

PLAT OF  
A RESUBDIVISION OF LOT 3  
OF THE  
LIVESTOCK MARKET PARK SUBDIVISION  
IN LOT 4 OF SECTION 30, T. 51 N., R. 81 W.,  
OF THE 6TH P.M.  
JOHNSON COUNTY, WYOMING  
GREENE SUBDIVISION

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. SEE RECORDS INDICATE THE DEPTH OF WELLS IN THIS AREA RANGE FROM 120' TO 265'.

DOMESTIC WATER SUPPLIES ARE ANTICIPATED TO BE OBTAINED THROUGH USE OF DRILLED WELLS. NO PROBLEMS AS TO AVAILABILITY OR QUALITY ARE ANTICIPATED, BUT WATER TREATMENT SHOULD BE INSTALLED AND MAINTAINED TO ENSURE WATER QUALITY. PERIODIC TESTING IS ALSO RECOMMENDED TO ENSURE TREATMENT IS ADEQUATE.

SOILS WITHIN THIS SUBDIVISION HAVE SOMEWHAT LIMITED FEATURES FOR LOCAL ROADS, LAWNS, LANDSCAPING AND STREETS AND VERY LIMITED FOR SHALLOW EXCAVATIONS, DWELLINGS WITH AND WITHOUT BASEMENTS, SMALL COMMERCIAL BUILDINGS AND SEPTIC TANK ABSORPTION FIELDS.

NO PUBLIC MAINTENANCE OF STREETS OR ROADS. PLAT ACCEPTANCE DOES NOT CONSTITUTE ACCEPTANCE OF ROADWAYS AS COUNTY ROADS. ACCESS MAY BE DIFFICULT IN WINTER MONTHS.

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

ON-SITE FIREFIGHTING FACILITIES ARE NOT 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.

A SEWER AND WATER AGREEMENT REGULATING FUTURE CONNECTIONS TO THE CITY'S MUNICIPAL WATER AND SEWER INFRASTRUCTURE EXISTS AND IS APPLICABLE TO CURRENT AND FUTURE OWNERS OF SAID PARCELS DESCRIBED ON THIS PLAT. SAID AGREEMENT WAS APPROVED BY THE CITY OF BUFFALO ON THE 17th DAY OF NOVEMBER, 2009.

CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION OF A TRACT OF LAND LOCATED WITHIN LOT 4 (SW1/4SW1/4) OF SAID SECTION 30, T. 51 N., R. 81 W., OF THE 6TH P.M., JOHNSON COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 3 OF THE LIVESTOCK MARKET PARK SUBDIVISION IN JOHNSON COUNTY WYOMING, AS SHOWN ON THE PLAT FILED IN THE OFFICE OF THE JOHNSON COUNTY CLERK IN BOOK 2 OF PLATS, PAGE 196.

SAID TRACT OF LAND CONTAINS 9.96 ac., MORE OR LESS, AND IS HEREBY SUBDIVIDED INTO 2 LOTS. THE AVERAGE LOT SIZE IS 4.98 ac.

AS APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, CONTAINING 9.96 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS GREENE 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

EXECUTED THIS 10<sup>th</sup> DAY OF December, 2009.

*Lester A. Greene*  
LESTER A. GREENE

*Marilyn K. Greene*  
MARILYN K. GREENE

KARYL C. FISCHER  
Notary Public, County of Johnson  
My Commission Expires  
June 03, 2012

STATE OF WYOMING }  
COUNTY OF Johnson }<sup>ss</sup>

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 10<sup>th</sup> DAY OF December, 2009, BY Lester A. Greene, and Marilyn K. Greene, both personally known to me.

MY COMMISSION EXPIRES: June 3, 2012

*Karyl C. Fischer*  
NOTARY PUBLIC

CERTIFICATE OF COUNTY PLANNING COMMISSION

APPROVED BY THE JOHNSON COUNTY PLANNING COMMISSION THIS 10<sup>th</sup> DAY OF November, 2009.

ATTEST:  
*Linda Bandhart* COUNTY CLERK  
*Man Am* CHAIRMAN OF THE COMMISSION

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

APPROVED BY THE JOHNSON COUNTY BOARD OF COUNTY COMMISSIONERS 5 DAY OF January, 2010.

ATTEST:  
*Linda Bandhart* COUNTY CLERK  
*Israel E. Fish* CHAIRMAN

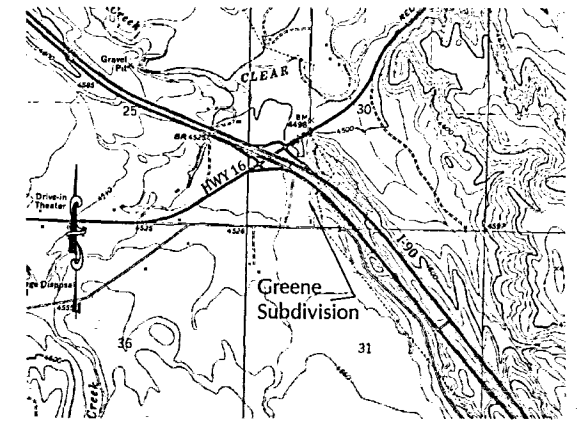
CERTIFICATE OF RECORDER

STATE OF WYOMING }  
COUNTY OF JOHNSON }<sup>ss</sup>

THIS INSTRUMENT WAS FILED FOR THE RECORD ON THE 8<sup>th</sup> DAY OF January, 2010 AT 4:10 PM AND WAS DULY RECORDED IN PLAT BOOK Hanging File Page 320.

FEE: \$50.00  
REGISTER OF DEEDS *Debi Edelman, Asst*  
PROTECTIVE COVENANTS ARE RECORDED IN BOOK 86A-51, PAGES 451-455.

R. 81 W.



LOCATION MAP  
SCALE 1"=2000'

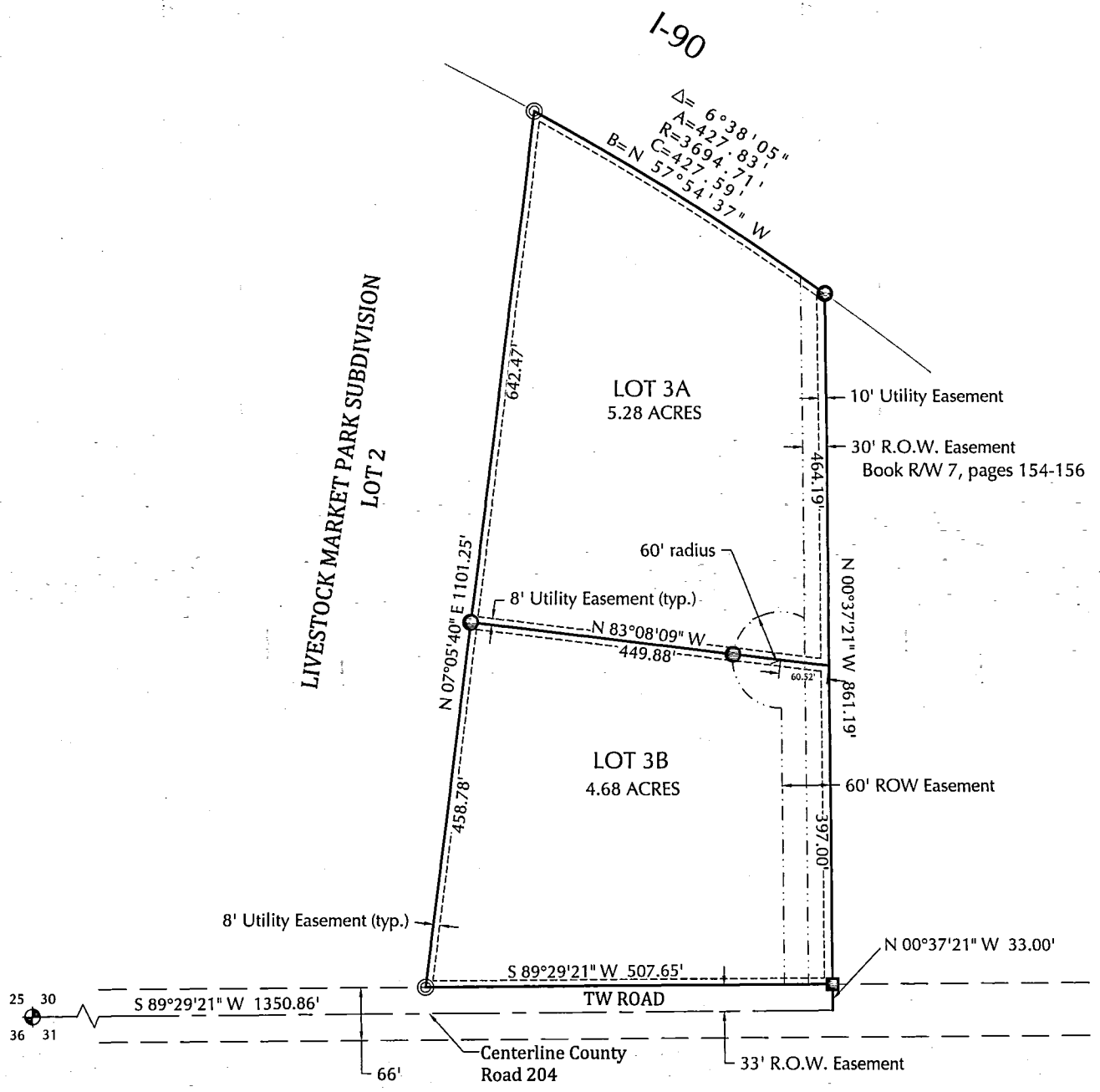
CITY OF BUFFALO APPROVALS

THE CITY OF BUFFALO PLANNING COMMISSION HEREBY RECOMMENDS APPROVAL OF THIS PLAT ON THIS 11<sup>th</sup> DAY OF DECEMBER, 2010.

*Stephen G. Rimmann* CHAIRMAN  
*Smith* SECRETARY

APPROVED BY THE CITY OF BUFFALO, WYOMING, THIS 14 DAY OF December, 2009.

*B.S. Hancock* MAYOR  
*Julie S. Harnage* CITY CLERK



LEGEND

- ⊙ - FOUND 2" ALUMINUM CAP, PE&LS 3864
- ⊠ - FOUND 2" ALUMINUM CAP, PE&LS 2085
- ⊕ - FOUND 3 1/4" BRASS CAP, SECTION CORNER
- ⊗ - SET 2" ALUMINUM CAP, PE&LS 8663
- LOT LINE

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }  
COUNTY OF JOHNSON }<sup>ss</sup>

I, Josh Johnson, a duly Registered Professional Engineer and Land Surveyor in the State of Wyoming do hereby certify that this Plat of the Greene Minor Subdivision was made from notes taken during an actual field survey conducted by me or under my direct supervision on September 17, 2009.

PREPARED FOR:  
Lester and Marilyn Greene  
112 Cummings Ave.  
Buffalo, Wyoming 82834

*Josh Johnson*  
JOSH JOHNSON  
WYO P.E. & L.S. No. 8663  
Professional Engineer (Civil) & Land Surveyor  
JOHNSON 8865  
date 10/12/09  
WYOMING

**Bighorn**  
Surveying &  
Engineering, LLC  
401 Fort Street Suite 4 Buffalo, WY 82834 (307) 684-7400 www.bighornsurveying.com

Resubdivision of Lot 3 of the Livestock Market Park Subdivision

T. 51 N.