

**CERTIFICATE OF DEDICATION**  
BALD RIDGE ESTATES SUBDIVISION

A tract of land located in part of the East 1/2 NE 1/4 and the NE 1/4 SE 1/4 of Section 20, and part of the West 1/2 of Section 21, T50N, R82W, of the 6th P.M., Johnson County, Wyoming being more particularly described as follows:  
Beginning at the South 1/16 corner of said Section 20 and Section 21 monumented by a 1 1/2" aluminum cap stamped LS 324 thence along the South line of said NE 1/4 SE 1/4 of Section 20 S 89°31'35" W a distance of 1346.32' to the Southeast 1/16 corner of said Section 20 monumented by a 1 1/2" aluminum cap stamped LS 324;  
Thence along the West line of said NE 1/4 SE 1/4 and the East 1/2 NE 1/4, N 00°00'29" E a distance of 3303.55' to the Northwest corner of the South 1/2 NE 1/4 NE 1/4 monumented by a 2" aluminum cap stamped PELS 8663;  
Thence N89°31'35" E, 722.14 feet to a point on the North line of said South 1/2 NE 1/4 NE 1/4 monumented by a 2" aluminum cap stamped PELS 8663;  
Thence S04°22'10" E, 850.77 feet to a point monumented by a 2" aluminum cap stamped PELS 8663;  
Thence S88°50'23" E, 478.74 feet to a point on the Westery right of way of Klondike County Road No. 132 monumented by a 2" aluminum cap stamped PELS 8663;  
Thence along said Westery right of way of Klondike County Road No. 132 following a curve to the left having the following curve data: length = 188.42 feet, Radius = 851.00 feet, delta angle = 18°38'31", chord length = 188.42 feet, and chord bearing = S02°22'28" E;  
Thence S87°12'40" E, 59.17 feet to a point on the existing centerline of said Klondike County Road No. 132  
Thence along said existing centerline of Klondike County Road No. 132 S 12°23'28" E a distance of 140.53';  
Thence along said existing centerline of Klondike County Road No. 132 following a curve turning to the right with an arc length of 282.38', with a radius of 1273.23', with a chord bearing of S 05°02'15" E, with a chord length of 281.80';  
Thence along said existing centerline of Klondike County Road No. 132 S 00°18'58" W a distance of 43.80';  
Thence along said existing centerline of Klondike County Road No. 132 following a curve turning to the left with an arc length of 251.90', with a radius of 1348.16', with a chord bearing of S 05°02'12" E, with a chord length of 251.53';  
Thence along said existing centerline of Klondike County Road No. 132 S 10°23'22" E a distance of 388.16';  
Thence along said existing centerline of Klondike County Road No. 132 following a curve turning to the right with an arc length of 484.29', with a radius of 4583.67', with a chord bearing of S 07°21'45" E, with a chord length of 484.06';  
Thence along said existing centerline of Klondike County Road No. 132 S 04°20'09" E a distance of 462.24';  
Turning to the left with an arc length of 164.33', with a radius of 361.87', with a chord bearing of S17°20'43" E, with a chord length of 162.92';  
Thence along said existing centerline of Klondike County Road No. 132 S 30°21'17" E a distance of 0.29';  
Thence along said existing centerline of Klondike County Road No. 132 following a curve turning to the right with an arc length of 145.64', with a radius of 161.39', with a chord bearing of S 04°30'10" E, with a chord length of 140.75';  
Thence along said existing centerline of Klondike County Road No. 132 S 21°20'56" W a distance of 180.68';  
Thence along said existing centerline of Klondike County Road No. 132 following a curve turning to the right with an arc length of 252.39', with a radius of 204.63', with a chord bearing of S56°40'59" W, with a chord length of 236.69';  
Thence along said existing centerline of Klondike County Road No. 132 N87°58'59" W, 29.80 feet to a point on the West line of said Section 21;  
Thence along said West line of Section 21 N 00°04'47" E a distance of 24.97' to a point monumented by a 1 1/2" aluminum cap stamped PELS 2085;  
Thence along said West line of Section 21 N 00°21'04" W a distance of 453.50' to said South 1/16 corner of said Section 20 and Section 21 monumented by a 1 1/2" aluminum cap stamped LS 324 and also the point of beginning;  
Said tract of land encompasses 98 acres more or less;

**CERTIFICATE OF RECORDER**

STATE OF WYOMING } SS 07C800  
COUNTY OF JOHNSON }  
THIS INSTRUMENT WAS FILED FOR THE RECORD ON THE 12<sup>th</sup> DAY OF March, 2008, AT 10:00 A.M. AND WAS DULY RECORDED IN PLAT BOOK Hanging File, PAGE 300.  
FEE: \$ 50.00

REGISTER OF DEEDS  
PROTECTIVE COVENANTS ARE RECORDED IN BOOK 86A-65 PAGE 551-512.

**CERTIFICATE OF COUNTY PLANNING COMMISSION**  
APPROVED BY THE JOHNSON COUNTY PLANNING COMMISSION THIS 12<sup>th</sup> DAY OF January, 2008.

ATTEST:  
James Lane Deputy County Clerk  
Michael R. McHenry Chairman of the Commission


**CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS**  
APPROVED BY THE JOHNSON COUNTY BOARD OF COUNTY COMMISSIONERS 12 DAY OF March, 2008.

ATTEST:  
Linda Barnhart County Clerk  
George E. Fink Chairman

**CERTIFICATE OF SURVEYOR**

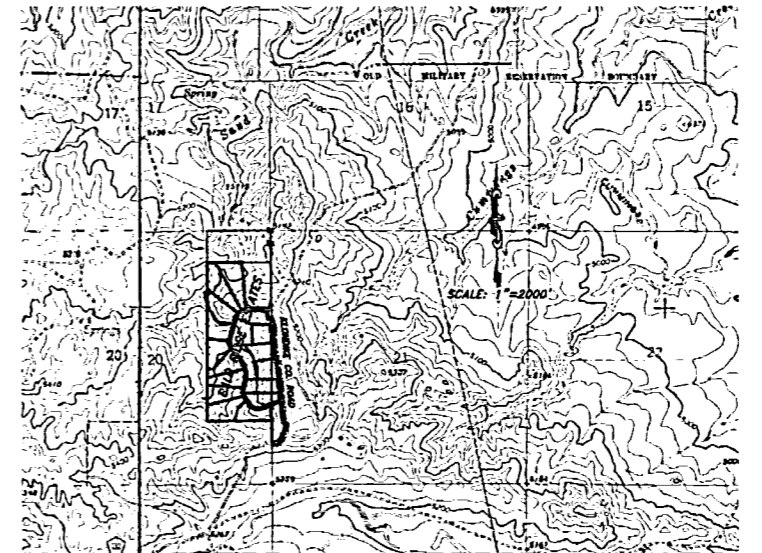
STATE OF WYOMING } SS  
COUNTY OF JOHNSON }  
I, JOSH JOHNSON, OF BUFFALO, WYOMING, A DULY REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF BALD RIDGE ESTATES TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT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

JOSH JOHNSON  
WYO P.E. & L.S. No. 8663



AS APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; CONTAINING 98 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS BALD RIDGE ESTATES, 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, FOR IRRIGATION AND DRAINAGE FACILITIES, AND FOR THE INSTALLATION AND MAINTENANCE OF THE FIRE PROTECTION STRUCTURES 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 DAY OF January, 2008.

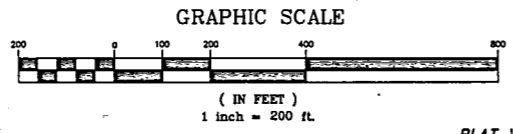
ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.  
EXECUTED THIS 15<sup>th</sup> DAY OF January, 2008.  
BY: SWISH PROPERTIES LLC  
CHAD ESPENSCHIED (MEMBER)  
STATE OF WYOMING } SS  
COUNTY OF JOHNSON }  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 15<sup>th</sup> DAY OF January, 2008 BY CHAD ESPENSCHIED  
MY COMMISSION EXPIRES: 4/13/2011  
Loren A. Wood  
NOTARY PUBLIC



- LEGEND**
- FOUND 4" AL CAP PLS 6812
  - FOUND 2" AL CAP PELS 2085
  - FOUND 1 1/2" AL CAP PLS 324
  - SET 2" ALUMINUM CAP PELS8663
  - SECTION LINE
  - PROPERTY LINE
  - DRAINAGE EASEMENT
  - EXISTING RIGHT-OF-WAY LINE
  - ACCESS/UTILITY EASEMENT
  - UTILITY EASEMENT
  - BUILDING FREE ENVELOPE

PREPARED FOR: SWISH PROPERTIES LLC  
ATTN: CHAD ESPENSCHIED  
P.O. Box 444  
BIG PINEY, WY 83113  
PREPARED BY:  
BIGHORN SURVEYING AND ENGINEERING, L.L.C.  
401 FORT STREET SUITE 4  
BUFFALO, WY 82834  
January 14th, 2008 714baldridge.dwg mb

LINE	BEARING	DISTANCE	CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
L1	S 85°19'51" W	8.02'	C1	200.00'	245.88'	73°20'00"
L2	S 88°20'49" W	217.56'	C2	300.00'	98.59'	18°24'54"
L3	S 88°20'49" W	195.48'	C3	300.00'	69.85'	13°18'09"
L4	N 38°18'11" W	134.58'	C4	300.00'	108.81'	20°48'55"
L5	N 14°10'25" E	140.35'	C5	500.00'	39.30'	4°30'12"
L6	N 40°04'50" W	241.65'	C6	500.00'	223.75'	25°58'23"
L7	N 18°08'05" E	288.85'	C7	500.00'	210.36'	24°08'20"
L8	N 18°08'05" E	135.42'	C8	300.00'	57.99'	11°04'31"
L9	N 04°22'10" W	34.00'	C9	300.00'	53.20'	10°09'58"
L10	S 00°18'59" E	770.35'	C10	300.00'	110.25'	21°03'22"
L11	S 00°18'59" E	183.49'	C11	300.00'	72.88'	13°59'08"
L12	S 00°18'59" E	190.10'	C12	250.00'	102.28'	25°28'23"
L13	S 12°23'28" E	151.40'	C13	250.00'	93.09'	21°47'54"
L14	S 00°18'59" W	43.60'	C14	250.00'	88.09'	19°43'49"
L15	S 10°23'22" E	135.40'	C15	1233.23'	278.51'	272.95"
L16	S 10°23'22" E	252.78'	C16	1388.18'	70.78'	70.77"
L17	S 04°20'09" E	133.39'	C17	1388.18'	188.59'	188.45"
L18	S 04°20'09" E	60.00'	C18	4543.87'	192.84'	192.83"
L19	S 04°20'09" E	268.85'	C19	4543.87'	287.22'	287.17"
L20	S 30°21'17" E	0.29'	C20	401.87'	182.49'	180.93"
L21	S 21°20'56" W	180.68'	C21	121.39'	108.54'	105.86"
L22	N 87°58'59" W	31.27'	C22	164.63'	203.05'	190.43"



**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.  
ALL SEPTIC SYSTEM LEACHFIELDS AND/OR BEDS SHALL NOT BE DEEPER THAN 4 FEET BELOW GROUND SURFACE. LEACH FIELDS SHALL NOT BE PLACED WITHIN 50 FEET OF PROPERTY LINES. ALL SEPTIC SYSTEMS SHALL BE DESIGNED BY A WYOMING REGISTERED PROFESSIONAL ENGINEER AND INSPECTED AND PERMITTED BY THE JOHNSON COUNTY SANITARIAN  
NO SEPTIC SYSTEMS SHALL BE PLACED IN THE BOTTOM OF THE EPHEMERAL DRAINAGES. SLOPES NEAR THE EPHEMERAL DRAINAGES MUST BE SPECIFICALLY EVALUATED IF SEPTIC SYSTEMS ARE PLANNED NEAR THESE DRAINAGES.  
NO PROPOSED DOMESTIC WATER SOURCE. LOT OWNERS SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN WELLS WHICH MEET STATE STANDARDS.  
DOMESTIC WATER SUPPLIES ARE ANTICIPATED TO BE OBTAINED THROUGH USE OF DRILLED WELLS. NO PROBLEMS AS TO AVAILABILITY OR QUALITY ARE ANTICIPATED, BUT THIS CANNOT BE GUARANTEED IN THE LONG TERM.  
ALL WELLS CONSTRUCTED WITHIN THIS SUBDIVISION MUST BE CONSTRUCTED IN ACCORDANCE WITH THE STATE ENGINEER'S OFFICE RULES AND REGULATIONS, PART III, WATER WELL MINIMUM CONSTRUCTION STANDARDS. AN APPROVED PERMIT FROM THE WYOMING SEO IS REQUIRED PRIOR TO THE DRILLING OF A WATER WELL.  
NO WELL SHALL BE DRILLED WITHIN 50 FEET OF A PROPERTY LINE. WELLS SHALL NOT BE COMPLETED AT A DEPTH LESS THAN 150 FEET BELOW GROUND SURFACE. BUYERS/LOT OWNERS ARE ADVISED TO HIRE A REPUTABLE WELL DRILLER/CONTRACTOR.  
WATER TREATMENT SHOULD BE INSTALLED AND MAINTAINED TO ENSURE WATER QUALITY. PERIODIC TESTING IS ALSO RECOMMENDED TO ENSURE TREATMENT IS ADEQUATE.  
NO LOT SHALL HAVE MORE THAN 2,000 SQUARE FEET OF IRRIGATED LAND.  
SUBSOIL CONDITIONS AND GROUNDWATER LEVELS VARY DRAMATICALLY THROUGHOUT. WELLS IN THE IMMEDIATE AREA VARY IN DEPTH FROM 80 TO 300 FEET. THE CONSULTATION OF A PROFESSIONAL SOILS ENGINEER AND/OR THE LAKE OSMET CONSERVATION DISTRICT FOR THE ASSESSMENT OF FOUNDATION DESIGN AND THE DEPTH TO GROUNDWATER IS ADVISED FOR ALL SITES.  
SOME SOILS IN THIS SUBDIVISION HAVE SEVERELY TO MODERATELY LIMITED FEATURES FOR DWELLINGS WITH AND WITHOUT BASEMENTS, LAWNS AND LANDSCAPING, SHALLOW EXCAVATIONS, LOCAL ROADS AND STREETS, SMALL COMMERCIAL BUILDINGS, AND SEPTIC TANK ABSORPTION FIELDS.  
NO PUBLIC MAINTENANCE FOR, OR SNOW REMOVAL FROM, STREETS OR ROADS. PLAT ACCEPTANCE DOES NOT CONSTITUTE ACCEPTANCE OF ROADWAYS AS COUNTY ROADS. ACCESS MAY BE DIFFICULT IN WINTER MONTHS.  
LOTS IN THIS SUBDIVISION MAY BE USED FOR THE EXPLORATION AND/OR DEVELOPMENT OF MINERALS.  
SOLID WASTE HAULING SERVICE NOT PROPOSED. LOT OWNERS SHALL BE RESPONSIBLE FOR HAULING THEIR OWN SOLID WASTE.  
ON-SITE FIREFIGHTING FACILITIES CONSISTING OF TWO 10,000 GAL. WATER TANKS AND OUTLETS ARE INSTALLED AT THE INTERSECTION OF KLONDIKE ROAD AND BALD RIDGE DRIVE. NO OTHER ON-SITE FIREFIGHTING FACILITIES ARE PROPOSED.  
THERE ARE EXISTING AGRICULTURAL OPERATIONS ADJACENT TO THIS SUBDIVISION AND AGRICULTURAL NUISANCES MAY EXIST WITH THIS SUBDIVISION. EXISTING AGRICULTURAL OPERATIONS ARE COVERED BY W.S. 11-44-103.  
UTILITY EASEMENTS:  
20' EASEMENT TO BE RESERVED ALONG ALL EXTERIOR LOT LINES  
10' EASEMENT TO BE RESERVED ON ALL SHARED LOT LINES  
10' EASEMENT TO BE RESERVED ON ALL ROAD ROW LINES  
DRAINAGE EASEMENTS:  
90' EASEMENT TO BE RESERVED ON EACH SIDE OF THE CENTER OF THE BOTTOM OF THE DRAINAGES AS SHOWN.

**PLAT of**  
**BALD RIDGE ESTATES**  
BEING A TRACT OF LAND  
LOCATED IN  
SECTIONS 20 & 21, T50N, R82W of the 6th P.M.  
JOHNSON COUNTY, WYOMING  
TOTAL AREA= 98 Acres ±  
19 LOTS

