

CERTIFICATE OF DEDICATION

A parcel of land located in part of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 21, Township 50 North, Range 82 West, of the 6th Principal Meridian, Johnson County, Wyoming. Said parcel being more particularly described as follows:

Beginning at a point at the intersection of the centerline of Klondike Road (CR #13) and the east-west centerline of said Section 21 said point being located N89°32'08"E, a distance of 98.18 feet from the west $\frac{1}{4}$ of said Section 21, as monumented by an aluminum cap stamped PLS 6812;
 Thence along said east-west centerline, N89°32'08"E, a distance of 32.96 feet to a 2" aluminum cap stamped PELS 13351 set on the easterly ROW of said CR #13;
 Thence continuing along said east-west centerline, N89°32'08"E, a distance of 447.33 feet to a 2" aluminum cap stamped LS 324;
 Thence leaving said east-west centerline, S04°00'14"E, a distance of 760.92 feet to a point on the north line of the Klondike Acres subdivision as shown on the plat filed with the Johnson County Clerk in Hanging File page 252, said point being marked by an unmarked 2" aluminum cap;
 Thence along said north line, N72°29'42"W, a distance of 450.37 feet to a its northwest corner, said point lying on the centerline of said CR #13 and being monumented by a 2" aluminum cap stamped PELS 13351 set on its easterly ROW, S72°29'42"E, a distance of 32.77 feet from the true position;
 Thence along said CR #13 centerline on a non-tangent curve to the left with a radius of 4583.67 feet, an arc length of 358.66 feet, a delta angle of 4°29'13", a chord bearing of N09°33'14"W, and a chord length of 358.58 feet;
 Thence continuing along said centerline N10°47'46"W, a distance of 269.89 feet to the point of beginning.

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 7.02 acres more or less; have by these presents laid out and surveyed as High Chaparral 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 24 day of January, 2022.

Kim D. Bolinger
 Kim D. Bolinger

STATE OF WYOMING }
 COUNTY OF JOHNSON } SS

The Forgoing Instrument was Acknowledged before me this 24 Day of January, 2022
 by Kim D. Bolinger. Witness my hand and official seal:

ANNE W. ELDER
 Notary Public - State of Wyoming
 Commission ID # 166161
 My Commission Expires
 October 15, 2027

Anne Elder
 Notary Public

My Commission Expires: October 15, 2027

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 75'-600' FEET WITH STATIC WATER LEVELS OF 30'-325' FEET AND A RANGE OF 5-16 GPM. NOTE: NOT ALL WELLS HAD RECORD FLOW RATES.

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.

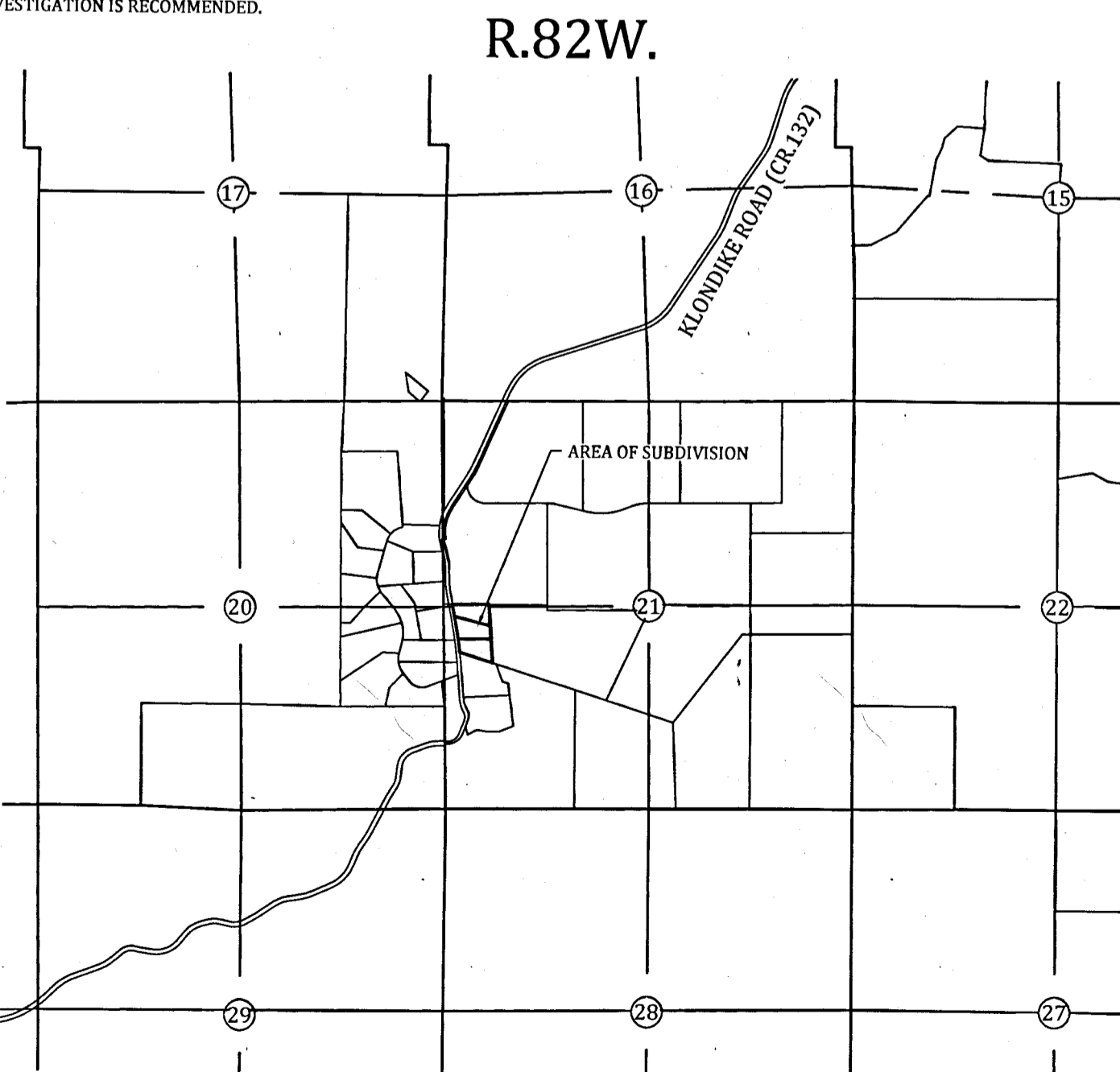
SOLID WASTE HAULING SERVICE NOT PROPOSED. LOT OWNERS SHALL BE RESPONSIBLE FOR HAULING THEIR OWN SOLID WASTE.

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.

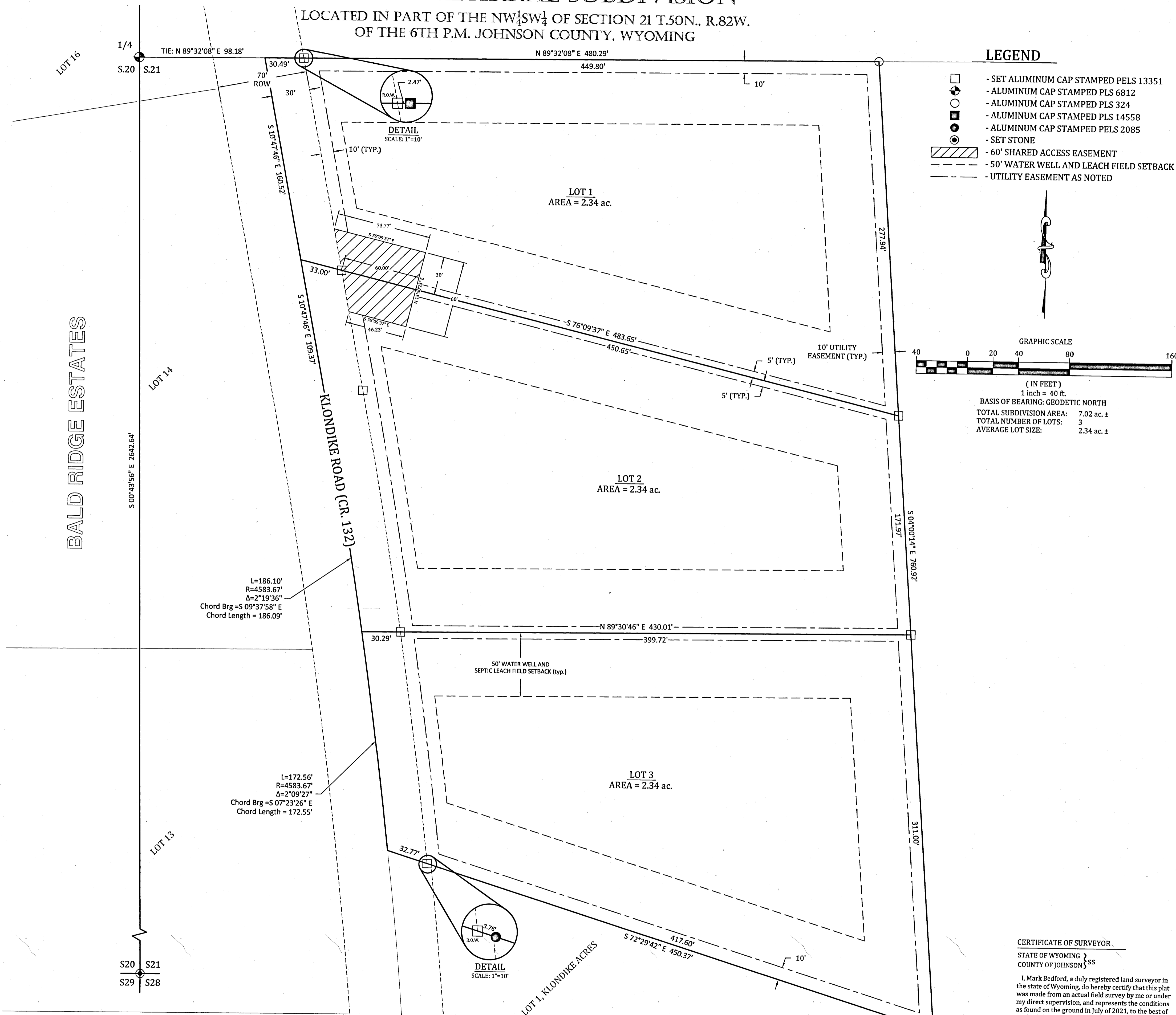
THE CLEAR CREEK CONSERVATION DISTRICT HAS IDENTIFIED SOILS IN THIS SUBDIVISION AS "VERY LIMITED". DEPENDING ON CHOSEN IMPROVEMENT PLACEMENT AND SITE CONDITIONS, THIS MAY AFFECT AVAILABLE SEPTIC DESIGNS AND CONSTRUCTION TECHNIQUES. IN ORDER TO VERIFY THE LOCAL SOIL CONDITIONS A GEOTECHNICAL INVESTIGATION IS RECOMMENDED.



VICINITY MAP
 1 inch = 2000 ft.

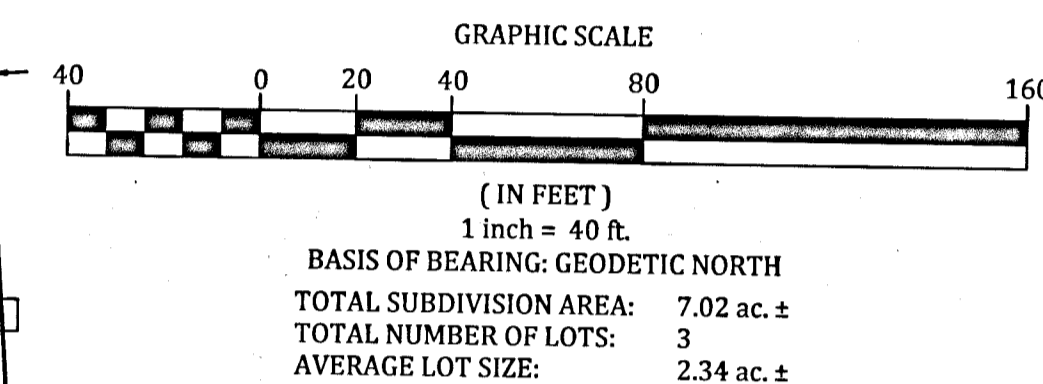
HIGH CHAPARRAL SUBDIVISION

LOCATED IN PART OF THE NW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 21 T.50N., R.82W.
 OF THE 6TH P.M. JOHNSON COUNTY, WYOMING



LEGEND

- SET ALUMINUM CAP STAMPED PELS 13351
- ALUMINUM CAP STAMPED PLS 6812
- ALUMINUM CAP STAMPED PLS 324
- ALUMINUM CAP STAMPED PLS 14558
- ALUMINUM CAP STAMPED PLS 2085
- SET STONE
- 60' SHARED ACCESS EASEMENT
- 50' WATER WELL AND LEACH FIELD SETBACK
- UTILITY EASEMENT AS NOTED



BALD RIDGE ESTATES

COUNTY PLANNING & ZONING COMMISSION APPROVAL

APPROVED BY THE JOHNSON COUNTY PLANNING COMMISSION THIS 1st DAY OF FEBRUARY, 2022

Travis D. Pearson
 CHAIRPERSON

Wick Selman
 ATTEST: COUNTY CLERK

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE JOHNSON COUNTY BOARD OF COMMISSIONERS THIS 15 DAY OF FEBRUARY, 2022

Janice Greenough
 VICE CHAIRPERSON

Wick Selman
 ATTEST: COUNTY CLERK

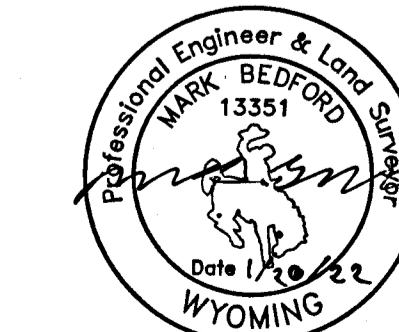
CERTIFICATE OF RECORDER

COUNTY OF JOHNSON } SS Doc Number: 314619
 This instrument was filed for record on 2/24/2022 at 12:22 PM
 and was duly recorded in book: H:FILE page: 618 - 618 fees: 75.00
 Johnson County Clerk
 By *Jeff Blaine* Deputy

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.



Bighorn Surveying & Engineering, LLC
 821 Fort Street
 Buffalo, WY 82834
 (307) 684-7100
 www.bighornsurveying.com

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

HIGH CHAPARRAL SUBDIVISION
 PART OF THE NW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 21 T.50N., R.82W

DRAWN BY: AE
 CHECKED BY: MB
 PROJECT NO.: 21-46
 DWG: BOLINGER
 DATE: 1/20/2022
 REVISION:

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