

**PLAT OF  
ARNO MINOR SUBDIVISION**  
BEING A TRACT OF LAND  
LOCATED IN THE NW1/4 OF THE NW1/4,  
SECTION 28, T51N, R82W of the 6th P.M.  
JOHNSON COUNTY, WYOMING  
TOTAL AREA = 40.32 Acres  
2 LOTS

**PLAT WARNINGS**

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.

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.

NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM. LOT OWNERS SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN SMALL WASTEWATER DISPOSAL SYSTEMS WHICH MEET STATE AND COUNTY STANDARDS.

NO PROPOSED DOMESTIC WATER SOURCE. LOT OWNERS SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN WELLS WHICH MEET STATE STANDARDS.

SOILS WITHIN THIS SUBDIVISION HAVE VERY LIMITED FEATURES FOR SEPTIC TANK ABSORPTION FIELDS, AND SOMEWHAT LIMITED FEATURES FOR LOCAL ROADS AND STREETS AND SHALLOW EXCAVATIONS.

DOMESTIC WATER SUPPLIES ARE ANTICIPATED TO BE OBTAINED THROUGH USE OF DRILLED WELLS. NO PROBLEMS AS TO AVAILABILITY OR QUALITY ARE ANTICIPATED.

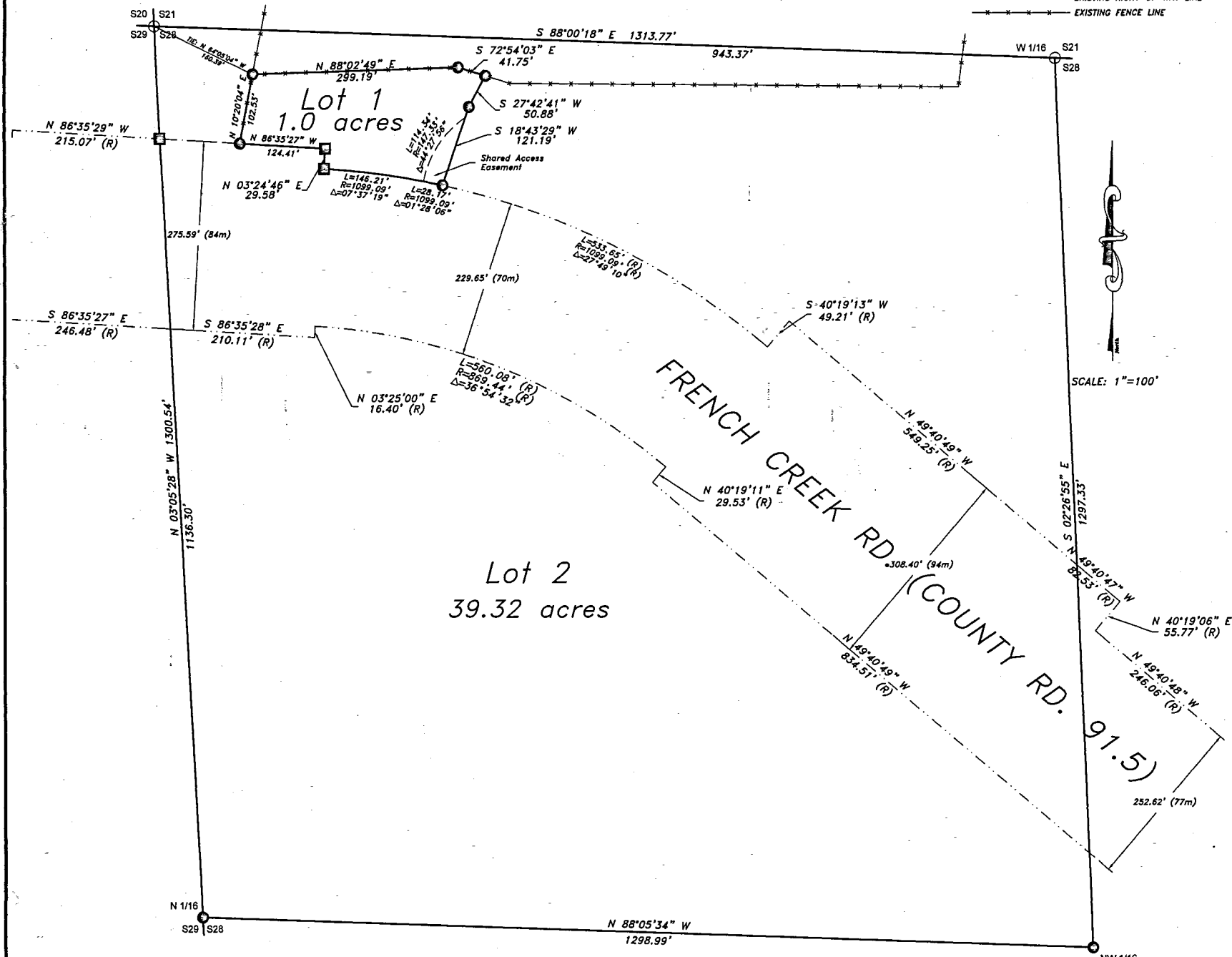
SOLID WASTE HAULING SERVICE NOT PROPOSED. LOT OWNERS SHALL BE RESPONSIBLE FOR HAULING THEIR OWN SOLID WASTE.

THERE ARE EXISTING AGRICULTURAL OPERATIONS ADJACENT TO THIS SUBDIVISION AND AGRICULTURAL NUISANCES MAY EXIST WITH THE SUBDIVISION

ON-SITE FIREFIGHTING FACILITIES ARE NOT PROPOSED

**LEGEND**

- FOUND ALUMINUM CAP
- FOUND ROW MARKER
- SET 2" ALUMINUM CAP PELS8663
- PROPERTY LINE
- - - EASEMENT (ACCESS, UTILITY)
- - - EXISTING RIGHT-OF-WAY LINE
- - - EXISTING FENCE LINE



**CERTIFICATE OF DEDICATION  
ARNO MINOR SUBDIVISION**

THE ABOVE OR FOREGOING SUBDIVISION OF A TRACT OF LAND LOCATED WITHIN THE NW1/4 OF THE NW1/4 OF SECTION 28, T51N, R82W, OF THE 6TH P.M., JOHNSON COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning at the NW Corner of said Section 28 monumented by a 2" AC stamped PLS 5367;  
Thence S88°00'18"E, 1313.77' along the north line of said section 28 to the W1/2 corner of said Section 28 monumented by a 1 1/2" AC stamped PLS 5367;  
Thence S02°26'55"E, 1297.33' along the East line of said NW1/4 of Section 28 to the NW1/4 of said Section 28 monumented by a 2 1/2" AC stamped PELS 8663;  
Thence N88°05'34"W, 1298.99' along the South line of said NW1/4 of Section 28 to the NE corner of said Section 28 monumented by a 2 1/2" AC stamped PELS 8663;  
Thence N03°05'28"W, 1300.54' along the West line of said Section 28 to the NW corner of said Section 28 to the point of beginning;  
Said tract of land encompasses 40.32 ac. more or less.

AS APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR; CONTAINING 40.32 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS ARNO MINOR SUBDIVISION, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER HEREAFTER THE STREETS AS ARE LAID OUT AND DESIGNATED ON THIS PLAT, AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND FOR IRRIGATION AND DRAINAGE FACILITIES 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 SUBDIVIDER OF THE OBLIGATION TO CONSTRUCT SUCH STREETS OR ROADS ACCORDING TO THE REQUIREMENTS OF THE JOHNSON COUNTY SUBDIVISION RESOLUTION OR OTHER REGULATIONS; WITNESS OUR HANDS AND/OR SEALS THIS 16th DAY OF APRIL, 2007.

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

EXECUTED THIS 16th DAY OF APRIL, 2007,

BY: GARY M. ARNO:

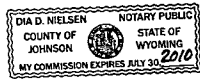
Gary M. Arno  
GARY M. ARNO

STATE OF WYOMING }  
COUNTY OF JOHNSON } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF APRIL, 2007, BY

GARY M. ARNO

MY COMMISSION EXPIRES: July 30, 2010



Dia D. Nielsen  
NOTARY PUBLIC

**CERTIFICATE OF COUNTY PLANNING COMMISSION**

APPROVED BY THE JOHNSON COUNTY PLANNING COMMISSION THIS 10th DAY OF April, 2007.

ATTEST:  
Linda Bamberst COUNTY CLERK  
Kane Arno CHAIRMAN OF THE COMMISSION

**CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS**

APPROVED BY THE JOHNSON COUNTY BOARD OF COUNTY COMMISSIONERS THIS 17th DAY OF April, 2007.

ATTEST:  
Linda Bamberst COUNTY CLERK  
Genev E. Fink CHAIRMAN

**CERTIFICATE OF RECORDER**

STATE OF WYOMING }  
COUNTY OF JOHNSON } SS 065263

THIS INSTRUMENT WAS FILED FOR THE RECORD ON THE 19th DAY OF April, 2007, AT 2:30 P.M., AND WAS DULY RECORDED IN PLAT BOOK Hanging File, PAGE 283.

FEE: \$ 50.00

REGISTER OF DEEDS  
PROTECTIVE COVENANTS ARE RECORDED IN BOOK 86A-63, PAGE 552-558

**NOTES:**

1. A RESIDENCE EXISTS ON LOT 2
2. THE EXISTING APPROACH OFF OF COUNTY ROAD 91.5 IS TO BE SHARED BETWEEN BOTH LOTS

**CERTIFICATE OF SURVEYOR**

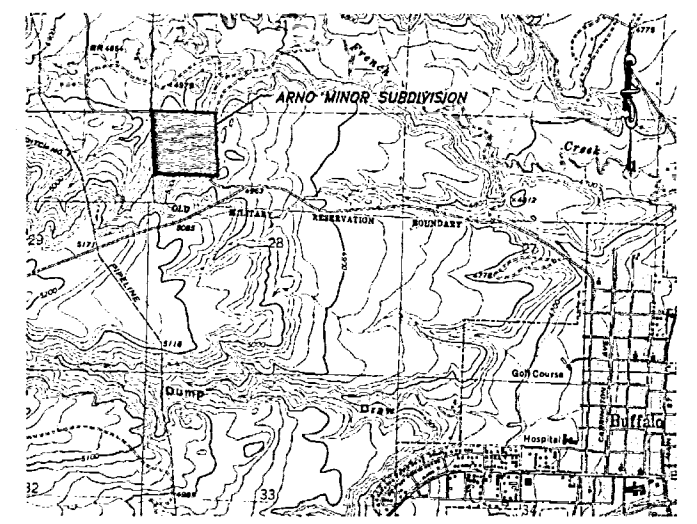
STATE OF WYOMING }  
COUNTY OF JOHNSON } SS

I, JOSH JOHNSON, OF BUFFALO, WYOMING, A DULY REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF ARNO MINOR SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

Josh Johnson  
Professional Engineer (Civil) & Land Surveyor  
8663  
Date: 4/16/07  
WYOMING

**PREPARED BY:**  
BIGHORN SURVEYING AND ENGINEERING, LLC.  
69 N. Main St.  
BUFFALO, WY 82834

**PREPARED FOR:**  
GARY M. ARNO  
174 FRENCH CREEK RD.  
BUFFALO, WY 82834



**LOCATION MAP  
SCALE 1"=2000'**