

FINAL PLAT OF
TIMBER CREEK SUBDIVISION
 IN PART OF THE WEST 1/2 SECTION 26, T. 53 N., R. 83 W.,
 OF THE 6TH P.M.
 JOHNSON COUNTY, WYOMING

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.

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

NO PUBLIC MAINTENANCE OF STREETS OR ROADS.

DOMESTIC WATER SUPPLIES ARE ANTICIPATED TO BE OBTAINED THROUGH USE OF DRILLED WELLS. NO PROBLEMS AS TO AVAILABILITY OR QUALITY ARE ANTICIPATED.

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 IS A FLOOD HAZARD POTENTIAL ON LOT 2 DUE TO PINEY CREEK RUNNING ALONG THE EAST SIDE.

SOME SOILS IN THIS SUBDIVISION HAVE VERY LIMITED FEATURES. THE QUARTERBACK-COALIAM COMPLEX, 0 TO 3 PERCENT SLOPES HAS VERY LIMITED FEATURES FOR DWELLINGS WITH AND WITHOUT BASEMENTS, SMALL COMMERCIAL BUILDINGS, LAWNS AND LANDSCAPING, AND SEPTIC TANK ABSORPTION FIELDS.

SOME SOILS IN THIS SUBDIVISION HAVE VERY LIMITED FEATURES. THE NESDA-RUBBLE LAND COMPLEX, 0 TO 3 PERCENT SLOPES HAS VERY LIMITED FEATURES FOR DWELLINGS WITH AND WITHOUT BASEMENTS, SMALL COMMERCIAL BUILDINGS, LAWNS AND LANDSCAPING, AND SEPTIC TANK ABSORPTION FIELDS.

NATURAL GAS PIPELINES MAY BE WITHIN OR NEAR PROPERTY

LOTS IN THIS SUBDIVISION MAY BE USED FOR THE EXPLORATION AND/OR DEVELOPMENT OF MINERALS.

THERE ARE EXISTING AGRICULTURE 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.

CERTIFICATE OF DEDICATION

TIMBER CREEK SUBDIVISION

LOT 1

A tract of land located in part of the West 1/2 of Section 26, T.53N., R.83W., of the 6th P.M., Johnson County, Wyoming being more particularly described as follows:

Beginning at a point marked by an aluminum cap located S71°10'54"E, 1848.54 feet from the Witness corner of the West 1/4 corner of said Section 26;

Thence N64°11'32"E, 306.28 feet to a point marked by a PK Nail;

Thence S28°32'10"E, 659.48 feet to a point marked by an aluminum cap;

Thence S59°37'15"W, 342.21 feet to a point marked by an aluminum cap;

Thence N25°31'12"W, 686.02 feet to the point of beginning;

Said tract of land encompasses 5.00 acres more or less.

LOT 2

A tract of land located in part of the West 1/2 of Section 26, T.53N., R.83W., of the 6th P.M., Johnson County, Wyoming being more particularly described as follows:

Beginning at a point marked by an aluminum cap located S71°10'54"E, 1848.54 feet from the Witness corner of the West 1/4 corner of said Section 26; Thence N64°11'32"E, 306.28 feet to a point marked by a PK nail; Thence N61°27'44"E, 15.00 feet to the true point of beginning marked by a PK nail;

Thence N61°27'44"E, 54.13 feet to a point marked by an aluminum cap;

Thence N47°36'39"E, 285.17 feet to a point marked by an aluminum cap;

Thence N12°38'45"E, 69.80 feet to a point marked by an aluminum cap;

Thence S89°22'30"E, 75.04 feet to a point on the Westerly boundary of a warranty deed located in the Office of the Clerk, Johnson County, Wyoming filed in Bk87A-55 Pg. 116;

Thence along said Westerly boundary, N00°45'52"E, 166.23 feet to a point;

Thence along said Westerly boundary, N18°10'46"W, 187.40 feet to a point;

Thence along said Westerly boundary, N32°44'26"W, 219.46 feet to a point marked by a rebar;

Thence leaving said Westerly boundary, S73°46'42"W, 115.77 feet to a point marked by an aluminum cap; Said point also marking the Northeast property corner of a tract of land as described in the Office of the Clerk, Johnson County, Wyoming filed in Bk 87A-32 Pg. 287;

Thence along an Easterly boundary of said tract of land, S43°38'29"E, 94.10 feet to a point marked by an aluminum cap;

Thence along said Easterly boundary and continuing along an Easterly boundary of a tract of land as described in the Office of the Clerk, Johnson County, Wyoming filed in Bk87A61 Pg. 408, S00°21'42"E, 423.00 feet to a point marked by an aluminum cap;

Thence along the South line of said Tract of Land, N89°54'51"W, 170.94 feet to a point on the centerline of Kearney Lane County Road No. 213A witnessed by an aluminum cap on the Right of Way of said county road and property intersection;

Thence along said centerline of county road S28°32'16"E, 473.50 feet to the point of beginning;

Said tract of land encompasses 6.34 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 10.84 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS TIMBER CREEK 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 17th DAY OF October, 2014.

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

EXECUTED THIS 17th DAY OF October, 2014,

Neil A. McMurry
Managing Member: Neil A. McMurray, T CROSS T RANCH, LLC.

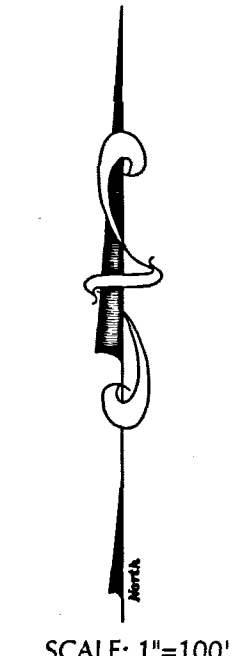
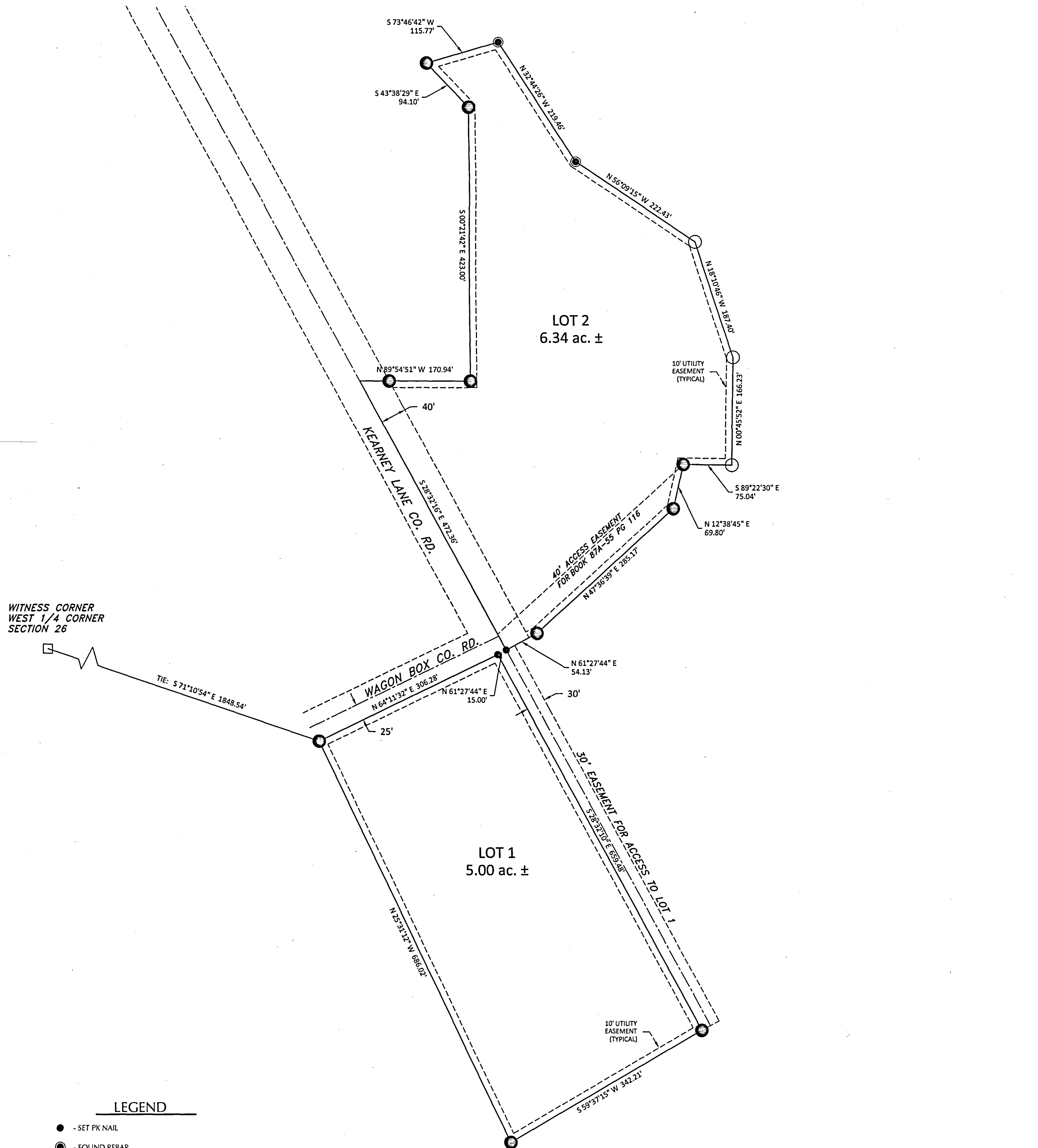
STATE OF WYOMING }
COUNTY OF Natrona } ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF October, 2014, BY Neil A. McMurry, managing member, T Cross T Ranch LLC.

MY COMMISSION EXPIRES: Kendra Horn 05.03.2019

KENDALL HICKMAN
NOTARY PUBLIC
STATE OF WYOMING
COUNTY OF NATRONA
My Commission Expires May 2015

Kendra Horn
NOTARY PUBLIC



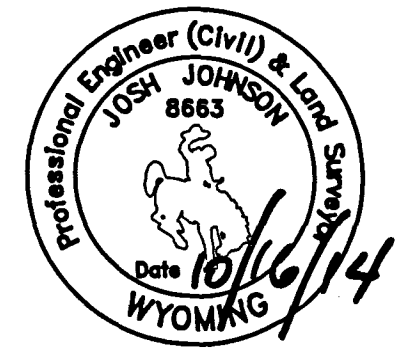
- LEGEND**
- - SET PK NAIL
 - - FOUND REBAR
 - - SET 2 1/2" ALUMINUM CAP, PE&LS 8663
 - - COMPUTED POSITION FELL IN WATER
 - EASEMENT
 - LOT LINE

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF JOHNSON } ss

I, Josh Johnson, a duly Registered Professional Engineer and Land Surveyor in the State of Wyoming do hereby certify that this Plat of the Timber Creek Subdivision was made from notes taken during an actual field survey conducted by me or under my direct supervision in October of 2014.

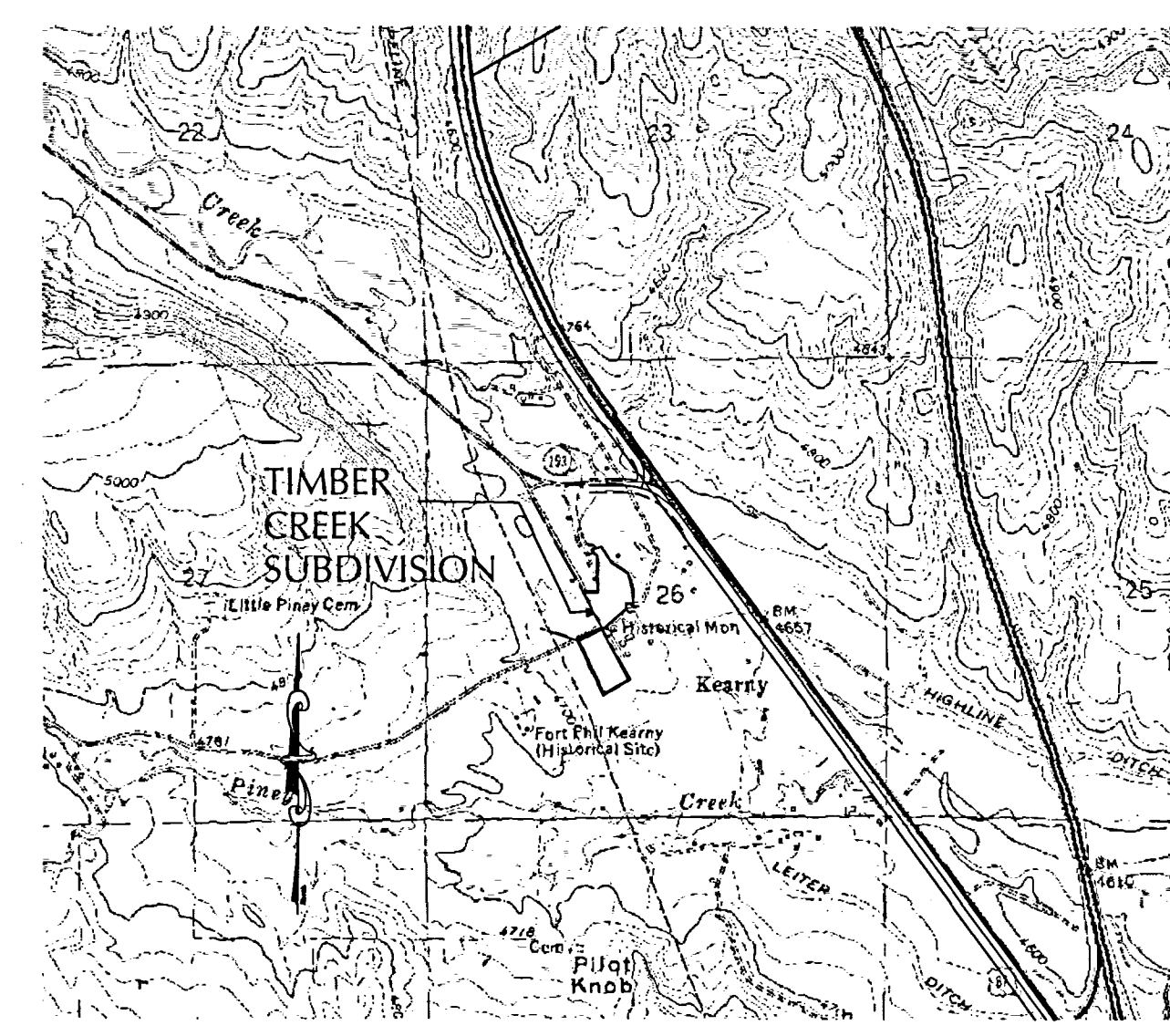
Josh Johnson
 JOSH JOHNSON
 WYO P.E. & L.S. No. 8663



Bighorn Surveying & Engineering, LLC

401 Fort Street Suite 4 Buffalo, WY 82834 (307) 684-7400 www.bighornsurveying.com
 DATE: 10/10/2014 DRAWN BY: JJ JOB NO. 14-42

PREPARED FOR:
 T Cross T Ranch, LLC
 Neil A. McMurray
 PO Box 3003
 Casper, Wyoming 82602



LOCATION MAP
 SCALE 1"=2000'