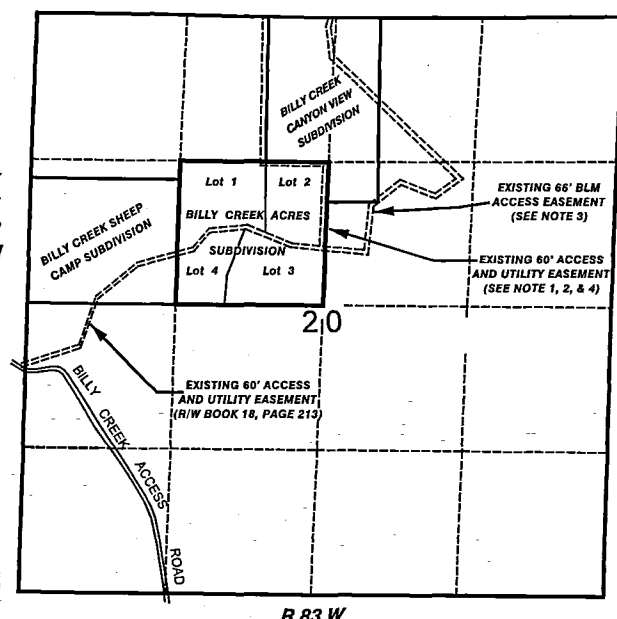


CENTERLINE OF THE ROAD IS THE LOT LINE,
MONUMENTS ARE OFFSET ON THE RIGHT-OF-WAY LINE.



VICINITY MAP
NO SCALE

- LEGEND
- ⊙ = 2 INCH ALUMINUM CAPPED REBAR, STAMPED PLS 5367
 - △ = FOUND 2 INCH ALUMINUM CAPPED REBAR, STAMPED LS 324
 - = FOUND 3/8" REBAR AT CENTER OF 66 FOOT WIDE ROAD EASEMENT (SEE NOTE 3)

TOTAL AREA = 40.217 ACRES ±
AVG. LOT SIZE = 10.05 ACRES ±
TOTAL NO. LOTS = 4
RESTRICTIONS: (SEE COVENANTS)

PLAT WARNINGS

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 (W.S. 18-5-306).
3. 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 (W.S. 18-5-306).
4. NO PROPOSED DOMESTIC WATER SOURCE. LOT OWNERS SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN WELLS WHICH MEET STATE STANDARDS (W.S. 18-5-306).
5. WARNING: LOTS OF THIS SUBDIVISION ARE LOCATED IN AREAS OF POOR AND VERY LIMITED SOILS FEATURES FOR ROADFILL, DWELLINGS WITH AND WITHOUT BASEMENTS, SEPTIC TANK ABSORPTION FIELDS, SHALLOW EXCAVATIONS, ROADS AND OTHER CONSTRUCTION IN ACCORDANCE WITH A SOILS REVIEW AND REPORT SUBMITTED BY THE LAKE DESMET CONSERVATION DISTRICT ON OCTOBER 31, 2003. SITE CONDITIONS MAY PREVENT THE USE OF CONVENTIONAL SEPTIC SYSTEMS AND BUILDING TECHNIQUES.
6. WELLS IN THE AREA ARE APPROXIMATELY 550 FEET DEEP WITH ACCEPTABLE WATER QUALITY.
7. NO PUBLIC MAINTENANCE OF STREETS OR ROADS, PLAT ACCEPTANCE DOES NOT CONSTITUTE ACCEPTANCE OF ROADWAYS AS COUNTY ROADS. ALL LOT OWNERS MUST SHARE IN THE MAINTENANCE AND COSTS OF SUBDIVISION ROADS. ACCESS MAY BE DIFFICULT IN WINTER MONTHS.
8. SOLID WASTE HAULING SERVICE NOT PROVIDED. LOT OWNERS SHALL BE RESPONSIBLE FOR HAULING THEIR OWN SOLID WASTE.
9. ON-SITE FIREFIGHTING FACILITIES ARE NOT PROPOSED.
10. WARNING: NO PROPOSED ELECTRIC AND/OR TELEPHONE SERVICE. LOT OWNERS SHALL BE RESPONSIBLE FOR THEIR OWN ELECTRIC AND/OR TELEPHONE SERVICE REQUIREMENTS.

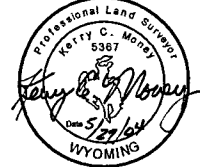
RIGHT-OF-WAY EASEMENT NOTES:

- (1.) - 60 FOOT WIDE RIGHT-OF-WAY EASEMENT FILED 6/3/2000, IN R/W BOOK 14, PAGE 122, AND AFFIDAVIT FILED 9/5/2000, IN R/W BOOK 15, PAGE 718, IN THE OFFICE OF THE CLERK OF JOHNSON COUNTY, WYOMING. PROVIDES FOR ROAD RIGHT-OF-WAY ACCESS AND BURIED UTILITIES EASEMENT TO LANDS OWNED BY JUDITH D. SHIPPY IN THE NW¼ OF SECTION 20, T48N, R83W.
- (2.) - 60 FOOT WIDE RIGHT-OF-WAY EASEMENT FILED 5/12/1997, IN R/W BOOK 14, PAGE 57 - 60, IN THE OFFICE OF THE CLERK OF JOHNSON COUNTY, WYOMING. PROVIDES FOR ROAD RIGHT-OF-WAY ACCESS AND BURIED UTILITIES EASEMENT TO THE BILLY CREEK CANYON VIEW SUBDIVISION.
- (3.) - 66 FOOT WIDE NON-EXCLUSIVE ROAD EASEMENT GRANTED TO THE BUREAU OF LAND MANAGEMENT, AS FILED 11/26/1978, IN R/W BOOK 6, PAGE 561 - 562, IN THE OFFICE OF THE CLERK OF JOHNSON COUNTY, WYOMING. LOCATION OF THIS EASEMENT AS SHOWN ON THIS PLAT IS BASED ON A SURVEY BY THE BLM UNDER THE DIRECTION OF PELS 684, IN AUGUST 1977.
- (4.) - THIS 60 FOOT WIDE RIGHT-OF-WAY IS RESERVED ON THIS PLAT FOR THE INGRESS AND EGRESS, AND INSTALLATION OF BURIED UTILITIES TO LOTS 1 AND 2 OF THE BILLY CREEK ACRES SUBDIVISION.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
) SS
COUNTY OF JOHNSON)

I, KERRY C. MONEY, being a duly Registered Land Surveyor in the State of Wyoming, do hereby certify that this plat of the "BILLY CREEK ACRES MINOR SUBDIVISION" does represent an actual survey performed by me in April 25, 2004, and that it correctly shows the conditions on the ground.



"BILLY CREEK ACRES" SUBDIVISION

The above and foregoing subdivision consists of all the SE¼NW¼ of Section 20, T48N, R83W, of the 6th P.M., Johnson County, Wyoming, being more particularly described as follows:
Commencing at the Northeast corner of said SE¼NW¼ of said Section 20, said Northeast corner being the true point of beginning;
thence S01°49'48"W along the East line of said SE¼NW¼ of said Section 20 a distance of 1304.78 feet to the Southeast corner of said SE¼NW¼ of said Section 20;
thence S89°51'47"W along the South line of said SE¼NW¼ of said Section 20 a distance of 1338.07 feet to the Southwest corner of said SE¼NW¼ of said Section 20;
thence N01°30'24"E along the West line of said SE¼NW¼ of said Section 20 a distance of 1307.98 feet to the Northwest corner of said SE¼NW¼ of said Section 20;
thence S89°59'28"E along the North line of said SE¼NW¼ of said Section 20 a distance of 1345.28 feet to the true point of beginning, as appears on this plat, is with free consent, and in accordance with the desires of the undersigned owners and proprietors; containing 40.217 acres, more or less; have by these presents laid out, and surveyed as "BILLY CREEK ACRES SUBDIVISION", and do hereby dedicate and convey to and for the public use forever hereafter the 66 foot wide road as laid out and designated on this plat, and do also reserve a perpetual 60 foot wide easement for the ingress and egress access, and installation and maintenance of buried utilities to Lot 1 and Lot 2 of the Billy Creek Acres Subdivision as laid out and designated on this plat. The dedication of the road on this plat in no way obligates the Johnson County Commissioners to maintain such road or accept it as a county road.

Witness my hand and official seal this 27th day of MAY, A.D. 2004.

Greg R. Holder
Greg R. Holder, Owner
Kim A. Holder
Kim A. Holder, Owner

STATE OF WYOMING)
) ss
COUNTY OF JOHNSON)

The foregoing instrument was acknowledged before me by Greg R. Holder and Kim A. Holder this 27th day of MAY, A.D. 2004.

Witness my hand and official seal.



Kerry C. Money
Notary Public

APPROVAL BY THE JOHNSON COUNTY PLANNING COMMISSION

Approved by the Johnson County Planning Commission this 8 day of June, A.D. 2004.

Harvey Crowe
Chairman of the Planning Commission

Attest: *Lisa Bamber*
County Clerk

APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS

Approved by the Johnson County Commissioners this 15th day of June, A.D. 2004.

Mark Conroy
Chairman

Attest: *Lisa Bamber*
County Clerk

STATE OF WYOMING) 027779
) ss
COUNTY OF JOHNSON)

This instrument was filed for record on the 15 day of June, A.D. 2004, at 3:20 P.M., in Plat Book *File #* page 241.

Filing Fee: \$ 50.00

Linda Walker, Asst. Deputy
Registrar of Deeds

PROTECTIVE COVENANTS ARE RECORDED IN BOOK 86A57, PAGE 660-666.

P1

KERRY C. MONEY
PROFESSIONAL LAND SURVEYOR
45 W. ASPEN ROAD
JACKSON, WYOMING 83002-2849
PHONE: 337-892-8949
FAX: 337-892-8949
EMAIL: kmoney@kcmoney.com

SUBDIVISIONS:
GREG & KIM HOLDER
16505 50½ ST., SE
KINDRED, ND 58051

FINAL PLAT
"BILLY CREEK ACRES"
SUBDIVISION
(MINOR SUBDIVISION)