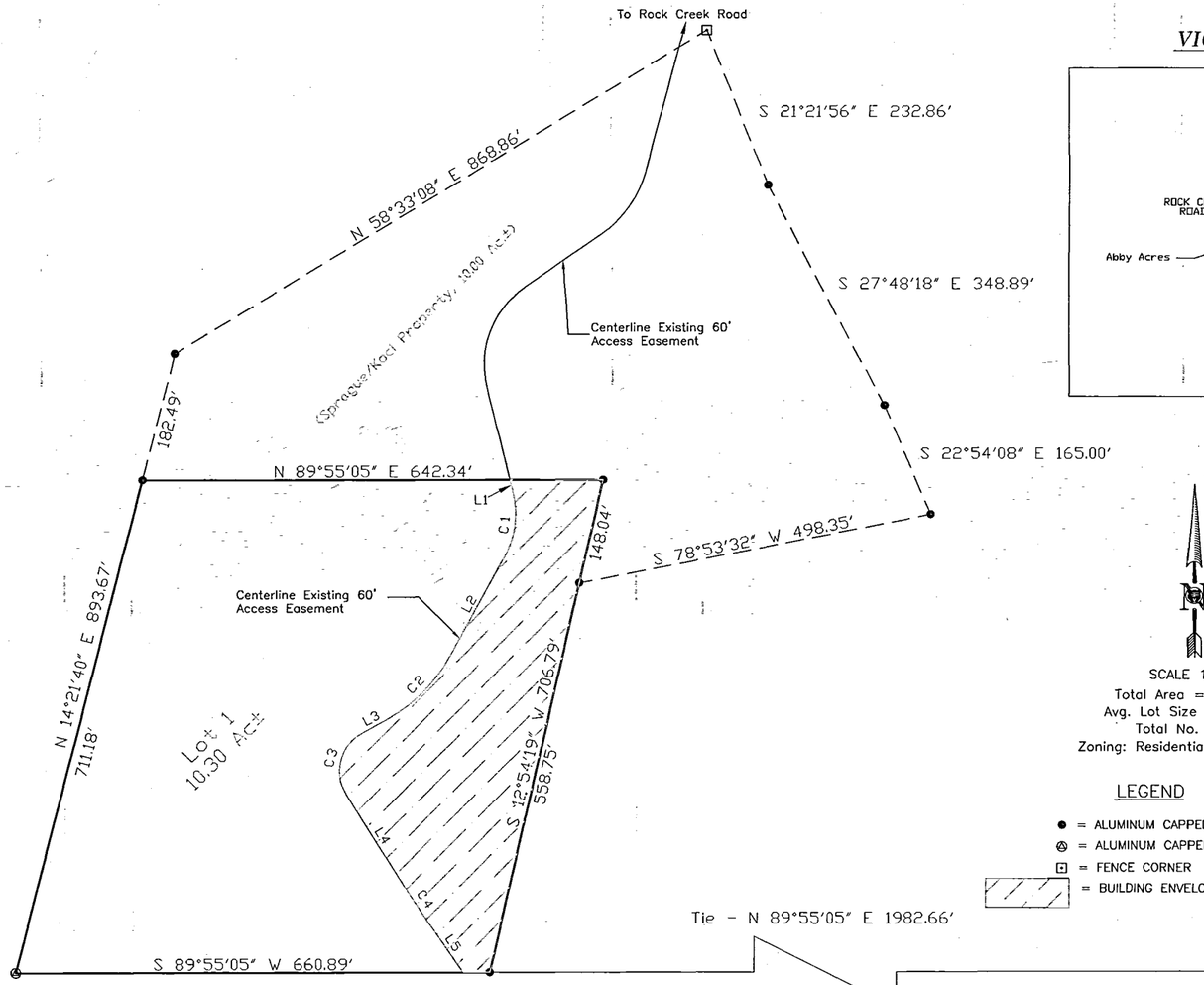
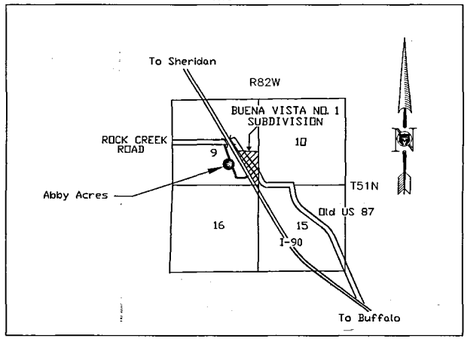


VICINITY SKETCH

NTS



SCALE 1"=100'
Total Area = 10.30 ac±
Avg. Lot Size = 10.30 ac±
Total No. Lots = 1
Zoning: Residential (see covenants)

LEGEND

- ● = ALUMINUM CAPPED REBAR, STAMPED PELS 2085
- ⊗ = ALUMINUM CAPPED REBAR, STAMPED LS324
- ⊡ = FENCE CORNER
- = BUILDING ENVELOPE

EASEMENT DATA

CURVES

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C1	43°07'02"	132.95	100.05
C2	32°10'38"	220.78	123.99
C3	93°22'13"	61.18	99.70
C4	02°32'40"	1350.86	59.99

TANGENTS

NUMBER	DIRECTION	DISTANCE
L1	S 14°12'19" E	14.41'
L2	S 28°54'38" W	155.66'
L3	S 61°05'19" W	40.64'
L4	S 32°16'35" E	153.26'
L5	S 34°49'15" E	84.88'

CERTIFICATE OF SURVEYOR

I, Keith A. Neustel, a duly Registered Professional Land Surveyor in the State of Wyoming do hereby certify that this Plat of ABBY ACRES Subdivision is based on the results of a field survey conducted by Terry Janssen under my direction as a Registered Professional Land Surveyor.

Professional Engineer (Civil) & Land Surveyor 2085 WYOMING 4/19/02

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. 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.
3. NO PROPOSED PUBLIC SEWER DISPOSAL SYSTEM. LOT OWNERS SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN SMALL WASTEWATER DISPOSAL SYSTEMS WHICH MEET STATE AND COUNTY STANDARDS. HIGH WATER TABLE MAY PREVENT THE USE OF CONVENTIONAL SEPTIC SYSTEMS.
4. NO PROPOSED DOMESTIC WATER SOURCE. LOT OWNERS SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN WELLS WHICH MEET STATE STANDARDS.
5. NO PUBLIC MAINTENANCE OF STREETS OR ROADS TO INCLUDE SNOW REMOVAL. PLAT ACCEPTANCE DOES NOT CONSTITUTE ACCEPTANCE OF ROADS AS COUNTY ROADS. EXISTING ACCESS IS PROVIDED BY AN EXISTING ACCESS EASEMENT. THE ACCESS EASEMENT SHOWN ON THE PLAT ACCESSES ADJACENT PROPERTY (RANCH) AND MAY HAVE FREQUENT AND/OR NOISY TRAFFIC.
6. SOLID WASTE HAULING SERVICE NOT PROPOSED. LOT OWNER SHALL BE RESPONSIBLE FOR HAULING THEIR OWN SOLID WASTE.
7. ON-SITE FIREFIGHTING FACILITIES ARE NOT PROPOSED.
8. THERE ARE EXISTING AGRICULTURAL OPERATIONS ADJACENT TO THIS SUBDIVISION AND AGRICULTURAL NUISANCES MAY EXIST WITHIN THE SUBDIVISION.
9. PORTIONS OF THE LOT MAY BE SUBJECT TO FLOODING. THE SINGLE FAMILY DWELLING SHALL BE LOCATED WITHIN THE BUILDING ENVELOPE AS SHOWN ON THIS PLAT.
10. WELLS ARE APPROX. 150 TO 300' DEEP WITH ACCEPTABLE WATER QUALITY IN THE AREA.
11. THE LAKE DESMET CONSERVATION DISTRICT SHOWS SOILS AS 240AB HAVERDAD IN THE 'BUILDING ENVELOPE WHICH HAS SEVERE LIMITATION FOR SHALLOW EXCAVATIONS, DWELLINGS WITH OR WITHOUT BASEMENTS, AND SMALL COMMERCIAL BUILDINGS BECAUSE OF CUTBANKS AND FLOODING.'

ABBY ACRES SUBDIVISION

The above or foregoing subdivision of a tract of land located in the SE¼ of Section 9, T51N, R82W, of the 6th P.M., Johnson County, Wyoming, said tract of land being more particularly described as follows:

Commencing at the South ¼ corner of said Section 9, said South ¼ corner being the true point of beginning of said tract of land.
thence N14°21'40"E a distance of 711.18 feet to a point;
thence N89°55'05"E a distance of 642.34 feet to a point;
thence S12°54'19"W a distance of 706.79 feet to a point, said point lying on the South line of said Section 9;
thence S89°55'05"W along said South line of said Section 9 a distance of 660.89 feet to the true point of beginning as appears on this Plat and, is with free consent and in accordance with the desires of the undersigned owners and proprietors, containing 10.30 acres, more or less, have by these presents laid out and surveyed as ABBY ACRES SUBDIVISION and, does hereby reserve perpetual easements for access and installation of utilities as are laid out and designated on this Plat.

Witness my hand and official seal this 19th day of April, 2002.

Albert D. Sprague, Owner

Mary E. Koci, Owner

STATE OF WYOMING)
)ss
COUNTY OF JOHNSON)

The foregoing instrument was acknowledged before me by Albert D. Sprague this 19th day of April, 2002.

Witness my hand and official seal.

KEITH A. NEUSTEL - NOTARY PUBLIC County of Johnson State of Wyoming My Commission Expires 9/27/02

Notary Public

My Commission Expires: 9/27/02.

STATE OF WYOMING)
)ss
COUNTY OF JOHNSON)

The foregoing instrument was acknowledged before me by Mary E. Koci this 19th day of APRIL, 2002.

Witness my hand and official seal.

RETA D. NEUSTEL - NOTARY PUBLIC County of Johnson State of Wyoming My Commission Expires 5/14/02

Notary Public

My Commission Expires: 5/14/2002.

APPROVALS

Approved by the Johnson County Planning Commission this 6th day of May, 2002.

Attest: County Clerk

Vice Chairman of the Commission

Approved by the Johnson County Board of County Commissioners this 7th day of May, 2002.

Attest: County Clerk

Chairman

State of Wyoming }ss
County of Johnson }

002382

This instrument was filed for record on the 7th day of May, 2002, at 2:15 P.M., and was duly recorded in Plat Book 2, Page 211.

Register of Deeds

By: Deputy

Fee: $50.00

Protective covenants are recorded in Book 86A-54, page(s) 152-158

GRIZZLY ENGINEERING
CONSULTING ENGINEERS and LAND SURVEYORS
P.O. BOX 1004
BUFFALO, WYOMING 82834
307/684-7029

Date Drawn: 4/15/2002 Scale: 1"=100' 1/1
Drawn By: JFA Checked By: KAN
Project No. B02-34 File Name: sprague.dwg

FINAL PLAT

Prepared for:
Al Sprague
264 Rock Creek Road
BUFFALO, WY 82834

ABBY ACRES SUBDIVISION
(MINOR SUBDIVISION)

No.	DATE	REVISION DESCRIPTION	BY