

RECORD OF SURVEY OF STAGECOACH CROSSING

A PARCEL OF LAND BEING A PART OF
SECTION 17, SECTION 20, SECTION 21, AND SECTION 22, TOWNSHIP 49 NORTH,
RANGE 81 WEST, 6TH PRINCIPAL MERIDIAN,
JOHNSON COUNTY, WYOMING.

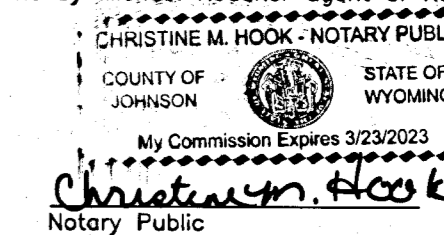
Certificate of Dedication

LEGAL DESCRIPTION
A PARCEL OF LAND IN TOWNSHIP 49 NORTH, RANGE 81 WEST OF THE 6TH PRINCIPLE MERIDIAN, JOHNSON COUNTY, WYOMING FURTHER DESCRIBED AS:
SECTION 20: ALL OF $\frac{1}{2}$ LYING SOUTH AND EAST OF COUNTY ROAD NO. 114 (RED HILLS ROAD) THE $\frac{1}{2}$ AND ALL OF THE SW $\frac{1}{4}$ LYING EAST OF COUNTY ROAD NO. 146 (TRABING ROAD)
SECTION 21: $\frac{1}{2}$ N $\frac{1}{2}$, N $\frac{1}{2}$ S $\frac{1}{2}$
SECTION 22: $\frac{1}{2}$ N $\frac{1}{2}$ W $\frac{1}{2}$, NW $\frac{1}{4}$ S $\frac{1}{2}$
PARCEL IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.
THE OWNER OF DESCRIBED TRACT OF LAND HAS CAUSED THIS PARCEL TO BE DIVIDED IN THE MANNER SHOWN ON THIS RECORD OF SURVEY OF STAGECOACH CROSSING, AND HEREBY DEDICATES TO ALL FUTURE OWNERS OF SHOWN PARCELS ALL ACCESS AND UTILITY EASEMENTS AS NOTED ON SAID RECORD OF SURVEY.
SAID RECORD OF SURVEY OF STAGECOACH CROSSING IS PROPOSED AND OFFERED WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, THE UNDERSIGNED OWNERS DO HEREBY RELEASE AND WAIVE ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING.

IN TESTIMONY WHEREOF: MICHAEL RODUNER AGENT OF RODUNER CATTLE INC signed this 4th day of OCT. 2022

Michael Roduner
MICHAEL RODUNER, AGENT OF RODUNER CATTLE INC.

STATE OF WYOMING }
COUNTY OF JOHNSON }
The foregoing instrument was acknowledged before me by Michael Roduner agent of Roduner Cattle Inc this 4th day of October 2022



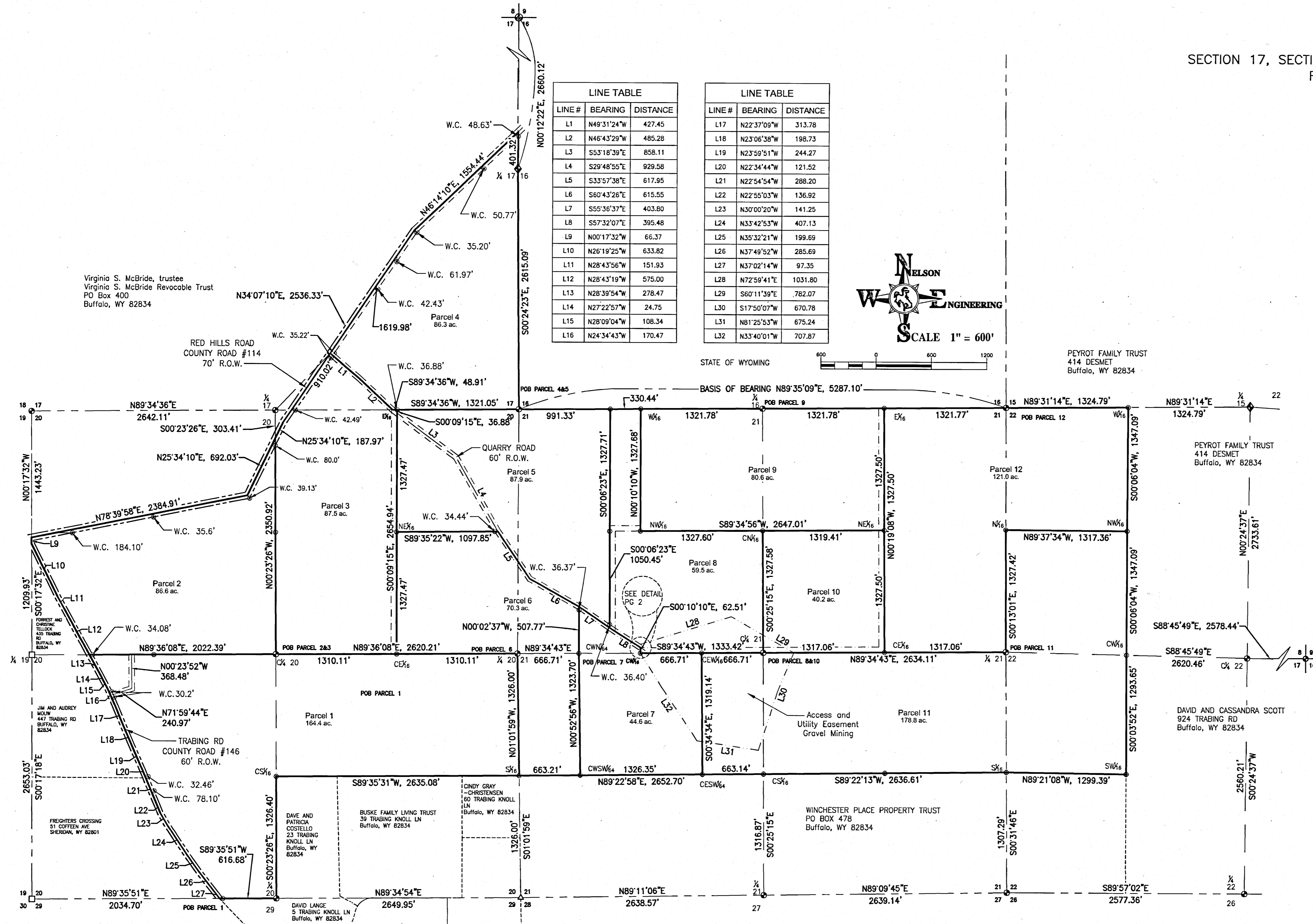
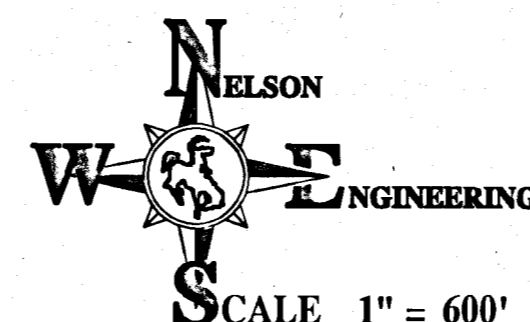
My Commission Expires: 03-23-2023

RECORD OF SURVEY WARNINGS

1. 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.
2. RECORD OF SURVEY PARCEL PURCHASERS ARE NOT ALLOWED TO USE WATER OUT OF ANY DITCH OR STREAM WITHOUT A WATER RIGHT ISSUED BY THE STATE OF WYOMING.
3. THE STATE OF WYOMING DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS TO THE CONTINUED NATURAL FLOW OF A STREAM OR RIVER FOR PERSONS LIVING ON THE BANKS OF A STREAM OR RIVER (W.S. 18-5-306).
4. NO PROPOSED CENTRALIZED SEWAGE 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). A PERMIT TO CONSTRUCT IS REQUIRED FOR ALL SMALL WASTEWATER TREATMENT FACILITIES.
5. NO PROPOSED CENTRAL WATER SUPPLY SYSTEM. LOT OWNERS SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN WELLS WHICH MEET STATE STANDARDS (W.S. 18-5-306).
6. WARNING: PARCELS 1-12 ARE LOCATED IN AREAS OF SEVERE SOIL LIMITATIONS. SITE CONDITIONS MAY PREVENT THE USE OF CONVENTIONAL SEPTIC SYSTEMS AND BUILDING TECHNIQUES. DUE TO THE EXTREME SOIL LIMITATIONS EXISTENT ON THIS SITE IT IS RECOMMENDED THAT PARCEL OWNERS CONSULT A GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION OF ANY PERMANENT STRUCTURE.
7. ALL WELLS ARE REQUIRED TO BE PERMITTED AND REGISTERED WITH THE STATE ENGINEER.
8. 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.
9. THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
10. SOLID WASTE HAULING SERVICE NOT PROPOSED. LOT OWNERS SHALL BE RESPONSIBLE FOR HAULING THEIR OWN SOLID WASTE.
11. ON-SITE FIREFIGHTING FACILITIES ARE NOT PROPOSED.
12. 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. 17-44-103.
13. WARNING: NO PROPOSED ELECTRIC AND/OR TELEPHONE SERVICE. LOT OWNERS SHALL BE RESPONSIBLE FOR THEIR OWN ELECTRIC AND/OR TELEPHONE SERVICE REQUIREMENTS.
14. PARCEL PURCHASERS WILL BE RESPONSIBLE FOR INSTALLATION OF SIGNAGE MEETING COUNTY ROAD AND BRIDGE STANDARDS AT THE INTERSECTION OF QUARRY ROAD AND RED HILLS ROAD.
15. PARCEL PURCHASERS WILL BE RESPONSIBLE FOR APPLICATION FOR RURAL ADDRESS ASSIGNMENT AND INSTALLATION OF SIGNAGE MEETING COUNTY ROAD AND BRIDGE STANDARDS FOR EACH ADDRESS ASSIGNED TO THE PARCELS OF THIS RECORD OF SURVEY.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N49°31'24"W	427.45
L2	N46°43'29"W	485.28
L3	S53°18'39"E	858.11
L4	S29°48'55"E	929.58
L5	S33°57'38"E	617.95
L6	S60°43'26"E	615.55
L7	S55°36'37"E	403.80
L8	S57°32'07"E	395.48
L9	N00°17'32"W	66.37
L10	N26°19'25"W	633.82
L11	N28°43'56"W	151.93
L12	N28°43'19"W	575.00
L13	N28°39'54"W	278.47
L14	N27°22'57"W	24.75
L15	N28°09'04"W	108.34
L16	N24°34'43"W	170.47

LINE TABLE		
LINE #	BEARING	DISTANCE
L17	N22°37'09"W	313.78
L18	N23°06'38"W	198.73
L19	N23°59'51"W	244.27
L20	N22°34'44"W	121.52
L21	N22°54'54"W	288.20
L22	N22°55'03"W	136.92
L23	N30°00'20"W	141.25
L24	N33°42'53"W	407.13
L25	N35°32'21"W	199.69
L26	N37°49'52"W	285.69
L27	N37°02'14"W	97.35
L28	N72°59'41"E	1031.80
L29	S60°11'39"E	782.07
L30	S17°50'07"W	670.78
L31	N81°25'53"W	675.24
L32	N33°40'01"W	707.87

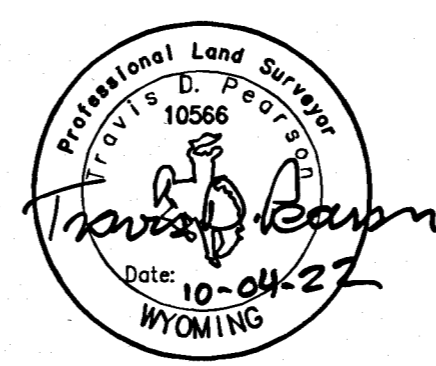


LEGEND

- PROPERTY BOUNDARIES
- SECTION LINE
- QUARTER SECTION LINE
- RIGHT OF WAY
- EDGE OF 60' ACCESS AND UTILITY EASEMENT
- RETAINED MINERAL RIGHTS AND EASEMENT
- ADJACENT PROPERTIES
- — SET 3 1/2" ALUMINUM CAPPED REBAR STAMPED "PLS 10566" ALONGSIDE FOUND STONE
- — SET 2" ALUMINUM CAPPED REBAR STAMPED "PLS 10566"
- ◆ — FOUND 3 1/2" ALUMINUM CAPPED REBAR STAMPED "PLS 5367"
- — FOUND 2" ALUMINUM CAPPED REBAR STAMPED "PLS 324"
- △ — FOUND 2" ALUMINUM CAPPED REBAR UNMARKED
- ⊙ — FOUND 2" ALUMINUM CAPPED REBAR "PLS 2085"

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF JOHNSON }
I, TRAVIS D. PEARSON, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY ATTEST THAT THIS RECORD OF SURVEY OF STAGECOACH CROSSING IS BASED ON THE RESULTS OF A FIELD SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION, BY TREVOR ROBASON IN AUGUST OF 2022, AND REPRESENTS THE CONDITIONS AS FOUND ON THE GROUND.



BASIS OF BEARING: N89°35'09"E being the North Line of Section 21

RECORDER'S CERTIFICATE

STATE OF WYOMING } ss Doc Number: 319719
COUNTY OF JOHNSON }
This instrument was filed for record on 10/4/2022 at 3:36 PM
and was duly recorded in book: H:FILE page: 637 - 638 fees: 75.00
By *[Signature]* Johnson County Clerk
Deputy

DRAWING NO 1/2	JOB NO B22-112	JOB TITLE RECORD OF SURVEY	DRAWING TITLE STAGECOACH CROSSING	DATE 9/30/2022	REV.
				SURVEYED TDR	ENGINEERED TDR