

CERTIFICATE OF DEDICATION

THE ABOVE AND FOREGOING SUBDIVISION OF LOT 54 AND LOT 55 OF THE SHORES AT LAKE DESMET AS IT APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, CONTAINING 4.14 ACRES, MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS LOT 54A OF THE SHORES AT LAKE DESMET. SAID LOT IS FURTHER DESCRIBED AS:

LOTS 54 AND 55 AS DESCRIBED ON THE PLAT OF THE SHORES AT LAKE DESMET RECORDED IN BOOK H, FILE ON PAGES 289-290 OF THE RECORDS MAINTAINED BY THE JOHNSON COUNTY CLERK. THE COMMON PROPERTY BOUNDARY OF SAID LOTS 54 AND 55 AND THE ASSOCIATED 10 FOOT SIDE LOT DRAINAGE AND UTILITY EASEMENTS ON EACH SIDE OF SAID COMMON BOUNDARY WILL BE VACATED TO CREATE A SINGLE PARCEL.

SAID PARCEL CONTAINS 4.14 ACRES, MORE OR LESS.

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

WITNESS OUR HANDS AND SEALS 26 THIS DAY OF APRIL, 2022.

Robert Allen
ROBERT ALLEN

STATE OF WYOMING)
)SS
COUNTY OF JOHNSON)

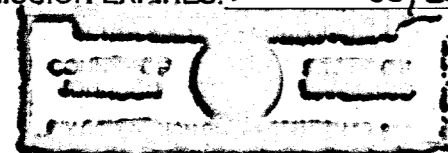
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY:

ROBERT ALLEN

THIS 26 DAY OF APRIL, 2022.

WITNESS MY HAND AND OFFICIAL SEAL *[Signature]*
NOTARY PUBLIC

MY COMMISSION EXPIRES: MARCH 30, 2025



CERTIFICATE OF APPROVAL - JOHNSON COUNTY

APPROVED BY THE JOHNSON COUNTY PLANNING AND ZONING COMMISSION ON THIS 3rd DAY OF MAY, 2022.

Uiet Edelman *Travis D. Pearson*
ATTEST: COUNTY CLERK CHAIRMAN

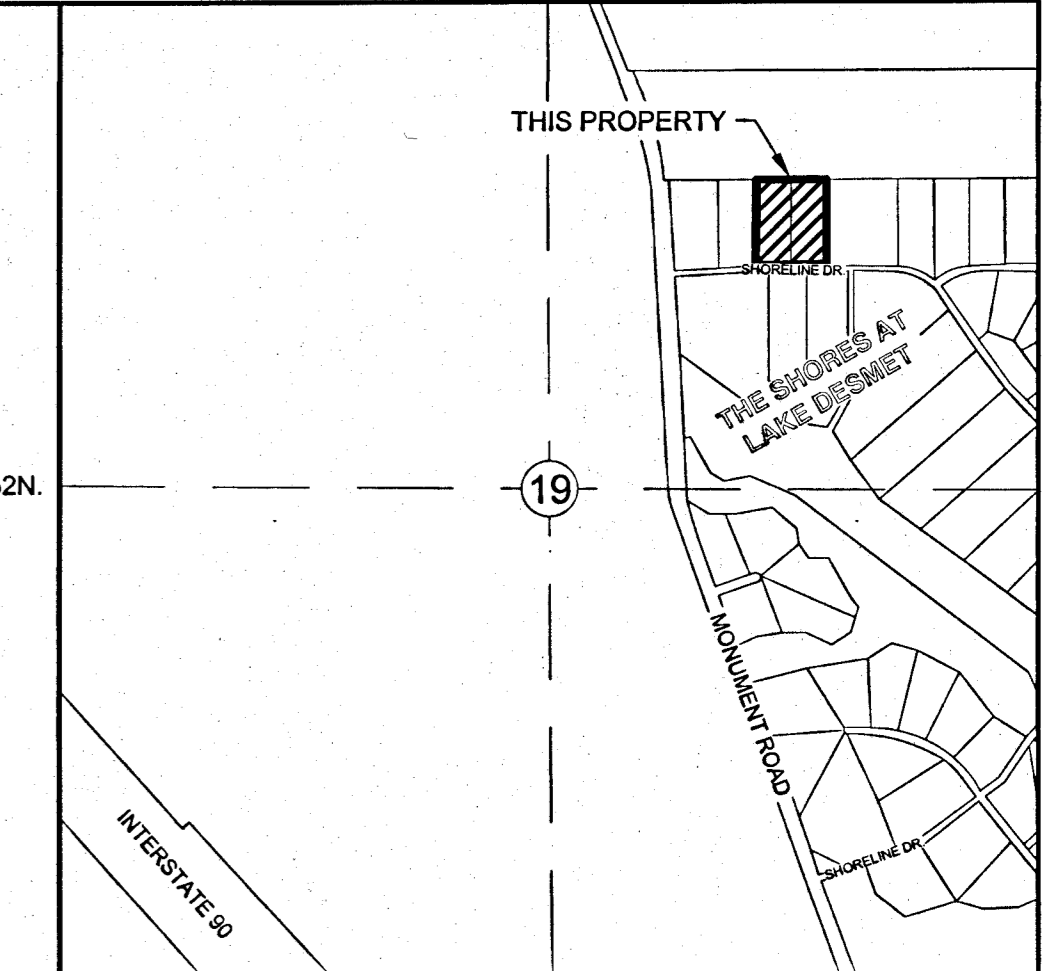
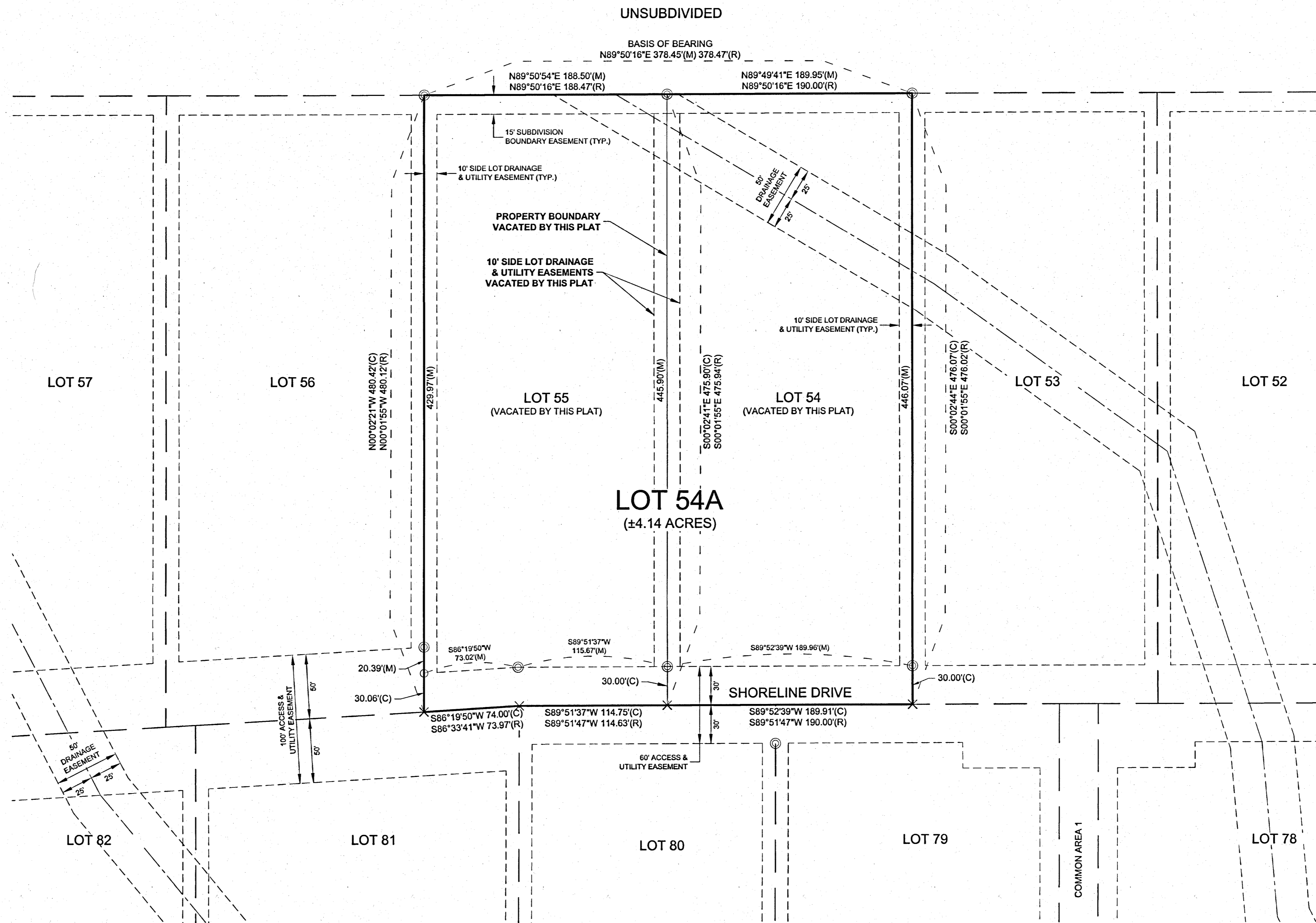
APPROVED BY THE JOHNSON COUNTY BOARD OF COUNTY COMMISSIONERS ON THIS 11th DAY OF May, 2022.

Uiet Edelman *[Signature]*
ATTEST: COUNTY CLERK CHAIRMAN

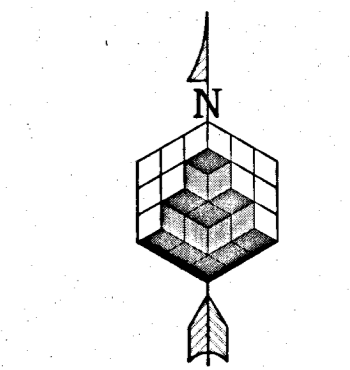
SURVEYOR'S CERTIFICATE

I, CRAIG SHAVLIK, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF LOT 54A OF THE SHORES AT LAKE DESMET CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

STATE OF WYOMING)
)SS
COUNTY OF JOHNSON)



VICINITY MAP
1" = 1,000'



1" = 50'
U.S. FEET
NUMBER OF LOTS: 1
LOT AREA: ±4.14 ACRES

LEGEND

- ⊙ 2" ALUMINUM CAP - FOUND
- 5/8" REBAR - FOUND
- × NOTHING FOUND/SET
- PROPERTY BOUNDARY
- - - PROPERTY BOUNDARY TO BE VACATED
- - - PROPERTY BOUNDARY ADJACENT
- - - PROPERTY EASEMENT
- - - PROPERTY EASEMENT TO BE VACATED
- (R) RECORD (PLAT H.FILE, PAGE 289-290)
- (M) MEASURED
- (C) CALCULATED

- GENERAL NOTES**
- BASIS OF BEARING IS N89°50'16"E BETWEEN THE NORTHWEST CORNER OF LOT 55, BEING A FOUND 2" ALUMINUM CAP, AND THE NORTHEAST CORNER OF LOT 54, BEING A FOUND 2" ALUMINUM CAP. BEARING IS PER THE PLAT OF THE SHORES AT LAKE DESMET RECORDED IN BOOK H, FILE ON PAGES 289-290 OF THE RECORDS MAINTAINED BY THE JOHNSON COUNTY CLERK.
 - THIS LAND SURVEY WAS COMPLETED USING GPS DATA COLLECTED AND PROCESSED REFERENCING THE WYOMING STATE COORDINATE SYSTEM NAD 1983 (EAST CENTRAL ZONE) WITH A DATUM ADJUSTMENT FACTOR OF 1.00026395.
 - A TITLE COMMITMENT WAS NOT PERFORMED. KL&A, INC. DID A SEARCH FOR RECORD DOCUMENTS ON FILE WITH THE JOHNSON COUNTY CLERK'S OFFICE. THIS SEARCH DOES NOT CONSTITUTE A GUARANTEE OR POLICY OF TITLE INSURANCE, AND DOES NOT GUARANTEE ALL DOCUMENTS OF RECORD ARE SHOWN. LAND BOUNDARIES ARE PER THE WARRANTY DEEDS RECORDED IN BOOK 87A-71 ON PAGE 152 AND BOOK 87A-70 PAGE 737 OF THE RECORDS MAINTAINED BY THE JOHNSON COUNTY CLERK'S OFFICE.
 - ALL PLAT WARNINGS, GENERAL NOTES, BUILDING SETBACKS, AND GENERAL EASEMENTS NOTED ON THE FINAL PLAT FOR THE SHORES AT LAKE DESMET (BOOK H, FILE ON PAGES 289-290) SHALL BE ADHERED TO. NO NEW, OR ADDITIONAL, PLAT WARNINGS, BUILDING SETBACKS, OR EASEMENTS ARE BEING DEDICATED BY THIS PLAT.

- ORIGINAL PLAT WARNINGS**
- THE FOLLOWING PLAT WARNINGS ARE PER THE RECORDED PLAT FOR THE SHORES AT LAKE DESMET (BOOK H, FILE, PAGE 289-290) AND SHALL BE ADHERED TO FOR THIS RESUBDIVISION:
- 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 (W.S. 18-5-306).
 - INDIVIDUAL WELLS SHALL NOT BE ALLOWED TO SERVE ANY LOTS IN THIS SUBDIVISION. A SETTLEMENT AGREEMENT PERTAINING TO THE SHORES AT LAKE DESMET WATER SYSTEM DATED MAY 25, 2007 IS RECORDED AS EXHIBIT B WITH THE SHORES AT LAKE DESMET COVENANTS.
 - INDIVIDUAL ON-LOT WASTEWATER DISPOSAL SYSTEMS SHALL NOT BE ALLOWED ON LOTS 21 THROUGH 41. A COMMUNITY WASTEWATER DISPOSAL SYSTEM SHALL BE CONSTRUCTED AND MAINTAINED IN OPERATION TO SERVE LOTS 21 THROUGH 41. OWNERS OF LOTS 21 THROUGH 41 SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ON LOT PUMPING EQUIPMENT AND PIPING TO THE COMMUNITY SYSTEM. LOTS 1-20 AND 42-87 OWNERS SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN SMALL WASTEWATER DISPOSAL SYSTEMS WHICH MEET STATE AND COUNTY STANDARDS (W.S. 18-5-306).
 - WARNING: THE SHORES AT LAKE DESMET LOTS ARE LOCATED IN AREAS OF SEVERE SOIL LIMITATIONS. SITE CONDITIONS MAY PREVENT THE USE OF CONVENTIONAL SEPTIC SYSTEMS AND BUILDING TECHNIQUES. A GEOTECHNICAL REPORT PREPARED BY A PROFESSIONAL ENGINEER LICENSED IN WYOMING IS REQUIRED FOR CONSTRUCTION ON EACH LOT.
 - 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. A NATURAL GAS PIPELINE RUNS NORTH AND SOUTH IN THE WEST SIDE OF THE MONUMENT ROAD RIGHT OF WAY. ADDITIONALLY SERVICE GAS LINES MAY RUN IN THE SHORES AT LAKE DESMET EASEMENTS AS NEEDED.
 - WARNING: HIGH VOLTAGE POWER LINE. A HIGH VOLTAGE POWER LINE OPERATES THROUGH THE SHORES AT LAKE DESMET SUBDIVISION.
 - ANY FURTHER DIVISION OF ANY LOT DESCRIBED ON THIS PLAT SHALL BE SUBJECT TO AND REQUIRE FULL COMPLIANCE WITH ALL SUBDIVISION REGULATIONS IN EFFECT IN JOHNSON COUNTY, ALL HOMEOWNERS ASSOCIATION REGULATIONS, AND ALL SERVICE & IMPROVEMENT DISTRICT REGULATIONS (IF APPLICABLE). SEE THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE SHORES AT LAKE DESMET HOMEOWNERS ASSOCIATION AND OTHER APPLICABLE DOCUMENTS.
 - SOLID WASTE HAULING SERVICE NOT PROPOSED. LOT OWNERS SHALL BE RESPONSIBLE FOR HAULING THEIR OWN SOLID WASTE.
 - THERE ARE EXISTING AGRICULTURAL OPERATIONS ADJACENT TO THIS SUBDIVISION AND AGRICULTURAL NUISANCES MAY EXIST WITH THE SUBDIVISION. THE EXISTING AGRICULTURAL OPERATIONS ARE COVERED BY W.S. 11-44-103.

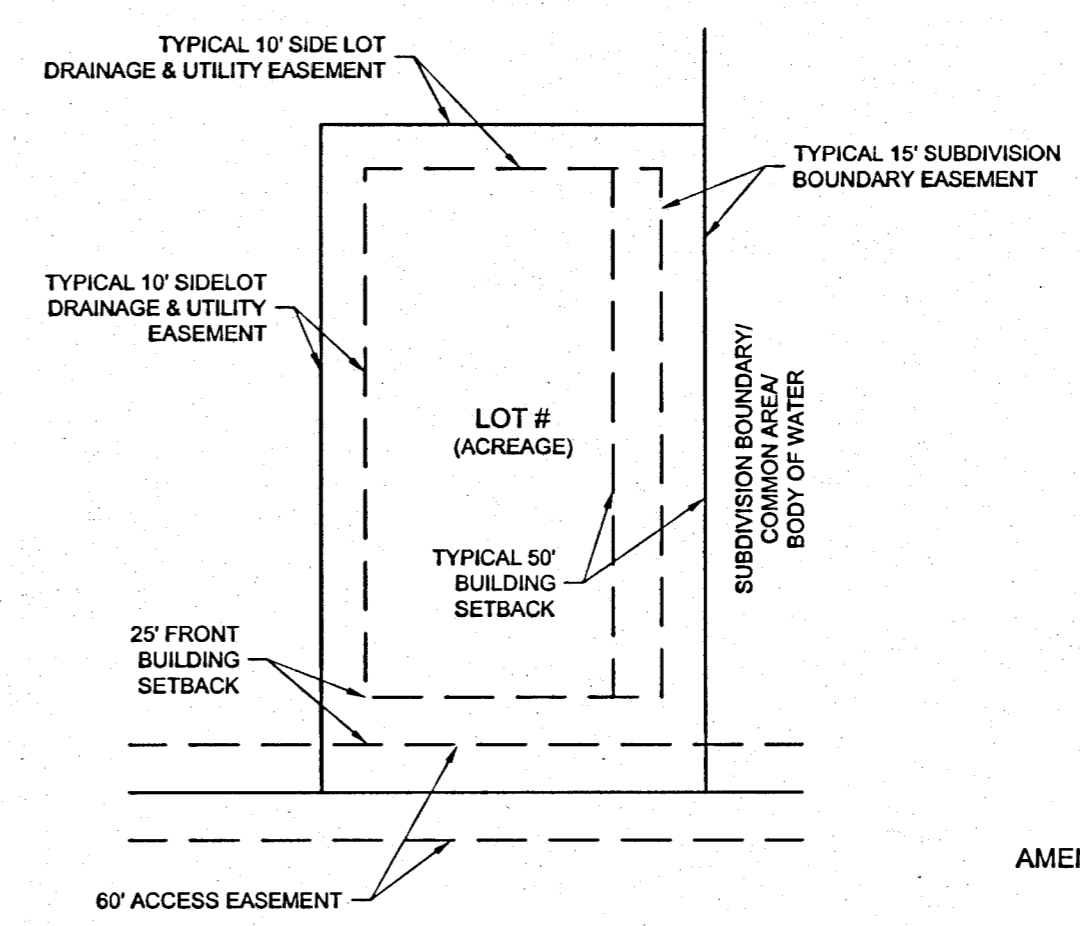


EXHIBIT IS PER THE RECORDED PLAT FOR THE SHORES AT LAKE DESMET (BOOK H, FILE, PAGE 289-290) AND SHALL BE ADHERED TO FOR THIS RESUBDIVISION
TYPICAL EASEMENTS AND BUILDING SETBACKS

RECORDER'S CERTIFICATE

PLAT OF WYOMING COUNTY OF JOHNSON } 55 Doc Number: 316427
This instrument was filed for record on 5/19/2022 at 12:08 PM
and was duly recorded in book: H, FILE page: 626 - 626 fees: 75.00
By *[Signature]* Deputy
Johnson County Clerk

DECLARATION OF COVENANTS ARE RECORDED IN BOOK 86A-64 ON PAGES 345-379
AMENDMENT OF DECLARATION OF COVENANTS ARE RECORDED IN BOOK 86A-65 ON PAGES 275-291

PLAT OF
**LOT 54A OF
THE SHORES AT LAKE DESMET**
RESUBDIVISION OF LOT 54 AND LOT 55 OF THE SHORES AT LAKE DESMET
LOCATED IN PART OF THE NE1/4 OF SEC. 19, T52N, R82W, 6TH PM
JOHNSON COUNTY, WYOMING