

P1
 KERRY C. MONEY
 PROFESSIONAL LAND SURVEYOR
 STATE OF WYOMING
 LICENSE NO. 1000
 EXPIRES 12/31/05
 SUBDIVIDER:
 SHELBY JEAN ARMIT
 4257 PRIORWOOD ST. S.E.
 PRIOR LAKE, MN 55372
 (MINOR SUBDIVISION)

BILLY CREEK CANYON VIEW SUBDIVISION

The above and foregoing subdivision of a tract of land located in the W $\frac{1}{2}$ NE $\frac{1}{4}$ and NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 20, T48N, R83W, of the 6th P.M., Johnson County, Wyoming, being more particularly described as follows:

Commencing at an existing GLO Brass Cap marking the North quarter corner of said Section 20, said existing GLO Brass Cap being the true point of beginning;

thence N88°50'33"E along the North line of said Section 20 a distance of 406.02 feet to a point;

thence S00°00'00"E a distance of 1672.01 feet to a point;

thence S89°21'41"W a distance of 459.36 feet to a point on the West line of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 20;

thence N01°49'48"E along said West line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 20 a distance of 364.72 feet to the Southeast corner of said NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 20;

thence N89°59'28"W along the South line of said NE $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 20 a distance of 569.90 feet to a point;

thence N00°00'22"E a distance of 1305.69 feet to a point on the North line of said Section 20;

thence S89°52'15"E along said North line of said Section 20 a distance of 611.79 to the true point of beginning, as appears on this plat, is with free consent, and in accordance with the desires of the undersigned owner and proprietor, containing 34.289 acres, more or less; have by these presents laid out, and surveyed as BILLY CREEK CANYON VIEW SUBDIVISION, and do reserve perpetual easements for access and installation of buried utilities to Lot 1 and Lot 2 of the Billy Creek Canyon View Subdivision as laid out and designated on this plat.

Witness my hand and official seal this 12 day of Sept, A.D. 2003.

Shelby Jean Armit
 Shelby Jean Armit, Owner

STATE OF MN)
) SS
 COUNTY OF SEDT)

The foregoing instrument was acknowledged before me by Shelby Jean Armit this 12 day of Sept, A.D. 2003.

Witness my hand and official seal.

Jean Willier
 Notary Public - Minnesota
 My Commission Expires Jan. 31, 2005

My Commission Expires: 1.31.05

APPROVAL BY THE JOHNSON COUNTY PLANNING COMMISSION

Approved by the Johnson County Planning Commission this 12th day of August, A.D. 2003.

Paul R. Millhouse
 Chairman of the Planning Commission

Attest: *Linda Barnhart*
 County Clerk

APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS

Approved by the Johnson County Commissioners this 7th day of October, A.D. 2003.

Mark Comf
 Chairman

Attest: *Linda Barnhart*
 County Clerk

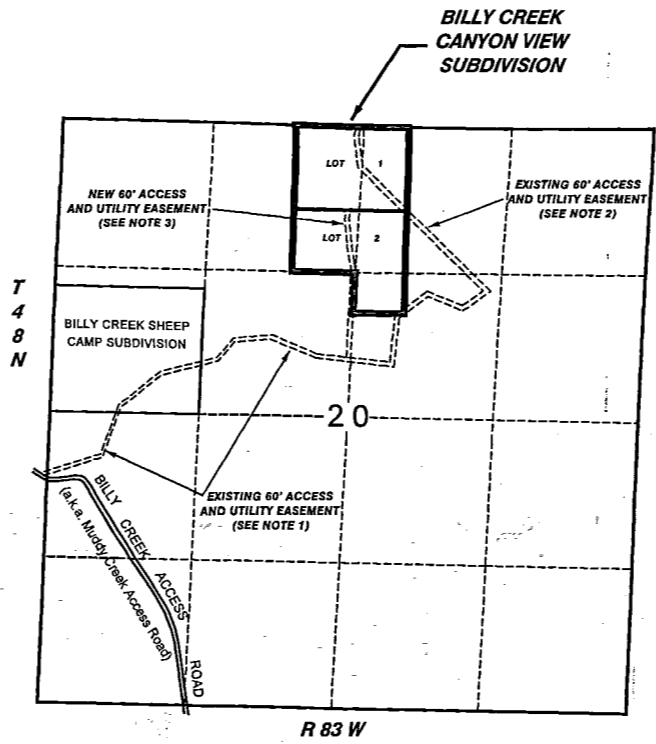
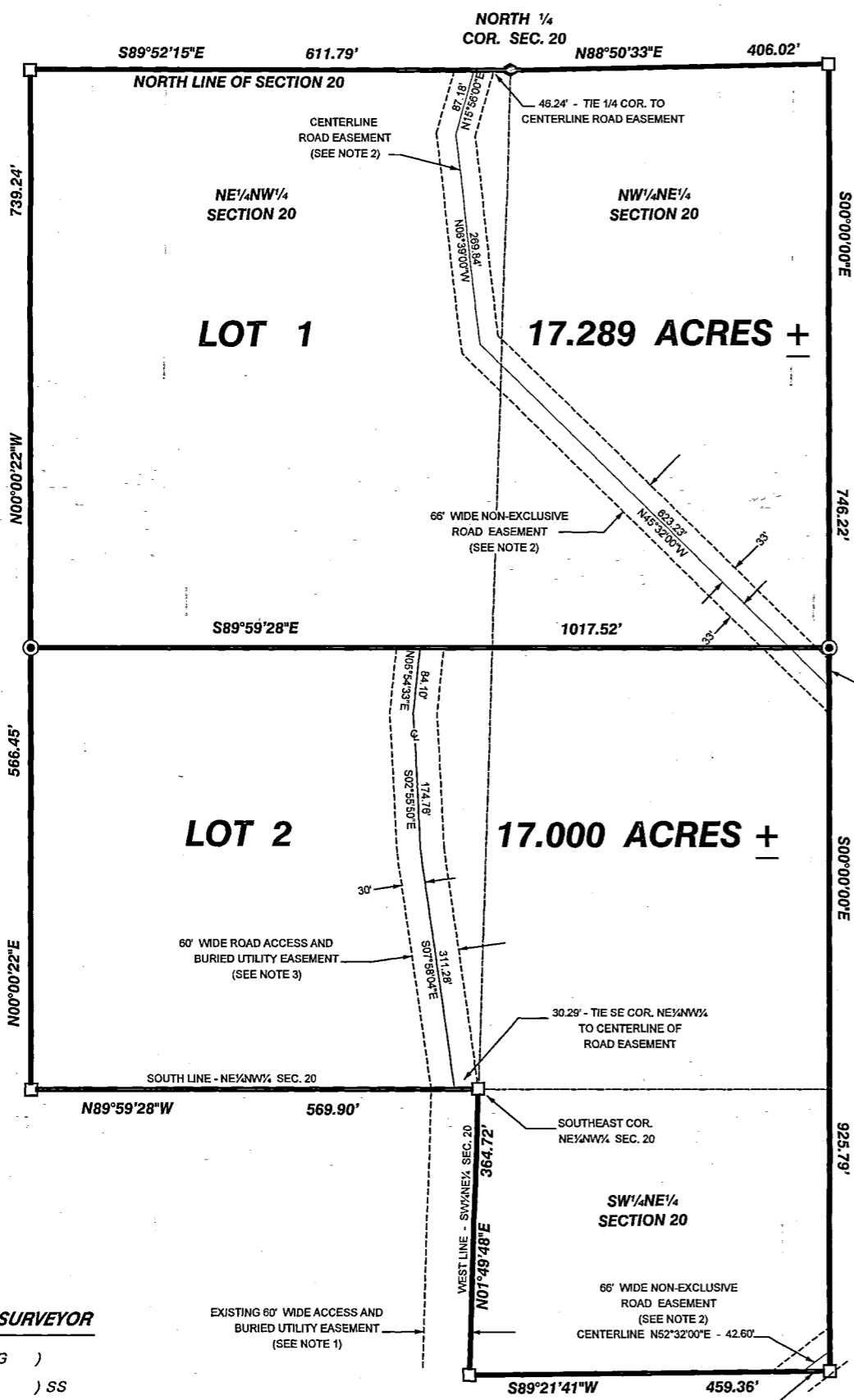
STATE OF WYOMING)
) SS
 COUNTY OF JOHNSON)

This instrument was filed for record on the 8th day of October, A.D. 2003, in Plat Book 2 page 234 4:40 PM

Filing Fee: \$ 50.00

Linda Barnhart
 Registrar of Deeds

PROTECTIVE COVENANTS ARE RECORDED IN BOOK 86A56, PAGE 435-473



VICINITY MAP
 NO SCALE

- LEGEND
- ⊙ = ALUMINUM CAPPED REBAR, STAMPED PLS 5367
 - = FOUND ALUMINUM CAPPED REBAR, STAMPED LS 324
 - ⊙ = EXISTING GLO BRASS CAP

TOTAL AREA = 34.289 ACRES ±
 AVG. LOT SIZE = 17.1445 ACRES ±
 TOTAL NO. LOTS = 2
 RESTRICTIONS: (SEE COVENANTS)

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 JULY 10, 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.

RIGHT-OF-WAY EASEMENT NOTES:

(1) - 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 FROM THE BUREAU OF LAND MANAGEMENT EASEMENT KNOWN AS BILLY CREEK ACCESS ROAD (a.k.a. MUDDY CREEK ACCESS ROAD) TO THE BILLY CREEK CANYON VIEW SUBDIVISION.

(2) - 66 FOOT WIDE NON-EXCLUSIVE ROAD EASEMENT GRANTED TO THE BUREAU OF LAND MANAGEMENT, AS FILED 11/29/1978, IN R/W BOOK 6, PAGE 661 - 662, 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.

(3) - THIS 60 FOOT WIDE ROAD ACCESS AND BURIED UTILITY EASEMENT IS HEREBY RESERVED FOR THE USE OF LOTS 1 AND 2 OF THE BILLY CREEK CANYON VIEW 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 CANYON VIEW SUBDIVISION does represent an actual survey performed by me in 2003, and that it correctly shows the conditions on the ground.

