

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 ROADS AND SEPTIC TANK ABSORPTION FIELDS, AND SOMEWHAT LIMITED FEATURES FOR DWELLINGS WITH/WITHOUT BASEMENTS, LAWNS, LANDSCAPING, AND SHALL OWN EXCAVATIONS. EROSION HAZARD FOR ROADS AND TRAILS IS SEVERE, ACCORDING TO A SOILS REPORT BY THE LAKE DESMET CONSERVATION DISTRICT DATED 8/24/15.

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

NO PUBLIC MAINTENANCE OF STREETS OR ROADS. ROAD MAINTENANCE IS UP TO LOT OWNERS AND CURRENT EASEMENT HOLDERS. PLAT ACCEPTANCE DOES NOT CONSTITUTE ACCEPTANCE OF ROADWAYS AS COUNTY ROADS. ACCESS MAY BE DIFFICULT IN WINTER MONTHS.

WARNING: LOTS IN THIS SUBDIVISION MAY BE USED FOR THE EXPLORATION AND/OR DEVELOPMENT OF MINERALS.

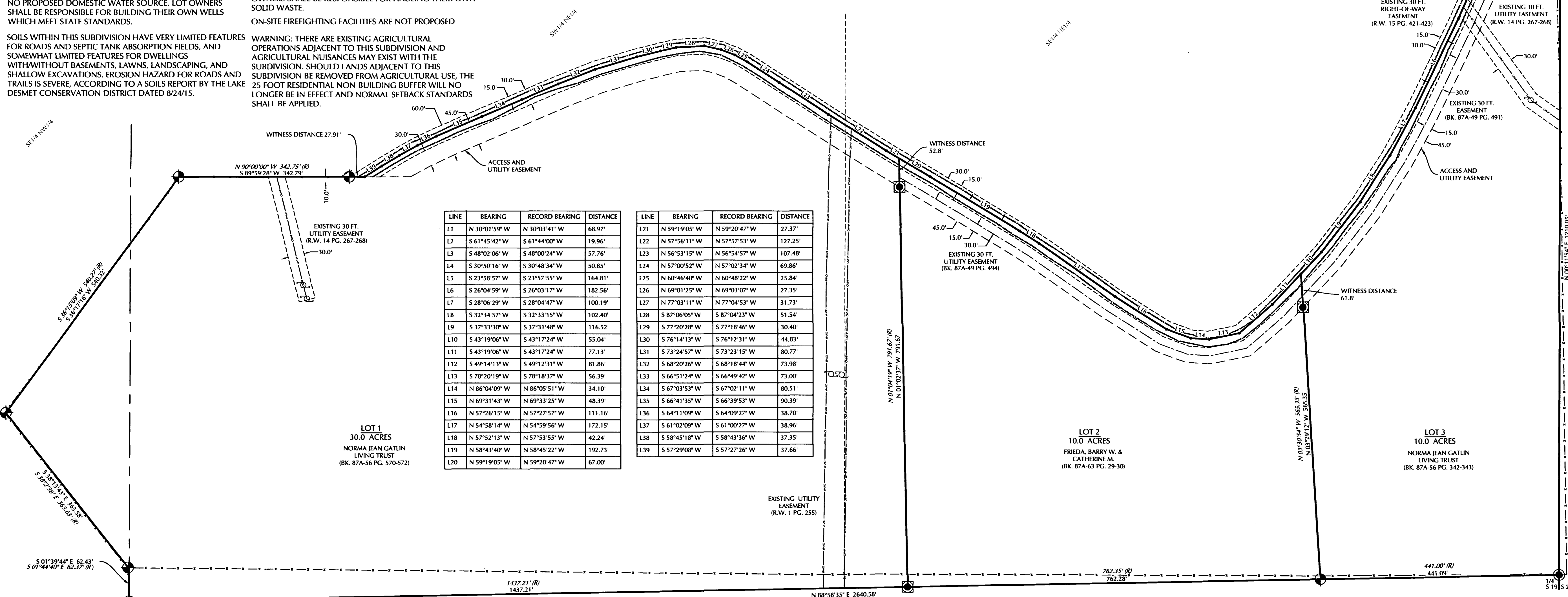
SOLID WASTE HAULING SERVICE NOT PROPOSED. LOT OWNERS SHALL BE RESPONSIBLE FOR HAULING THEIR OWN SOLID WASTE.

ON-SITE FIREFIGHTING FACILITIES ARE NOT PROPOSED

WARNING: THERE ARE EXISTING AGRICULTURAL OPERATIONS ADJACENT TO THIS SUBDIVISION AND AGRICULTURAL NUISANCES MAY EXIST WITH THE SUBDIVISION. SHOULD LANDS ADJACENT TO THIS SUBDIVISION BE REMOVED FROM AGRICULTURAL USE, THE 25 FOOT RESIDENTIAL NON-BUILDING BUFFER WILL NO LONGER BE IN EFFECT AND NORMAL SETBACK STANDARDS SHALL BE APPLIED.

PLAT OF GATLIN MINOR SUBDIVISION

BEING A TRACT OF LAND
LOCATED IN PORTIONS OF THE S1/2NE1/4 AND THE SE1/4NW1/4 OF
SECTION 19, T. 49 N., R. 81 W. OF THE 6TH P.M.
JOHNSON COUNTY, WYOMING



LINE	BEARING	RECORD BEARING	DISTANCE
L1	N 30°01'59" W	N 30°03'41" W	68.97'
L2	S 61°45'42" W	S 61°44'00" W	19.96'
L3	S 48°02'06" W	S 48°00'24" W	57.76'
L4	S 30°50'16" W	S 30°48'34" W	50.85'
L5	S 23°58'57" W	S 23°57'55" W	164.81'
L6	S 26°04'59" W	S 26°03'17" W	182.56'
L7	S 28°06'29" W	S 28°04'47" W	100.19'
L8	S 32°34'57" W	S 32°33'15" W	102.40'
L9	S 37°33'30" W	S 37°31'48" W	116.52'
L10	S 43°19'06" W	S 43°17'24" W	55.04'
L11	S 43°19'06" W	S 43°17'24" W	77.13'
L12	S 49°14'13" W	S 49°12'31" W	81.86'
L13	S 78°20'19" W	S 78°18'37" W	56.39'
L14	N 86°04'09" W	N 86°05'51" W	34.10'
L15	N 69°31'43" W	N 69°33'25" W	48.39'
L16	N 57°26'15" W	N 57°27'57" W	111.16'
L17	N 54°58'14" W	N 54°59'56" W	172.15'
L18	N 57°52'13" W	N 57°53'55" W	42.24'
L19	N 58°43'40" W	N 58°45'22" W	192.73'
L20	N 59°19'05" W	N 59°20'47" W	67.00'
L21	N 59°19'05" W	N 59°20'47" W	27.37'
L22	N 57°56'11" W	N 57°57'53" W	127.25'
L23	N 56°53'15" W	N 56°54'57" W	107.48'
L24	N 57°00'52" W	N 57°02'34" W	69.86'
L25	N 60°46'40" W	N 60°48'22" W	25.84'
L26	N 69°01'25" W	N 69°03'07" W	27.35'
L27	N 77°03'11" W	N 77°04'53" W	31.73'
L28	S 87°06'05" W	S 87°04'23" W	51.54'
L29	S 77°20'28" W	S 77°18'46" W	30.40'
L30	S 76°14'13" W	S 76°12'31" W	44.83'
L31	S 73°24'57" W	S 73°23'15" W	80.77'
L32	S 68°20'26" W	S 68°18'44" W	73.98'
L33	S 66°51'24" W	S 66°49'42" W	73.00'
L34	S 67°03'53" W	S 67°02'11" W	80.51'
L35	S 66°41'35" W	S 66°39'53" W	90.39'
L36	S 64°11'09" W	S 64°09'27" W	38.70'
L37	S 61°02'09" W	S 61°00'27" W	38.96'
L38	S 58°45'18" W	S 58°43'36" W	37.35'
L39	S 57°29'08" W	S 57°27'26" W	37.66'

BOUNDARY DESCRIPTION

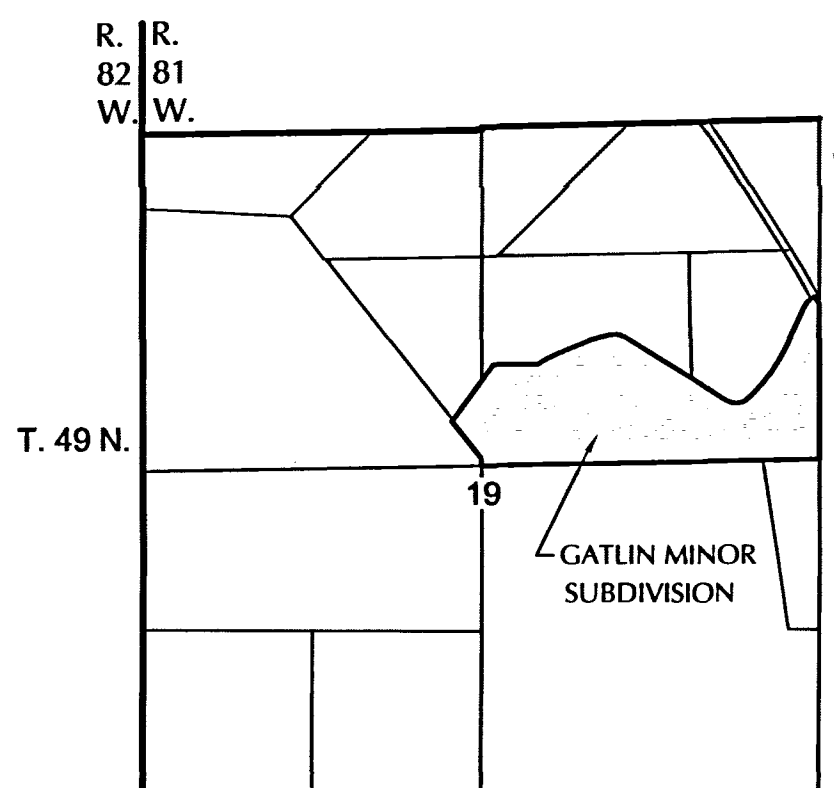
A tract of land lying in the S1/2NE1/4 and the SE1/4NW1/4, of Section 19, T. 49 N., R. 81 W., of the 6th P.M., being more particularly described as follows:

Beginning at the east quarter-corner of Section 19, T. 49 N., R. 81 W., of the 6th P.M., monumented by a 1-1/2 inch aluminum cap per LS 324;

Thence N 00°11'54" E along the east line of said Section 19, a distance 1210.05 feet to a point on the centerline of County Road No. 13 (AKA Trabling Road); thence N 30°01'59" W along the centerline of said County Road No. 13 a distance of 68.97 feet; thence S 61°45'42" W, departing said County Road No. 13 centerline a distance of 19.96 feet to the beginning of an existing access road centerline; thence S 48°02'06" W, along said centerline a distance of 57.76 feet; thence S 30°50'16" W along said centerline a distance of 50.85 feet; thence S 23°58'57" W along said centerline a distance of 164.81 feet; thence S 26°04'59" W along said centerline a distance of 182.56 feet; thence S 28°06'29" W along said centerline a distance of 100.19 feet; thence S 32°34'57" W along said centerline a distance of 102.40 feet; thence S 37°33'30" W along said centerline a distance of 116.52 feet; thence S 43°19'06" W along said centerline a distance of 132.17 feet; thence S 49°14'13" W along said centerline a distance of 81.86 feet; thence S 78°20'19" W along said centerline a distance of 56.39 feet; thence N 86°04'09" W along said centerline a distance of 34.10 feet; thence N 69°31'43" W along said centerline a distance of 48.39 feet; thence N 57°26'15" W along said centerline a distance of 111.16 feet; thence N 54°58'14" W along said centerline a distance of 172.15 feet; thence N 57°52'13" W along said centerline a distance of 42.24 feet; thence N 58°43'40" W along said centerline a distance of 192.73 feet; thence N 59°19'05" W along said centerline a distance of 67.00 feet; thence N 59°19'05" W along said centerline a distance of 27.37 feet; thence N 57°56'11" W along said centerline a distance of 127.25 feet; thence N 56°53'15" W along said centerline a distance of 107.48 feet; thence N 57°00'52" W along said centerline a distance of 69.86 feet; thence N 60°46'40" W along said centerline a distance of 25.84 feet; thence N 69°01'25" W along said centerline a distance of 27.35 feet; thence N 77°03'11" W along said centerline a distance of 31.73 feet; thence S 87°06'05" W along the centerline a distance of 51.54 feet; thence S 77°20'28" W along said centerline a distance of 30.40 feet; thence S 76°14'13" W along said centerline a distance of 44.83 feet; thence S 73°24'57" W along said centerline a distance of 80.77 feet; thence S 68°20'26" W along said centerline a distance of 73.98 feet; thence S 66°51'24" W along said centerline a distance of 73.00 feet; thence S 67°03'53" W along the centerline a distance of 80.51 feet; thence S 66°41'35" W along said centerline a distance of 90.39 feet; thence S 64°11'09" W along said centerline a distance of 38.70 feet; thence S 61°02'09" W along the centerline a distance of 38.96 feet; thence S 58°45'18" W along said centerline a distance of 37.35 feet; thence S 57°29'08" W along said centerline a distance of 37.66 feet; thence S 89°59'28" W leaving said centerline a distance of 342.79 feet to a 2 inch aluminum cap per LS 324; thence S 36°17'16" W a distance of 540.32 feet to a 2 inch aluminum cap per LS 324; thence S 38°13'43" E a distance of 363.58 feet to a 2 inch aluminum cap per LS 324; thence S 01°39'44" E a distance of 62.43 feet to a point lying on the east-west centerline of Section 19, monumented by a 2 inch aluminum cap per LS 324; thence N 88°58'35" E along the east-west centerline of said Section 19 a distance of 2640.58 feet more or less to the POINT OF BEGINNING.

Said tract of land contains ± 50.00 acres more or less.

The original boundary description is found in Book 87A-48, pages 143-145, Johnson County Clerk and Recorder, Johnson County, Wyoming.



LOCATION MAP
SCALE N.T.S.

PREPARED FOR:
Norma Jean and Jerry J. Gatlin
41 Penrose Lane,
Story, Wyoming 82834

**CERTIFICATE OF DEDICATION
GATLIN MINOR SUBDIVISION**

THE ABOVE OR FOREGOING SUBDIVISION OF A TRACT OF LAND LOCATED WITHIN PART OF THE S1/2NE1/4 AND THE SE1/4NW1/4 OF SAID SECTION 19, T. 49 N., R. 81 W., OF THE 6TH P.M., JOHNSON COUNTY, WYOMING, AND THAT PORTION OF SAID SECTION 19 FORMERLY DESCRIBED IN BOOK 87A - 49, PAGE 488-490, IN THE OFFICE OF THE COUNTY CLERK, JOHNSON COUNTY, WYOMING, AS APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, CONTAINING 50.00 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS GATLIN 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 3 DAY OF December, 2015.

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

EXECUTED THIS 3rd DAY OF December, 2015,

Norma Jean Gatlin
Norma Jean, Trustee Norma Jean Gatlin Living Trust, Dated 12/9/2009

Jerry J. Gatlin
Jerry J. Gatlin, Trustee Norma Jean Gatlin Living Trust, Dated 12/9/2009

Barry W. Frieda
Barry W. Frieda

Catherine M. Frieda
Catherine M. Frieda

STATE OF WYOMING }
COUNTY OF Johnson }
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF December 2015, BY Norma Jean Gatlin, Trustee and Jerry J. Gatlin, Trustee of the Norma Jean Gatlin Living Trust dated 12/9/2009 and Barry W. Frieda and Catherine M. Frieda

MY COMMISSION EXPIRES: May 30, 2018

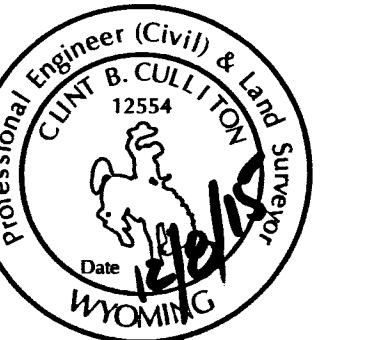
John S. Cullin
NOTARY PUBLIC

COUNTY OF JOHNSON }
STATE OF WYOMING }
12554
MY COMMISSION EXPIRES MAY 30, 2018

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF JOHNSON }
I, Clint B. Cullin, a duly Registered Professional Engineer and Land Surveyor in the State of Wyoming do hereby certify that this Plat of the Gatlin Minor Subdivision, located in a portion of the N 1/2 of Section 19, Township 49 North, Range 81 West of the 6th Principal Meridian as shown on this Plat was made during an actual field survey conducted by James R. Gamper, under my direct supervision, May-October 2015.

Clint B. Cullin
Clint B. Cullin
WYO P.E. & L.S. No. 12554



CERTIFICATE OF COUNTY PLANNING COMMISSION

APPROVED BY THE JOHNSON COUNTY PLANNING COMMISSION THIS 8th DAY OF December, 2015.

ATTEST:
Wesley Edelman
COUNTY CLERK

Clint B. Cullin
CHAIRMAN OF THE COMMISSION

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

APPROVED BY THE JOHNSON COUNTY BOARD OF COUNTY COMMISSIONERS 15th DAY OF December, 2015.

ATTEST:
Wesley Edelman
COUNTY CLERK

Jim Hink
CHAIRMAN

CERTIFICATE OF RECORDER

STATE OF WYOMING }
COUNTY OF JOHNSON }
THIS INSTRUMENT WAS FILED FOR THE RECORD ON THE 20th DAY OF December, 2015, AT _____, AND WAS DULY RECORDED IN PLAT BOOK _____, PAGE _____.

STATE OF WYOMING }
COUNTY OF JOHNSON }
Doc Number: 152048
This instrument was filed for record on 12/15/2015 at 9:42 AM and was duly recorded in book: H.FILE page: 436 - 436 fees: 75.00
Johnson County Clerk
By *Maureen Keenan* Deputy

SUBDIVISION INFORMATION

TOTAL AREA = 50.00 ac
AVG. LOT SIZE = 16.66 ac
TOTAL NO. LOTS = 3

BASIS OF BEARING: GEODETIC NORTH
DATUM: NAD83(2011)

- LEGEND**
- FOUND 2" ALUMINUM CAP ON 5/8" REBAR, PER LS 324
 - FOUND 1" ALUMINUM CAP ON 5/8" REBAR, PER LS 324
 - SET 2" ALUMINUM CAP ON 5/8" REBAR, PER P&LS 12554
 - POWER POLE
 - EXISTING CATTLE GUARD
 - PROPERTY LINE
 - EXISTING ACCESS AND UTILITY EASEMENTS
 - ACCESS AND UTILITY EASEMENTS RECORDED
 - RECORDED WITH DEEDS IN BK. 87A-49 PGS. 491&494
 - EXISTING RIGHT-OF-WAY TRAILING ROAD
 - PROPOSED ACCESS AND UTILITY EASEMENTS
 - EDGE OF GRAVEL ROAD AS SURVEYED 10/14/15
 - EDGE OF PAVED APPROACH AS SURVEYED 10/14/15
 - EXISTING FENCE LINE AS SURVEYED 10/14/15
 - OVERHEAD POWER LINE
 - MEASURED DIMENSION

SCALE: 1"=100'

