

# NORTHERN PLAINS SUBDIVISION

LOCATED IN PARTS OF THE S½SW¼ OF SECTION 23  
AND THE N½NW¼ OF SECTION 26,  
T.51N., R.82W. OF THE 6TH P.M.  
JOHNSON COUNTY, WYOMING

## CERTIFICATE OF DEDICATION

A subdivision and platting of a parcel located in parts of the S½SW¼ of Section 23 and the N½NW¼ of Section 26, Township 51 North, Range 82 West, of the 6th Principal Meridian, Johnson County, Wyoming. Said parcel being more particularly described as follows:  
Beginning at a 1.5" aluminum cap stamped LS 5367 on the westerly right of way line of Interstate 25 at the northeast corner of a parcel conveyed to the Johnson County Fair Board in a deed filed with the Johnson County Clerk in Book 87A-33, page 576, said point lying S06°30'54"W, a distance of 723.24 feet from the north ¼ corner of said Section 26, as monumented by an iron pipe;  
Thence along the north line of said Johnson County parcel, S89°38'10"W, a distance of 373.57 feet to a 1.5" aluminum cap stamped LS 5367 at its northwest corner;  
Thence along the west line of said Johnson County parcel, S01°13'52"W, a distance of 131.35 feet to a 2" aluminum cap stamped PELS 13351 at the northeast corner of a parcel conveyed to the Adams Family Trust in a deed filed with the Johnson County Clerk in Book 87A-65, page 388;  
Thence along the north line of said Adams parcel, N00°56'24"W, a distance of 321.65 feet to a 1.5" aluminum cap stamped LS 5367 on the east line of a parcel conveyed to William and Shann Edwards in a deed filed with the Johnson County Clerk in Book 87A-48, page 200;  
Thence along the east line of said Edwards parcel, N00°21'53"W, a distance of 234.89 feet to a 2" aluminum cap stamped PELS 13351 at its northeast corner;  
Thence along the north line of said Edwards parcel, S89°38'07"W, a distance of 400.00 feet to its northwest corner, being an existing fence post and being shared with a parcel conveyed to Mark IV, LLC in a deed filed with the Johnson County Clerk in Book 87A-66, page 171;  
Thence along the north line of said Mark IV parcel, N21°06'28"W, a distance of 24.00 feet to an existing fence corner;  
Thence continuing along said north line, N67°44'17"W, a distance of 180.00 feet to an existing fence corner;  
Thence continuing along said north line, S84°42'35"W, a distance of 169.03 feet to a 2" aluminum cap stamped PELS 13351 on the easterly right of way of North Main Street (Business loop 1-25);  
Thence along said easterly right of way N07°06'26"E, a distance of 60.02 feet to a WYDOT ROW marker;  
Thence continuing along said right of way, S83°03'44"E, a distance of 24.84 feet to a WYDOT ROW marker;  
Thence continuing along said right of way, N07°05'13"E, a distance of 635.69 feet to a 2" aluminum cap stamped PELS 13351 set at the southwest corner of the Barstad subdivision as the same is recorded with the Johnson County Clerk in hanging file, page 238;  
Thence leaving said right of way and following the south line of said Barstad Subdivision, N88°44'58"E, a distance of 1072.68 feet to a 2" aluminum cap stamped PELS 2085 on the westerly right of way of Interstate 25;  
Thence along said westerly right of way, S11°32'20"E, a distance of 1156.96 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 30.19 acres more or less; have by these presents laid out, and surveyed as Northern Plains 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 December, 2020.

*Loren Carlat*  
Loren Carlat



STATE OF WYOMING }  
COUNTY OF JOHNSON } SS  
The Forgoing Instrument was Acknowledged before me this 11th Day of November, 2020 by Loren Carlat. Witness my hand and official seal:

*Duane J. Ballard*  
Notary Public

My Commission Expires: May 2, 2022

## INCORPORATED CITY APPROVAL

APPROVED BY THE CITY OF BUFFALO PLANNING COMMISSION ON THIS 19 DAY OF November, 2020

*Charrerson*  
CHAIRPERSON  
*Craig Cope*  
ATTEST: SECRETARY

## COUNTY PLANNING & ZONING COMMISSION APPROVAL

APPROVED BY THE JOHNSON COUNTY PLANNING COMMISSION THIS 1st DAY OF December, 2020

*Julie Baker*  
VICE CHAIRPERSON  
*Wick Edelman*  
ATTEST: COUNTY CLERK

## BOARD OF COUNTY COMMISSIONERS APPROVAL

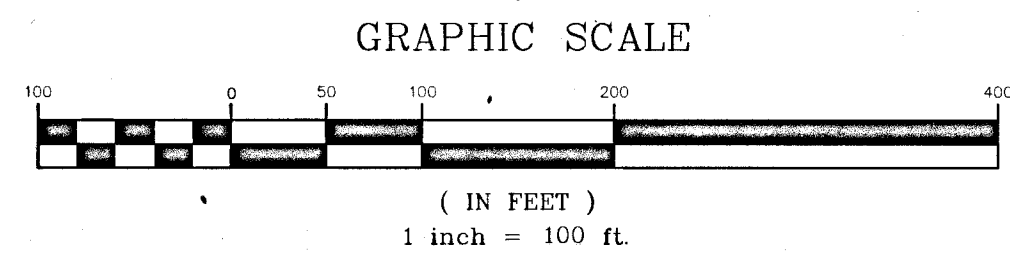
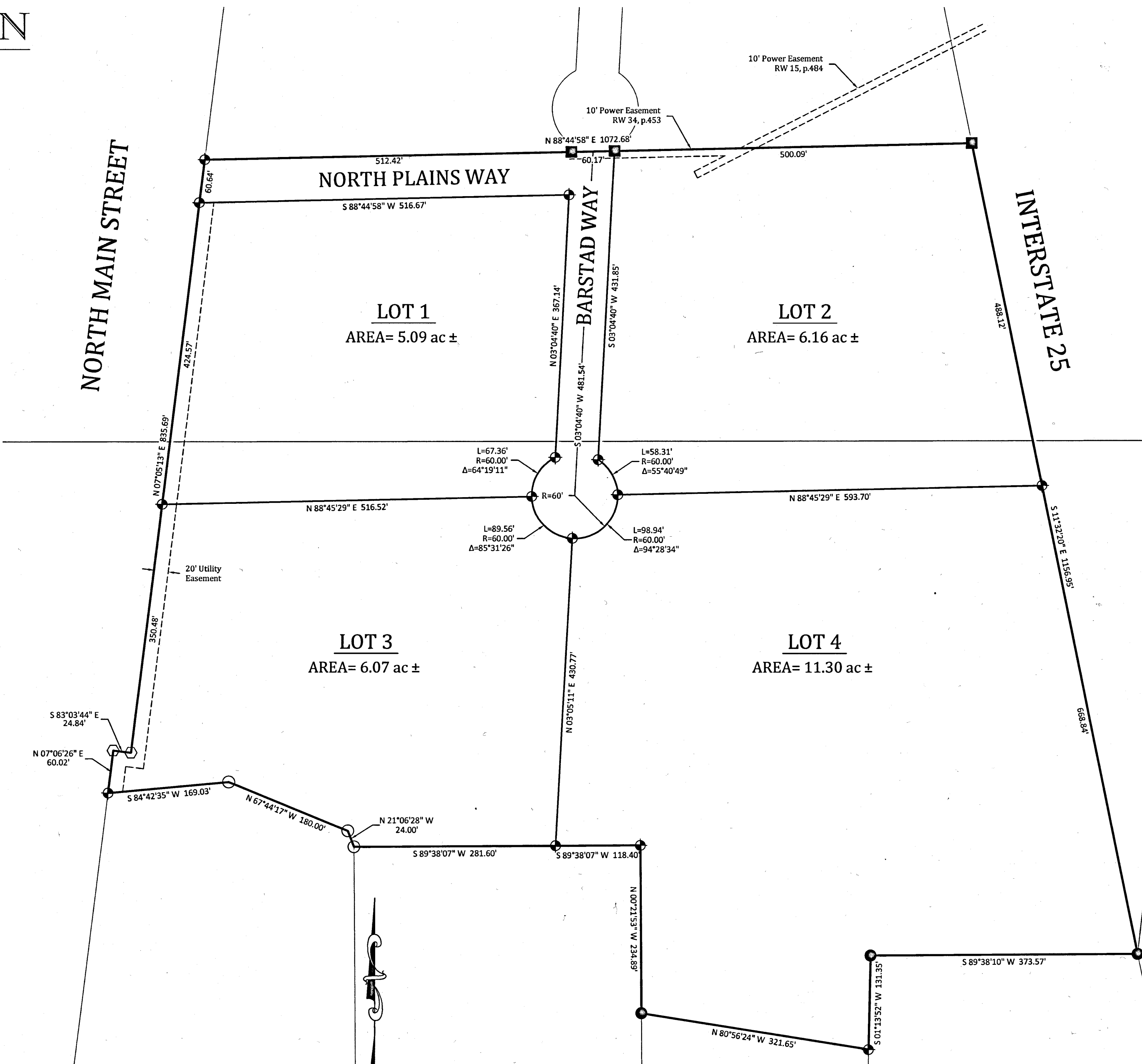
APPROVED BY THE JOHNSON COUNTY BOARD OF COMMISSIONERS THIS 15th DAY OF December, 2020

*Wick Edelman*  
CHAIRPERSON  
*Wick Edelman*  
ATTEST: COUNTY CLERK

## CERTIFICATE OF RECORDER

STATE OF WYOMING }  
COUNTY OF JOHNSON } SS  
Doc Number: 304629  
This instrument was filed for record on 12/15/2020 at 3:08 PM  
and was duly recorded in book H.F.I.L.E. page: 523 - 523 fees: 75.00  
Johnson County Clerk  
By *Jane Lan*, Deputy

NORTH MAIN STREET



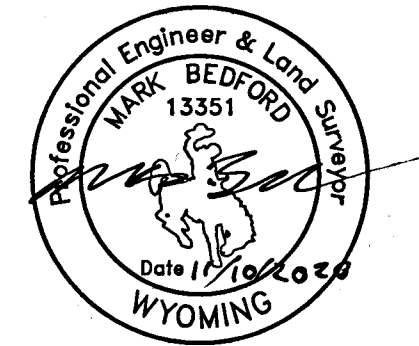
TOTAL SUBDIVISION AREA: 30.19 ac. ±  
TOTAL NUMBER OF LOTS: 4  
AVERAGE LOT SIZE: 7.16 ac. ±

## LEGEND

- ◻ ALUMINUM CAP, STAMPED PELS 13351
- ◻ ALUMINUM CAP, STAMPED PELS 2085
- ◻ ALUMINUM CAP, STAMPED PELS 5367
- WYDOT R.O.W MARKER
- IRON PIPE
- EXISTING FENCE POST
- LOT LINE
- SECTION LINE
- - - EASEMENT SIDE LINE

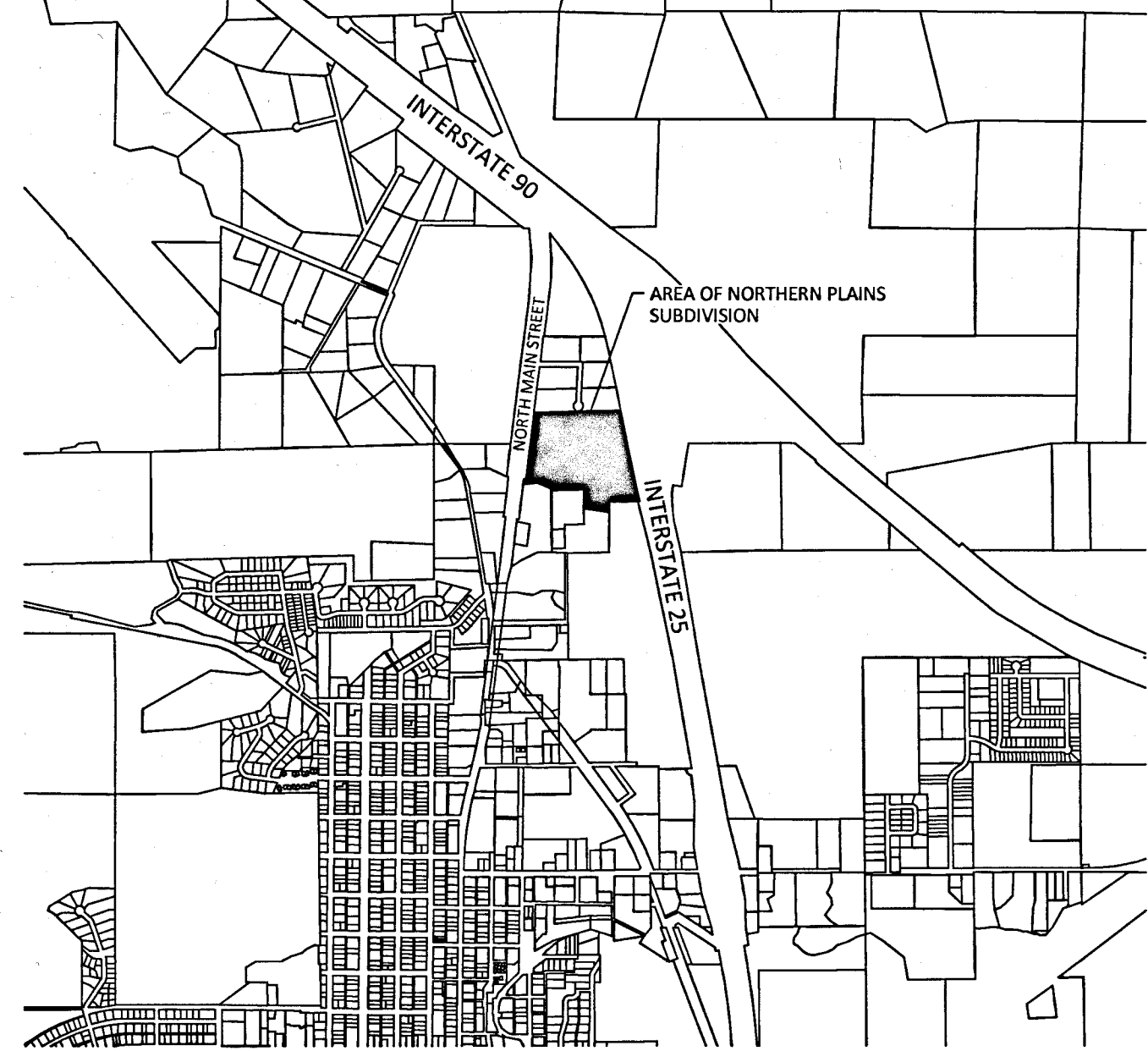
## CERTIFICATE OF SURVEYOR

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 Northern Plains Subdivision was made from notes taken during an actual field survey by me or under my direct supervision in July 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. 15-5-306).  
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 145-450 FEET WITH STATIC WATER LEVELS OF 4-210 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 FIRE FIGHTING 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 PARTS OF LOTS 3 AND 4 CLASSIFIED AS "VERY LIMITED" AND PARTS OF LOTS 1-4 CLASSIFIED AS "SOMEWHAT LIMITED" FOR SOME PURPOSES. DEPENDING ON CHOSEN IMPROVEMENT PLACEMENT AND SITE CONDITIONS, THIS MAY AFFECT AVAILABLE SEPTIC DESIGNS AND CONSTRUCTION TECHNIQUES.  
ANY POTENTIAL FUTURE ANNEXATION INTO THE CITY OF BUFFALO WILL REQUIRE COMPLYING WITH ALL APPLICABLE CITY ORDINANCES AND PLANNING AND ZONING REGULATIONS.



Bighorn Surveying & Engineering, LLC  
621 Fort Street  
Buffalo, WY 82834  
(307) 684-7100  
www.bighornsurveying.com

Prepared For:  
LOREN CARLAT  
606 TW ROAD  
BUFFALO, WY 82834

NORTHERN PLAINS SUBDIVISION  
PARTS OF THE S½SW¼ OF SEC. 23  
AND THE N½NW¼ OF SEC. 26, T51N, R82W, 6th P.M.

DRAWN BY: SM  
CHECKED BY: MB  
PROJECT NO.: 20-48  
DWG: LAWRENCE  
DATE: 11/10/20  
REVISION:

PAGE: 1/1