

SCALE: 1" = 200'



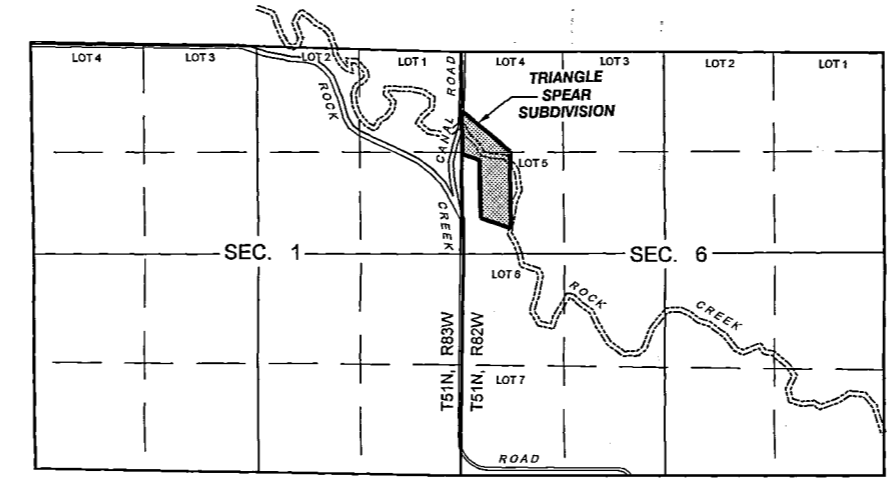
**CERTIFICATE OF SURVEYOR**

STATE OF WYOMING )  
 ) SS  
 COUNTY OF JOHNSON )

I, **KERRY C. MONEY**, being a duly Registered Land Surveyor in the State of Wyoming, do hereby certify that this plat of the **TRIANGLE SPEAR SUBDIVISION** does represent an actual survey performed by me in 1998 and 2002, and that it correctly shows the conditions on the ground.



**RIGHT-OF-WAY EASEMENT NOTES:**  
 (1.) - 20 FOOT WIDE RIGHT-OF-WAY EASEMENT FILED 11/18/1998, IN RW BOOK 14, PAGE 663-664, IN THE OFFICE OF THE CLERK OF JOHNSON COUNTY, WYOMING.  
 (2.) - 20 FOOT WIDE RIGHT-OF-WAY EASEMENT FILED 11/18/1998, IN RW BOOK 14, PAGE 661-662, IN THE OFFICE OF THE CLERK OF JOHNSON COUNTY, WYOMING.



**VICINITY MAP**

NO SCALE

**LEGEND**

- ⊙ = ALUMINUM CAPPED REBAR, STAMPED PLS 5367
- TOTAL AREA = 12.674 ACRES ±
- AVG. LOT SIZE = 12.674 ACRES ±
- TOTAL NO. LOTS = 1
- ZONING: (SEE COVENANTS)

1. 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.
2. 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).
3. 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).
4. NO PROPOSED DOMESTIC WATER SOURCE. LOT OWNERS SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN WELLS WHICH MEET STATE STANDARDS (W.S. 18-5-306).
5. WARNING: PORTIONS OF SUBDIVISION ARE LOCATED IN AREAS OF SEVERE SOIL LIMITATIONS. SITE CONDITIONS MAY PREVENT THE USE OF CONVENTIONAL SEPTIC SYSTEMS AND BUILDING TECHNIQUES.
6. WELLS IN THE AREA ARE APPROXIMATELY 100 - 275 FEET DEEP WITH ACCEPTABLE WATER QUALITY. (PER THE STATE ENGINEER'S OFFICE).
7. NO PUBLIC MAINTENANCE OF STREETS OR ROADS, PLAT ACCEPTANCE DOES NOT CONSTITUTE ACCEPTANCE OF ROADWAYS AS COUNTY ROADS. ACCESS IS FROM CANAL ROAD (COUNTY ROAD NO. 11A) OR BY THE EXISTING ACCESS RIGHT-OF-WAY SHOWN ON THIS PLAT (SEE NOTE). ACCESS MAY BE DIFFICULT IN WINTER MONTHS.
8. SOLID WASTE HAULING SERVICE NOT PROVIDED. LOT OWNERS SHALL BE RESPONSIBLE FOR HAULING THEIR OWN SOLID WASTE.
9. ON-SITE FIREFIGHTING FACILITIES ARE NOT PROPOSED.
10. WARNING: THERE ARE EXISTING AGRICULTURAL OPERATIONS ADJACENT TO THIS SUBDIVISION AND AGRICULTURAL NUISANCES MAY EXIST WITH THE SUBDIVISION.
11. PORTIONS OF THE SUBDIVISION ALONG ROCK CREEK MAY BE SUBJECT TO FLOODING.

**TRIANGLE SPEAR SUBDIVISION**

The above and foregoing subdivision of a tract of land located in Lot 4 and Lot 5 of Section 6, T51N, R82W, of the 6th P.M., Johnson County, Wyoming, being more particularly described as follows:  
 Commencing at the Northwest corner of said Section 6;  
 thence S0°14'19"E along the West line of said Section 6 a distance of 780.94 feet to a point, said point being the true point of beginning;  
 thence S49°52'24"E a distance of 820.01 feet to a point;  
 thence S0°14'19"E a distance of 1002.36 feet to a point;  
 thence N71°17'19"W a distance of 416.43 feet to a point;  
 thence N0°14'19"W a distance of 754.50 feet to a point;  
 thence N71°17'19"W a distance of 244.17 feet to a point, said point being on said West line of said Section 6;  
 thence N0°14'19"W along said West line of said Section 6 a distance of 564.42 feet to the true point of beginning, as appears on this plat, is with free consent, and in accordance with the desires of the undersigned owner and proprietor; containing 12.647 acres, more or less; have by these presents laid out, and surveyed as **TRIANGLE SPEAR SUBDIVISION**, and do reserve perpetual easements for access and installation of utilities as are laid out and designated on this plat.

Witness my hand and official seal this 29 day of October, A.D. 2002

*Linda L. Ritchie*  
 Linda L. Ritchie, Owner

STATE OF WYOMING )  
 ) SS  
 COUNTY OF JOHNSON )

The foregoing instrument was acknowledged before me by Linda L. Ritchie this 29<sup>th</sup> day of OCTOBER, A.D. 2002.

Witness my hand and official seal.



*Kerry C. Money*  
 Notary Public

My Commission Expires: 2-12-2003

**APPROVAL BY THE JOHNSON COUNTY PLANNING COMMISSION**

Approved by the Johnson County Planning Commission this 12<sup>th</sup> day of November, A.D. 2002.

*[Signature]*  
 Chairman of the Planning Commission

Attest: *[Signature]*  
 County Clerk

**APPROVAL OF THE BOARD OF COUNTY COMMISSIONERS**

Approved by the Johnson County Commissioners this 19<sup>th</sup> day of November, A.D. 2002.

*[Signature]*  
 Chairman

Attest: *[Signature]*  
 County Clerk

STATE OF WYOMING )  
 ) ss **008992**  
 COUNTY OF JOHNSON )

This instrument was filed for record on the 3<sup>rd</sup> day of December, A.D. 2002, in Plat Book # 2 page 218 10:30 A.M.

Filing Fee: \$ 50.00

*[Signature]*  
 Registrar of Deeds

PROTECTIVE COVENANTS ARE RECORDED IN BOOK 86A-55, PAGE 100-101a

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**KERRY C. MONEY**  
 PROFESSIONAL LAND SURVEYOR  
 BUFFALO, WY 82804  
 EXPIRES 12/31/2003

SUBDIVIDER:  
 LINDA L. RITCHIE  
 591 ROCK CREEK ROAD  
 BUFFALO, WY 82834

FINAL PLAT  
 TRIANGLE SPEAR  
 SUBDIVISION  
 (MINOR SUBDIVISION)