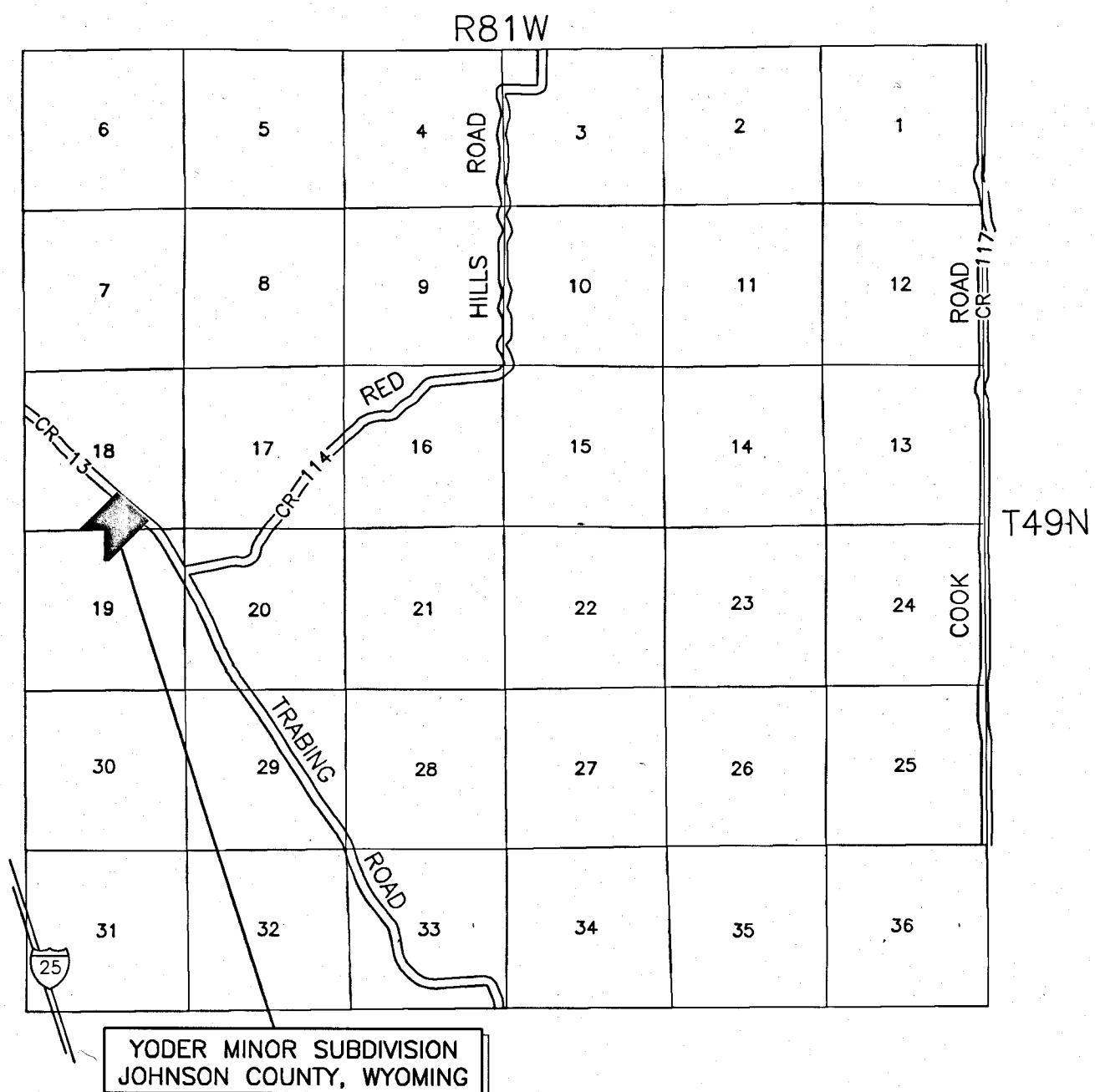


VICINITY SKETCH
SCALE: 1" = 1 MILE



PLAT WARNINGS

- ACCESS. LOT 1 AND LOT 2 TO BE ACCESSED BY 30' UTILITY AND ACCESS EASEMENT FROM TRABING ROAD AS NOTED ON THIS PLAT.
- NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM. LOT OWNERS SHALL BE RESPONSIBLE FOR ACQUIRING THE APPROPRIATE PERMIT AND INSTALLING THEIR OWN SMALL WASTEWATER DISPOSAL SYSTEM WHICH MEETS STATE AND COUNTY STANDARDS (W.S.18-5-306).
- SHARED ACCESS TO WELL. A PRIVATE WELL (PERMIT #U.W. 212310) TO BE USED BY BOTH LOTS 1 AND 2 IS ACCESSED BY AN EASEMENT GRANTED IN THIS SURVEY. SAID WELL IS PERMITTED FOR UP TO THREE DWELLINGS, OR LESS.
- LOTS 1 AND 2 EQUALLY SHARE MAINTENANCE AND OPERATIONAL COSTS ASSOCIATED WITH THE WELL.
- SUBDIVISION LOT PURCHASERS ARE NOT ALLOWED TO USE WATER OUT OF ANY DITCH OR STREAM WITHOUT A WATER RIGHT ISSUED BY THE STATE OF WYOMING. THE SELLER DOES NOT WARRANT A PURCHASER THAT THE PURCHASER HAS ANY RIGHTS TO THE NATURAL FLOW OF ANY EXISTING STREAM OR CANAL 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).
- SOLID WASTE HAULING SERVICE NOT PROPOSED. LOT OWNERS SHALL BE RESPONSIBLE FOR HAULING THEIR OWN SOLID WASTE.
- ON-SITE FIREFIGHTING FACILITIES ARE NOT PROPOSED. PROPERTIES LOCATED IN AN AREA WHERE WILDFIRE RISK MAY EXIST.
- WARNING: THERE ARE EXISTING AGRICULTURAL OPERATIONS ADJACENT TO THIS SUBDIVISION AND AGRICULTURAL NUISANCES MAY EXIST WITH THE SUBDIVISION. LIMITATIONS MAY APPLY PER THE WYOMING RIGHT TO FARM AND RANCH ACT. (W.S. 11-44-103)
- NO PUBLIC MAINTENANCE OF STREETS OR ROADS WITHIN THE SUBDIVISION. ROAD MAINTENANCE IS UP TO THE LOT OWNERS AND CURRENT EASEMENT HOLDERS. PLAT DOES NOT CONSTITUTE ACCEPTANCE OF ROADWAYS AS COUNTY ROADS WITHIN THE SUBDIVISION. ACCESS MAY BE DIFFICULT IN WINTER MONTHS.
- NO PROPOSED TELEPHONE OR ELECTRIC SERVICE. LOT OWNERS SHALL BE RESPONSIBLE FOR THEIR OWN TELEPHONE AND ELECTRIC SERVICE REQUIREMENTS.
- NEAREST EMERGENCY SERVICES INCLUDING FIRE, POLICE, AND AMBULANCE SERVICES ARE LOCATED IN BUFFALO, WYOMING, A DISTANCE OF 10 MILES FROM THIS SUBDIVISION.
- PROPERTY SUBJECT TO EXISTING COVENANTS AS RECORDED IN THE OFFICE OF THE CLERK OF JOHNSON COUNTY IN BOOK 86A-49 AT PAGES 640-645.
- WARNING: LOTS ARE LOCATED IN AREAS OF SEVERE SOIL LIMITATIONS. SIGHT CONDITIONS MAY PREVENT THE USE OF CONVENTIONAL SEPTIC SYSTEMS AND BUILDING TECHNIQUES. BASED ON THE CLEAR CREEK CONSERVATION ONLINE SOILS MAP, THE FOLLOWING SOILS EXIST WITHIN THE SUBDIVISION:

707: Theedle Kishona Loams, 6 to 20 percent slopes - has *Somewhat Limited* features for dwellings with or without basements, lawns/landscaping, local roads, unpaved roads, and shallow excavations are all somewhat limited. *Very Limited* small commercial buildings, and septic tank absorption fields. *No Rating* for shallow excavations, local roads and streets, lawns and landscaping, and for Flood Frequency Class.

708: Theedle Kishona Shingle Loams, 3 to 30 percent slopes - has *Very Limited* features for dwellings with basements, dwellings without basements, small commercial buildings, and septic tank absorption fields. *No Rating* for shallow excavations, local roads and streets, lawns and landscaping, and for Flood Frequency Class.

EASEMENT

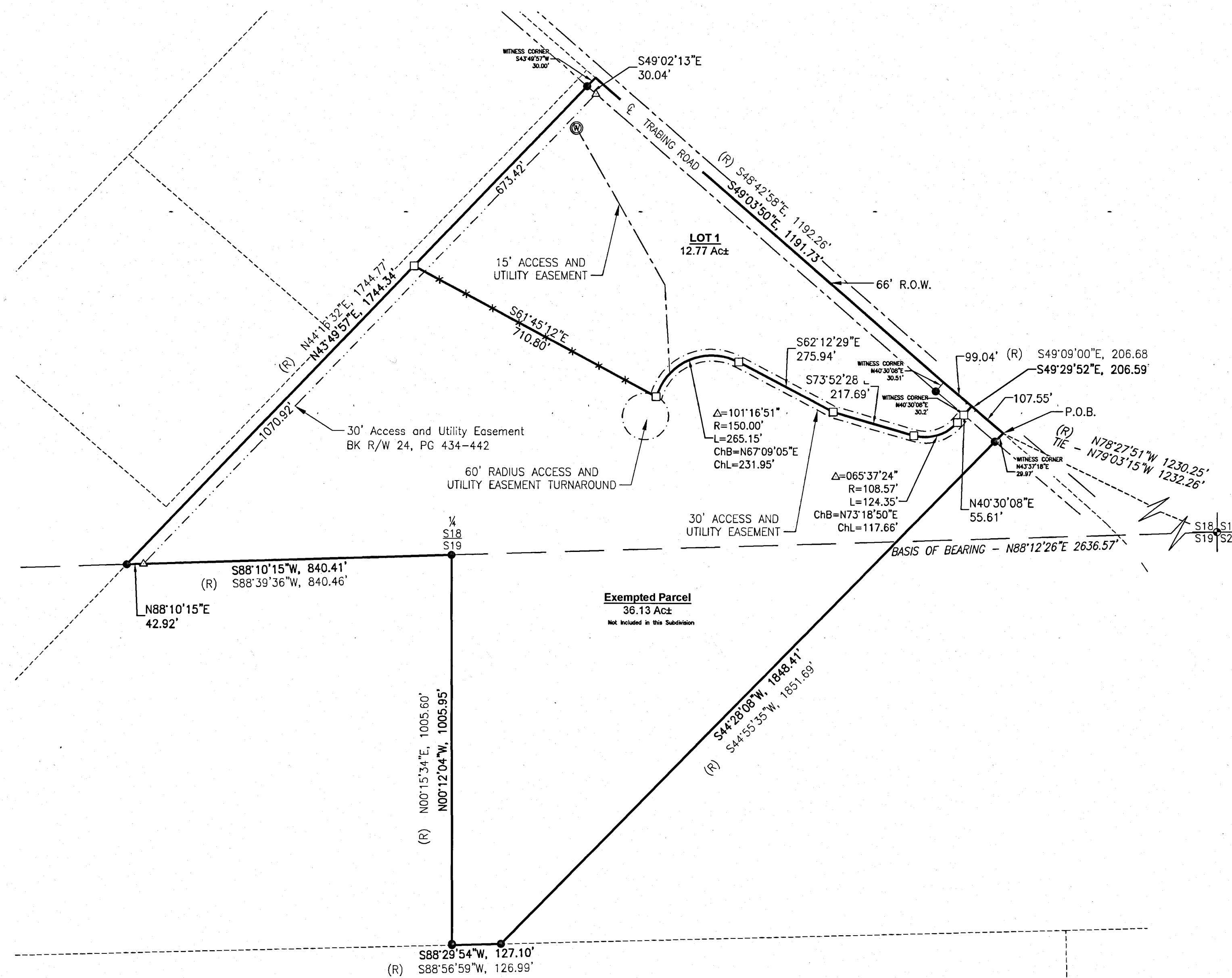
- 30' Existing Access Easement Recorded in the Office of the Clerk of Johnson County in Book RW 24 page 439-442

NOTES

- Total Acreage = ±48.90
- Total Number of Lots = 1 Lot, 1 Exempt Parcel

RECORDER'S CERTIFICATE

STATE OF WYOMING
COUNTY OF JOHNSON } ss
Doc Number: 320679
This instrument was filed for record on 11/21/2022 at 11:35 AM
and was duly recorded in book: H:FILE pages: 641 - 641 fees: 75.00
By Stacey Lane Johnson County Clerk
Deputy



APPROVALS

Approved by the Johnson County Planning and Zoning Commission this 1st day of November, 2022

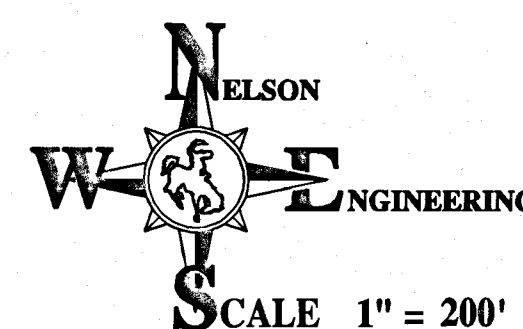
Julio Bakan
Vice-Chairperson

Wick Edelman
Attest: County Clerk

Approved by the Johnson County Board of Commissioners this 15th day of November, 2022

Wick Edelman
Chairperson

Wick Edelman
Attest: County Clerk



LEGEND

- SUBDIVISION BOUNDARY
- PROPOSED LOT LINE
- ADJACENT PROPERTIES
- 15' UTILITY AND ACCESS EASEMENT
- EDGE OF 30' UTILITY AND ACCESS EASEMENT
- EDGE OF EXISTING 30' ACCESS EASEMENT
- TRABING ROAD RIGHT-OF-WAY
- SECTION LINE
- ⊙ - EXISTING WELLHEAD PROPOSED TO BE COMMON
- - SET ALUMINUM CAPPED REBAR STAMPED "PLS 10566"
- - FOUND ALUMINUM CAPPED REBAR
- - FOUND STONE
- △ - FOUND ALUMINUM CAPPED REBAR CORNER OF EASEMENT
- (R) - RECORDED W.D. IN BOOK 87A-69 PAGE 53-54

Final Plat
Yoder Minor Subdivision
BEING
A TRACT OF LAND LYING IN THE SE¼SW¼ AND THE S¼SE¼
OF SECTION 18 AND THE NW¼NE¼ OF SECTION 19,
TOWNSHIP 49 NORTH, RANGE 81 WEST, 6TH PRINCIPAL MERIDIAN,
JOHNSON COUNTY, WYOMING

Certificate of Dedication

LEGAL DESCRIPTION

A tract of land lying in the SE¼SW¼ and the S¼SE¼ of Section 18 and the NW¼NE¼ of Section 19, Township 49 North, Range 81 West, 6th Principal Meridian, Johnson County, Wyoming, being more particularly described as follows:

Commencing at the Southeast corner of Section 18, monumented with a Granite Stone, thence N79°03'015"W a distance of 1232.26 feet to a point on the Centerline of Trabling Road, point also being the TRUE POINT OF BEGINNING; thence departing said centerline S44°28'08"W a distance of 1848.41 feet to an aluminum capped rebar stamped "PELS 13351"; thence S88°29'54"W a distance of 127.10 feet to an aluminum capped rebar stamped "PELS 13351"; thence N00°12'04"W a distance of 1005.95 feet to the South quarter corner of Section 18 monumented by an aluminum capped rebar stamped "PELS 13351"; thence along the South line of said Section 18 S88°10'15"W a distance of 840.41 feet to an aluminum capped rebar stamped "LS 324"; thence departing said section line N43°49'57"E a distance of 1744.34 feet to a point on the centerline of Trabling Road; thence along said centerline S49°03'50"E a distance of 1191.73 feet to a point; thence along said centerline S49°29'52"E a distance of 206.59 feet to the TRUE POINT OF BEGINNING.

Said parcel of land containing 48.90 acres, more or less, and being subject to all rights-of-way, easements, reservations, restrictions of sight and or record.

Basis of bearing N88°12'26"E along the east half of south line of Section 18.

Any easements shown on this plat are hereby dedicated for the purpose as shown and designated

The undersigned Owners of the above described tract of land has caused the same to be subdivided in the manner shown on this plat, which subdivision shall be known as the "Yoder Minor Subdivision."

Said plat 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: Daniel V. Yoder and Anna R. Yoder have caused these present to

be signed this 31st day of October, 2022

Daniel V. Yoder
Daniel V Yoder
Owner

Anna Yoder
Anna R Yoder
Owner

STATE OF WYOMING)
COUNTY OF JOHNSON)ss

The foregoing instrument was acknowledged before me by Daniel V. Yoder and Anna R. Yoder this 31st day of October, 2022.

Witness my hand and seal
BRENT BENNETT
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 152168
MY COMMISSION EXPIRES: 10/17/2028

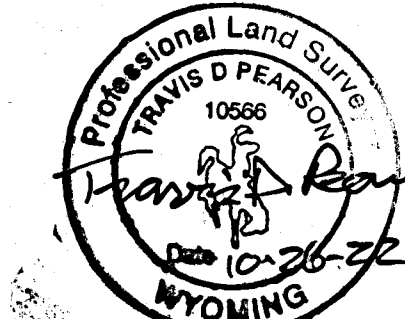
Brent Bennett
Notary Public

My Commission Expires: 10/17/2028

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
COUNTY OF JOHNSON)ss

I, TRAVIS D. PEARSON, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY ATTEST THAT THIS PLAT OF YODER MINOR SUBDIVISION IS BASED ON THE RESULTS OF A FIELD SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION, BY TREVOR ROBASON IN MARCH OF 2022, AND REPRESENTS THE CONDITIONS AS FOUND ON THE GROUND.



DATE	09/21/2022	REV.	
SURVEYED	TDR	ENGINEERED	
DRAWN	TDR/FPJ	CHECKED	FPJ
APPROVED	TDR		
DRAWING TITLE FINAL PLAT			
JOB TITLE YODER MINOR SUBDIVISION DANIEL AND ANNA YODER 367 TRABING ROAD, BUFFALO WY. 82834			
DRAWING NO	1	JOB NO	B22-037-01

NELSON ENGINEERING
 P.O. BOX 1004, BUFFALO WYOMING (307) 624-7029