

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 OR CANAL 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).
- 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 180 TO 500 FEET DEEP & YIELD 2 TO 25 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 FIRE FIGHTING 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 ACCEPTANCE DOES NOT CONSTITUTE ACCEPTANCE OF ROADWAYS AS COUNTY ROADS WITHIN THE SUBDIVISION.
- 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 4.4 MILES FROM THIS SUBDIVISION.
- NO SURFACE WATER RIGHTS EXIST IN THE SUBDIVISION.
- BASED ON THE CLEAR CREEK CONSERVATION DISTRICT SOILS REVIEW, THE FOLLOWING SOILS EXIST WITHIN THE SUBDIVISION:

709: Theedle-Shingle - 3-30 percent slopes - has Very Limited Features for dwellings with/without basements, lawns and landscaping, shallow excavations, septic tank absorption fields and local roads, with no rating for Flood Frequency Class.

649: Haverdard-Clarkelen complex - 0-3 percent slopes - has Somewhat Limited Features for lawns and landscaping, shallow excavations, local roads, and septic tank absorption fields. Very Limited features exist for dwellings with/without basements and small commercial buildings, with no rating for Flood Frequency Class.

THE CLEAR CREEK CONSERVATION DISTRICT RECOMMENDS A PLAN BE SUBMITTED TO THE DISTRICT TO MITIGATE THE POTENTIAL DAMAGES CAUSED BY VERY LIMITED FEATURES BEFORE ANY CONSTRUCTION BEGINS.

EASEMENTS

- EXISTING STATE HIGHWAY RIGHT-OF-WAY AS SHOWN HEREON IS A REPRESENTATION OF THE FIELD LOCATION OF OLD HIGHWAY 87
- AN EXISTING 16 FOOT TELECOMMUNICATION LINE EASEMENT IS RECORDED IN THE OFFICE OF THE JOHNSON COUNTY CLERK IN RIGHT-OF-WAY BOOK #12, PAGES 587-588.
- AN EXISTING 30 FOOT POWER LINE EASEMENT IS RECORDED IN THE OFFICE OF THE JOHNSON COUNTY CLERK IN RIGHT-OF-WAY BOOK #24, PAGES 358-359.
- AN EXISTING 30 FOOT POWER LINE EASEMENT IS RECORDED IN THE OFFICE OF THE JOHNSON COUNTY CLERK IN RIGHT-OF-WAY BOOK #30, PAGES 336-337.
- THE NEW 60' ACCESS & UTILITY EASEMENT IS FOR THE BENEFIT OF LOTS 1 AND 2 OF THIS SUBDIVISION AND THE OWNERS OF LANDS DESCRIBED IN THE DEED RECORDED IN THE OFFICE OF THE JOHNSON COUNTY CLERK IN BOOK 87A66, PAGE 150.

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 attest that this Plat of GEIS MINOR SUBDIVISION is based on the results of a field survey conducted under my direct supervision, by Fred Janssen in August of 2018, and represents the conditions as found on the ground.



APPROVALS

Approved by the Johnson County Planning Commission
this 3rd day of December, 2019.

Julie Baker Vice-Chairperson
Wicki Edelman Attest: County Clerk

Approved by the Johnson County Board of Commissioners
this 17th day of December, 2019.

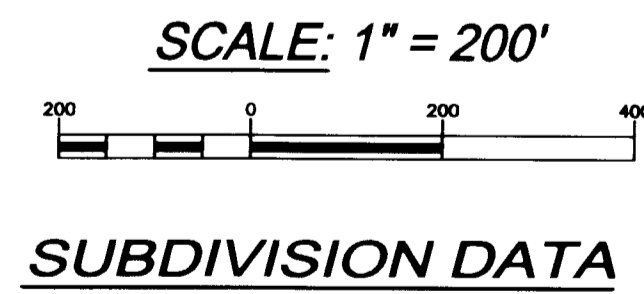
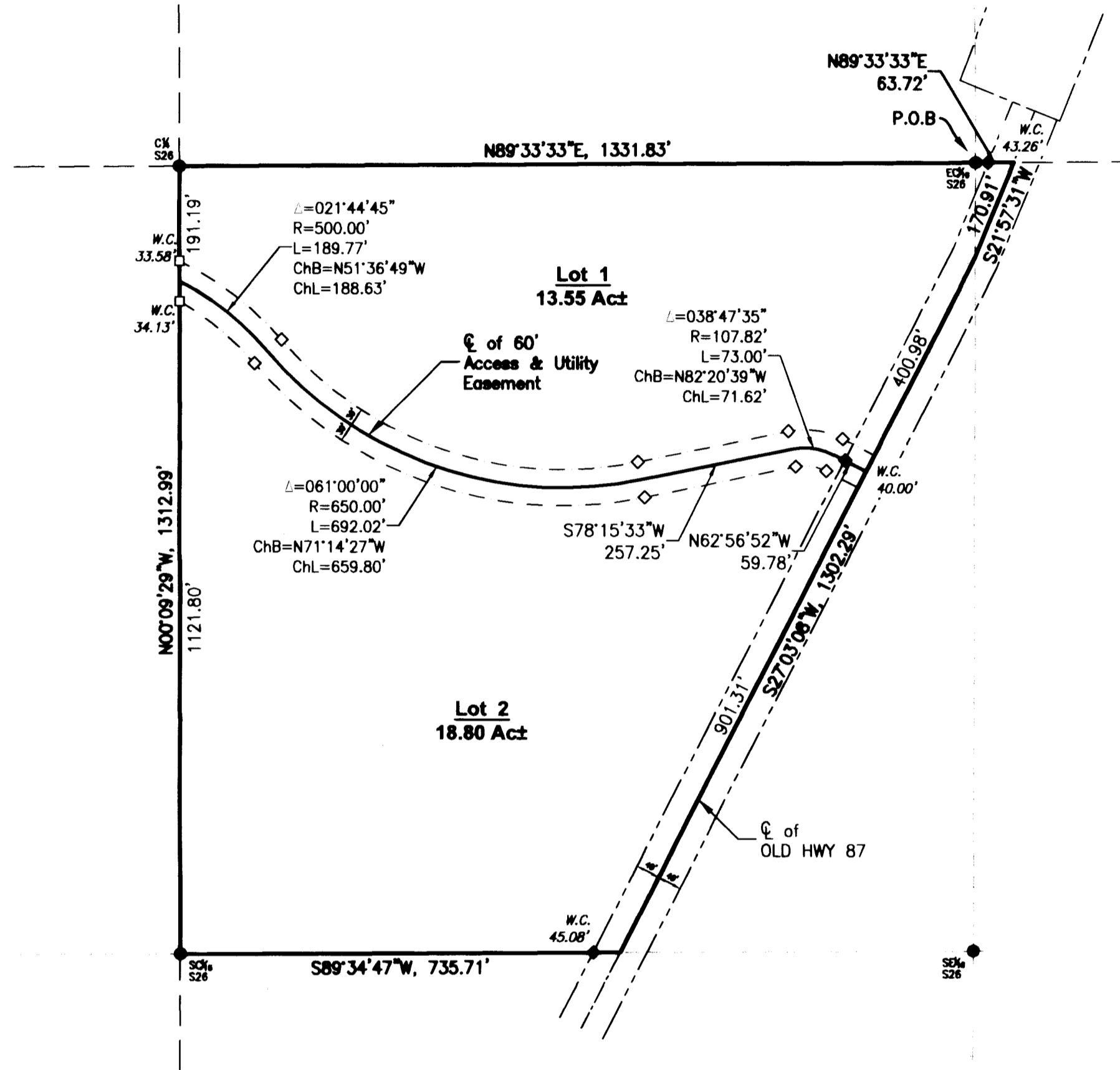
Wicki Edelman Chairperson
Wicki Edelman Attest: County Clerk

RECORDER'S CERTIFICATE

STATE OF WYOMING }
COUNTY OF JOHNSON } ss
This instrument was filed for record on 12/19/2019 at 2:47 PM
and was duly recorded in book H-FILE page 482 - 483 fees: 75.00
By *Kelly West* Deputy

GEIS MINOR SUBDIVISION

Being a Portion of
The N½SE¼, Section 26, T50N, R82W,
of the 6th Principal Meridian
Johnson County, Wyoming



SUBDIVISION DATA
TOTAL SUBDIVISION AREA = 32.35 AC
NUMBER OF LOTS = 2
AVERAGE LOT SIZE = 16.175 AC

LEGEND

- - FOUND ALUMINUM CAPPED REBAR, STAMPED AS ALIQUOT CORNER
- ◆ - SET ALUMINUM CAPPED REBAR, STAMPED "PLS10566" AS WITNESS CORNER ON OLD HWY 87 RIGHT-OF-WAY
- - SET ALUMINUM CAPPED REBAR, STAMPED "PLS10566", AS WITNESS CORNER ON ACCESS & UTILITY EASEMENT
- ◇ - SET ALUMINUM CAPPED REBAR, STAMPED "PLS10566", MARKING ACCESS & UTILITY EASEMENT PCs & Pts
- - OLD HWY 87 RIGHT-OF-WAY (80 FOOT WIDE)
- - - - ACCESS & UTILITY EASEMENT (60 FOOT WIDE)

CERTIFICATE OF DEDICATION

A parcel of land being that portion of the N½SE¼, of Section 26, Township 50 North, Range 82 West of the 6th Principal Meridian, Johnson County, Wyoming, more particularly described as follows:

Commencing at the east center sixteenth corner of said Section 26 which is the TRUE POINT OF BEGINNING of the property description:

- thence N89°33'33"E along the north line of the NE¼SE¼ a distance of 63.72 feet to the centerline of OLD HWY 87;
- thence S21°57'31"W along said centerline of OLD HWY 87 a distance of 170.91 feet to the west line of the NE¼SE¼;
- thence S27°03'08"W continuing along said centerline of OLD HWY 87 a distance of 1302.29 feet to the south line of the NW¼SE¼ of said Section 26;
- thence S89°34'47"W along said south line of the NW¼SE¼ a distance of 735.71 feet to the southwest corner of said NW¼SE¼;
- thence Record N00°09'29"W along the west line of said NW¼SE¼ a distance of 1312.99 feet to the northwest corner of said NW¼SE¼;
- thence Record N89°33'33"E along said north line of NW¼SE¼ a distance of 1331.83 feet to the TRUE POINT OF BEGINNING;

Said parcel of land containing 32.35 acres, more or less, and being subject to all rights-of-way and easements of record.

Basis of Bearing being N88°57'42"W, a distance of 2641.09 feet between the north quarter corner, a chiseled stone, and the northeast corner, a WYDOT aluminum capped rebar, stamped PLS 5367, of said Section 26, Township 50 North, Range 82 West, of the 6th Principal Meridian, Johnson County, Wyoming.

Any easements shown on this plat are hereby dedicated for the purpose as shown and designated. The undersigned reserve unto themselves the right to use and enjoy the 60 foot Access and Utility easement as shown hereon.

The undersigned Owners of the above described parcel of land has caused the same to be subdivided in the manner shown on this plat, which subdivision shall be known as the "GEIS MINOR SUBDIVISION."

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

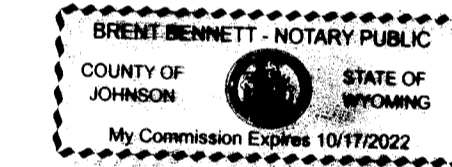
IN TESTIMONY WHEREOF: William J. Geis and Jeanette A. Geis have caused these present to be signed this 4th day of December, 2019.

William J. Geis William J. Geis Owner
Jeanette A. Geis Jeanette A. Geis Owner

STATE OF WYOMING }
COUNTY OF JOHNSON } ss

The foregoing instrument was acknowledged before me by William J. Geis and Jeanette A. Geis this 4th day of December, 2019.

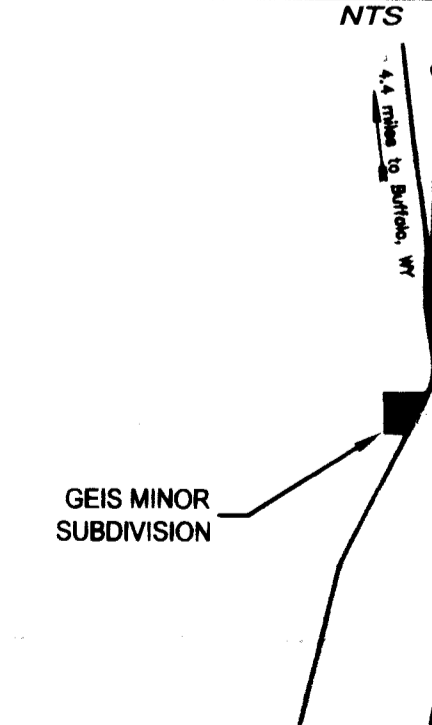
Witness my hand and seal.



Brent Bennett
Notary Public

My Commission Expires: 10/17/2022

VICINITY SKETCH



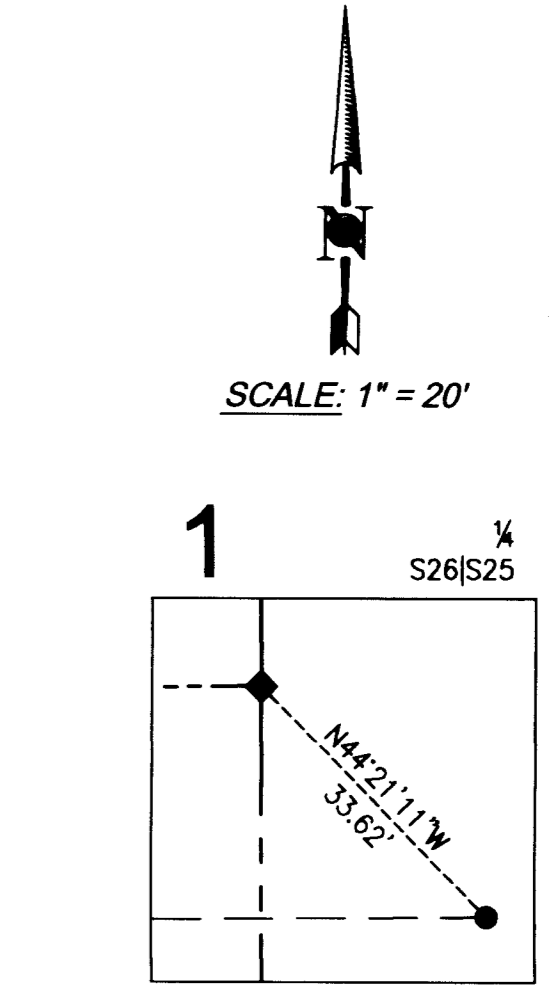
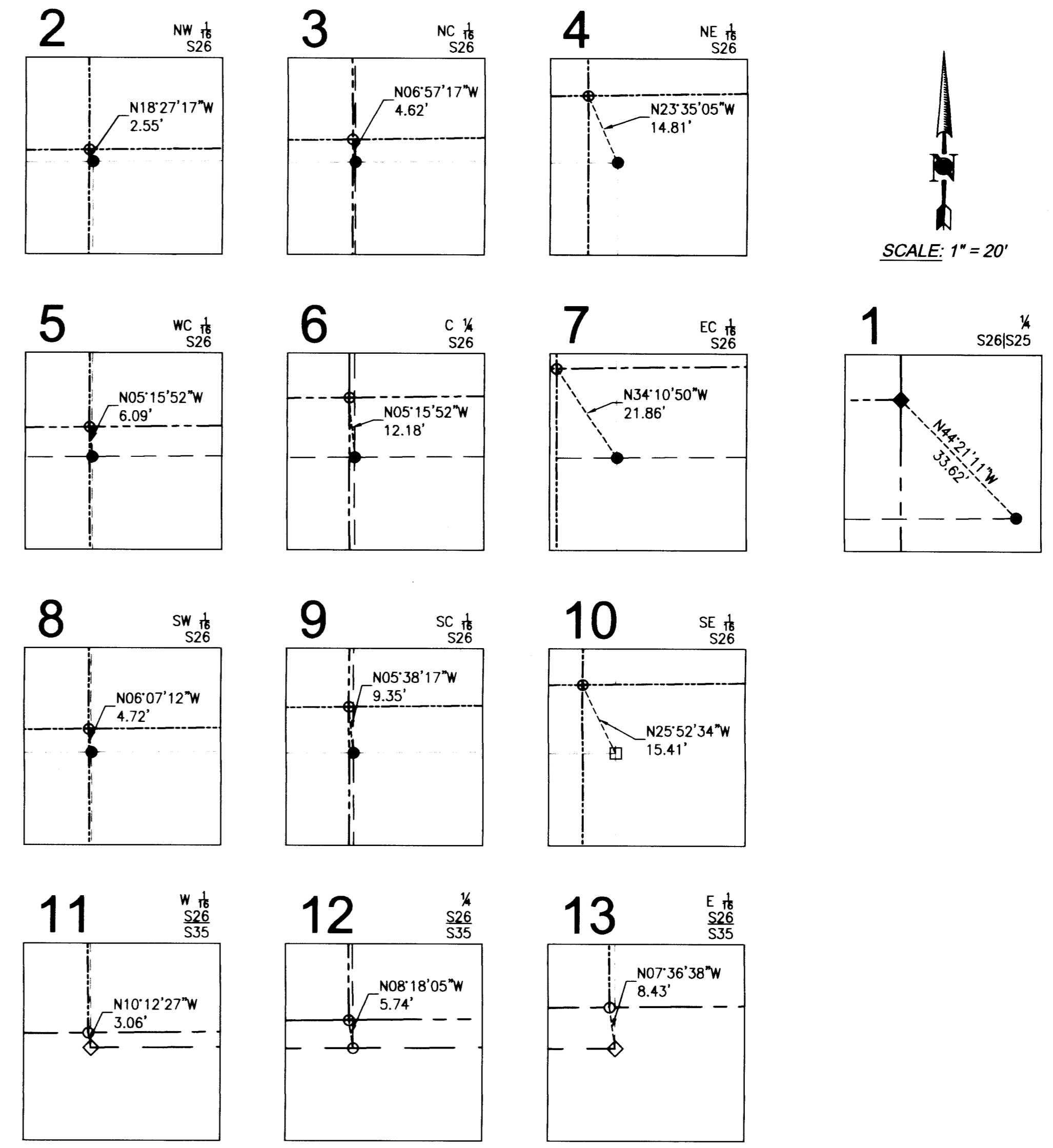
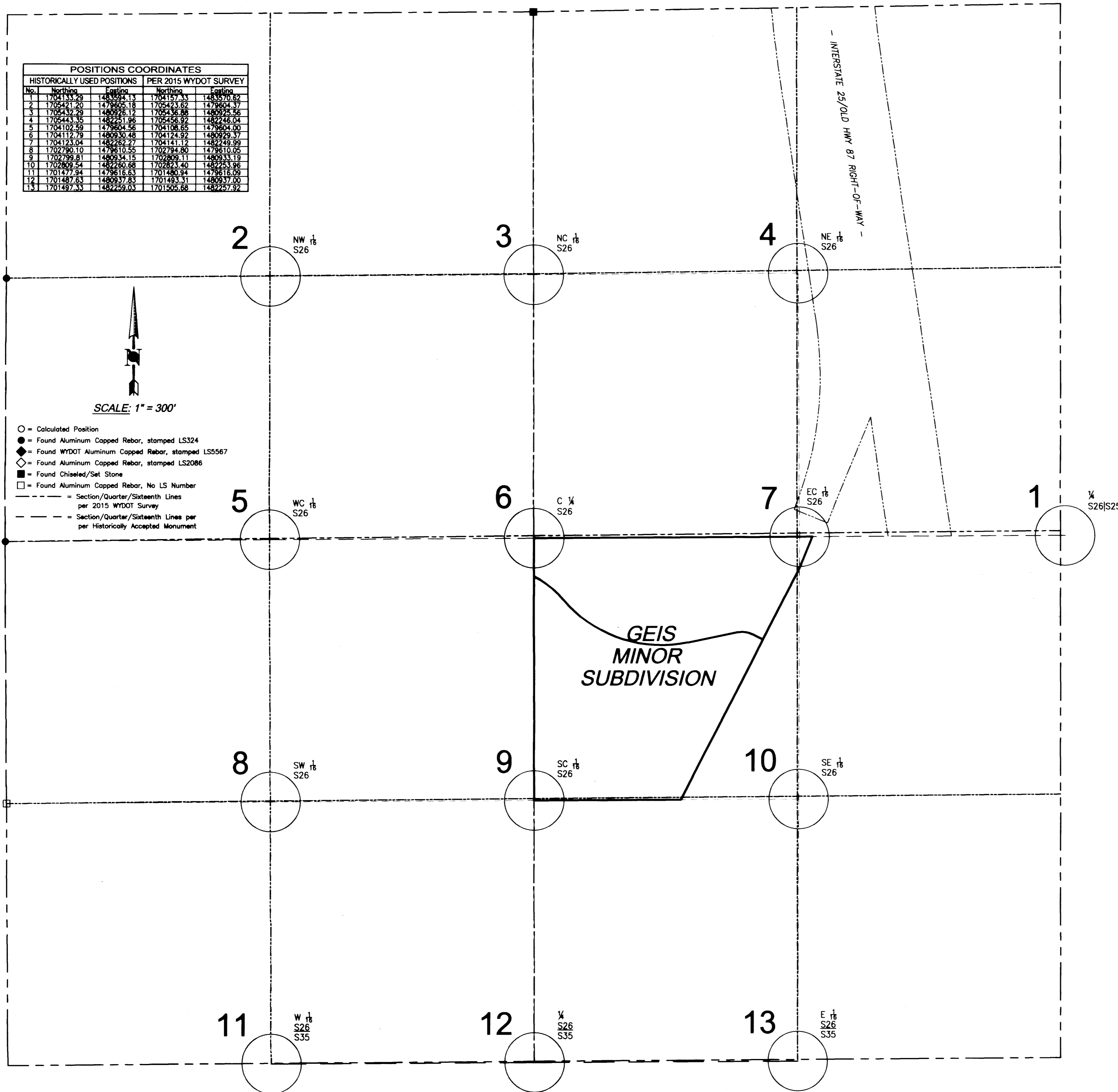
DRAWING NO	1/2	JOB NO	B18-085
JOB TITLE	GEIS MINOR SUBDIVISION		
	Portion N½SE¼, Sec 26, T50N, R82W 6th PM Johnson County, Wyoming		
DRAWING TITLE	FINAL PLAT		
DATE	26Nov2019	SURVEYED	PFJ
ENGINEERED		DRAWN	PFJ
CHECKED		BAB	
APPROVED		TDP	
REV.			

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

CERTIFICATE OF SURVEY

SECTION 26,
TOWNSHIP 50 NORTH, RANGE 82 WEST,
OF THE 6TH PRINCIPAL MERIDIAN,
JOHNSON COUNTY, WYOMING

POSITIONS COORDINATES				
HISTORICALLY USED POSITIONS		PER 2015 WYDOT SURVEY		
No.	Northing	Easting	Northing	Easting
1	1704133.29	1482595.13	1704137.33	1482570.57
2	1702411.20	1479695.18	1702413.92	1479694.37
3	1702412.49	1480976.12	1702416.88	1480975.56
4	1702413.35	1482251.96	1702416.92	1482245.04
5	1704102.49	1479694.56	1704106.65	1479694.00
6	1704112.79	1480970.48	1704114.92	1480970.37
7	1704113.04	1482250.27	1704111.12	1482249.99
8	1702783.10	1479610.25	1702784.90	1479610.05
9	1702789.81	1480934.15	1702789.11	1480933.19
10	1702789.54	1482250.88	1702783.40	1482253.95
11	1701477.24	1482251.83	1701480.34	1482251.59
12	1701487.63	1480937.83	1701483.31	1480937.00
13	1701497.33	1482250.03	1701495.68	1482257.92



CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF JOHNSON }^{SS}

I, **Travis D. Pearson**, a duly registered Land Surveyor in the State of Wyoming, do hereby attest that this certificate was prepared from notes made during an actual field survey under my direct supervision, by Fred Janssen, in March and April of 2018, and represents the conditions as found on the ground.



DATE	SURVEYED	ENGINEERED	DRAWN	CHECKED	APPROVED
190612019	FPJ	TDP	FPJ	BAB	TDP

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

DRAWING TITLE
CERTIFICATE OF SURVEY

JOB TITLE
GEIS MINOR SUBDIVISION
Portion N½SE¼ Sec 26, T50N, R82W 6th PM
Johnson County, Wyoming

DRAWING NO
2/2
JOB NO
B18-085