

**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.

ALL SEPTIC SYSTEMS AND GROUNDWATER WELLS SHALL BE KEPT OVER 50 FEET FROM ANY PROPERTY LINE. SPECIAL SEPTIC SETBACK REQUIREMENTS EXIST FOR LOTS 5,8,15,16, AND 17 AS SHOWN ON THE PLAT.

ALL SEPTIC SYSTEM LEACHFIELDS AND/OR BEDS SHALL NOT BE DEEPER THAN 2.5 FEET BELOW GROUND SURFACE. ALL SEPTIC SYSTEMS SHALL BE DESIGNED AND INSPECTED BY A WYOMING REGISTERED PROFESSIONAL ENGINEER.

NO PROPOSED DOMESTIC WATER SOURCE. LOT OWNERS SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN WELLS WHICH MEET STATE STANDARDS.

DOMESTIC WATER SUPPLIES ARE ANTICIPATED TO BE OBTAINED THROUGH USE OF DRILLED WELLS. NO PROBLEMS AS TO AVAILABILITY OR QUALITY ARE ANTICIPATED, BUT THIS CANNOT BE GUARANTEED IN THE LONG TERM.

ALL DOMESTIC WATER WELLS DRILLED IN THIS SUBDIVISION SHALL BE COMPLETED NOT LESS THAN 100 FEET BELOW GROUND SURFACE, AND THE WELL ANNULUS SHALL BE SEALED TO MINIMIZE SHALLOW GROUNDWATER INFILTRATION.

GRASS BUFFER STRIPS SHALL BE MAINTAINED ON ALL DOWNHILL SIDES OF THE LOTS WHOSE SURFACE WATER MAY DISCHARGE FROM THE PROPERTY. THESE GRASS BUFFER STRIPS SHALL BE A MINIMUM OF 20 FEET WIDE.

ALL WELLS CONSTRUCTED ON THIS SUBDIVISION MUST BE CONSTRUCTED IN ACCORDANCE WITH THE STATE ENGINEER'S OFFICE RULES AND REGULATIONS, PART III, WATER WELL MINIMUM CONSTRUCTION STANDARDS.

SUBSOIL CONDITIONS AND GROUNDWATER LEVELS VARY DRAMATICALLY THROUGHOUT. WELLS IN THE IMMEDIATE AREA VARY IN DEPTH FROM 80 TO 300 FEET. THE CONSULTATION OF A PROFESSIONAL SOILS ENGINEER AND/OR THE LAKE DESMET CONSERVATION DISTRICT FOR THE ASSESSMENT OF FOUNDATION DESIGN AND THE DEPTH TO GROUNDWATER IS ADVISED FOR ALL SITES.

SOME SOILS IN THIS SUBDIVISION HAVE VERY TO SOMEWHAT LIMITED FEATURES FOR DWELLINGS WITH AND WITHOUT BASEMENTS, LAWNS AND LANDSCAPING, SHALLOW EXCAVATIONS, LOCAL ROADS AND STREETS, 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.

GAS PIPELINE IN AREA (AS SHOWN ON PLAT).

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.

THERE ARE EXISTING AGRICULTURAL OPERATIONS ADJACENT TO THIS SUBDIVISION AND AGRICULTURAL NUISANCES MAY EXIST WITH THIS SUBDIVISION.

UTILITY EASEMENTS:  
20' EASEMENT TO BE RESERVED ALONG ALL FRONT AND REAR LOT LINES  
10' EASEMENT TO BE RESERVED ON ALL SIDE LOT LINES

050188

**CERTIFICATE OF RECORDER**

STATE OF WYOMING } ss  
COUNTY OF JOHNSON }  
THIS INSTRUMENT WAS FILED FOR THE RECORD ON THE 31<sup>st</sup> DAY OF August, 2006, AT 4:00 AND WAS DULY RECORDED IN PLAT BOOK HANCOCK Bk PAGE 272.

FEES: \$ 50.00

Sandy Holman  
REGISTER OF DEEDS

PROTECTIVE COVENANTS ARE RECORDED IN BOOK 86861, PAGE 466-476

**CERTIFICATE OF COUNTY PLANNING COMMISSION**

APPROVED BY THE JOHNSON COUNTY PLANNING COMMISSION THIS 31<sup>st</sup> DAY OF July, 2006.  
ATTEST:  
Linda Barnhart COUNTY CLERK  
Harvey Crowe CHAIRMAN OF THE COMMISSION

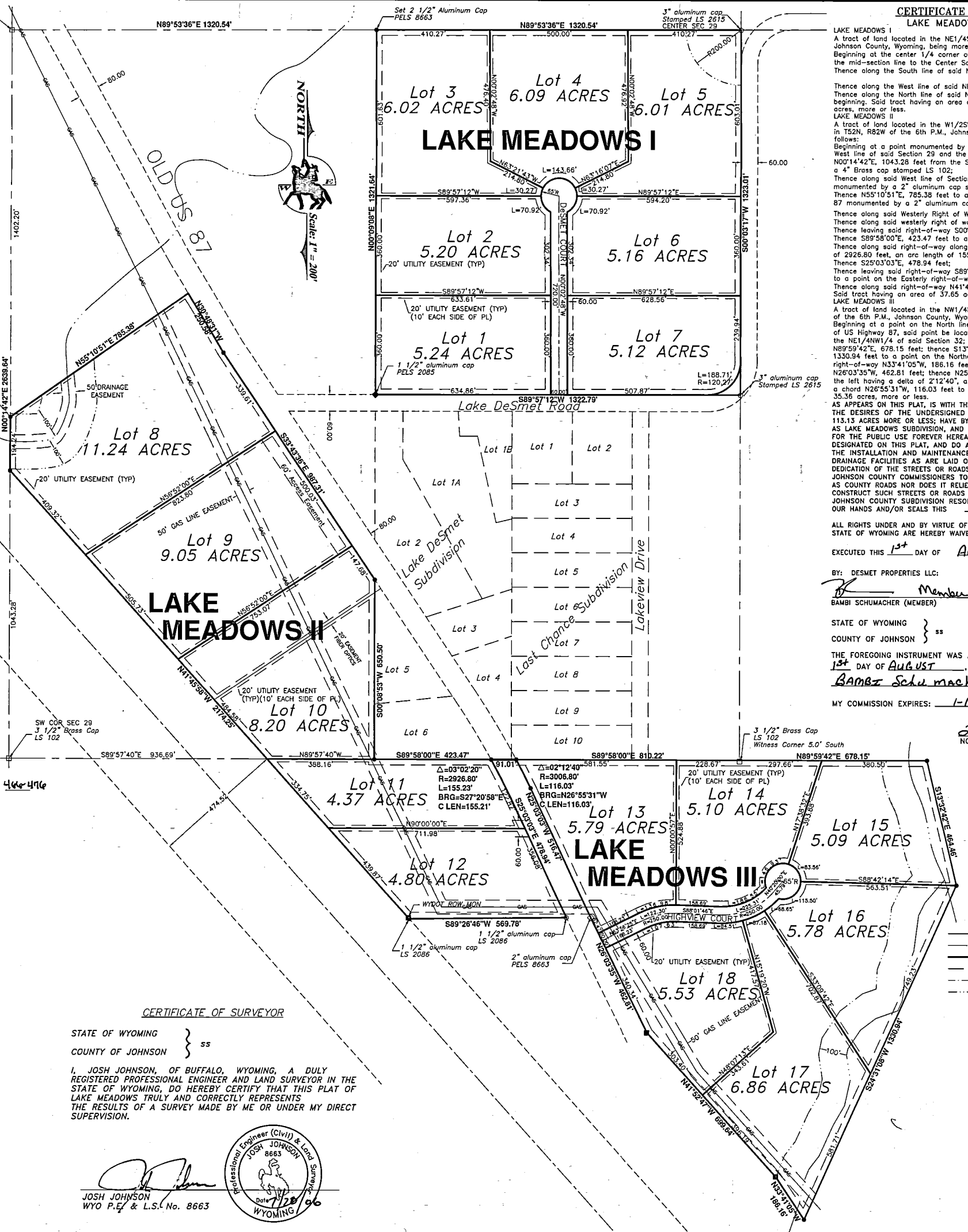
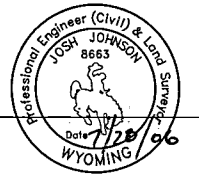
**CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS**

APPROVED BY THE JOHNSON COUNTY BOARD OF COUNTY COMMISSIONERS 1<sup>st</sup> DAY OF August, 2006.  
ATTEST:  
Dame Carr Deputy COUNTY CLERK  
Genel E. Fink CHAIRMAN

**CERTIFICATE OF SURVEYOR**

STATE OF WYOMING } ss  
COUNTY OF JOHNSON }  
I, JOSH JOHNSON, OF BUFFALO, WYOMING, A DULY REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF LAKE MEADOWS TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

Josh Johnson  
JOSH JOHNSON  
WYO P.E. & L.S. No. 8663



**CERTIFICATE OF DEDICATION**

**LAKE MEADOWS SUBDIVISION**

**LAKE MEADOWS I**  
A tract of land located in the NE1/4SW1/4 of Section 29, T52N, R82W, of the 6th P.M., Johnson County, Wyoming, being more particularly described as follows:  
Beginning at the center 1/4 corner of said Section 29 thence S00°03'17"W, 1323.01 feet along the mid-section line to the Center South 1/16 corner of said Section 29;  
Thence along the South line of said NE1/4 SW1/4 of said Section 29 S89°57'12"W, 1322.79 feet;  
Thence along the West line of said NE1/4 SW1/4 N00°09'08"E, 1321.64 feet;  
Thence along the North line of said NE1/4 SW1/4 N89°53'36"E, 1320.54 feet to the point of beginning. Said tract having an area of 40.12 acres, more or less.

**LAKE MEADOWS II**  
A tract of land located in the W1/2SW1/4 of Section 29, and the N1/2NW1/4 of Section 32, all in T52N, R82W of the 6th P.M., Johnson County, Wyoming, being more particularly described as follows:  
Beginning at a point monumented by a 2" aluminum cap stamped PELS 8663 on the West line of said Section 29 and the Northeast Right of Way of Interstate 90 located N00°14'42"E, 1043.28 feet from the Southwest Corner of said Section 29 monumented by a 4" Brass cap stamped LS 102;  
Thence along said West line of Section 29 N00°14'42"E, 194.24 feet to a point monumented by a 2" aluminum cap stamped PELS 8663;  
Thence N55°10'51"E, 785.38 feet to a point on the Westerly Right of Way line of Old Hwy 87 monumented by a 2" aluminum cap stamped PELS 8663;  
Thence along said Westerly Right of Way of Old Hwy 87 S30°48'31"E, 250.58 feet;  
Thence along said westerly right of way of Old Hwy 87 S33°43'36"E, 987.31 feet;  
Thence leaving said right-of-way S00°08'53"W, 650.50 feet;  
Thence S89°58'00"E, 423.47 feet to a point on the Westerly right-of-way line of Old Hwy 87;  
Thence along said right-of-way along a curve to the right having a delta of 3°02'20", a radius of 2926.80 feet, an arc length of 155.23 feet, and a chord S27°20'58"E, 155.21 feet;  
Thence S25°03'03"E, 478.94 feet;  
Thence leaving said right-of-way S89°26'46"W, 569.78 feet to a point on the Easterly right-of-way line of Interstate 90;  
Thence along said right-of-way N41°45'58"W, 2174.25 feet to the point of beginning. Said tract having an area of 37.65 acres, more or less.

**LAKE MEADOWS III**  
A tract of land located in the NW1/4NE1/4 and the NE1/4NW1/4 of Section 32, T52N, R82W, of the 6th P.M., Johnson County, Wyoming, being more particularly described as follows:  
Beginning at a point on the North line of said Section 32 and on the Northerly right-of-way line of US Highway 87, said point being located S89°58'00"E, 51.48 feet from the NW corner of the NE1/4NW1/4 of said Section 32; thence S89°58'00"E, 110.22 feet; thence N89°59'42"E, 678.15 feet; thence S13°32'42"E, 464.46 feet; thence S24°31'08"W, 1330.94 feet to a point on the Northerly right-of-way of US Highway 87; thence along said right-of-way N33°41'05"W, 186.16 feet; thence N41°52'51"W, 659.59 feet; thence N26°03'37"W, 462.81 feet; thence N25°03'03"W, 516.47 feet; thence along a curve to the left having a delta of 2°12'40", a radius of 3006.80 feet, an arc length of 116.03 feet, and a chord N26°55'31"W, 116.03 feet to the point of beginning. Said tract having an area of 35.36 acres, more or less.

AS APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, CONTAINING 113.13 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS LAKE MEADOWS 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 \_\_\_\_\_, 2006.

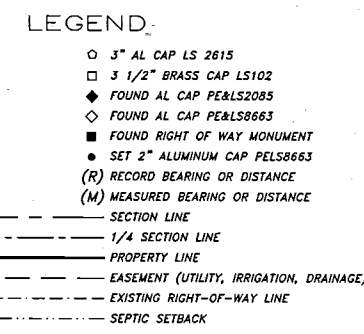
ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

EXECUTED THIS 1<sup>st</sup> DAY OF August, 2006.

BY: DESMET PROPERTIES LLC:  
Bambi Schumacher Member  
BAMBI SCHUMACHER (MEMBER)

STATE OF WYOMING } ss  
COUNTY OF JOHNSON }  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1<sup>st</sup> DAY OF August, 2006, BY Bambi Schumacher  
MY COMMISSION EXPIRES: 1-1-07

Sandy Holman Ass't. Dep't. Clerk  
NOTARY PUBLIC



**FINAL PLAT**  
**LAKE MEADOWS SUBDIVISION**  
BEING A TRACT OF LAND  
LOCATED IN  
**SECTIONS 29 & 32, T52N, R82W of the 6th P.M.**  
**JOHNSON COUNTY, WYOMING**  
**TOTAL AREA= 113.13 Acres**  
**18 LOTS**

PREPARED FOR: DeSmet Properties LLC  
ATTN: BAMBI SCHUMACHER  
P.O. Box 578  
BUFFALO, WY 82834

PREPARED BY:  
BIGHORN SURVEYING AND ENGINEERING, LLC.  
89 N MAIN ST  
BUFFALO, WY 82834