

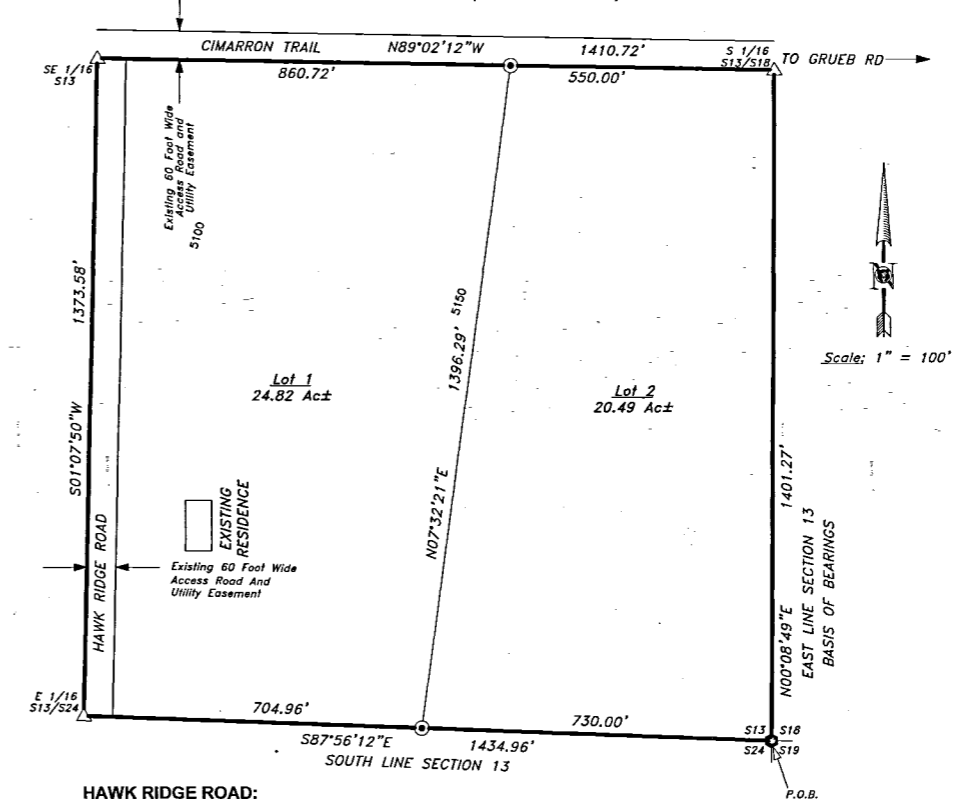
No.	DATE	REVISION DESCRIPTION	BY

**HAWK RIDGE SUBDIVISION**  
SE 1/4 SE 1/4, SECTION 13, T47N, R83W

Total Acreage: 45.31 Ac.±  
Avg. Lot Size: 22.655 Ac.±  
Total No. Lots: 2  
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 (W.S. 18-5-306).
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 INSTALLING THEIR OWN SMALL WASTEWATER DISPOSAL SYSTEM WHICH MEETS STATE AND COUNTY STANDARDS (W.S.18-5-306).
4. NO PROPOSED DOMESTIC WATER SOURCE. LOT OWNERS SHALL BE RESPONSIBLE FOR INSTALLING THEIR OWN WELLS WHICH MEET STATE STANDARDS (W.S.18-5-306).
5. ON SITE FIRE FIGHTING FACILITIES ARE NOT PROPOSED.
6. BASED ON THE LAKE DESMET CONSERVATION DISTRICT SOILS REVIEW, FOR DWELLINGS WITH AND WITHOUT BASEMENTS, LOCAL ROADS AND STREETS, AND SEPTIC TANK DISPOSAL FIELDS, THE SOIL HAS VERY LIMITED FEATURES. A COMPLETE REVIEW WITH A MAP SHOWING THE VARIOUS SOILS IS ON FILE IN THE JOHNSON COUNTY PLANNING OFFICE.
7. SOLID WASTE HAULING SERVICE IS NOT PROPOSED. LOT OWNERS SHALL BE RESPONSIBLE FOR HAULING THEIR OWN SOLID WASTE.
8. FROM AVAILABLE DATA, WELLS IN THE AREA HAVE POOR WATER QUALITY. POTENTIAL BUYERS/LOT OWNERS ARE ADVISED TO HIRE A REPUTABLE WELL DRILLING CONTRACTOR TO CONSTRUCT/COMPLETE THEIR WELL WITHIN GUIDELINES DESCRIBED IN SEO RULES AND REGULATIONS, PART III, WATER WELL MINIMUM CONSTRUCTION STANDARDS. AN APPROVED PERMIT FROM THE WYOMING SEO IS REQUIRED PRIOR TO THE DRILLING OF A WATER WELL. IT IS RECOMMENDED THAT ANY ON-SITE WELLS DEVELOPED FOR USE WITHIN THE SUBDIVISION BE SAMPLED AND TESTED TO DETERMINE THE QUALITY OF THE WATER FOR DRINKING PURPOSES. PLACEMENT OF WELLS SHALL BE A MINIMUM OF 50 FEET FROM THE PROPERTY BOUNDARY.
9. PLACEMENT OF LEACHFIELDS SHALL BE A MINIMUM OF 50 FEET FROM PROPERTY LINES, IN ADDITION TO ALL OTHER WDEQ MINIMUM ISOLATION DISTANCE REQUIREMENTS.
10. THERE ARE EXISTING AGRICULTURAL OPERATIONS ADJACENT TO THIS SUBDIVISION AND AGRICULTURAL NUISANCES MAY EXIST WITHIN THE SUBDIVISION.
11. 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.



**HAWK RIDGE ROAD:**  
A 60 FOOT WIDE ACCESS ROAD AND UTILITY EASEMENT FILED IN R/W BOOK 7, PAGE 196-197, IN THE OFFICE OF THE CLERK OF JOHNSON COUNTY, WYOMING

**HAWK RIDGE SUBDIVISION**

A tract of land located in the SE 1/4 SE 1/4 of Section 13, T47N, R83W, of the 6th P.M., Johnson County, Wyoming, said tract of land being more particularly described as follows:

Commencing at existing GLO Brass Cap marking the Southeast corner of said Section 13, said existing GLO Brass Cap being the true point of beginning;  
thence N00°08'49"E along the East line of said Section 13 a distance of 1401.27 feet to the Northeast corner of said SE 1/4 SE 1/4 of said Section 13;  
thence N89°02'12"W along the North Line of said SE 1/4 SE 1/4 of said Section 13 a distance of 1410.72 feet to the Northwest corner of said SE 1/4 SE 1/4 of said Section 13;  
thence S01°07'50"W along the West line of said SE 1/4 SE 1/4 of said Section 13 a distance of 1373.58 feet to the Southwest corner of said SE 1/4 SE 1/4 of said Section 13;  
thence S87°56'12"E along the South Line of said Section 13 a distance of 1434.96 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 45.31 acres, more or less, has by these present laid out and surveyed as Hawk Ridge Subdivision as designated on this plat.

Witness my hand this 7<sup>th</sup> day of May, 2008.

*Gary R. Anderson*  
Gary R. Anderson, Owner  
*Connie Anderson*  
Connie Anderson, Owner

STATE OF WYOMING )  
                          )SS  
COUNTY OF JOHNSON )

The foregoing instrument was acknowledged before me by Gary R. Anderson and Connie Anderson, Owners, this 7<sup>th</sup> day of May, 2008.

Witness my hand and official seal.



*Kalei Love*  
Notary Public

My Commission Expires: 8/31/2011

**Approvals**

Approved by the Johnson County Planning Commission  
this 13<sup>th</sup> day of May, 2008.

*[Signature]*  
Chairperson  
*Jane Law Deputy*  
Attest: County Clerk

Approved by the Johnson County Board of Commissioners  
this 20<sup>th</sup> day of May, 2008.

*[Signature]*  
Chairperson  
*Lisa Bannhart*  
Attest: County Clerk

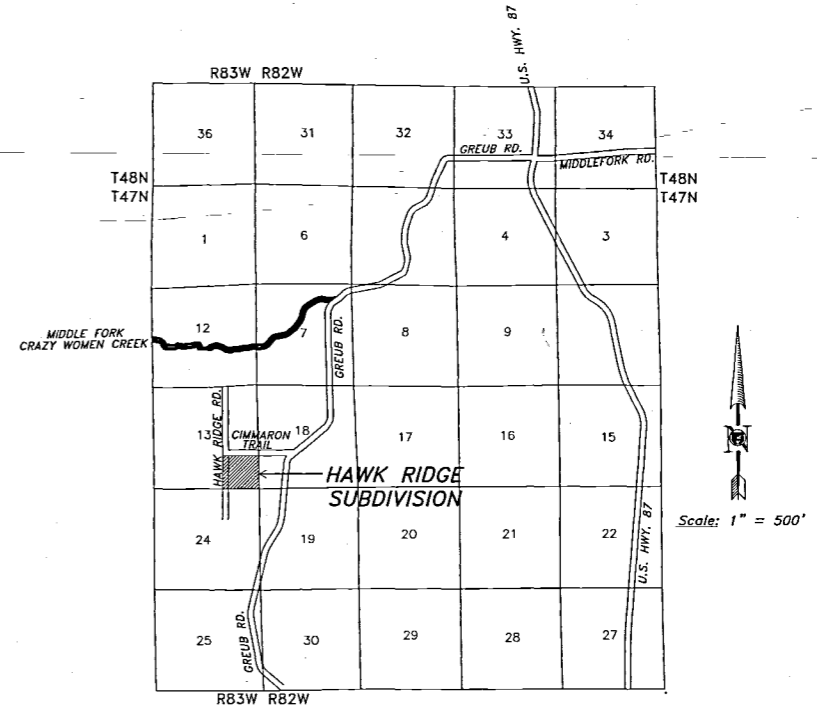
State of Wyoming )  
                          )SS  
County of Johnson )

This instrument was filed for record on the 21<sup>st</sup> day of May, 2008, at 2:00 PM, and was duly recorded in Hanging File, page 305.

Register of Deeds  
*Jane Law*  
Deputy

Fee: \$50.00

Protective and Restrictive Covenants are filed in Book 86A-66, pages 139-145.



**Vicinity Sketch**

**Certificate of Surveyor**

STATE OF WYOMING )  
                          )SS  
COUNTY OF JOHNSON )  
I, Travis D. Pearson, a duly Registered Professional Land Surveyor in the State of Wyoming, do hereby certify that this plat of the HAWK RIDGE SUBDIVISION is based on the results of a field survey conducted by, Aaron L. Money, in January of 2008 under my direct supervision as a Registered Professional Land Surveyor.

