

SPACIOUS SKIES SUBDIVISION

A tract of land located in the E½NW¼ of Section 15, T51N, R82W, of the 6th P.M., Johnson County, Wyoming, said tract of land being more particularly described as follows:

Commencing at the North ¼ corner of said Section 15, said North ¼ corner of said Section 15 being the true point of beginning of said tract of land;

thence S00°19'00"W along the North-South Mid-Section line of said Section 15 a distance of 1451.66 feet to a point, said point lying on the centerline of Rock Creek Road (Old Hwy. 87), and said point being the point of beginning of a non-tangent circular curve to the right having a radius of 1206.23 feet, the bearing to the radius being N38°27'14"E;

thence along said centerline of said Rock Creek Road (Old Hwy. 87) and said non-tangent circular curve to the right, through a central angle of 39°00'00" a distance of 821.05 feet to the point of ending of said non-tangent circular curve to the right;

thence continuing along said centerline of said Rock Creek Road (Old Hwy. 87), N12°32'46"W a distance of 788.77 feet to a point, said point lying on the North line of said Section 15;

thence along said North line of said Section 15, S89°53'38"E a distance of 627.77 feet to the true point of beginning as appears on this Plat and, is with free consent and in accordance with the desires of the undersigned owners and proprietors, containing 13.75 acres, more or less, have by these presents laid out and surveyed as SPACIOUS SKIES SUBDIVISION and, do hereby reserve perpetual easements for access and installation and maintenance of utilities as are laid out and designated on this Plat.

Witness our hands this 12TH day of OCTOBER, 2004.

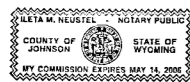
Bruce William Korb
Bruce William Korb, Owner

Carol Joy Korb
Carol Joy Korb, Owner

STATE OF WYOMING)
COUNTY OF JOHNSON)ss

The foregoing instrument was acknowledged before me by Bruce William Korb and Carol Joy Korb this 12TH day of OCTOBER, 2004.

Witness my hand and official seal.

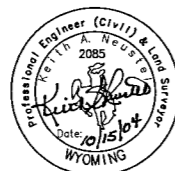


Keith A. Neustel
Notary Public

My Commission Expires: 5/14/2006

CERTIFICATE OF SURVEYOR

I, Keith A. Neustel, a duly Registered Professional Land Surveyor in the State of Wyoming do hereby certify that this Plat of the SPACIOUS SKIES SUBDIVISION is based on existing deeds of record, existing plats of record and on the results of a field survey conducted under my direction as a Registered Professional Land Surveyor.



APPROVALS

Approved by the Johnson County Planning Commission this 12TH day of October, 2004.

Linda Bamber Attest: County Clerk
Harvey Crowe Chairperson of the Commission

Approved by the Johnson County Board of County Commissioners this 19TH day of October, 2004.

Linda Bamber Attest: County Clerk
Mark Combs Chairperson

STATE OF WYOMING)
COUNTY OF JOHNSON)ss

032212

This instrument was filed for record on this 20TH day of October, 2004, at 10:50, and was duly recorded in Plat Book No. Hanging File page 243.

Register of Deeds

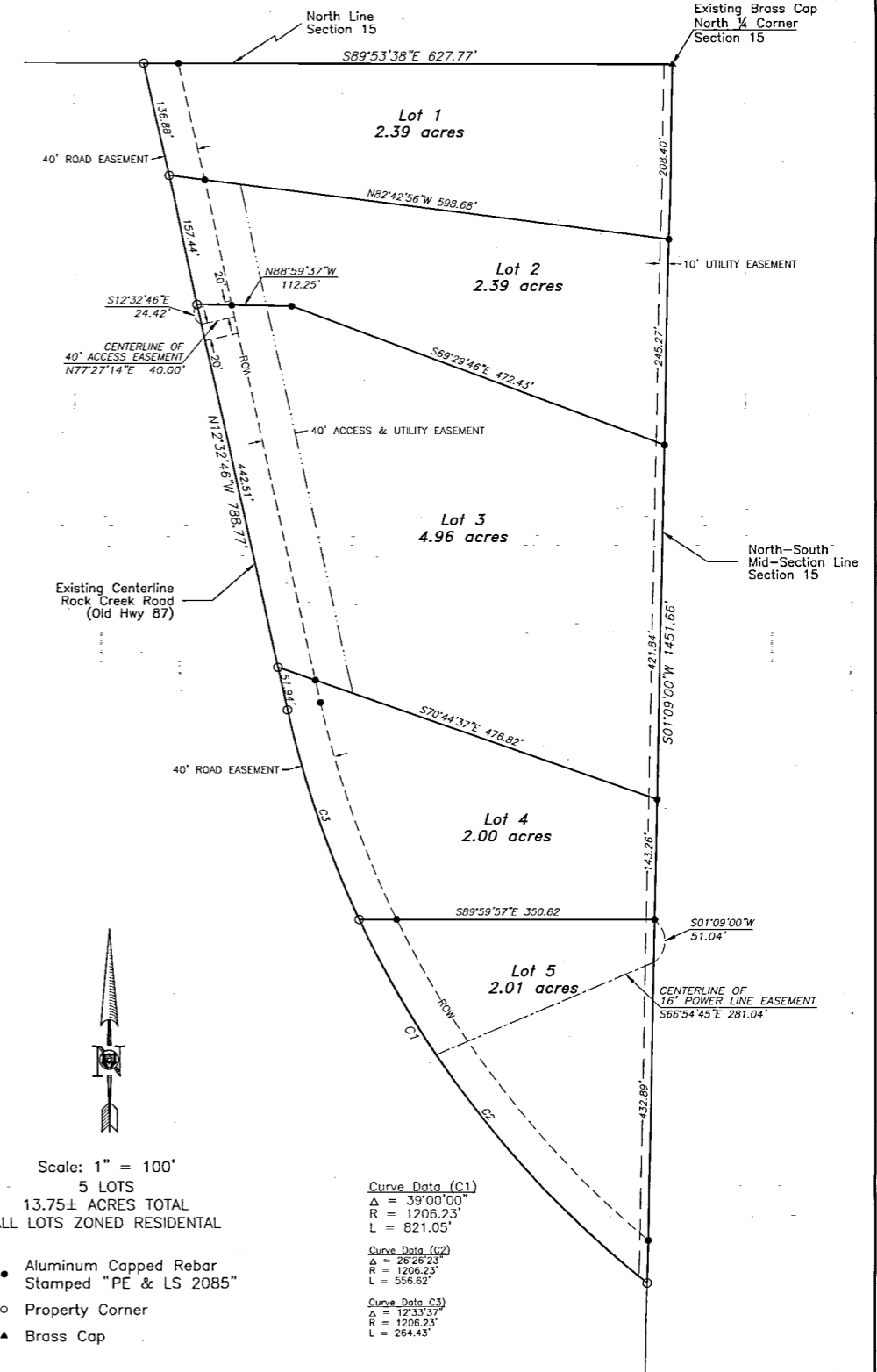
Jane Carr
By: Deputy

Fee: \$ 50.00

Protective Covenants are recorded in Book 86A-58, page(s) 364-369 and a Disclosure Statement has been prepared as per Johnson County Subdivision Regulations and is attached to the Protective Covenants as Exhibit "B".

PLAT WARNINGS

- THE SELLER 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 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 PUBLIC DOMESTIC WATER SOURCE. LOT OWNERS SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN WELLS WHICH MEET STATE STANDARDS (W.S. 18-5-306).
- BASED ENTIRELY ON THE LAKE DeSMET CONSERVATION DISTRICT REVIEW ON SOIL INFORMATION INTERPRETED BY THE NATURAL RESOURCES CONSERVATION SERVICE, THE FOLLOWING ARE THEIR LIMITING FEATURES:
 - BOTH SOILS, 695-SHINGLE-TALUCE-BADLAND COMPLEX AND 659-HILAND-VONALEE FINE SANDY LOAMS, HAVE FEATURES FOR DWELLINGS WITHOUT AND WITH BASEMENTS, ROADS AND STREETS, SHALLOW EXCAVATIONS, SMALL COMMERCIAL BUILDINGS AND SEPTIC TANK ABSORPTION FIELDS.
 - BOTH SOILS, 695-SHINGLE-TALUCE-BADLAND COMPLEX AND 659-HILAND-VONALEE FINE SANDY LOAMS, HAVE SEVERE RATINGS FOR POTENTIAL EROSION HAZARDS FOR ROADS AND TRAILS.
- FROM AVAILABLE DATA, WELLS ARE FROM 150 FEET TO 400 FEET IN DEPTH WITHIN THE AREA WITH GOOD OR ACCEPTABLE WATER.
- NO PUBLIC MAINTENANCE OF STREETS, ROADS, OR DRIVEWAYS. PLAT ACCEPTANCE DOES NOT CONSTITUTE ACCEPTANCE OF ROADWAYS AS COUNTY ROADS. ACCESS MAY BE DIFFICULT IN WINTER MONTHS.
- SOLID WASTE HAULING SERVICE NOT PROPOSED. LOT OWNERS SHALL BE RESPONSIBLE FOR HAULING THEIR OWN SOLID WASTE.
- ON SITE FIREFIGHTING FACILITIES ARE NOT PROPOSED.
- THERE ARE EXISTING AND AGRICULTURAL OPERATIONS ADJACENT TO THIS SUBDIVISION AND AGRICULTURAL NUISANCES MAY EXIST WITH THE SUBDIVISION. THE EXISTING AGRICULTURAL OPERATIONS ARE COVERED BY W.S. 11-44-103.



Scale: 1" = 100'
5 LOTS
13.75± ACRES TOTAL
ALL LOTS ZONED RESIDENTIAL

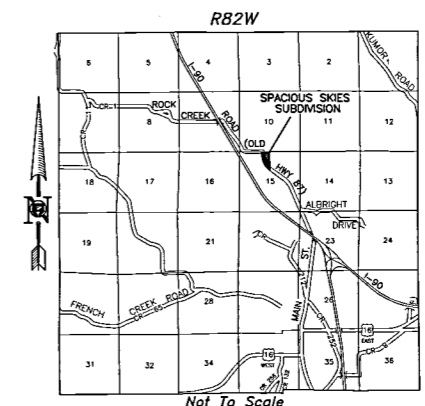
Curve Data (C1)
Δ = 39°00'00"
R = 1206.23'
L = 821.05'

Curve Data (C2)
Δ = 26°26'23"
R = 1206.23'
L = 556.62'

Curve Data (C3)
Δ = 12°33'57"
R = 1206.23'
L = 264.43'

- Aluminum Capped Rebar
- Stamped "PE & LS 2085"
- Property Corner
- Brass Cap

VICINITY SKETCH



GRIZZLY ENGINEERING
CONSULTING ENGINEERS and LAND SURVEYORS
P.O. BOX 1004
BUFFALO, WYOMING 82834
Date Drawn: 09/27/04
Drawn By: FJU
Checked By: KAN
Project No.: B04-081
File Name: 04-081.DWG

FINAL PLAT

Prepared for:
Bruce Korb
147 Rock Creek Road
Buffalo, WY 82834

SPACIOUS SKIES SUBDIVISION

No.	DATE	REVISION DESCRIPTION	BY