

CENTERLINE OF BILLY CREEK ACCESS ROAD
 (BLM EASEMENT FILED IN R/W BOOK 3, PAGES 191-197, IN THE OFFICE OF THE CLERK OF JOHNSON COUNTY, WYOMING.)

CURVE	RADIUS	DELTA	LENGTH
C1	381.97'	7°58'37\"LT	53.18'
C2	636.62'	10°34'00\"LT	117.41'
C3	1432.39'	9°53'32\"RT	247.30'
C4	1432.39'	2°54'29\"RT	72.70'
C5	190.99'	43°22'35\"LT	144.59'
C6	190.99'	14°52'19\"LT	49.57'
C7	190.99'	60°28'05\"RT	201.56'
C8	2664.79'	5°48'42\"RT	290.58'

CENTERLINE OF 40 FOOT WIDE ROAD EASEMENT
 DESCRIPTION FOR THE CENTERLINE OF THE 40 FOOT WIDE ROAD EASEMENT RESERVED ON THIS PLAT FOR ACCESS TO LOTS 3 & 4, AND BEING 20 FEET EACH SIDE OF CENTERLINE (SEE R/W NOTE 3)

TANGENT	BEARING	LENGTH
L1	S39°26'33\"E	16.60'
L2	S50°00'33\"E	114.80'
L3	S37°12'33\"E	35.40'
L4	N84°32'27\"E	220.10'
L5	S34°59'33\"E	257.00'

CERTIFICATE OF SURVEYOR
 STATE OF WYOMING)
) SS
 COUNTY OF JOHNSON)

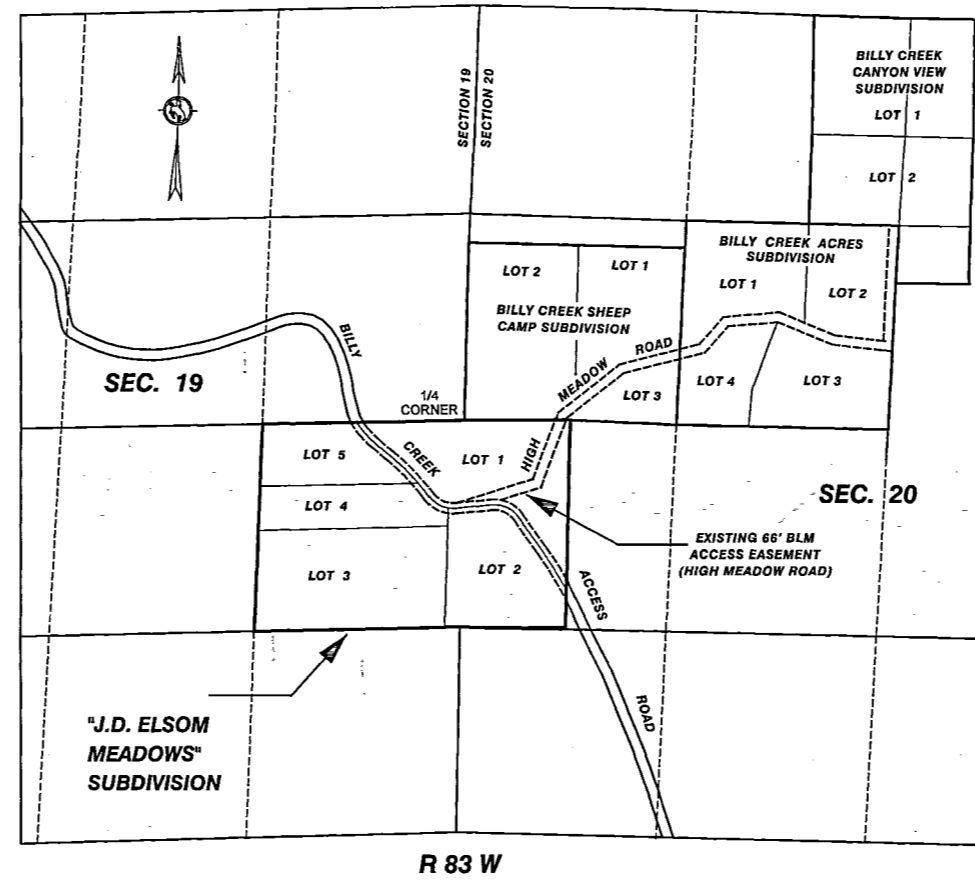
I, KERRY C. MONEY, being a duly Registered Land Surveyor in the State of Wyoming, do hereby certify that this plat of the "J.D. ELSOM MEADOWS MINOR SUBDIVISION" does represent an actual survey performed by me on September 18, 2004, and that it correctly shows the conditions on the ground.



LEGEND

- ⊙ = 2 INCH ALUMINUM CAPPED REBAR, STAMPED PLS 5367
- △ = FOUND 2 INCH ALUMINUM CAPPED REBAR, STAMPED LS 324
- = CALCULATED POINTS ON CENTERLINE OF 66 FOOT WIDE ROAD EASEMENTS
- ◇ = BLM BRASS CAP 1923

ROAD EASEMENT NOTES:
 (1.) - 66 FOOT WIDE PERMANENT EASEMENT GRANTED TO THE BUREAU OF LAND MANAGEMENT, (BILLY CREEK ACCESS ROAD), AS FILED JULY 21, 1967, IN R/W BOOK 3, PAGES 191-197, IN THE OFFICE OF THE CLERK OF JOHNSON COUNTY, WY.
 (2.) - 66 FOOT WIDE NON-EXCLUSIVE ROAD EASEMENT GRANTED TO THE BUREAU OF LAND MANAGEMENT, AS FILED FEBRUARY 28, 2002, IN R/W BOOK 17, PAGES 263-267, IN THE OFFICE OF THE CLERK OF JOHNSON COUNTY, WY.
 (3.) - 40 FOOT WIDE ROAD EASEMENT RESERVED ON THIS PLAT FOR THE INGRESS AND EGRESS, AND INSTALLATION OF BURIED UTILITIES TO LOTS 3 AND 4 OF THE J.D. ELSOM MEADOWS SUBDIVISION.
 (CENTERLINE OF THIS ROAD IS INTENDED TO FOLLOW THE CENTERLINE DESCRIBED FOR THE RIGHT-OF-WAY EASEMENT FILED IN R/W BOOK 16, PAGES 596-598.)



VICINITY MAP
 NO SCALE

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 (W.S. 18-5-306).
- 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).
- NO PROPOSED DOMESTIC WATER SOURCE. LOT OWNERS SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN WELLS WHICH MEET STATE STANDARDS (W.S. 18-5-306).
- 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 SEPTEMBER 8, 2004. SITE CONDITIONS MAY PREVENT THE USE OF CONVENTIONAL SEPTIC SYSTEMS AND BUILDING TECHNIQUES.
- WELLS IN THE AREA ARE APPROXIMATELY 550 FEET DEEP WITH ACCEPTABLE WATER QUALITY.
- 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.
- SOLID WASTE HAULING SERVICE NOT PROVIDED. LOT OWNERS SHALL BE RESPONSIBLE FOR HAULING THEIR OWN SOLID WASTE.
- ON-SITE FIREFIGHTING FACILITIES ARE NOT PROPOSED.
- WARNING: NO PROPOSED ELECTRIC AND/OR TELEPHONE SERVICE. LOT OWNERS SHALL BE RESPONSIBLE FOR THEIR OWN ELECTRIC AND/OR TELEPHONE SERVICE REQUIREMENTS.

"J.D. ELSOM MEADOWS" SUBDIVISION

The above foregoing subdivision consists of the NE1/4SE1/4 of Section 19, and the W1/2NW1/4SW1/4 of Section 20, T48N, R83W, of the 6th P.M., Johnson County, Wyoming, being more particularly described as follows: Commencing at the quarter corner common to said Section 19 and said Section 20, said quarter corner being the true point of beginning;
 thence N89°55'44"E along the North line of said W1/2NW1/4SW1/4 of Section 20 a distance of 668.91 feet to the Northeast corner of said W1/2NW1/4SW1/4 of Section 20;
 thence S01°20'02"W along the East line of said W1/2NW1/4SW1/4 of Section 20 a distance of 1312.33 feet to the Southeast corner of said W1/2NW1/4SW1/4 of Section 20;
 thence S89°59'55"W along the South line of said W1/2NW1/4SW1/4 of Section 20 a distance of 664.68 feet to Southeast corner of said NE1/4SE1/4 of Section 19;
 thence S88°45'39"W along the South line of said NE1/4SE1/4 of Section 19 a distance of 1296.21 feet to the Southwest corner of said NE1/4SE1/4 of Section 19;
 thence N02°16'23"E along the West line of said NE1/4SE1/4 of Section 19 a distance of 1316.92 feet to the Northwest corner of said NE1/4SE1/4 of Section 19;
 thence N88°56'55"E along the North line of said NE1/4SE1/4 of Section 19 a distance of 1270.21 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 58.74 acres, more or less; have by these presents laid out, and surveyed as "J.D. ELSOM MEADOWS SUBDIVISION", and do hereby dedicate and convey to and for the public use forever hereafter the 66 foot wide road easement (High Meadow Road) for ingress and egress access and for the installation and maintenance of buried utilities as laid out and dedicated on this plat; and do also reserve a perpetual 40 foot wide road easement for the ingress and egress access and installation and maintenance of buried utilities from Billy Creek Access Road to Lots 3 and 4 of the J.D. Elsom Meadows Subdivision as is laid out and designated on this plat. The dedication of the road easement on this plat in no way obligates the Johnson County Commissioners to maintain such a road or accept it as a county road.

Witness our hands and official seal this 2nd day of October, 2004.

George M. Elsom
 GEORGE M. ELSOM, Co-Trustee
 Elsom Mountain Land Irrevocable Trust

David M. Elsom
 DAVID M. ELSOM, Co-Trustee
 Elsom Mountain Land Irrevocable Trust

STATE OF WYOMING)
) SS

The foregoing instrument was acknowledged before me by George M. Elsom, Co-Trustee of The Elsom Mountain Land Irrevocable Trust, this 5th day of OCTOBER, A.D. 2004.

Witness my hand and official seal.

 My Commission Expires: 2-12-2007

STATE OF SOUTH DAKOTA)
) SS

The foregoing instrument was acknowledged before me by David M. Elsom, Co-Trustee of The Elsom Mountain Land Irrevocable Trust, this 2nd day of October, A.D. 2004.

Witness my hand and official seal.
Christina J. Kimmel
 Notary Public
 My Commission Expires: 7-5-10

APPROVAL BY THE JOHNSON COUNTY PLANNING COMMISSION
 Approved by the Johnson County Planning Commission this 12th day of October, A.D. 2004.

Attest: *Linda Bandhart* County Clerk
Harvey Crowe Chairman of the Planning Commission

APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS
 Approved by the Johnson County Commissioners this 19th day of October, A.D. 2004.

Attest: *Linda Bandhart* County Clerk
Mark Combs Chairman

STATE OF WYOMING)
) SS

This instrument was filed for record on the 20th day of October, A.D. 2004, at 4:15 P.M.

In Plat Book 86A-58 page 244
Walter Edelman
 Registrar of Deeds
 Filing Fee: \$ 50.00

PROTECTIVE COVENANTS ARE RECORDED IN BOOK 86A-58, PAGE 370-376

P1

KERRY C. MONEY
 PROFESSIONAL LAND SURVEYOR

43 BEYO ROAD
 BUFFALO, WY 82834
 PHONE: 307-684-2949
 E-MAIL: kcmoney@comcast.net

NO.	DATE	REVISIONS

DESIGN KCM
CHECK KCM
DATE 9-04

FINAL PLAT

"J.D. ELSOM MEADOWS" (MINOR SUBDIVISION)