

# BARSTAD SUBDIVISION

The above or foregoing subdivision of a tract of land located in the S½SW¼ of Section 23, T51N, R82W, of the 6th P.M., Johnson County, Wyoming, said tract of land being more particularly described as follows:

Commencing at the southwest corner of said Section 23;  
 thence S89°38'51"E (Record N89°49'17"E) along the South line of said Section 23 a distance of 1201.25 feet (Record 1201.76 feet) to a point, said point lying on the Easterly Right-of-Way line of Old Highway No. 87;

thence N07°31'53"E (Record N07°00'06"E) along said Easterly Right-of-Way line of said Old Highway No. 87 a distance of 396.94 feet to a point, said point being the true point of beginning of said tract of land;

thence continuing N07°31'53"E (Record N07°00'06"E) along said Easterly Right-of-Way line of said Old Highway No. 87 a distance of 626.91 feet to a point;

thence S89°07'04"E (Record S89°38'27"E) a distance of 874.17 feet (Record 874.27 feet) to a point, said point lying on the Westerly Right-of-Way line of Interstate Highway No. 25;

thence S11°04'58"E (Record S11°36'21"E) along said Westerly Right-of-Way line of said Interstate Highway No. 25 a distance of 604.37 feet to a point;

thence S89°12'07"W a distance of 1072.52 feet to the true point of beginning of said tract of land as appears on this Plat, is with free consent and in accordance with the desires of the undersigned owners and proprietors, containing 13.57 acres, more or less, have by these presents laid out and surveyed as **BARSTAD SUBDIVISION**, and do hereby dedicate and convey to and for the public use forever hereafter the streets and/or roads as are laid out and designated on this Plat, and do also reserve perpetual easements for the installation and maintenance of utilities, water mains, or sewer mains as are laid out and designated on this Plat. Streets and/or roads as are laid out and designated on this Plat are also reserved as perpetual easements for the installation and maintenance of utilities, water mains, or sewer mains. The dedication of the streets and/or roads on this Plat in no way obligates the Johnson County Commissioners to maintain such streets and/or roads or accept them as county roads nor does it relieve the subdivider of the obligation to construct such streets and/or roads according to the requirements of the Johnson County Subdivision Regulations or other regulations.

Witness our hands this 2 day of DECEMBER, 2003.

*Woodrow Barstad*  
 Woodrow Barstad, Owner

*Christine Barstad*  
 Christine Barstad, Owner

STATE OF MONTANA )  
 COUNTY OF MISSOULA ) ss

The foregoing instrument was acknowledged before me by Woodrow Barstad and Christine Barstad this 2 day of DECEMBER, 2003.

my had and official seal.



*Cheryl A. Lewis*  
 Notary Public  
 CHERYL A. LEWIS  
 RESIDING AT SEELEY LAKE

My Commission Expires: 3-26-2004

## PLAT WARNINGS

- NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM. LOT OWNER SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN SMALL WASTEWATER DISPOSAL SYSTEM WHICH MEETS STATE AND COUNTY STANDARDS (W.S. 18-5-306).
- NO PROPOSED DOMESTIC WATER SOURCE. LOT OWNER SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN WELL WHICH MEETS STATE STANDARDS (W.S. 18-5-306).
- THERE IS A QUARRY AND/OR GRAVEL PIT OPERATION SOUTHERLY FROM THE SUBDIVISION AND NUISANCES ASSOCIATED WITH SAID OPERATION MAY EXIST WITHIN THE SUBDIVISION
- EXISTING WELLS IN THE AREA ARE APPROXIMATELY 175 TO 300 FEET DEEP, PRODUCING 3-12 G.P.M., AS PER RECORDS IN THE WYOMING STATE ENGINEERS OFFICE (NO INFORMATION ON QUALITY AVAILABLE).
- SOLID WASTE HAULING SERVICE NOT PROPOSED. LOT OWNERS SHALL BE RESPONSIBLE FOR HAULING THEIR OWN SOLID WASTE.
- ON-SITE FIREFIGHTING FACILITIES ARE NOT PROPOSED.
- NO PUBLIC MAINTENANCE OF STREETS OR ROADS, TO INCLUDE SNOW REMOVAL. PLAT ACCEPTANCE DOES NOT CONSTITUTE ACCEPTANCE OF ROADWAYS AS COUNTY ROADS.
- AS PER LETTER DATED AUGUST 18, 2003, FROM THE LAKE DESMET CONSERVATION DISTRICT, SOILS HAVE VERY LIMITED FEATURES FOR SHALLOW EXCAVATIONS BECAUSE OF CUTBANKS CAVE.

Alum. Cap.  
 2085  
 22/23  
 27/26

(Record N89°49'17"E - 1201.76')  
 1201.25'

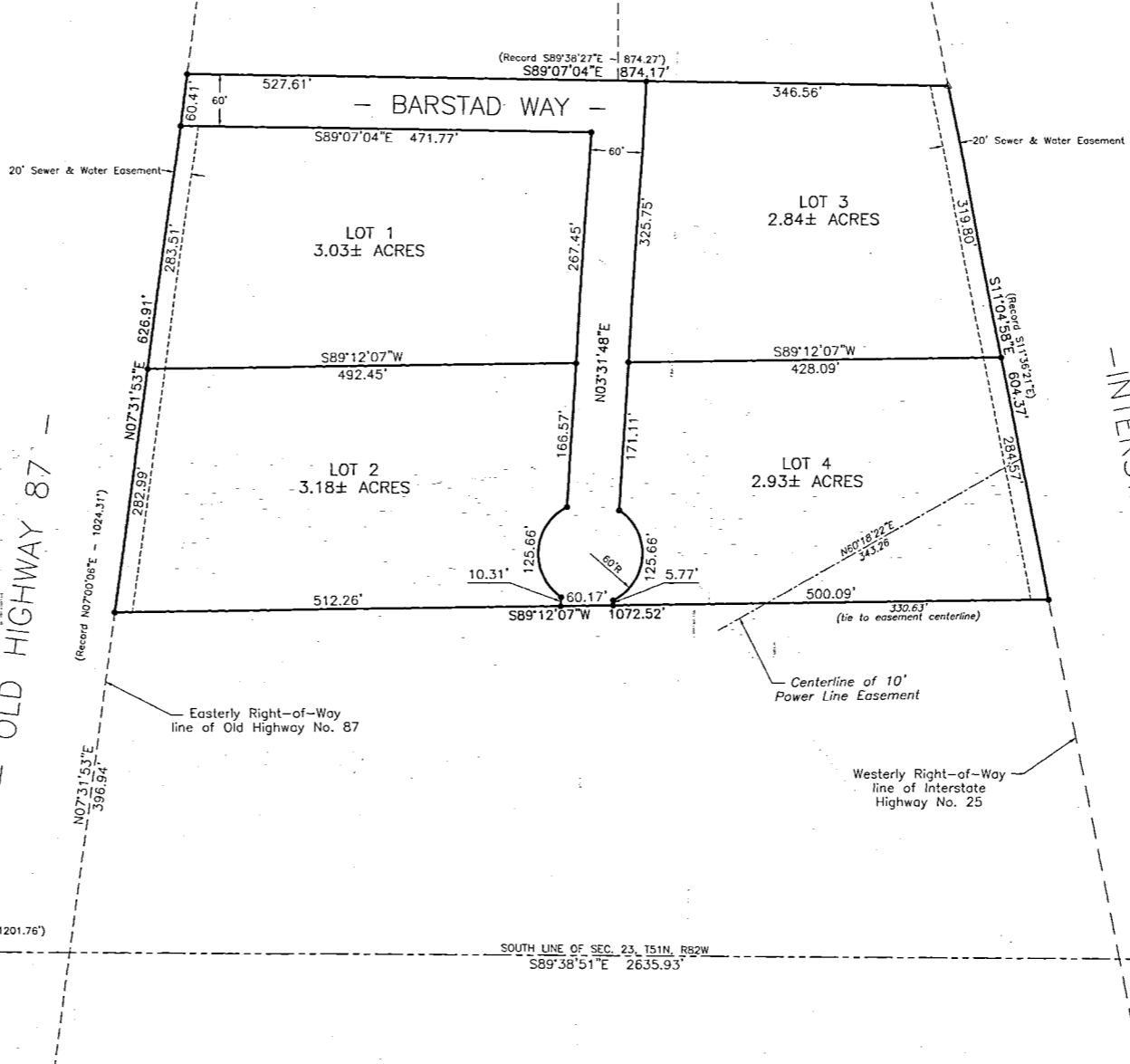
SOUTH LINE OF SEC. 23, T51N, R82W  
 S89°38'51"E 2635.93'

IRON PIPE  
 1/4 23  
 1/4 26

— OLD HIGHWAY 87 —

— BARSTAD WAY —

— INTERSTATE HIGHWAY 25 —



1" = 100'  
 4 LOTS  
 13.57± ACRES TOTAL  
 ZONING: RESIDENTIAL AND/OR COMMERCIAL

- = Aluminum Capped Rebar Stamped "PE&LS 2085"
- ▲ = Aluminum Capped Rebar Stamped "PE&LS 2086"
- = Iron Pipe

## APPROVALS

Approved by the Johnson County Planning Commission this 9th day of March, 2004.  
*Jane Carr* Deputy Attest: County Clerk  
*Harry Crowe* V. Chairperson of the Commission

Approved by the Buffalo City Council this 17th day of February, 2004.  
*Kay S. Wulf* Attest: City Clerk  
*Bruce Hepp* Mayor

Approved by the Johnson County Board of County Commissioners this 16th day of March, 2004.  
*Lisa Barnhart* Attest: County Clerk  
*Mark Comaf* Chairperson

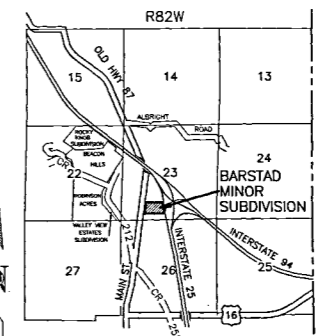
Approved by the City of Buffalo Planning Commission this 23rd day of September, 2003.  
*Sean D. Brown* Attest: Secretary  
*Ronald P. Keen* Chairperson of the Commission

State of Wyoming } ss 024804  
 County of Johnson }  
 This instrument was filed for record on the 23rd day of March, 2004, at 2:00 P.M., and was duly recorded in Plat Book Hanging File, Page 238.  
 Fee: \$ 50.00  
 Register of Deeds  
 By: *Jane Carr* Deputy

Protective Covenants are recorded in Book 86A-57, page(s) 443-449 and a Disclosure Statement has been prepared as per Johnson County Subdivision Regulations and is attached to the Protective Covenants as Exhibit "B".

## 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 the **BARSTAD SUBDIVISION** is based on existing deeds of record, existing plats of record and on the results of a field survey conducted by Terry Janssen under my direction as a Registered Professional Land Surveyor.



Vicinity Sketch Scale: 1" = 1 Mile

**GRIZZLY ENGINEERING**  
 CONSULTING ENGINEERS and LAND SURVEYORS  
 P.O. BOX 1004  
 BUFFALO, WYOMING 82834  
 307/684-7029  
 Date Drawn: 11/06/2003  
 Drawn By: FJ  
 Scale: 1" = 100'  
 Checked By: KAN  
 Project No.: B03-071  
 File Name: BARSTAD.DWG

Prepared for:  
 Woodrow Barstad  
 P.O. Box 1569  
 Seeley Lake, MT 59868

FINAL PLAT OF BARSTAD SUBDIVISION

No.	DATE	REVISION DESCRIPTION