

HAMERSMA SUBDIVISION

LOCATED IN THE E $\frac{1}{2}$ NW $\frac{1}{4}$ OF SECTION 12
T.50N., R.81W. OF THE 6TH P.M.
JOHNSON COUNTY, WYOMING

CERTIFICATE OF DEDICATION

A subdivision and platting of a parcel located in part of the E $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 12, Township 50 North, Range 81 West, of the 6th Principal Meridian, Johnson County, Wyoming. Said parcel being more particularly described as follows:

Beginning at a 2" aluminum cap stamped PELS 8663 lying N76°13'08"W, a distance of 3373.18 feet from the east $\frac{1}{4}$ corner of said Section 12, as monumented by a GLO brass cap;

Thence S13°43'59"W, a distance of 354.03 feet to a point in TW Road (CR #204) on the south line of a parcel described in a deed filed with the Johnson County Clerk in Book 87A-65, pages 316-317, monumented by a 2" aluminum cap stamped PELS 13351 lying N13°43'59"E a distance of 42.16 feet from the true corner position;

Thence N56°13'56"W, a distance of 303.33 feet along the south line of said parcel to its southwest corner, as monumented by a 2" aluminum cap stamped PELS 12554 lying N03°20'05"E, a distance of 44.24 feet from the true corner position;

Thence along the west line of said parcel, N03°20'05"E, a distance of 655.94 feet to a point monumented by a 2" aluminum cap stamped PELS 13351;

Thence leaving said west line, N86°10'43"E, a distance of 79.68 feet to a 2" aluminum cap stamped PELS 13351;

Thence S24°15'51"E, a distance of 531.81 feet to the point of beginning. Said parcel contains 4.06 acres, more or less.

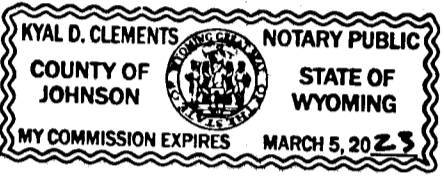
The above or foregoing subdivision, as appears on this plat, is with the free consent, and in accordance with the desires of the undersigned owner and proprietor, containing 4.06 acres more or less; have by these presents laid out and surveyed as Hamersma Minor Subdivision, and do hereby dedicate and 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 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 Minor Subdivision Regulations or other regulations. All rights under and by virtue of the homestead exemption laws are hereby waived and released; witness our hands and seals this 15th day of March, 2021.

Ted Alan Hamersma
Ted Alan Hamersma

Barbara Coleen Hamersma
Barbara Coleen Hamersma

STATE OF WYOMING }
COUNTY OF JOHNSON } SS

The Forgoing Instrument was Acknowledged before me this 15th Day of March, 2021 by Ted Alan Hamersma and Barbara Coleen Hamersma. Witness my hand and official seal:



R. D. Chas.
Notary Public

My Commission Expires: March 5th 2023

COUNTY PLANNING & ZONING COMMISSION APPROVAL

APPROVED BY THE JOHNSON COUNTY PLANNING COMMISSION THIS 3rd DAY OF MARCH, 2021.

Travis D. Pearson
CHAIRPERSON

Wick Edelman
ATTEST: COUNTY CLERK

BOARD OF COUNTY COMMISSIONERS APPROVAL

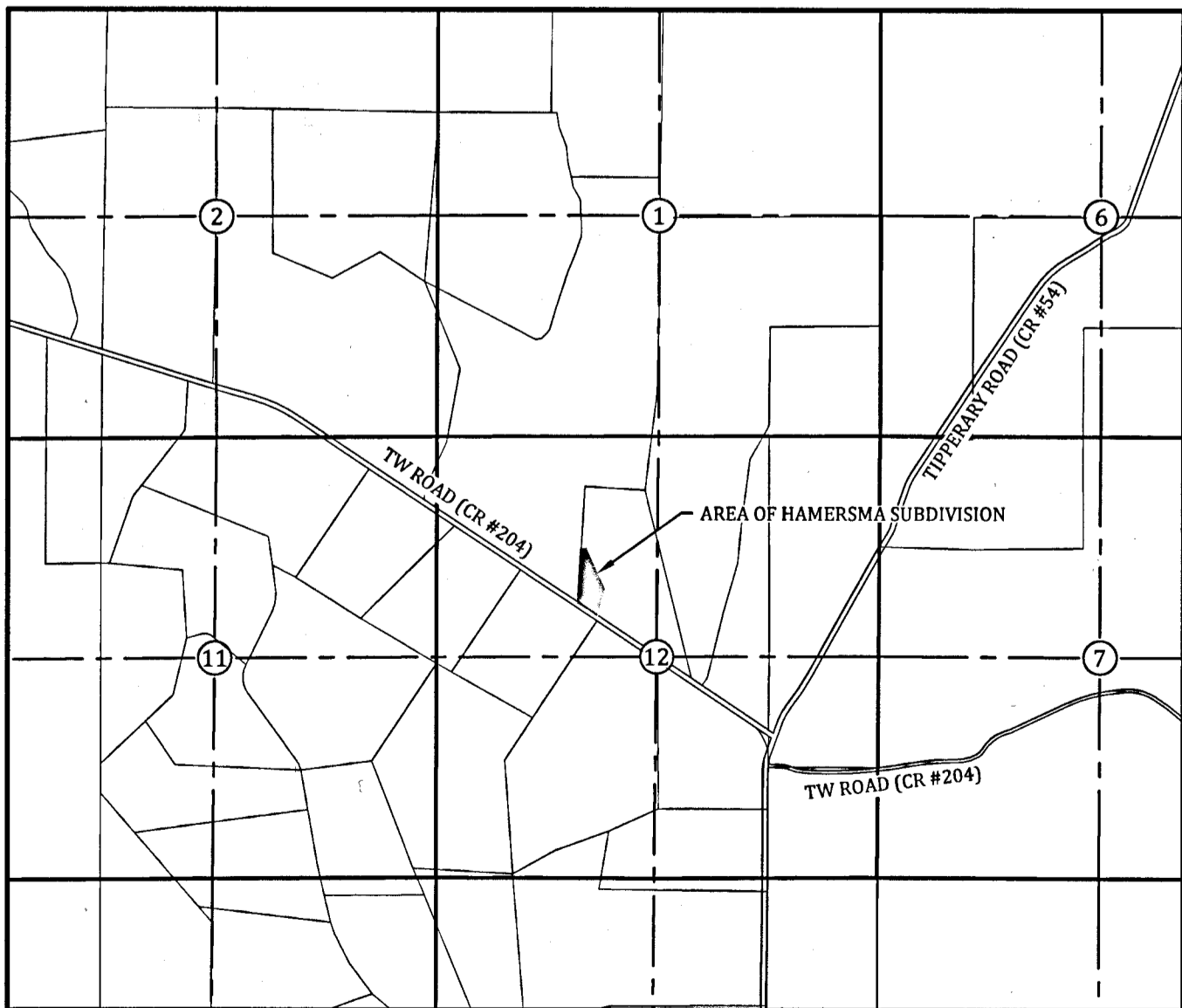
APPROVED BY THE JOHNSON COUNTY BOARD OF COMMISSIONERS THIS 16th DAY OF March, 2021.

Wick Edelman
CHAIRPERSON

Wick Edelman
ATTEST: COUNTY CLERK

CERTIFICATE OF RECORDER

R.81W.



VICINITY MAP
SCALE: 1"=2000'

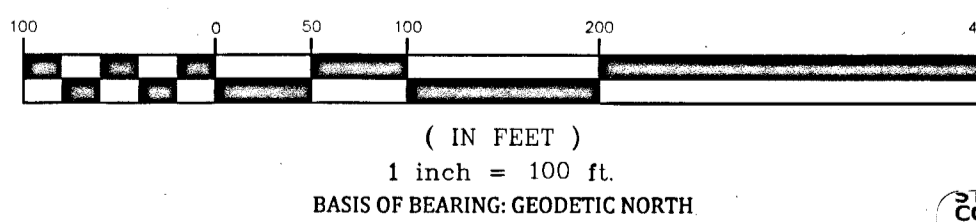
NOT INCLUDED IN THIS
SUBDIVISION
AREA=38.10 ac±

LOT 1
AREA=4.06 ac±

LEGEND

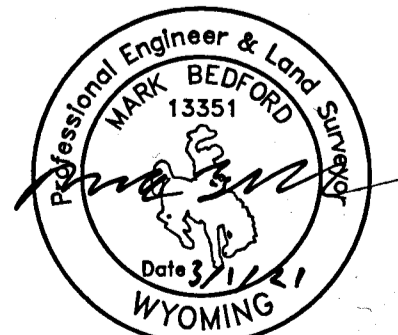
- - GLO BRASS CAP
- - ALUMINUM CAP STAMPED PELS 13351
- - ALUMINUM CAP STAMPED PELS 8663
- - ALUMINUM CAP STAMPED PELS 12554
- - LOT LINE
- R/W — - TW COUNTY ROAD ROW
- - - - - EASEMENT SIDE LINE

GRAPHIC SCALE



TOTAL SUBDIVISION AREA: 4.06 ac.±
TOTAL NUMBER OF LOTS: 1
AVERAGE LOT SIZE: 4.06 ac.±

STATE OF WYOMING } SS Doc Number: 306635
COUNTY OF JOHNSON }
This instrument was Filed for record on 3/16/2021 at 4:25 PM
and was duly recorded in book: H:FILE page: 529 - 529 fees: 75.00
Johnson County Clerk
By *Shirley Johnson* Deputy



CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF JOHNSON } SS

I, Mark Bedford, a duly Registered Professional Engineer and Land Surveyor in the State of Wyoming do hereby certify that this Plat of the Hamersma Subdivision was made from notes taken during an actual field survey by me or under my direct supervision in December of 2020 and is true and correct to the best of my knowledge and belief.

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 (W.S. 18-5-306).

NO SURFACE WATER RIGHTS EXIST ON THE PROPERTY

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 DOMESTIC WATER SOURCE. LOT OWNERS SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN WELLS WHICH MEET STATE STANDARDS (W.S. 18-5-306). STATE ENGINEER'S OFFICE RECORDS SHOW WELLS IN THE AREA HAVING DEPTHS OF 130-680 FEET WITH STATIC WATER LEVELS OF 51-575 FEET.

NO PUBLIC MAINTENANCE OF STREETS OR ROADS. PLAT ACCEPTANCE DOES NOT CONSTITUTE ACCEPTANCE OF ROADWAYS AS COUNTY ROADS. ACCESS MAY BE DIFFICULT IN WINTER MONTHS.

WARNING: LOTS IN THIS 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

WARNING: THERE ARE EXISTING AGRICULTURAL OPERATIONS ADJACENT TO THIS SUBDIVISION AND AGRICULTURAL NUISANCES MAY EXIST WITHIN THE SUBDIVISION. THE EXISTING AGRICULTURAL OPERATIONS ARE COVERED BY W.S. 11-44-103.

WARNING: NO PROPOSED ELECTRIC AND/OR TELEPHONE SERVICE. LOT OWNERS SHALL BE RESPONSIBLE FOR THEIR OWN ELECTRIC AND/OR TELEPHONE SERVICE REQUIREMENTS.

THE CLEAR CREEK CONSERVATION DISTRICT HAS IDENTIFIED SOILS IN THIS SUBDIVISION AS "VERY LIMITED" AND "SOMEWHAT LIMITED" FOR SOME PURPOSES. DEPENDING ON CHOSEN IMPROVEMENT PLACEMENT AND SITE CONDITIONS, THIS MAY AFFECT AVAILABLE SEPTIC DESIGNS AND CONSTRUCTION TECHNIQUES.

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DRAWN BY: SM
CHECKED BY: MB
PROJECT NO.: 20-09
DWG.: HAMERSMA
DATE: 3/1/2021
REVISION:

HAMERSMA SUBDIVISION
IN PART OF THE E $\frac{1}{2}$ NW $\frac{1}{4}$ OF SEC. 12
T50N, R81W

Prepared For:
TED AND BARBARA HAMERSMA
678 TW RD
BUFFALO, WY 82834-9379

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