

PLAT WARNINGS

- NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM. LOT OWNERS SHALL BE RESPONSIBLE FOR INSTALLING THEIR OWN SMALL WASTEWATER DISPOSAL SYSTEM WHICH MEETS STATE AND COUNTY STANDARDS (W.S.18-5-306)
- NO PROPOSED DOMESTIC WATER SOURCE. LOT OWNERS SHALL BE RESPONSIBLE FOR INSTALLING THEIR OWN WELLS WHICH MEET STATE STANDARDS (W.S.18-5-306)
- 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 THE PERSONS LIVING ON THE BANKS OF A STREAM OR RIVER. (W.S. 18-5-306)
- WARNING: LOTS 1, 2, 3, & 4 ARE LOCATED IN AREAS OF SEVERE SOIL LIMITATIONS. SITE CONDITIONS MAY PREVENT THE USE OF CONVENTIONAL SEPTIC SYSTEMS AND BUILDING TECHNIQUES.
- POTENTIAL BUYERS/LOT OWNERS ARE ADVISED TO HIRE A REPUTABLE WELL DRILLING CONTRACTOR TO CONSTRUCT/COMPLETE THEIR WELL WITHIN GUIDELINES DESCRIBED IN SEO RULES AND REGULATIONS, PART III, WATER WELL MINIMUM CONSTRUCTION STANDARDS. AN APPROVED PERMIT FROM THE WYOMING SEO IS REQUIRED PRIOR TO THE DRILLING OF A WATER WELL. SEO RECORDS SHOW WATER WELLS ARE 550 TO 800 FEET DEEP & YIELD 2 TO 12 GPM.
- WARNING: LOTS IN THE SUBDIVISION MAY BE USED FOR THE EXPLORATION AND/OR DEVELOPMENT OF MINERALS.
- SOLID WASTE HAULING SERVICE NOT PROPOSED. LOT OWNERS SHALL BE RESPONSIBLE FOR HAULING THEIR OWN SOLID WASTE.
- ON-SITE FIREFIGHTING FACILITIES ARE NOT PROPOSED. PROPERTIES LOCATED IN AN AREA WHERE WILDFIRE RISK MAY EXIST.
- WARNING: THERE ARE EXISTING AGRICULTURAL OPERATIONS ADJACENT TO THIS SUBDIVISION AND AGRICULTURAL NUISANCES MAY EXIST WITH THE SUBDIVISION. LIMITATIONS MAY APPLY PER THE WYOMING RIGHT TO FARM AND RANCH ACT.
- NO PUBLIC MAINTENANCE OF STREETS OR ROADS WITHIN THE SUBDIVISION. ROAD MAINTENANCE IS UP TO THE LOT OWNERS AND CURRENT EASEMENT HOLDERS. PLAT DOES NOT CONSTITUTE ACCEPTANCE OF ROADWAYS AS COUNTY ROADS WITHIN THE SUBDIVISION. BILLY CREEK ACCESS ROAD IS NOT A COUNTY ROAD. ACCESS MAY BE DIFFICULT, OR NON-EXISTENT, IN WINTER MONTHS.
- NO PROPOSED TELEPHONE OR ELECTRIC SERVICE. LOT OWNERS SHALL BE RESPONSIBLE FOR THEIR OWN TELEPHONE AND ELECTRIC SERVICE REQUIREMENTS.
- NEAREST EMERGENCY SERVICES INCLUDING FIRE, POLICE, AND AMBULANCE SERVICES ARE LOCATED IN BUFFALO, WYOMING, A DISTANCE OF 40 MILES FROM THE ROSS MINOR SUBDIVISION.
- NO SURFACE WATER RIGHTS EXIST ON THE PROPERTY.
- BASED ON THE LAKE DESMET CONSERVATION DISTRICT SOILS REVIEW, THE FOLLOWING SOILS EXIST WITHIN THE SUBDIVISION:

989 Cloud Peak gravelly silt loam, 5-45 percent slopes- has **VERY LIMITED** features for dwellings with/without basements, lawns and landscaping, shallow excavations, local roads, small commercial buildings, and septic tank absorption fields.

999 Leavitt-Passcreek loams, 2-30 percent slopes- has **VERY LIMITED** features for dwellings with/without basements, lawns and landscaping, shallow excavations, local roads, small commercial buildings, and septic tank absorption fields.

EASEMENTS

- EXISTING EASEMENTS AS SHOWN HEREON ARE A REPRESENTATION AND RETRACEMENT OF EASEMENTS SHOWN ON THE MOUNTAIN TOP ESTATES SUBDIVISION. THE EXISTING EASEMENT DATA SHOWN HEREON IS INTENDED FOR INFORMATION PURPOSES ONLY, AND USERS ARE ADVISED TO REFERENCE SAID PLAT FOR ACTUAL LOCATIONS.
- NEW ACCESS EASEMENT SHOWN HEREON (LINES 13 TO 15) IS FOR THE SOLE BENEFIT OF THE OWNER OF THE EASEMENT OF SECTION 29, T48N, R83W, 6TH PM, AND IS TRANSFERABLE WITH THE TITLE OF THAT PROPERTY.

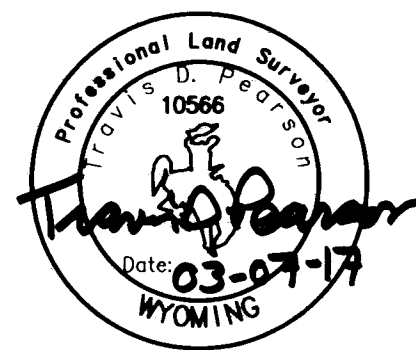
NOTES:

- A 66' WIDE NONE-EXCLUSIVE ROAD EASEMENT GRANTED TO THE BUREAU OF LAND MANAGEMENT, AS FILED 6/15/1967, IN R/W BOOK 3, PAGE 185-188, IN THE OFFICE OF THE CLERK OF JOHNSON COUNTY, WYOMING. LOCATION OF THIS EASEMENT AS SHOWN ON THIS PLAT IS BASED ON A SURVEY BY THE US DEPARTMENT OF THE INTERIOR UNDER THE DIRECTION OF PLS 459, IN SEPTEMBER 1964. EASEMENT MAY BE USED BY ADJACENT OR NEARBY LANDOWNERS.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF JOHNSON }ss

I, Travis D. Pearson, a duly Registered Professional Land Surveyor in the State of Wyoming, do hereby certify that this Plat of ROSS MINOR SUBDIVISION is based on the results of a field survey performed in November of 2016, and represents the conditions as found on the ground.



APPROVALS

Approved by the Johnson County Planning Commission
this 21 day of March, 2017.

Mark Deaky Weber Chairperson
Wicki Edelman Attest: County Clerk

Approved by the Johnson County Board of Commissioners
this 2nd day of May, 2017.

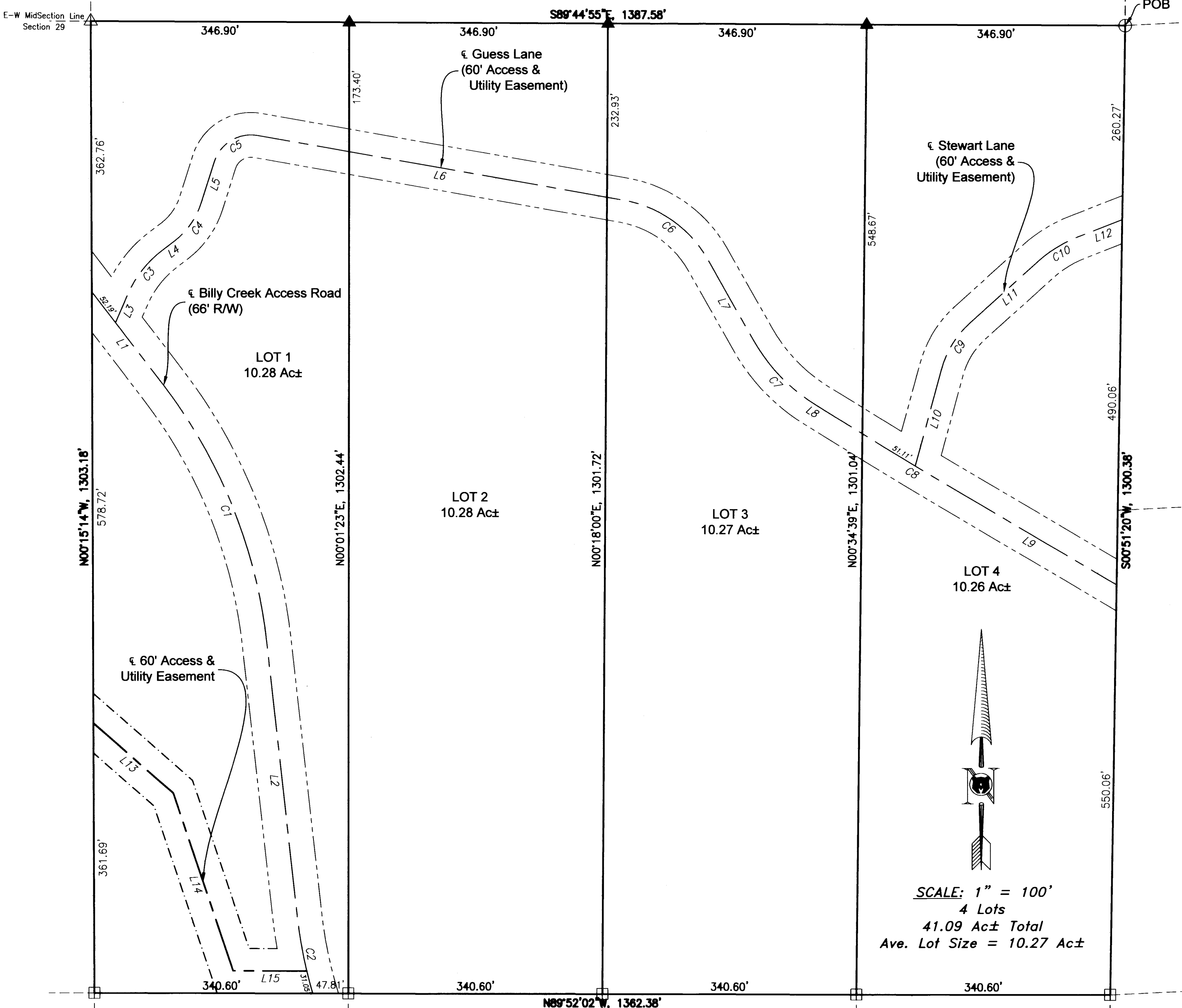
Wicki Edelman Chairperson
Wicki Edelman Attest: County Clerk

RECORDER'S CERTIFICATE

STATE OF WYOMING }
COUNTY OF JOHNSON }ss
Doc Number: 170298
This instrument was filed for record on 3/15/2018 at 11:27 AM
and was duly recorded in book H, FILE page: 462 - 462 lines: 75.00
By *Wicki Edelman* Johnson County Clerk
Deputy

**FINAL PLAT
ROSS MINOR SUBDIVISION**

The NE 1/4 SE 1/4 of Section 29, T48N, R83W
Johnson County, Wyoming
also being the
Vacated Lot 6 of the Mountain Top Estates Subdivision



€ BILLY CREEK ACCESS ROAD (66' WIDE)

L# / C#	BEARING / DELTA	LENGTH	RADIUS	TANGENT	LONG CHORD
L1	S37°26'23"E	158.52'			
C1	31°02'33"	379.00'	694.00'	192.74'	S21°55'07"E 371.42'
L2	S06°23'50"E	368.76'			
C2	9°50'11"	106.38'	619.66'	146.09'	S11°18'55"E 106.25'

€ GUESS LANE (60' WIDE ACCESS & UTILITY EASEMENT)

L# / C#	BEARING / DELTA	LENGTH	RADIUS	TANGENT	LONG CHORD
L3	N23°35'15"E	40.71'			
C3	29°01'14"	76.87'	151.77'	58.58'	N38°05'52"E 76.05'
L4	N52°36'29"E	20.36'			
C4	9°50'11"	62.50'	102.33'	32.26'	N35°06'34"E 61.54'
L5	N17°36'40"E	58.63'			
C5	31°02'33"	74.24'	51.62'	45.19'	N58°48'44"E 68.00'
L6	S79°59'11"E	498.67'			
C6	9°50'11"	142.29'	161.39'	76.14'	S54°43'46"E 137.72'
L7	S29°28'22"E	123.86'			
C7	31°02'33"	123.21'	243.81'	62.95'	S43°56'59"E 121.90'
L8	S58°25'36"E	104.92'			
C8	01°00'12"	102.36'	5729.36'	51.18'	S21°55'07"E 102.36'
L9	S59°27'01"E	262.67'			

€ STEWART LANE (60' WIDE ACCESS & UTILITY EASEMENT)

L# / C#	BEARING / DELTA	LENGTH	RADIUS	TANGENT	LONG CHORD
L10	N15°11'36"E	134.55'			
C9	32°47'06"	74.52'	130.23'	38.31'	N31°35'09"E 73.51'
L11	N47°58'42"E	121.68'			
C10	20°41'59"	64.03'	177.24'	32.37'	N58°19'41"E 63.69'
L12	N68°40'41"E	63.60'			

€ OF 60' WIDE ACCESS & UTILITY EASEMENT

L# / C#	BEARING / DELTA	LENGTH	RADIUS	TANGENT	LONG CHORD
L13	S48°48'25"E	142.23'			
L14	S18°39'59"E	251.69'			
L15	S89°52'02"E	98.88'			

ROSS MINOR SUBDIVISION

CERTIFICATE OF DEDICATION

A parcel of land being the NE 1/4 of Section 29, T48N, R83W, of the 6th P.M., Johnson County, Wyoming, also being the Vacated Lot 6 of the Mountain Top Estates Subdivision, said tract of land being more particularly described as follows:

Commencing at the quarter corner common to Section 28 and said Section 29 which is the true POINT OF BEGINNING,

thence S00°51'20"W along the section line said Sections 28 and 29, a distance of 1300.38 feet to the south sixteenth corner common to said Sections 28 and 29;
thence N89°52'02"W along the south line of said NE 1/4 SE 1/4, a distance of 1362.38 feet to the southeast sixteenth corner of said Section 29;
thence N00°15'14"W along the east line of said NE 1/4 SE 1/4, a distance of 1303.18 feet to the east center-center sixteenth corner of said Section 29;
thence S89°44'55"E along the east-west midsection line of said Section 29, a distance of 1387.58 feet to the POINT OF BEGINNING.

Said parcel containing 41.09 acres, more or less, and being subject to all easements, right-of-ways, and restrictions of record.

Basis of Bearing being S89°48'57"E along said section line common to Sections 28 and 29.

Any easements shown on this plat are hereby dedicated for the purpose as shown and designated.

The undersigned Owner of the above described tract of land have caused the same to be subdivided in the manner shown on this plat, which subdivision shall be known as the "ROSS MINOR SUBDIVISION".

Said plat is proposed and offered with free consent and in accordance with the desires of the undersigned Owner and, the undersigned Owner does hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

IN TESTIMONY WHEREOF: Cynthia K. Ross, owner, has caused these present to be signed this 21 day of March, 2017.

Cynthia K. Ross
Cynthia K. Ross
Owner

STATE OF WYOMING)

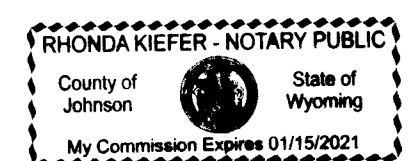
COUNTY OF JOHNSON)ss

The foregoing instrument was acknowledged before me by Cynthia K. Ross this 21 day of March, 2017.

Witness my hand and seal.

Ronda Kiefer
Notary Public

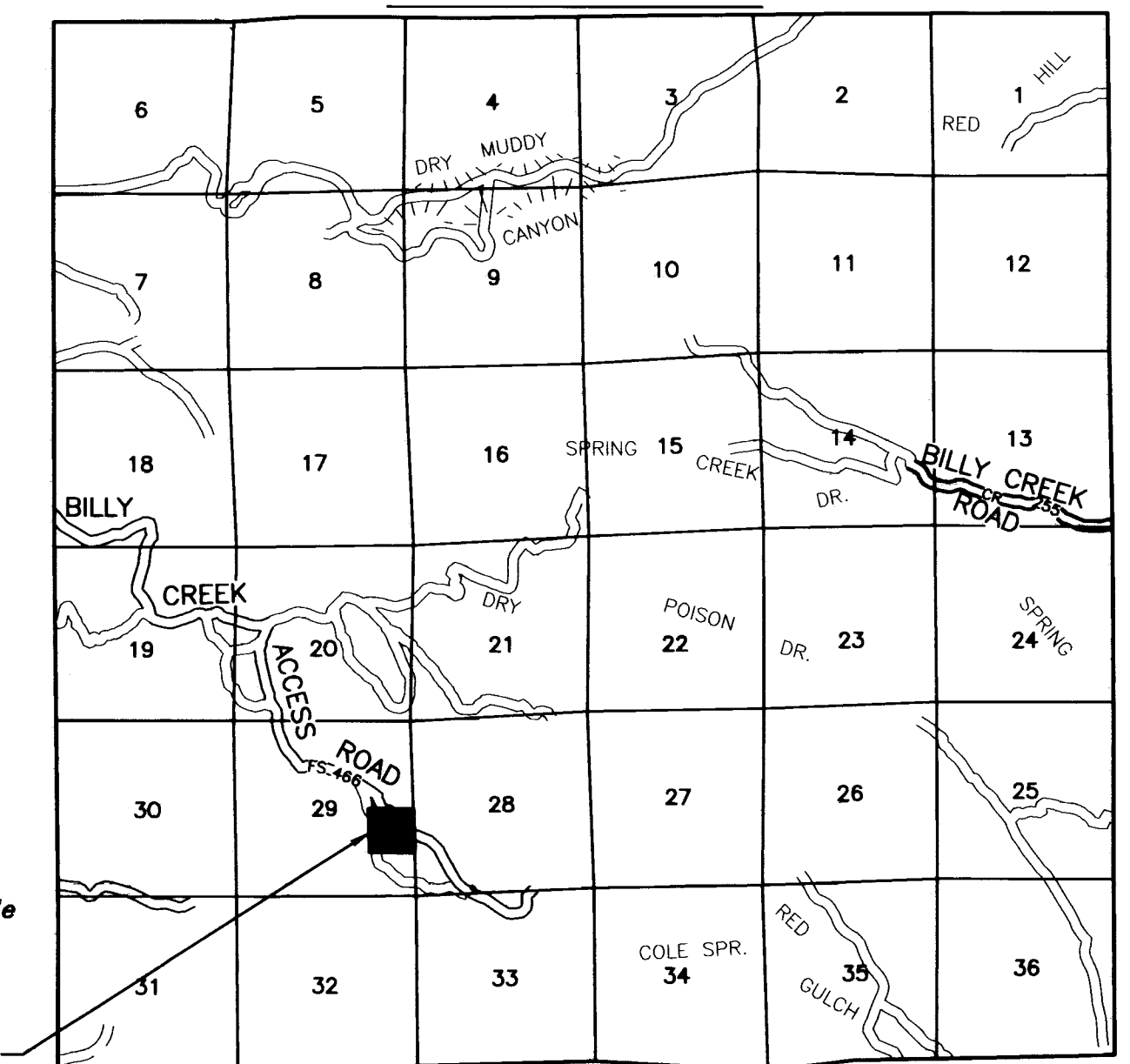
My Commission Expires: January 15, 2021



LEGEND

- Existing Access Easement
- New Access Easement
- Surrounding Property Lines
- Found Aluminum Capped Rebar
- Found Brass Cap
- Found Rebar
- Set Aluminum Capped Rebar

VICINITY SKETCH



ROSS MINOR SUBDIVISION

NELSON ENGINEERING
P.O. BOX 1004, BUFFALO WYOMING (307) 684-7029

DRAWING TITLE: NESE Section 29, T48N, R83W Johnson County, Wyoming

JOB TITLE: Ross Minor Subdivision Final Plat

DRAWING NO: 16-084 Ross

JOB NO: B16-084

DATE: 07 Mar 2017

REV: TDP/SDP, TDP, FFJ, TDP, TDP

DATE: 07 Mar 2017

REV: TDP/SDP, TDP, FFJ, TDP, TDP

Final Plat Ross Minor Subdivision T48N R83W Section 29