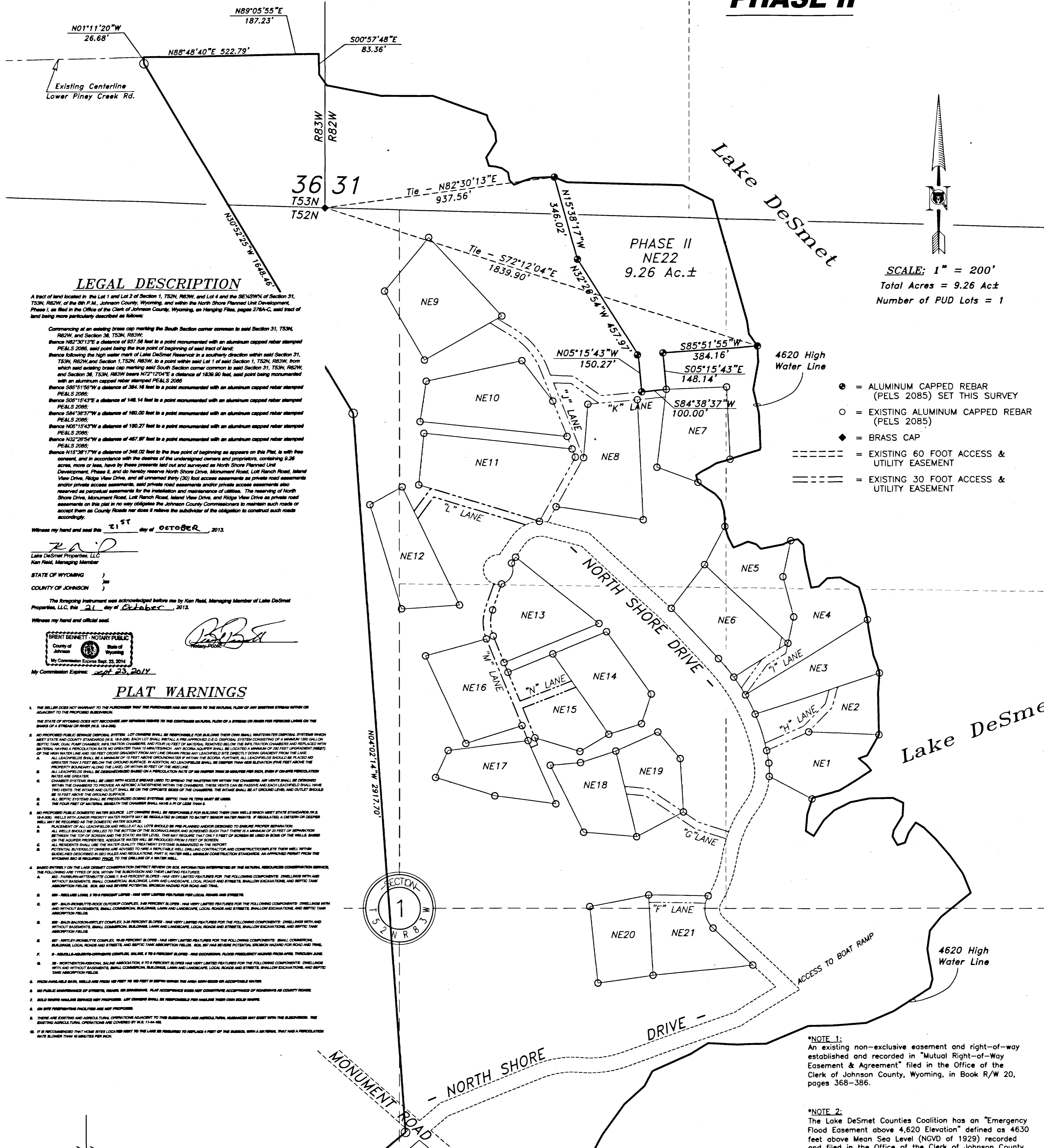


FINAL PLAT NORTH SHORE PLANNED UNIT DEVELOPMENT PHASE II



LEGAL DESCRIPTION

A tract of land located in the Lot 1 and Lot 2 of Section 1, T53N, R83W, and Lot 4 and the SE1/4SW1/4 of Section 31, T53N, R82W, of the 6th P.M., Johnson County, Wyoming, and within the North Shore Planned Unit Development, Phase II, as filed in the Office of the Clerk of Johnson County, Wyoming, on Hanging File, pages 2784-C, said tract of land being more particularly described as follows:

Commencing at an existing brass cap marking the South Section corner common to said Section 31, T53N, R82W, and Section 36, T53N, R83W;
 thence N82°30'13"E a distance of 937.56 feet to a point monumented with an aluminum capped rebar stamped PEALS 2085, said point being the true point of beginning of said tract of land;
 thence following the high water mark of Lake DeSmet (hereby by a westerly direction within said Section 31, T53N, R82W, and Section 1, T53N, R83W, to a point within said Lot 1 of said Section 1, T53N, R83W, from which said existing brass cap marking said South Section corner common to said Section 31, T53N, R82W, and Section 36, T53N, R83W bears N72°12'04"E a distance of 1839.90 feet, said point being monumented with an aluminum capped rebar stamped PEALS 2085;
 thence S85°51'55"W a distance of 384.16 feet to a point monumented with an aluminum capped rebar stamped PEALS 2085;
 thence S05°15'43"E a distance of 148.14 feet to a point monumented with an aluminum capped rebar stamped PEALS 2085;
 thence S84°38'37"W a distance of 100.00 feet to a point monumented with an aluminum capped rebar stamped PEALS 2085;
 thence S54°38'37"W a distance of 160.00 feet to a point monumented with an aluminum capped rebar stamped PEALS 2085;
 thence N05°15'43"W a distance of 150.27 feet to a point monumented with an aluminum capped rebar stamped PEALS 2085;
 thence N05°15'43"W a distance of 150.27 feet to a point monumented with an aluminum capped rebar stamped PEALS 2085;
 thence N05°15'43"W a distance of 150.27 feet to a point monumented with an aluminum capped rebar stamped PEALS 2085;
 thence N15°38'17"W a distance of 346.02 feet to the true point of beginning as appears on this Plat, to wit: with the consent, and in accordance with the desires of the undersigned owners and proprietors, containing 9.26 acres, more or less, here by these powers laid out and surveyed as North Shore Planned Unit Development, Phase II, and do hereby reserve North Shore Drive, Monument Road, Lot Ranch Road, Island View Drive, Ridge View Drive, and all unreserved thirty (30) foot access easements as private road easements and all unreserved utility easements and all unreserved utility easements also reserved as perpetual easements for the installation and maintenance of utilities. The reserving of North Shore Drive, Monument Road, Lot Ranch Road, Island View Drive, and Ridge View Drive as private road easements 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 subdivisor of the obligation to construct such roads accordingly.

Witness my hand and seal this 21st day of OCTOBER, 2013.

Karl Reid
 Lake DeSmet Properties, LLC
 Karl Reid, Managing Member

STATE OF WYOMING }
 COUNTY OF JOHNSON }

The foregoing instrument was acknowledged before me by Karl Reid, Managing Member of Lake DeSmet Properties, LLC, this 21 day of October, 2013.

Witness my hand and official seal:

Brent Bennett
 BRENT BENNETT - NOTARY PUBLIC
 County of Johnson State of Wyoming
 My Commission Expires Sept. 23, 2014
 My Commission Expires: Sept 23, 2014

PLAT WARNINGS

- THE BUYER DOES NOT WARRANT TO THE 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 REVERSE FLOW OF A STREAM OR RIVER FOR PERIODS LONGER ON THE BANKS OF A STREAM OR RIVER FOR 18-24 HOURS.
- NO PROPOSED PUBLIC SEWERAGE DISPOSAL SYSTEM. LOT OWNERS SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN SMALL WASTEWATER DISPOSAL SYSTEMS WHICH MUST BE AT LEAST 10 FEET FROM ANY EXISTING OR PROPOSED PUBLIC SEWERAGE DISPOSAL SYSTEMS. THE SYSTEMS SHALL BE DESIGNED TO TREAT AND DISPOSE OF ALL WASTEWATER FROM THE LOT AND SHALL BE CAPABLE OF TREATING AND DISPOSING OF ALL WASTEWATER FROM THE LOT AND SHALL BE CAPABLE OF TREATING AND DISPOSING OF ALL WASTEWATER FROM THE LOT AND SHALL BE CAPABLE OF TREATING AND DISPOSING OF ALL WASTEWATER FROM THE LOT.
- NO PROPOSED PUBLIC DOMESTIC WATER SOURCE. LOT OWNERS SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN WELLS WHICH MUST MEET STATE STANDARDS IN 18-24 HOURS. WELLS WITH A LARGER PROTECTIVE WATER RIGHTS MAY BE REGULATED IN ORDER TO BATTERY SENIOR WATER RIGHTS. IF REGULATING A CERTAIN OR DEEPER WELL MAY BE REQUIRED FOR A DOMESTIC WATER SOURCE.
- PLACEMENT OF ALL LEACHFIELDS AND WELLS AT ALL LOTS SHOULD BE PRE-PLANNED AND DESIGNED TO ENSURE PROPER SEPARATION AND PROTECTION OF ALL LEACHFIELDS AND WELLS FROM THE PROPOSED SUBDIVISION. THE SYSTEMS SHALL BE DESIGNED TO TREAT AND DISPOS OF ALL WASTEWATER FROM THE LOT AND SHALL BE CAPABLE OF TREATING AND DISPOSING OF ALL WASTEWATER FROM THE LOT AND SHALL BE CAPABLE OF TREATING AND DISPOSING OF ALL WASTEWATER FROM THE LOT.
- NO PROPOSED PUBLIC DOMESTIC WATER SOURCE. LOT OWNERS SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN WELLS WHICH MUST MEET STATE STANDARDS IN 18-24 HOURS. WELLS WITH A LARGER PROTECTIVE WATER RIGHTS MAY BE REGULATED IN ORDER TO BATTERY SENIOR WATER RIGHTS. IF REGULATING A CERTAIN OR DEEPER WELL MAY BE REQUIRED FOR A DOMESTIC WATER SOURCE.
- PLACEMENT OF ALL LEACHFIELDS AND WELLS AT ALL LOTS SHOULD BE PRE-PLANNED AND DESIGNED TO ENSURE PROPER SEPARATION AND PROTECTION OF ALL LEACHFIELDS AND WELLS FROM THE PROPOSED SUBDIVISION. THE SYSTEMS SHALL BE DESIGNED TO TREAT AND DISPOS OF ALL WASTEWATER FROM THE LOT AND SHALL BE CAPABLE OF TREATING AND DISPOSING OF ALL WASTEWATER FROM THE LOT AND SHALL BE CAPABLE OF TREATING AND DISPOSING OF ALL WASTEWATER FROM THE LOT.
- NO PROPOSED PUBLIC DOMESTIC WATER SOURCE. LOT OWNERS SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN WELLS WHICH MUST MEET STATE STANDARDS IN 18-24 HOURS. WELLS WITH A LARGER PROTECTIVE WATER RIGHTS MAY BE REGULATED IN ORDER TO BATTERY SENIOR WATER RIGHTS. IF REGULATING A CERTAIN OR DEEPER WELL MAY BE REQUIRED FOR A DOMESTIC WATER SOURCE.
- PLACEMENT OF ALL LEACHFIELDS AND WELLS AT ALL LOTS SHOULD BE PRE-PLANNED AND DESIGNED TO ENSURE PROPER SEPARATION AND PROTECTION OF ALL LEACHFIELDS AND WELLS FROM THE PROPOSED SUBDIVISION. THE SYSTEMS SHALL BE DESIGNED TO TREAT AND DISPOS OF ALL WASTEWATER FROM THE LOT AND SHALL BE CAPABLE OF TREATING AND DISPOSING OF ALL WASTEWATER FROM THE LOT AND SHALL BE CAPABLE OF TREATING AND DISPOSING OF ALL WASTEWATER FROM THE LOT.

APPROVALS

Approved by the Johnson County Planning Commission this _____ day of _____, 2013.

Attest: County Clerk _____ Chairperson of the Commission _____

Approved by the Johnson County Board of County Commissioners this 5th day of November, 2013.

Wickie Delman Attest: County Clerk *Debra E. Eddy* Chairperson

State of Wyoming }
 County of Johnson }
 This instrument was filed for record on the _____ day of _____, 2013, at _____, and was duly recorded in the Hanging File, Page (s) _____.

Register of Deeds
 Fee: \$ _____
 STATE OF WYOMING } ss Doc Number: 133849
 This instrument was filed for record on 11/5/2013 at 3:26 PM and was duly recorded in book: H:FILE page: 410 - 410 fees: 75.00
 By *Brantley A. Reed* Deputy Johnson County Clerk

Protective Covenants are recorded in Book 86A60, pages 2-27

SCALE: 1" = 200'
 Total Acres = 9.26 Ac±
 Number of PUD Lots = 1

- = ALUMINUM CAPPED REBAR (PELS 2085) SET THIS SURVEY
- = EXISTING ALUMINUM CAPPED REBAR (PELS 2085)
- ◆ = BRASS CAP
- = EXISTING 60 FOOT ACCESS & UTILITY EASEMENT
- = EXISTING 30 FOOT ACCESS & UTILITY EASEMENT

*NOTE 1:
 An existing non-exclusive easement and right-of-way established and recorded in "Mutual Right-of-Way Easement & Agreement" filed in the Office of the Clerk of Johnson County, Wyoming, in Book R/W 20, pages 368-386.

*NOTE 2:
 The Lake DeSmet Counties Coalition has an "Emergency Flood Easement above 4,620 Elevation" defined as 4630 feet above Mean Sea Level (NGVD of 1929) recorded and filed in the Office of the Clerk of Johnson County, Wyoming, in Book 16 R/W, pages 199 - 225.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
 COUNTY OF JOHNSON }

I, KEITH A. NEUSTEL, a duly registered Land Surveyor in the State of Wyoming, do hereby certify that this Plat of North Shore Planned Unit Development, Phase II, is based on an actual field survey, under my direction as a Registered Professional Land Surveyor.



Prepared for:
 Lake DeSmet Properties LLC
 PO Box 608
 Buffalo, Wyoming 82834



P.O. BOX 1004
 BUFFALO, WYOMING 82834
 307/684-7029
 Date Drawn: 02/25/13 Scale: See Drawing
 Drawn By: FPJ Checked By: BAB/KAN
 Project No. B12-064 File Name: 12-064.dwg

