

CERTIFICATE OF DEDICATION - KOLB MINOR

KOLB MINOR SUBDIVISION

LOCATED IN PART OF NE 1/4 SW 1/4 SECTION 9, TOWNSHIP 51 NORTH, RANGE 82 WEST, 6TH P.M. JOHNSON COUNTY, WYOMING

CASEY E. FARRIS & ASHLEY E. JAMES BK 87A-66 PG. 183-185

A Parcel of land lying in part of the NE 1/4 SW 1/4 Section 9, Township 51 North, Range 82 West, 6th Principal Meridian, Johnson County, Wyoming, said parcel being more particularly described as follows:

Beginning at an aluminum cap stamped PELS 13351 lying N 32°06'47" E, a distance of 2755.92 feet from the Southwest corner of said Section 9 as monumented by an iron pipe; Thence along a line parallel to and offset 60 feet from the centerline of an easement recorded in R/W Book 9, Page 196-199 N 02°02'14" E, a distance of 171.16 feet to an aluminum cap stamped PELS 13351; Thence leaving said offset line, S 81°41'10" E, a distance of 81.27 feet to a point on the south line of a parcel recorded in Book 87A-67, Page 359-360, monumented by an aluminum cap stamped PELS 13351; Thence along the south line of said parcel S 81°41'10" E, a distance of 433.31 feet to the Southeast corner of said parcel, as monumented by an aluminum cap stamped PELS 13351; Thence leaving said boundary S 00°00'00" E, a distance of 134.24 feet to the Northeast corner of a parcel recorded in Book 87A-45, Page 356-357, as monumented by an aluminum cap stamped PELS 13351; Thence along the north line of said parcel N 85°49'39" W, a distance of 516.63 feet to the Point of Beginning.

Said Parcel contains 1.80 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 1.80 acres more or less, have by these presents laid out and surveyed as Kolb Minor Subdivision, and do hereby dedicate and convey to and for the public use forever hereafter the streets and roads as 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 subdividers 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 10 day of June 2022

Sherry A. Kolb, James W. Kolb

STATE OF WYOMING COUNTY OF JOHNSON

The Forgoing Instrument was Acknowledged before me this 10th day of June 2022 by James W. and Sherry A. Kolb, Witnesses my hand and official seal:

VENDLA KINGSOLVER NOTARY PUBLIC STATE OF WYOMING COMMISSION ID: 155606 MY COMMISSION EXPIRES: 08/15/2027

My Commission Expires: 8-15-2027

CERTIFICATE OF DEDICATION - LOT LINE ADJUSTMENT

THE ABOVE OR FORGOING LOT LINE ADJUSTMENT BETWEEN PARCEL A AND PARCEL B AS APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, CONTAINING 0.09 ACRES MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT AND SURVEYED, TRANSFERRING PARCEL C FROM PARCEL B TO PARCEL A. PARCEL C, BEING COMBINED WITH PARCEL A, SHALL NOT BE SOLD SEPARATELY, AND THE PARCELS INVOLVED SHALL NOT BE FURTHER DIVIDED WITHOUT COMPLYING WITH ALL APPLICABLE JOHNSON COUNTY SUBDIVISION REGULATIONS. THE RESULTING LOTS BEING MORE PARTICULARLY DESCRIBED AS:

RESULTANT PARCEL A:

A parcel of land located in part of the NE 1/4 SW 1/4 of Section 9, Township 51 North, Range 82 West, of the 6th Principal Meridian, Johnson County, Wyoming, being more particularly described as follows:

Beginning at a point on the east-west mid-section line of said Section 9, said line also being the centerline of the ROW of Rock Creek County Road (CR #1), lying N89°45'38"E a distance of 1455.03 feet from the west 1/4 corner of said Section 9, as monumented by a 2.5" Aluminum Cap witness corner stamped PELS 8663; Thence along said east-west mid-section line N89°45'38"E, a distance of 534.45 feet to a point; Thence leaving said mid-section line, S00°00'00"E, a distance of 30.00 feet to a 2" aluminum cap stamped PELS 13351 set as a witness to the previous point; Thence continuing S00°00'00"E, a distance of 180.16 feet to a 2" aluminum cap stamped PELS 13351; Thence N81°41'10"W, a distance of 433.31 feet to a 2" aluminum cap stamped PELS 13351; Thence N81°41'10"W, a distance of 111.45 feet to a point on the easterly ROW of an easement recorded in RW Bk. 9, Pg. 196-199; Thence continuing along said easterly ROW N02°02'14"E, 99.22 feet to a 2" aluminum cap stamped PELS 13351 set as a witness to the point of beginning; Thence continuing along said 30 foot offset line N02°02'14"E, 30.02 feet to the point of beginning.

Said parcel contains 2.09 acres, more or less.

RESULTANT PARCEL B:

A parcel of land located in part of the NW 1/4 SE 1/4 and the SE 1/4 SW 1/4 of Section 9, Township 51 North, Range 82 West, of the 6th Principal Meridian, Johnson County, Wyoming, being more particularly described as follows:

Beginning at a point on the east-west mid-section line of said Section 9, said line also being the centerline of the ROW of Rock Creek County Road (CR #1), lying N89°45'38"E a distance of 1425.01 feet from the west 1/4 corner of said Section 9, as monumented by a 2.5" Aluminum Cap witness corner stamped PELS 8663; Thence along said mid-section line along Rock Creek Road N89°45'38"E, a distance of 1314.47 feet to a point; Thence leaving said mid-section line and centerline S00°14'22"E, a distance of 186.54 feet to an aluminum cap stamped PLS 324; Thence S30°22'34"E, a distance of 299.94 feet to an aluminum cap stamped PLS 324; Thence S35°23'52"W, a distance of 2694.32 feet to the center of an existing easement recorded in Bk. RW9, Pg. 196-199, monumented by an aluminum cap stamped PLS 324 on the easterly ROW of said easement; Thence along said easement centerline N02°02'14"E, a distance of 2657.75 feet to the Point of Beginning.

Excepting therefrom the following described parcel:

A parcel of land located in part of the NE 1/4 SW 1/4 of Section 9, Township 51 North, Range 82 West, of the 6th Principal Meridian, Johnson County, Wyoming, being more particularly described as follows: Beginning at the southwest corner of a parcel recorded in Bk. 87A-67, Pg. 359-360 monumented by an aluminum cap stamped PELS 13351, lying S87°47'55"E, a distance of 1453.89 feet from the west quarter corner of said Section 9, as monumented by a 2.5" aluminum cap witness corner stamped PELS 8663; Thence along the easterly ROW line of an easement recorded in R/W 9 Pg. 196-199 S02°02'14"W, a distance of 67.28 feet; Thence S81°41'10"E, a distance of 111.46 feet to a point on the southerly line of said 87A-67 p359-360 parcel monumented by an aluminum cap stamped PELS 13351; Thence along said Parcel boundary N52°18'41"W, a distance of 136.34 feet to the Point of Beginning. Said parcel contains 0.09 acres more or less.

Also excepting therefrom the following parcels shown on this plat or recorded with the Johnson County Clerk:

Lot 1 of Kolb Minor Subdivision The parcel recorded in Book 87A-67, Page 359-360. The parcel recorded in Book 87A-65, Page 356-357. The parcel recorded in Book 87A-66, Page 605. The parcel recorded in Book 87A-64, Page 13-14.

Said Parcel contains 38.46 ac more or less.

IN TESTIMONY WHEREOF, Sherry and James Kolb have caused these presents to be signed this 10 day of June 2022

Sherry A. Kolb, James W. Kolb

The Forgoing Instrument was Acknowledged before me this 10th day of June 2022 by Sherry A. and James W. Kolb, Witnesses my hand and official seal:

VENDLA KINGSOLVER NOTARY PUBLIC STATE OF WYOMING COMMISSION ID: 155606 MY COMMISSION EXPIRES: 08/15/2027

My Commission Expires: 8-15-2027

IN TESTIMONY WHEREOF, Michael L. Bergstreser have caused these presents to be signed this 9th day of June 2022

Michael L. Bergstreser

The Forgoing Instrument was Acknowledged before me this 9 day of June 2022 by Michael L. Bergstreser. Witness my hand and official seal:

My Commission Expires: 12-31-24

COUNTY PLANNING & ZONING COMMISSION APPROVAL

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

Jaime D. Pearson CHAIRPERSON

Wesley Edelman ATTEST: COUNTY CLERK

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE JOHNSON COUNTY BOARD OF COMMISSIONERS THIS 21st DAY OF June 2022

Wesley Edelman CHAIRPERSON

Wesley Edelman ATTEST: COUNTY CLERK

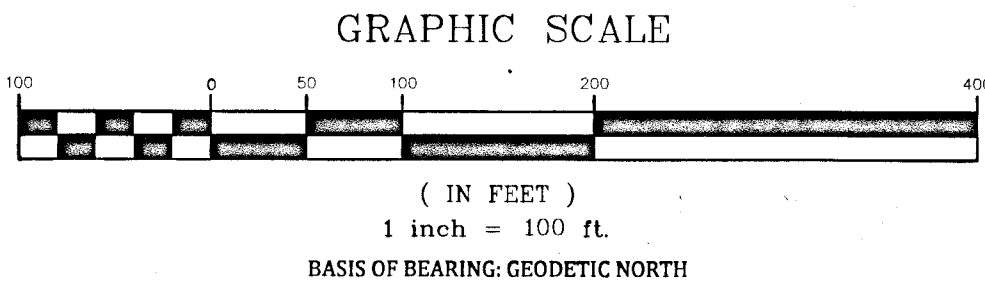
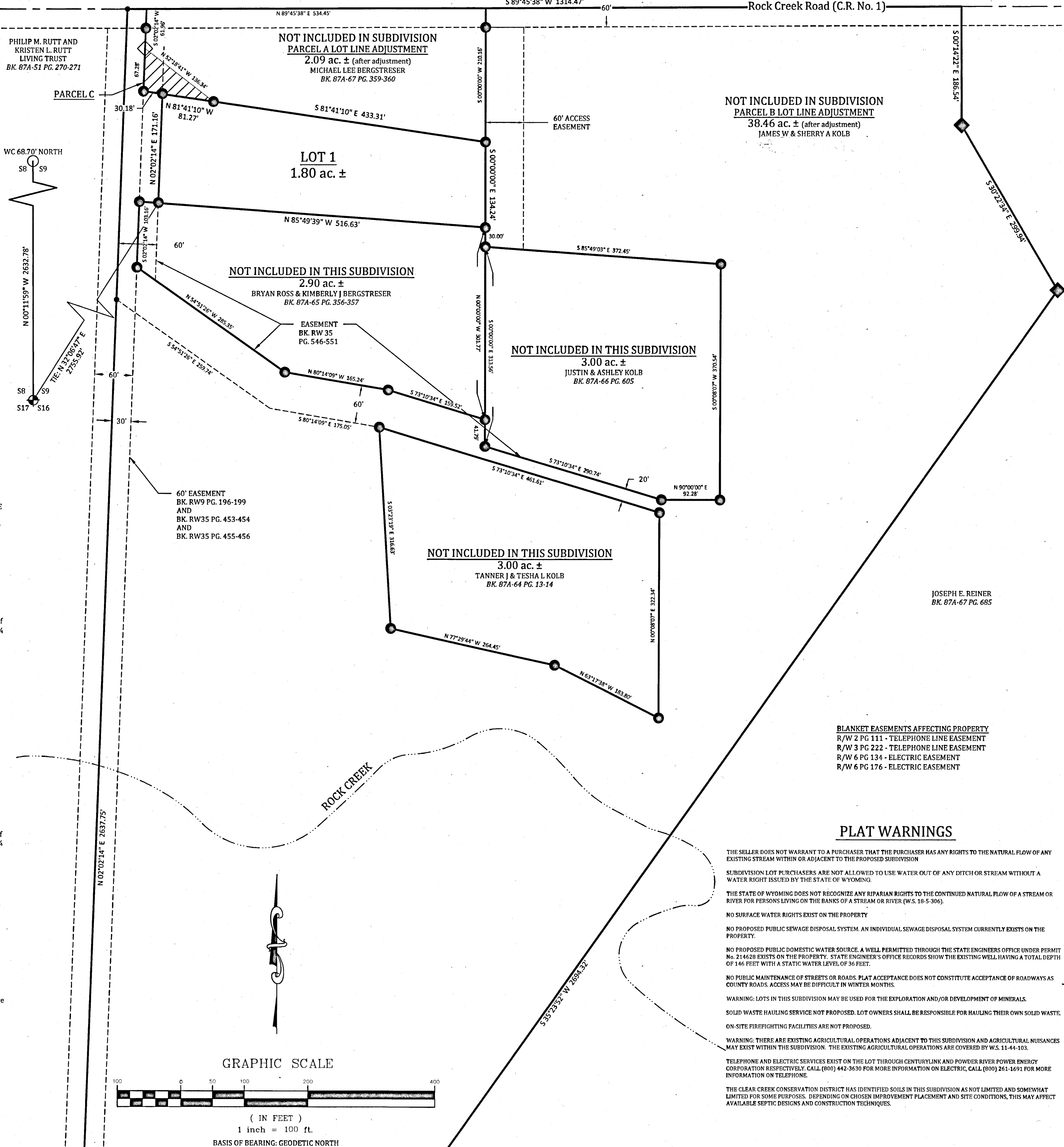
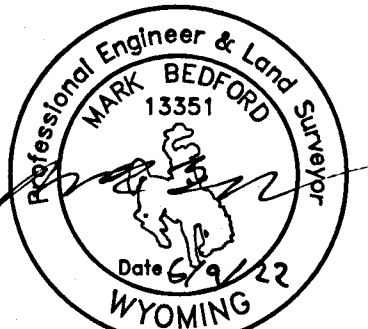
CERTIFICATE OF RECORDER

COUNTY OF JOHNSON } SS Doc Number: 317101 This instrument was Filed for record on 6/21/2022 at 3:37 PM and was duly recorded in book: H:FILE page: 627 - 627 fees: 75.00 Johnson County Clerk By: [Signature] Deputy

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } 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 November 2015, to the best of my knowledge and belief.

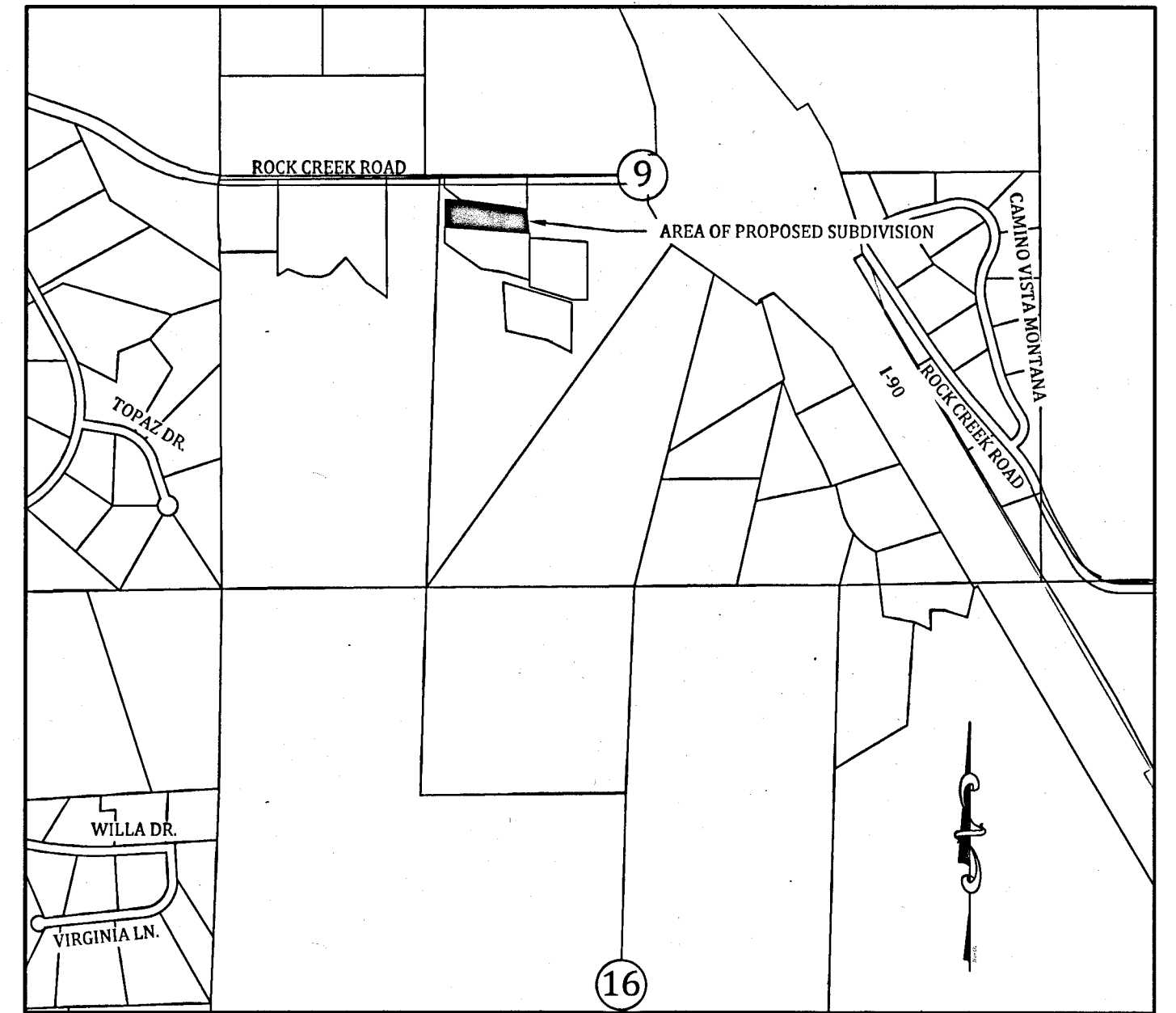


TOTAL SUBDIVISION AREA: 1.80 ac ± TOTAL NUMBER OF LOTS: 1 AVERAGE LOT SIZE: 1.80 ac ±

LEGEND

- ALUMINUM CAP, STAMPED PELS 13351
- ALUMINUM CAP, STAMPED PELS 8663
- ALUMINUM CAP, STAMPED PLS 324
- IRON PIPE
- CALCULATED CORNER
- PROPERTY BOUNDARY
- NEIGHBORING LOTS
- EASEMENT SIDELINE

3,727 ft² ± TRANSFERRED FROM SHERRY & JAMES KOLB PARCEL TO MICHAEL BERGSTRESER PARCEL BY LOT LINE ADJUSTMENT



VICINITY MAP

1"=1000'

Table with columns: PAGE (1/1), DATE (6/9/2022), REVISION, DRAWN BY (AE), CHECKED BY (MB), PROJECT NO. (22-07), DWG. (22-07-KOLB)

KOLB MINOR SUBDIVISION FINAL PLAT

PART OF NE 1/4 SW 1/4 OF SECTION 9 T51N, R82W

Prepared For: SHERRY & JAMES KOLB 15 KOLB DRIVE BUFFALO, WY 82834

Bighorn Surveying & Engineering, LLC logo and contact information: 821 Fort Street, Buffalo, WY 82834 (307) 684-7400 www.bighornsurveying.com