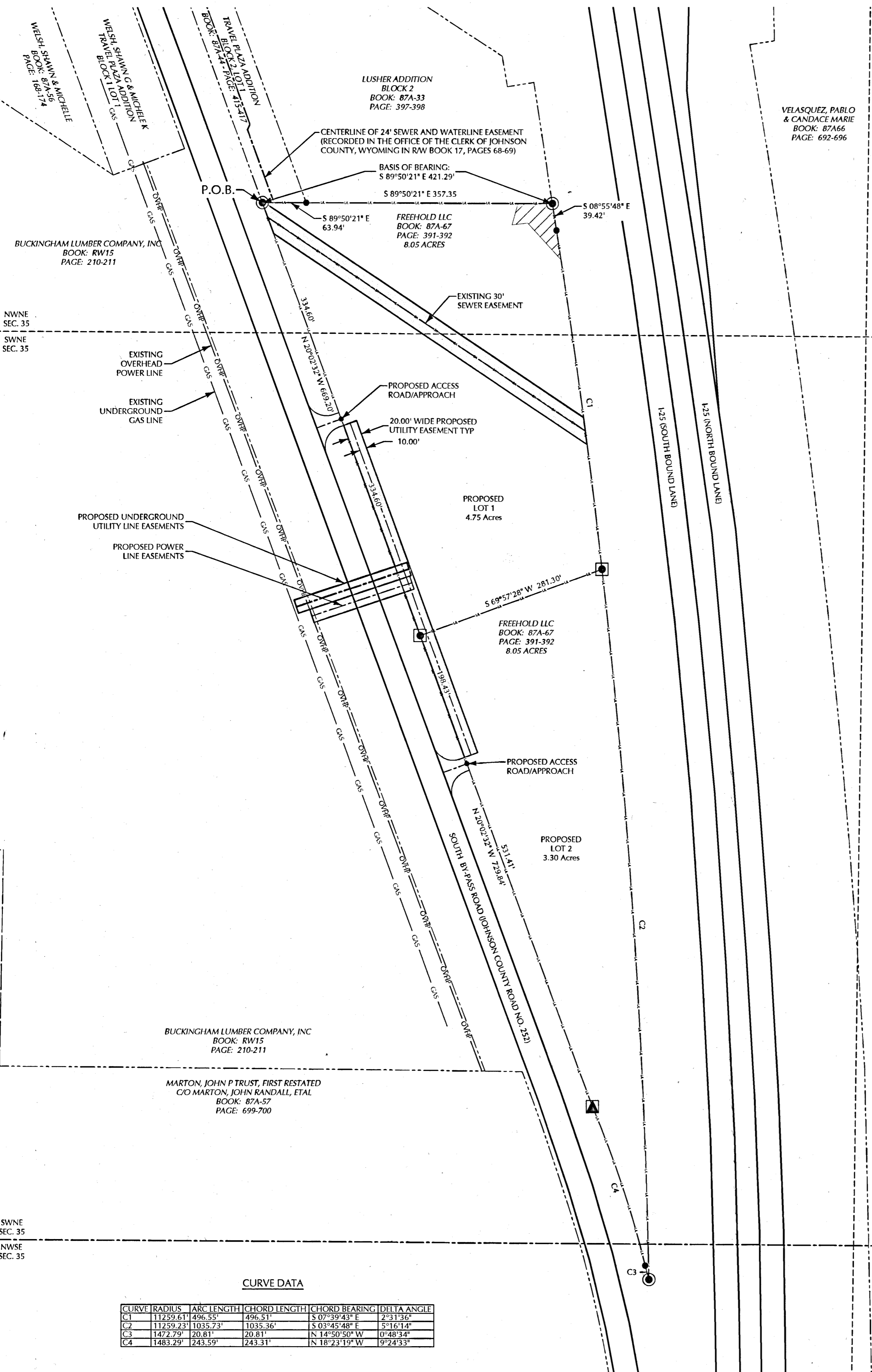
MY COMMISSION EXPIRES: 4-23-2023
NOTARY PUBLIC Kristal Isaacs

APPROVED BY THE CITY OF BUFFALO THIS 21st DAY OF December 2021

APPROVED BY THE JOHNSON COUNTY PLANNING COMMISSION THIS 14th DAY OF January 2022

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF JOHNSON COUNTY, WYOMING, THIS 1st DAY OF February 2022

CERTIFICATE OF RECORDER
COUNTY OF JOHNSON } ss Doc Number: 314268
This instrument was filed for record on 2/2/2022 at 4:38 PM
and was duly recorded in book: H.F.I.L.E. page: 613 - 613 Page: 75-00
Johnson County Clerk
By: [Signature] Deputy



CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	11259.61	496.55	496.51	S 07°39'43" E	0°23'36"
C2	11259.23	1035.73	1035.36	S 03°45'48" E	0°5'16"14"
C3	1472.79	20.81	20.81	N 14°50'50" W	0°40'34"
C4	1483.29	243.59	243.31	N 18°23'19" W	0°24'33"

CCCD SOIL SUMMARY

740: Arwite-Elwop fine sandy loams, 6-15% slopes. Features including dwellings without basements, lawns/landscaping, local roads, unpaved local roads, shallow excavations, and septic tank absorption fields are rated as Somewhat Limited meaning the soils have features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. Small commercial buildings are rated as Very Limited. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected. Flood Frequency Class is rated as None meaning the chance of a flood event is improbable.

881: Arwite fine sandy loams, 3-6% slopes. Dwellings with basements are rated as Not Limited indicating that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. Dwellings without basements, lawns/landscaping, local roads, unpaved local roads, shallow excavations, and septic tank absorption fields are rated as Somewhat Limited meaning the soils have features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. Flood Frequency Class is rated as None meaning the chance of a flood event is improbable.

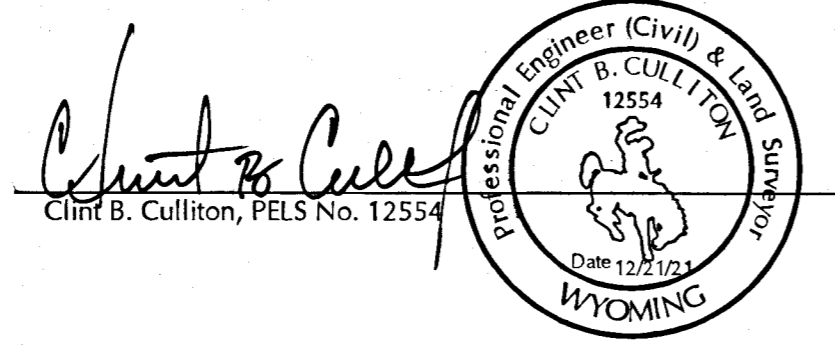
612: Clarklen fine loams, 0-3% slopes. Dwellings with/without basements, local roads, small commercial buildings, unpaved roads, and septic tank absorption fields are all rated as Very Limited. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected. Lawns/landscaping and shallow excavations are rated as Somewhat Limited meaning the soils have features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. Flooding frequency is rated as Occasional meaning that flooding occurs infrequently under normal weather conditions. The chance of flooding is 5 to 50 percent in any year.

633: Urban land-Vonahlt-Mittenbutte complex, 0-10% slopes. All features are not rated and flood frequency is none.

635: Urban land-Rockypoint complex, 0-3% slopes. All features are not rated and flood frequency is none.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF JOHNSON } ss
I, CLINT B. CULLITON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING HEREBY CERTIFY THAT THIS PLAT OF "FREEHOLD SUBDIVISION" WAS PREPARED FROM FROM NOTES TAKEN BY AN ACTUAL SURVEY, MADE BY ME OR UNDER MY DIRECT SUPERVISION, DURING THE MONTH OF JUNE, 2021 AND THIS PLAT ACCURATELY REFLECTS THE RESULTS OF SAID SURVEY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.



- #### LEGEND
- FOUND SECTION CORNER AS NOTED
 - ▲ FOUND 2" ALUMINUM CAP ROW MONUMENT
 - FOUND 2" ALUMINUM CAP MONUMENT PLS 5367
 - SET 2.5" ALUMINUM CAP MONUMENT PE & LS 12543
 - NOTHING FOUND OR SET
 - EASEMENT CENTERLINE (PROPOSED)
 - EASEMENT CENTERLINE (EXISTING)
 - PARCEL BOUNDARY
 - PROPOSED LOT LINE
 - SECTION LINE
 - 1/4 SECTION LINE
 - 1/16 SECTION LINE
 - EASEMENT
 - EXISTING UNDERGROUND GAS LINE
 - EXISTING UNDERGROUND DOMESTIC WATER LINE
 - EXISTING SEWER LINE
 - EXISTING OVERHEAD POWER LINE
 - AREA SUBJECT TO OCCASIONAL FLOODING PER CLEAR CREEK CONSERVATION DISTRICT

REV.	DATE	DESCRIPTION	BY	ENG.	CHK
E	12/21/21	FINAL COUNTY PLAT SUBMITTAL	JRS/KR	JRS	CBC
D	8/6/21	PRELIMINARY PLAT	JRS/KR	JRS	CBC
C	7/1/21	LOT LINE CHANGES	KR	PDA	CBC
B	6/10/21	EASEMENTS	KR	PDA	CBC
A	6/14/21	REVIEW	KR	PDA	CBC

PREPARED FOR:
FREEHOLD, LLC
P. O. BOX 368
BUFFALO, WYOMING 82834

PREPARED BY:
ALC ENGINEERING
SURVEYING & DESIGN & CONSULTING
PO BOX 502 | 135 PINE STREET |
BUFFALO, WY 82834 | 307.684.1200
DATE: 6/14/2021 JOB NO. 21-11 BOOK: #54 PAGES: #60 & 61S

PLAT OF FREEHOLD SUBDIVISION

IN PART OF THE W1/2 OF THE NE1/4 OF SECTION 35, AND THE
NW1/4 OF THE SE1/4 OF SECTION 35,
T. 51 N., R. 82 W., 6TH P.M.
JOHNSON COUNTY, WYOMING