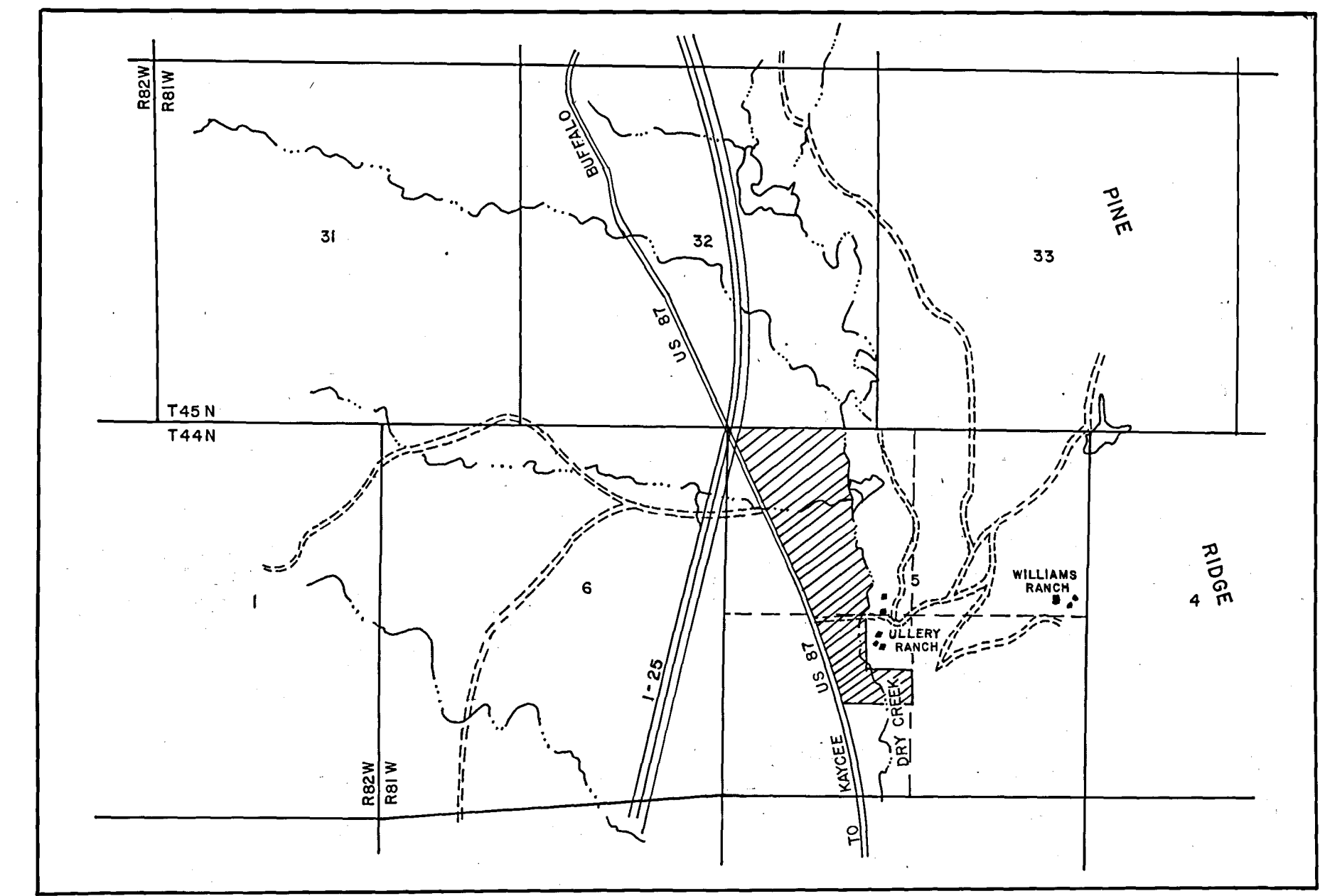


PLAT OF
PINE RIDGE SUBDIVISION

LOCATED IN
WEST 1/2 SECTION 5
TOWNSHIP 44 NORTH, RANGE 81 WEST
OF THE
6th PRINCIPAL MERIDIAN
JOHNSON COUNTY, WYOMING
MAY 10, 1978

NO PROPOSED DOMESTIC WATER SOURCE
NO PROPOSED SEWAGE DISPOSAL SYSTEM
NO PUBLIC MAINTENANCE OF STREETS OR ROADS



VICINITY MAP
SCALE 1" = 2000'

CERTIFICATE OF PLATTING

The above or foregoing subdivision of portions of the West 1/2 of Section 5, Township 44 North, Range 81 West of the 6th Principal Meridian, Johnson County, Wyoming being more particularly by metes and bounds as follows; beginning at the Northeast Corner of said subdivision lying on the Section line between 5 and 32, the Southeast Corner of Section 32, Township 45 North, Range 81 West lies S89°01'20"E a distance of 702.08' said section corner being a set stone near a fence corner,

thence N89°06'19"W a distance of 1328.26' along said section line to a point on the Easterly Right-of-Way (R.O.W.) of Interstate 25, being the Northwest Corner of said tract,
thence S16°33'24"E a distance of 1007.67 ft. to a point,
thence S23°42'51"E a distance of 1571.25 ft. to a R.O.W. marker on the East R.O.W. of U.S. 87
thence N65°03'29"E a distance of 59.52 ft. to an offset R.O.W. marker on said East R.O.W.,
thence S22°12'12"E a distance of 406.93 ft. to the Southwesterly Corner of lot 6,
thence S19°28'11"E, 191.63 ft. across the access to the Ullery Ranch,
thence S15°19'53"E a distance of 581.72 ft. to a Right-of-Way (R.O.W) marker of U.S. 87,
thence S11°59'58"E a distance of 135.58 ft.
thence S12°37'52"E a distance of 473.11 ft.
thence S89°01'20"E, 893.21 ft.
thence N00°34'00"E, 460.12 ft.
thence N89°01'20"W, 470.98 ft.
thence N03°35'30"W, 737.65 ft. to the Southerly line of the access to the Ullery Ranch,
thence N11°48'55"E, 211.81 ft. across said access, to a point,
thence N04°27'23"W, 509.25 ft.
thence N85°24'22"E, 75.91 ft.
thence N00°08'01"W, 922.18 ft.
thence N52°21'25"W, 471.32 ft.
thence N13°44'15"W, 979.60 ft. to the point of beginning and containing 100.01 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; have by these presents laid out, and surveyed as PINE RIDGE SUBDIVISION and do hereby dedicate and convey to and for public use forever hereafter the streets 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 and roads according to the Johnson County Road Standards, 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, witness our hands and seals this _____ day of _____, 1978.

Warren J. Ullery
Warren J. Ullery

Neil M. Ullery
Neil M. Ullery

STATE OF WYOMING)
) SS
COUNTY OF JOHNSON)

The foregoing instrument was acknowledged before me by: Warren J. Ullery and Neil M. Ullery this 22nd day of May, 1978.
Witness my hand and official seal.

My commission expires 2-28-1978

PLANNING COMMISSION APPROVAL

"Approved by the Johnson County Planning Commission this 20th day of June, A.D. 1978.

ATTEST:
William P. Roberts
Clerk of The Planning Commission

Lee E. Keith
Chairman of The Planning Commission

COUNTY COMMISSIONERS APPROVAL

"Approved by the Johnson County Board of County Commissioners this 27th day of June, A.D. 1978.

ATTEST:
William P. Roberts
Clerk of The Board

Simon J. Suda
Chairman

CERTIFICATE OF RECORDER

STATE OF WYOMING)
) SS
COUNTY OF JOHNSON)

I hereby certify that this plat was filed for record in my office at 3:00 PM o'clock this 10 day of July, 1978, and recorded in plat book number 22 on page 28.

No. 28933
Fee \$50.00

William P. Roberts
County Clerk

Deputy

CERTIFICATE OF SURVEYOR

"I, Wayne Rosendahl, a duly registered land surveyor in the State of Wyoming do hereby certify that this plat of PINE RIDGE SUBDIVISION truly and correctly represents the results of a survey made by me or under my direct supervision.

Wayne Rosendahl
Wayne Rosendahl Wyoming L.S. 580

ROSENDAHL ENGINEERING & SURVEYING

BOX 102

STORY, WYOMING

GENERAL COMMENTS

- WATER SUPPLY - Water will be supplied by individual wells, there are four existing wells in the immediate vicinity.
- SEWAGE DISPOSAL - Sewage disposal will be by individual system, the type depending on soil studies of the Soil Conservation Service. All sewage disposal systems will be in compliance with the specifications of the Department of Environmental Quality.
- ROADS - There will be no public maintenance of roads, the Home Owners Association will be responsible for road maintenance.
- FIRE PROTECTION - There is an existing dug well on the East boundary of the property of ample storage capacity for fire protection.
- EASEMENTS - In addition to the easements specifically set forth by the plat additional easements are reserved on and along 10 feet on either side of all lot lines and on and along all roadways for the purpose of construction and maintenance of all utility lines, ditches, conduits, etc. as required.
- FLOOD possibilities in the area are minimal.
- PROTECTIVE COVENANTS are to be recorded as an integral part of this subdivision plat.

