

**CERTIFICATE OF DEDICATION**

THE ABOVE AND FOREGOING SUBDIVISION OF THE PARCEL DESCRIBED BY THE QUITCLAIM DEEDS RECORDED IN BOOK 87A-72 ON PAGE 673 AND IN BOOK 87A-72 ON PAGES 741-742, AND THE ORDER TO QUIET TITLE RECORDED IN BOOK 86A-95 ON PAGES 659-661 OF THE RECORDS MAINTAINED BY THE JOHNSON COUNTY CLERK'S OFFICE, AS IT APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; CONTAINING 17.84 ACRES, MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS THE STAGHEAD SUBDIVISION, FURTHER DESCRIBED AS:

A PARCEL OF LAND LOCATED WITHIN THE NORTHEAST QUARTER IN SECTION 18 OF TOWNSHIP 51 NORTH, RANGE 82 WEST, 6TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, STATE OF WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3-INCH BRASS CAP MARKING THE WESTERLY BOUNDARY OF THE WAGON WHEEL ACRES SUBDIVISION, STAMPED "WW-7" AS DESCRIBED ON THE RECORD PLAT RECORDED IN BOOK 2 ON PAGE 9, SAID POINT BEING S45°47'18"W 1,817.62 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 18;

THENCE S00°16'22"W 880.00 FEET ALONG THE WEST BOUNDARY OF THE WAGON WHEEL ACRES SUBDIVISION TO THE NORTHWEST CORNER OF LOT 5 OF SAID SUBDIVISION;

THENCE S00°12'32"W 103.99 FEET ALONG SAID WEST BOUNDARY OF SAID LOT 5, SAID POINT BEING THE NORTHERLY RIGHT OF WAY BOUNDARY FOR FRENCH CREEK ROAD (A.K.A COUNTY ROAD 91.5);

THENCE S21°40'36"W 33.20 FEET TO A POINT ON THE CENTERLINE OF SAID FRENCH CREEK ROAD,

THENCE ALONG SAID ROAD CENTERLINE 80.53 FEET ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 984.25 FEET AND A CHORD BEARING N70°40'01"W 80.51 FEET;

THENCE N72°59'10"W 107.89 FEET ALONG SAID ROAD CENTERLINE;

THENCE ALONG SAID ROAD CENTERLINE 557.00 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 984.25 FEET AND A CHORD BEARING N56°47'59"W 549.59 FEET;

THENCE N40°36'26"W 338.33 FEET ALONG SAID ROAD CENTERLINE;

THENCE ALONG SAID ROAD CENTERLINE 580.32 FEET ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 984.23 FEET AND A CHORD BEARING N57°28'32"W 571.95 FEET, TO A POINT BEING ON THE QUARTER SECTION LINE OF SAID SECTION 18;

THENCE N00°40'25"E 67.17 FEET ALONG SAID QUARTER SECTION LINE;

THENCE N88°58'51"E 1357.72 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 17.84 ACRES, MORE OR LESS.

ALSO DEDICATING A 30-FOOT WIDE PRIVATE ACCESS EASEMENT DEDICATED TO THE OWNERS OF LOTS 1 AND 2. SAID EASEMENT BEING 15 FEET EACH SIDE OF A PORTION OF THE COMMON PROPERTY BOUNDARY OF LOTS 1 AND 2, THE SIDE LINES OF SAID EASEMENT TO BE EXTENDED OR SHORTENED TO MEET AT THE ANGLE POINTS AND TO TERMINATE AT LEGAL BOUNDARIES CROSSED, FURTHER DESCRIBED AS:

BEGINNING AT THE COMMON PROPERTY CORNER FOR LOTS 1 AND 2 LOCATED ALONG THE CENTERLINE OF FRENCH CREEK ROAD (A.K.A. COUNTY ROAD 91.5); THENCE N57°38'46"E 52.22 FEET; THENCE 66.11 FEET ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 170.00 FEET AND A CHORD BEARING N68°47'14"E 65.70 FEET; THENCE N79°55'42"E 118.68 FEET; THENCE 79.58 FEET ALONG A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 100.00 FEET AND A CHORD BEARING N57°07'52"E A DISTANCE OF 77.49 FEET; THENCE N34°20'02"E 54.73 FEET TO THE POINT OF TERMINATION, THE NORTHWESTERLY SIDE LINE TO BE EXTENDED NORTHEASTERLY TO THE COMMON BOUNDARY LINE FOR LOTS 1 AND 2, AND THE SOUTHEASTERLY SIDE LINE TO TERMINATE AT A POINT PERPENDICULAR TO SAID POINT OF TERMINATION.

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

WITNESS OUR HANDS AND SEALS 23 THIS DAY OF August, 2023.

*Robert H. Hicks*  
ROBERT H. HICKS

*Jennifer Lynn Sieve-Hicks*  
JENNIFER LYNN SIEVE-HICKS

STATE OF WYOMING )  
) SS  
COUNTY OF JOHNSON )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY:

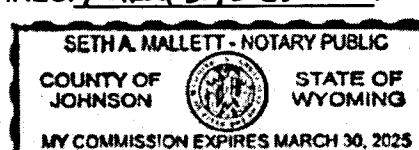
*Robert H. Hicks*

*Jennifer Lynn Sieve-Hicks*

THIS 23 DAY OF August, 2023.

WITNESS MY HAND AND OFFICIAL SEAL *Seth Mallett*  
NOTARY PUBLIC

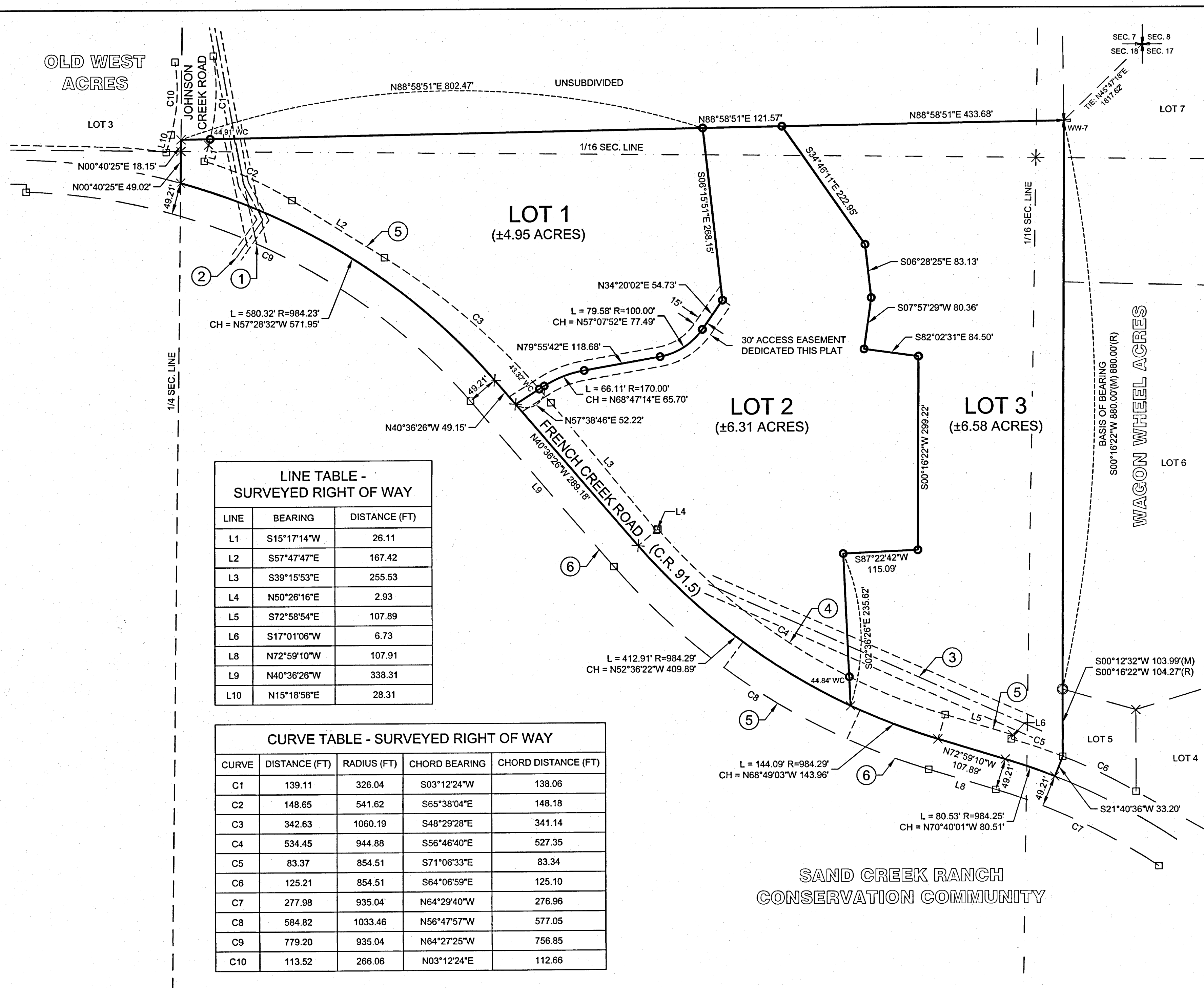
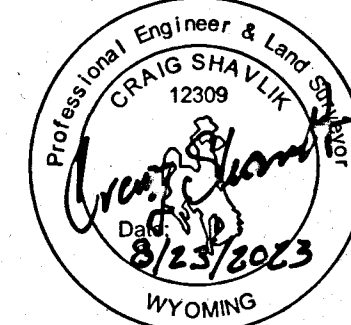
MY COMMISSION EXPIRES: March 30, 2025



**SURVEYOR'S CERTIFICATE**

I, CRAIG SHAVLIK, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF THE STAGHEAD SUBDIVISION CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

STATE OF WYOMING )  
) SS  
COUNTY OF JOHNSON )



**LINE TABLE - SURVEYED RIGHT OF WAY**

LINE	BEARING	DISTANCE (FT)
L1	S15°17'14"W	26.11
L2	S57°47'47"E	167.42
L3	S39°15'53"E	255.53
L4	N50°26'16"E	2.93
L5	S72°58'54"E	107.89
L6	S17°01'06"W	6.73
L8	N72°59'10"W	107.91
L9	N40°36'26"W	338.31
L10	N15°18'58"E	28.31

**CURVE TABLE - SURVEYED RIGHT OF WAY**

CURVE	DISTANCE (FT)	RADIUS (FT)	CHORD BEARING	CHORD DISTANCE (FT)
C1	139.11	326.04	S03°12'24"W	138.06
C2	148.65	541.62	S65°38'04"E	148.18
C3	342.63	1060.19	S48°29'28"E	341.14
C4	534.45	944.88	S56°46'40"E	527.35
C5	83.37	854.51	S71°06'33"E	83.34
C6	125.21	854.51	S64°06'59"E	125.10
C7	277.98	935.04	N64°29'40"W	276.96
C8	584.82	1033.46	N56°47'57"W	577.05
C9	779.20	935.04	N64°27'25"W	756.85
C10	113.52	266.06	N03°12'24"E	112.66

**RECORD EASEMENTS TABLE**

KEY NOTE	DESCRIPTION	RECORD
①	30' UTILITY LINE EASEMENT	RW BOOK 27 PAGE 125-128
②	16" TELEPHONE LINE EASEMENT	RW BOOK 5 PAGE 444-445
③	30' UTILITY EASEMENT	RW BOOK 14 PAGE 571-572
④	FRENCH CREEK ROAD R.O.W. EASEMENT	RW BOOK 14 PAGE 228-229
⑤	FRENCH CREEK ROAD R.O.W. EASEMENT	PLAT BOOK 2 PAGE 165-182
⑥	FRENCH CREEK ROAD R.O.W. EASEMENT	RW BOOK 14 PAGE 330-332
-	BLANKET UTILITY EASEMENT	RW BOOK 4 PAGE 140
-	BLANKET UTILITY EASEMENT	RW BOOK 6 PAGE 168

**CERTIFICATE OF APPROVAL - COUNTY**  
APPROVED BY THE JOHNSON COUNTY PLANNING COMMISSION ON THIS 4th DAY OF APRIL, 2023.

*Jolivi Comrad* ATTEST: COUNTY CLERK  
*Travis D. Pearson* CHAIRMAN OF COMMISSION

APPROVED BY THE JOHNSON COUNTY BOARD OF COUNTY COMMISSIONERS ON THIS 5th DAY OF September, 2023.

*Jolivi Comrad* ATTEST: COUNTY CLERK  
*William J. ...* CHAIRMAN

**PLAT WARNINGS**

**STATUTORY WARNING:** 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 PERSONS LIVING ON THE BANKS OF A STREAM OR RIVER (W.S. 18-5-306).

**SANITARY SEWER SYSTEM WARNING:** 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). LOT 2 HAS AN EXISTING PERMITTED SEPTIC SYSTEM (PERMIT #115). A PERMIT TO CONSTRUCT IS REQUIRED FOR ALL SMALL WASTEWATER TREATMENT FACILITIES.

**DOMESTIC WATER SYSTEM WARNING:** LOT 1 HAS AN EXISTING PERMITTED WATER WELL (P94754), LOT 2 HAS AN EXISTING PERMITTED WATER WELL (P15086), AND LOT 3 WILL UTILIZE AN EXISTING PERMITTED WATER WELL ON ADJACENT LOT 5 OF THE WAGON WHEEL ACRES SUBDIVISION (P94755). ANY NEW WELLS SHALL MEET STATE STANDARDS (W.S. 18-5-306).

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

**ROADWAYS WARNING:** 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.

**SPLIT OWNERSHIP WARNING:** LOTS IN THIS SUBDIVISION MAY BE USED FOR THE EXPLORATION AND/OR DEVELOPMENT OF MINERALS.

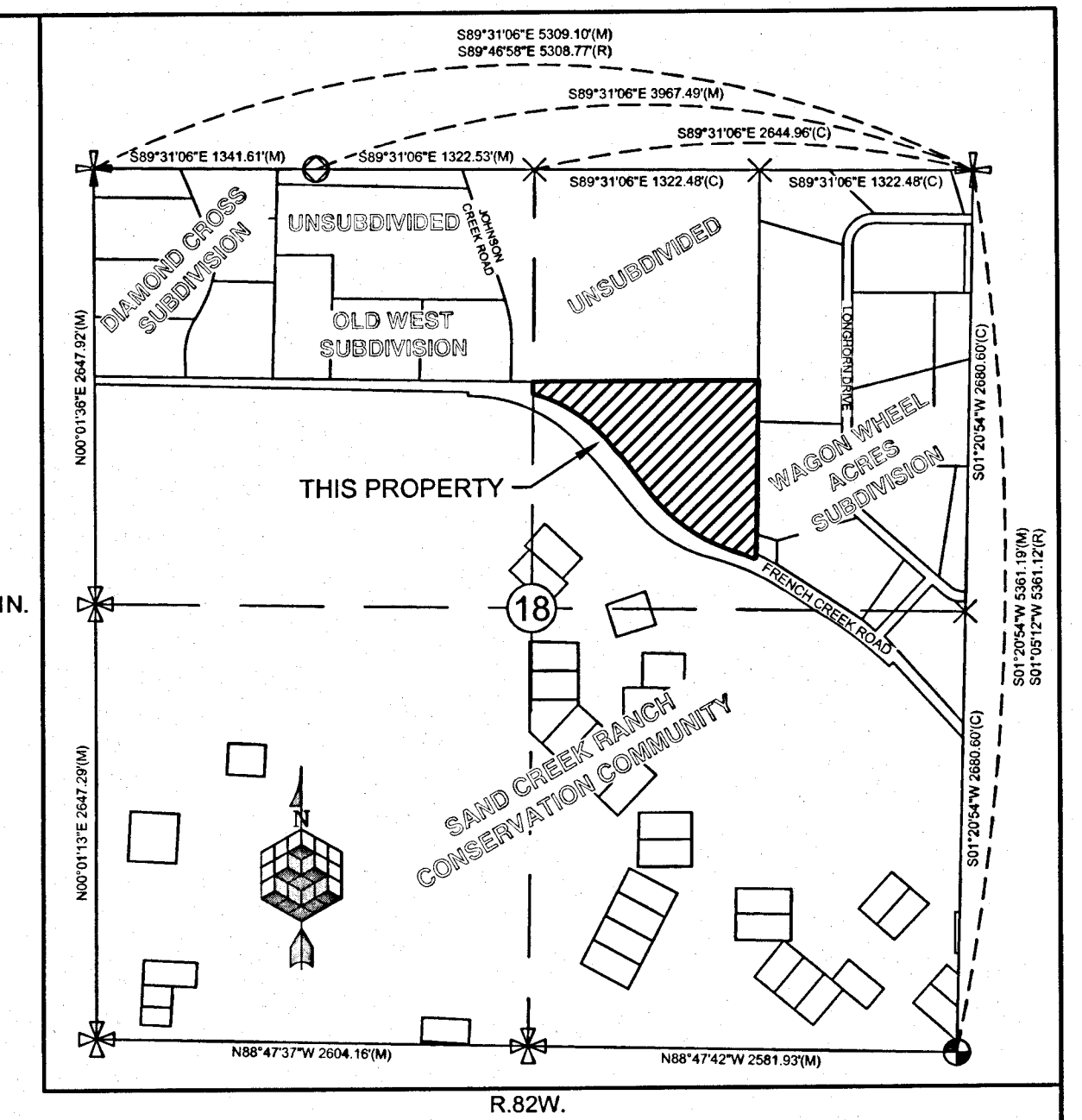
**SOILS WARNING:** LOTS 1-3 ARE LOCATED IN AREAS WITH SOILS RATINGS CLASSIFIED AS "SOMEWHAT LIMITED". SITE CONDITIONS MAY PREVENT THE USE OF CONVENTIONAL SEPTIC SYSTEMS AND BUILDING TECHNIQUES.

**AIRPORT SAFETY ZONE WARNING:** AIRCRAFT NOISE AND AIRCRAFT RELATED HAZARDS MAY EXIST WITHIN SUBDIVISION.

**SOLID WASTE WARNING:** SOLID WASTE HAULING SERVICE NOT PROPOSED. LOT OWNERS SHALL BE RESPONSIBLE FOR HAULING THEIR OWN SOLID WASTE.

**FIRE RESPONSE WARNING:** ON-SITE FIREFIGHTING FACILITIES ARE NOT PROPOSED.

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



**VICINITY MAP**  
1" = 100'

TOTAL SUBDIVISION AREA: ±17.84 ACRES  
NUMBER OF LOTS: 3  
AVE. LOT SIZE: ±6.59 ACRES

- LEGEND**
- HIGHWAY MONUMENT - FOUND
  - 3-1/4" BRASS CAP - FOUND
  - 3-1/2" ALUMINUM CAP - FOUND
  - 2-1/2" ALUMINUM CAP - FOUND
  - 1-1/2" ALUMINUM CAP - FOUND
  - 2" ALUMINUM CAP - SET
  - × NOTHING FOUND/SET
  - PROPERTY BOUNDARY
  - - - PROPERTY ADJACENT
  - - - PROPERTY SECTION LINE
  - - - PROPERTY 1/4 SECTION LINE
  - - - PROPERTY 1/16 SECTION LINE
  - - - EASEMENT BOUNDARY
  - - - EASEMENT CENTERLINE
  - (R) WAGON WHEEL ACRES PLAT (BK. 2 PG. 9)
  - (ROW) 2000 WYDOT FRENCH CREEK ROAD PLAT (BK. 2 PG. 165-182)
  - (M) MEASURED
  - WC WITNESS CORNER

**GENERAL NOTES**

- BASIS OF BEARING IS S00°16'22"W BETWEEN A 1.5" ALUMINUM CAP MARKING THE NORTHWEST CORNER OF LOT 5 AND A 3" BRASS CAP MARKING CORNER "WW-7". BEARING IS PER THE PLAT OF WAGON WHEEL ACRES SUBDIVISION RECORDED IN BOOK #2 ON PAGE #9 OF THE RECORDS MAINTAINED BY THE JOHNSON COUNTY CLERK.
- THIS LAND SURVEY WAS COMPLETED USING GPS DATA COLLECTED AND PROCESSED REFERENCING THE WYOMING STATE PLANE SYSTEM NAD 1983 (EAST CENTRAL ZONE) WITH A DATUM ADJUSTMENT FACTOR OF 1.000273875.
- A TITLE COMMITMENT WAS NOT PERFORMED. K&A, INC. DID A SEARCH FOR RECORD DOCUMENTS ON FILE WITH THE JOHNSON COUNTY CLERK'S OFFICE. THIS SEARCH DOES NOT CONSTITUTE A GUARANTEE OR POLICY OF TITLE INSURANCE, AND DOES NOT GUARANTEE ALL DOCUMENTS OF RECORD ARE SHOWN. LAND BOUNDARIES ARE PER THE QUITCLAIM DEEDS RECORDED IN BOOK 87A-72 ON PAGE 673 AND IN BOOK 87A-72 ON PAGES 741-742, AND THE ORDER TO QUIET TITLE RECORDED IN BOOK 86A-95 ON PAGES 659-661 OF THE RECORDS MAINTAINED BY THE JOHNSON COUNTY CLERK'S OFFICE.
- IN ACCORDANCE WITH WYOMING STATE STATUTE 18-5-306 (a)(i)(A)(i) THE OWNER HAS RELINQUISHED THE ASSOCIATED WATER RIGHTS FOR THIS PROPERTY. REFERENCE THE WYOMING STATE BOARD OF CONTROL DOCKET No. II-2023-1-10.

**RECORDER'S CERTIFICATE**  
Doc Number: 327022  
This instrument was filed for record on 9/21/2023 at 11:22 AM and was duly recorded in book: H.F.I.L.E page: 686 - 686 fees: 75.00  
By *Nancy McCarty*, Deputy  
Johnson County Clerk

**FINAL PLAT OF STAGHEAD SUBDIVISION**  
LOCATED WITHIN THE NE1/4 OF SEC. 18, T51N, R82W, 6TH P.M. JOHNSON COUNTY, WYOMING  
(CONTAINING 17.84 ACRES, MORE OR LESS)