

IRIGARAY MINOR SUBDIVISION

LOCATED IN PARTS OF LOT 3 AND THE NE $\frac{1}{4}$ SW $\frac{1}{4}$
OF SECTION 7, T. 51N., R.82W
AND THE NE $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 12,
T.51N., R.83W. OF THE 6TH P.M.
JOHNSON COUNTY, WYOMING

CERTIFICATE OF DEDICATION

A parcel of land located in part of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, Township 51 North, Range 82 West, and part of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 12, Township 51 North, Range 83 West, of the 6th Principal Meridian, Johnson County, Wyoming. Said parcel being more particularly described as follows:

Beginning at a 1.5 inch aluminum cap stamped PELS 2085 on the west line of said Section 7 lying N00°08'15"E, a distance of 1285.43 feet from the southwest corner of said Section 7, as monumented by a brass cap, said line also being the east line of the Robbers Roost subdivision, as shown on a plat filed with the Johnson County Clerk in plat book 2, page 130;

Thence along the east line of said Robbers Roost subdivision, N00°07'49"E, a distance of 699.44 feet to its northeast corner, as monumented by a 1.5" aluminum cap;

Thence along the north line of said Robbers Roost subdivision, N89°36'15"W, a distance of 227.91 feet to its northwest corner, as monumented by a 1.5" aluminum cap;

Thence N35°32'18"E, a distance of 30.87 feet to a 2" aluminum cap stamped PELS 13351;

Thence N53°47'42"E, a distance of 304.55 feet to a 2" aluminum cap stamped PELS 13351;

Thence N26°53'33"E, a distance of 72.79 feet to a 2" aluminum cap stamped PELS 13351;

Thence S89°35'09"E, a distance of 52.55 feet to a 2" aluminum cap stamped PELS 13351;

Thence N46°13'58"E, a distance of 85.51 feet to a 2" aluminum cap stamped PELS 13351;

Thence along the south line of the Miller Sand Creek Ranch parcel as recorded in the office of the Johnson County Clerk in Bk 87A-48, p.649 S89°48'10"E, a distance of 1146.39 feet to 1.5" aluminum cap on the west line of the Demission parcel as recorded in the office of the Johnson County Clerk in Bk 87A-32 p.222;

Thence along the west line of said Demission parcel S01°09'47"E, a distance of 38.04 feet to a 1.5" aluminum cap;

Thence along the south line of said Demission parcel S89°48'06"E, a distance of 1013.39 feet to a point on the centerline of Johnson Creek county Road (C.R. #11), said point being monumented by a 2" aluminum cap stamped LS10566 set as a witness 27.50 feet westerly from the true corner on line;

Thence along said centerline, S27°52'33"W, a distance of 86.93 feet to a point monumented by a 1.5" aluminum cap set as a witness lying N88°59'07"W, a distance of 35.10 feet from the true corner;

Thence leaving said centerline and following the north line of the Welsh parcel, as recorded in the office of the Johnson County Clerk in Bk 87A-64, p.619 and the north line of the Latham Acres Subdivision, as recorded in the office of the Johnson County Clerk in plat book 2, p.225, N88°59'07"W, a distance of 1535.99 feet to a 5/8" rebar at the northwest corner of said Latham Acres Subdivision;

Thence along the west line of said Latham Acres Subdivision, S14°15'10"E, a distance of 251.82 feet to a 2" aluminum cap stamped LS 324 on the north line of said Welsh parcel;

Thence along the north line of said Welsh parcel, S79°15'35"W, a distance of 634.43 feet to a 2" aluminum cap stamped LS 324 at its northwest corner;

Thence along the west line of said Welsh parcel, S11°40'44"E, a distance of 588.11 feet to a 2" aluminum cap stamped LS 324 at its southwest corner, said point also lying on the north line of the Johnson Creek Ranchettes subdivision, as shown on a plat filed with the Johnson County Clerk in plat book 2, page 156;

Thence along the north line of said Johnson Creek Ranchettes subdivision, N89°21'37"W, a distance of 326.51 feet to the point of beginning.

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 14.1 acres more or less; have by these presents laid out, and surveyed as Irigaray 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 law are hereby waived and released; witness our hands and seals this 1st day of April, 2021.

Charles Irigaray
Charles Irigaray
Carol Snobel
Carol Snobel

STATE OF WYOMING }
COUNTY OF JOHNSON } SS

The Forgoing Instrument was Acknowledged before me this 2nd Day of April, 2021
by Charles Irigaray and Carol Snobel. Witness my hand and official seal:

William J. Maloney - Notary Public
COUNTY OF JOHNSON STATE OF WYOMING
MY COMMISSION EXPIRES MARCH 23, 2023

William J. Maloney
Notary Public

My Commission Expires: 3/23/2023

COUNTY PLANNING & ZONING COMMISSION APPROVAL

APPROVED BY THE JOHNSON COUNTY PLANNING COMMISSION THIS 2nd DAY OF MARCH, 2021.

Travis Beaman
CHAIRPERSON

Walter Edman
ATTEST: COUNTY CLERK

BOARD OF COUNTY COMMISSIONERS APPROVAL

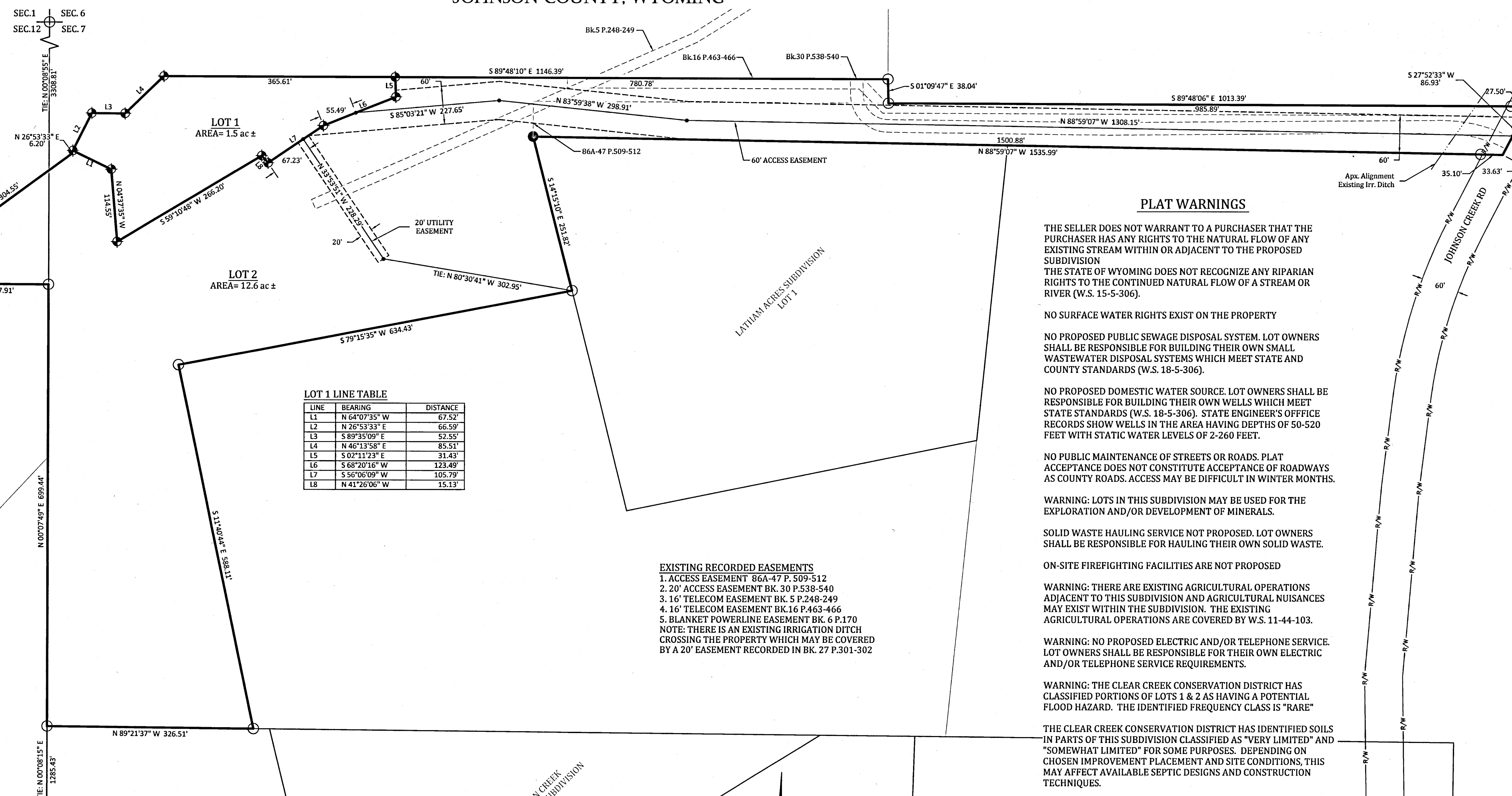
APPROVED BY THE JOHNSON COUNTY BOARD OF COMMISSIONERS THIS 6th DAY OF April, 2021.

Walter Edman
CHAIRPERSON

Walter Edman
ATTEST: COUNTY CLERK

CERTIFICATE OF RECORDER

STATE OF WYOMING }
COUNTY OF JOHNSON } SS Doc Number: 307204
This instrument was Filed for record on 4/7/2021 at 12:12 PM
and was duly recorded in book: H-FILE page: 933 - 933 fees: 75.00
by *Angela K. Heston* Johnson County Clerk
Deputy



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. 15-5-306).

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 50-520 FEET WITH STATIC WATER LEVELS OF 2-260 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

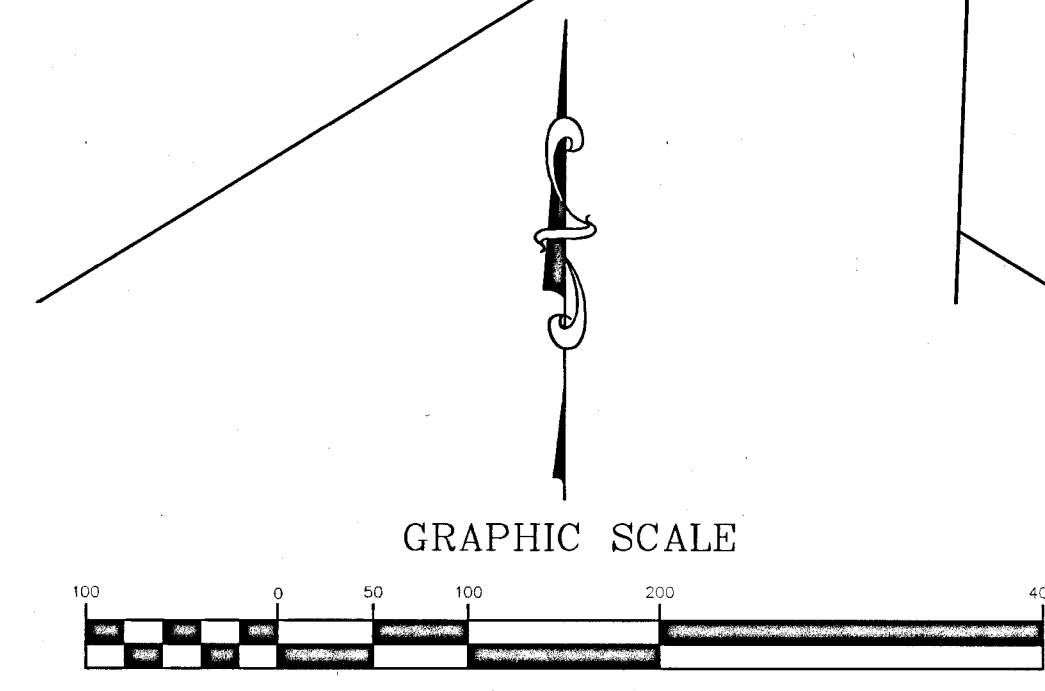
WARNING: THERE ARE EXISTING AGRICULTURAL OPERATIONS ADJACENT TO THIS SUBDIVISION AND AGRICULTURAL NUISANCES MAY EXIST WITHIN THE SUBDIVISION. THE EXISTING AGRICULTURAL OPERATIONS ARE COVERED BY W.S. 11-44-103.

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

WARNING: THE CLEAR CREEK CONSERVATION DISTRICT HAS CLASSIFIED PORTIONS OF LOTS 1 & 2 AS HAVING A POTENTIAL FLOOD HAZARD. THE IDENTIFIED FREQUENCY CLASS IS "RARE"

THE CLEAR CREEK CONSERVATION DISTRICT HAS IDENTIFIED SOILS IN PARTS OF THIS SUBDIVISION CLASSIFIED 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.

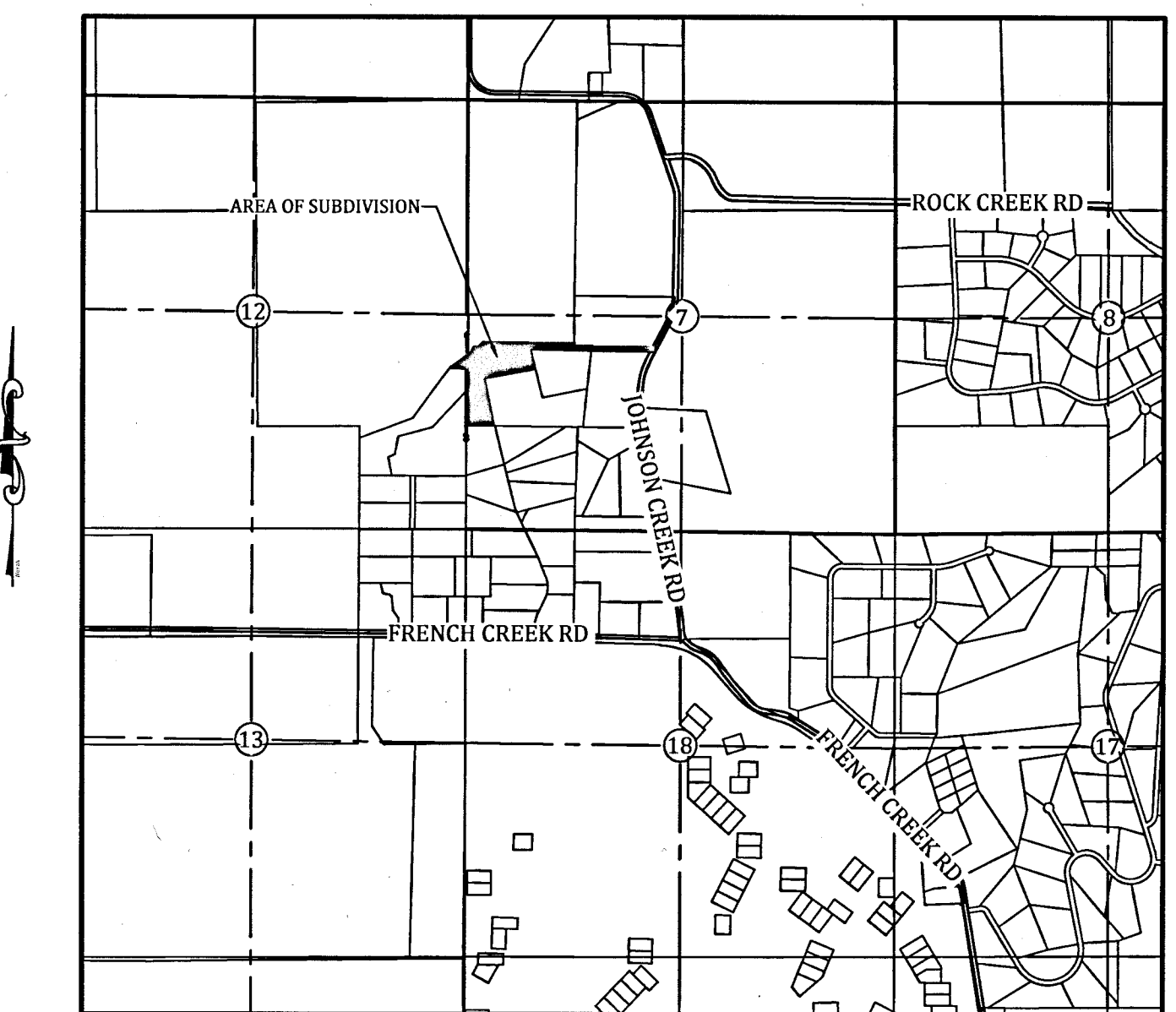
- EXISTING RECORDED EASEMENTS**
1. ACCESS EASEMENT Bk. 47 P. 509-512
 2. 20' ACCESS EASEMENT Bk. 30 P. 538-540
 3. 16' TELECOM EASEMENT Bk. 5 P. 248-249
 4. 16' TELECOM EASEMENT Bk. 16 P. 463-466
 5. BLANKET POWERLINE EASEMENT Bk. 6 P. 170
- NOTE: THERE IS AN EXISTING IRRIGATION DITCH CROSSING THE PROPERTY WHICH MAY BE COVERED BY A 20' EASEMENT RECORDED IN Bk. 27 P. 301-302



TOTAL SUBDIVISION AREA: 14.10 ac. ±
TOTAL NUMBER OF LOTS: 2
AVERAGE LOT SIZE: 7.05 ac. ±

LEGEND

- - FOUND ALUMINUM/BRASS CAP AS NOTED
- - FOUND 5/8" REBAR
- SET ALUMINUM CAP, STAMPED PELS 13351
- ESTABLISHED BOUNDARY
- SECTION LINE
- - - ESTABLISHED EASEMENT
- - - EXISTING EASEMENT
- R/W - ROAD ROW



VICINITY MAP
1"=2000'

Bighorn Surveying & Engineering, LLC
621 Fort Street
Buffalo, WY 82834
(307) 664-7400
www.bighornsurveying.com

Prepared For:
CHARLES IRIGARAY AND CAROL SNOBEL
68 JOHNSON CREEK RD
BUFFALO, WY 82834-1103

IRIGARAY MINOR SUBDIVISION
PARTS OF LOT 3 AND THE NE $\frac{1}{4}$ SW $\frac{1}{4}$ OF SEC. 7, T51N, R82W, AND THE NE $\frac{1}{4}$ SE $\frac{1}{4}$ OF SEC. 12 T51N, R83W

DRAWN BY: SM
CHECKED BY: MB
PROJECT NO.: 20-76
DWG: IRIGARAY
DATE: 3/1/2021
REVISION:

PAGE: 1/1

