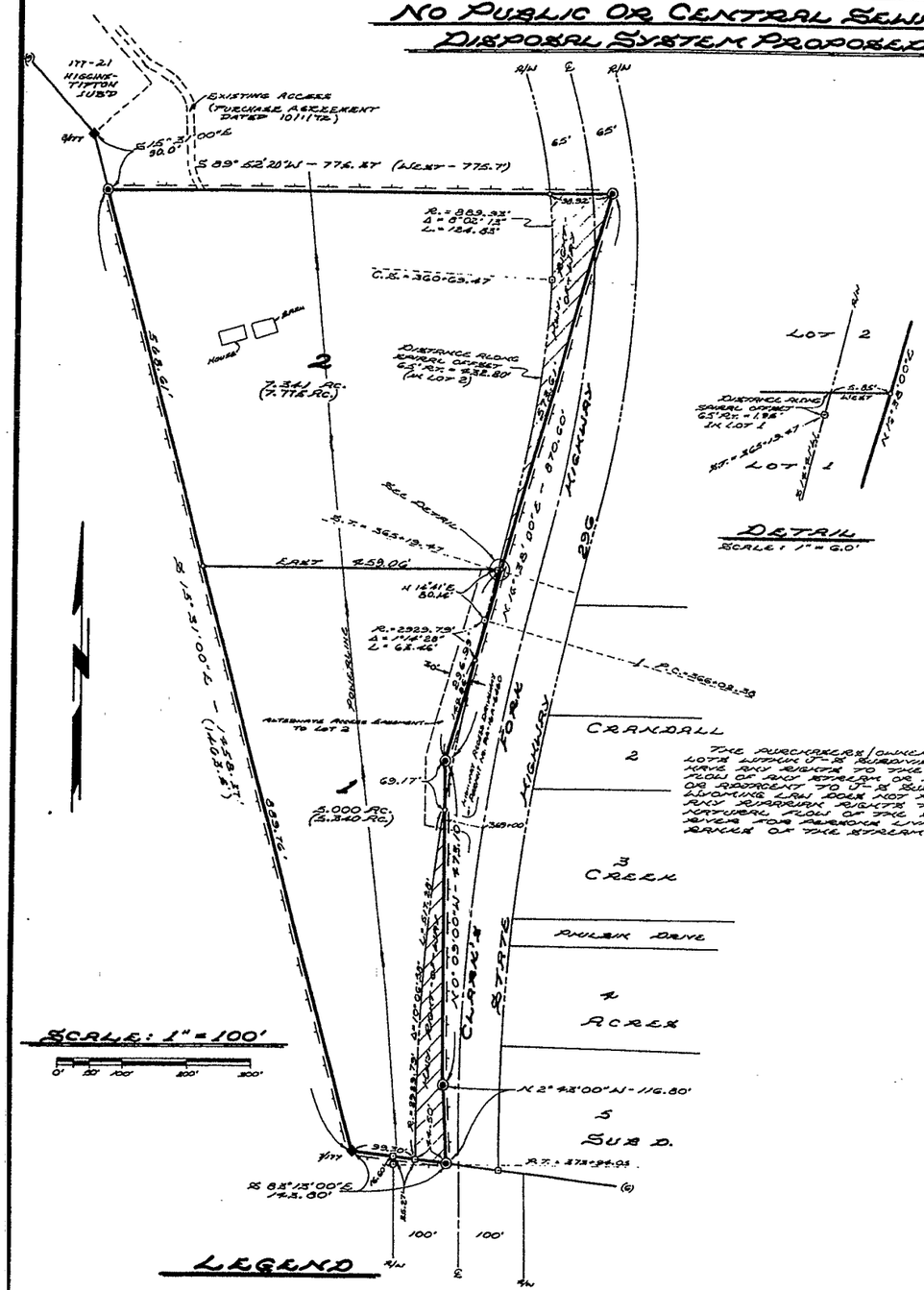
NO PUBLIC OR CENTRAL SEWAGE DISPOSAL SYSTEM PROPOSED



LEGEND

TOTAL NUMBER OF LOTS IN THIS SUBDIVISION	2
TOTAL ACREAGE IN THIS SUBDIVISION	13.15 Ac.
STONE FOUND IN PLACE	◆
BRASS CAP SET	◉
1/2" x 18" REBAR W/PLAST. CAP SET	○
LOCATING HIGHWAY DEPT. R/W MONUMENT	□
DIMENSIONS OF RECORD	(M.&T. - 775.7')
DIMENSIONS TAKEN THIS SURVEY	N 89° 47' 10" W - 775.70'
NET LOT ACREAGE	5.00 Ac.
GROSS LOT ACREAGE	(5.33 Ac.)
BOUNDARY OF THE J-S SUBDIVISION	

THE PURCHASERS / OWNERS OF ANY LOTS WITHIN J-S SUBDIVISION DO NOT HAVE ANY RIGHTS TO THE NATURAL FLOW OF ANY WATERS IN OR RIVER WITHIN OR ADJACENT TO J-S SUBDIVISION. WYOMING LAW DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS TO THE NATURAL FLOW OF THE STREAM OR RIVER FOR PERSONS LIVING ON THE BANKS OF THE STREAM OR RIVER.

PLANNING AND ZONING COMMISSION CERTIFICATE

THIS PLAT IS RECOMMENDED FOR APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS, PARK COUNTY, WYOMING, ON THIS 11th DAY OF September, 1986 A.D.

Chairman

ATTEST: Timothy J. Thomson
Secretary

CERTIFICATE OF DEDICATION

THE UNDERSIGNED, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF REAL PROPERTY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF H.E.S. NO. 177 IN T. 56 N., R. 106 W., OF THE 6TH P.M., PARK COUNTY, WYOMING, AS FOLLOWS: BEGINNING AT CORNER NO. 3 OF SAID H.E.S. NO. 177; THENCE S 15° 31' E, ALONG LINE 3-4 OF SAID H.E.S. NO. 177, A DISTANCE OF 90 FEET; THENCE S 74° 29' W, AT RIGHT ANGLES TO THE PREVIOUS COURSE, A DISTANCE OF 30 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING S 15° 31' E, ALONG LINE 3-4 OF SAID H.E.S. NO. 177, A DISTANCE OF 1258.87 FEET, MORE OR LESS, TO CORNER NO. 4 OF SAID H.E.S. NO. 177; THENCE S 89° 13' E, ALONG LINE 4-5 OF SAID H.E.S. NO. 177, A DISTANCE OF 183.8 FEET; THENCE N 2° 42' W, A DISTANCE OF 116.8 FEET; THENCE N 0° 09' E, A DISTANCE OF 775.7 FEET; THENCE N 29° 31' W, A DISTANCE OF 570.6 FEET; THENCE N 15° 31' W, A DISTANCE OF 1258.87 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID CONTAINING 13.15 TOTAL ACRES OF WHICH 12.34 ACRES ARE IN PARCEL 2, TRACTS, OR LOTS AND 0.714 ACRES ARE IN PUBLIC OR PRIVATE STREET RIGHT-OF-WAY, CABLE AGENTS AND OTHER, AND HAVE LAID OUT, PLATTED AND SUBDIVIDED INTO LOTS AND BLOCKS THE J-S SUBDIVISION IN PARK COUNTY, WYOMING, WITH THE CENTRAL CONCEPT AND ITINERANT PLAN OF THE DESIRES OF THE UNDERSIGNED OWNERS AND HEREBY GRANT TO THE J-S HOMEOWNERS ASSOCIATION FOR COMMON USE, TRAIL EASEMENTS OVER WHERE SHOWN HEREON AND FOR COMMON USE AND OPEN SPACE AREAS AS SHOWN ON THE PLAT AND THE UTILITY AND DRAINAGE EASEMENTS AND AGREEMENTS AS SHOWN HEREON AND FOR ALL PURPOSES AS NOTED HEREON; AND DO HEREBY AGREE THAT WE HEREBY RELEASE AND RELINQUISH ALL RIGHTS OF HOMESTEAD AND ANY OTHER RELINQUISHMENT REQUIRE RESTRICT TO THE COVENANTS FILED AND RECORDED FOR THIS SUBDIVISION IN THE OFFICE OF THE CLERK OF PARK COUNTY, WYOMING.

E.E. LOUTZENHISER THIS 30th DAY OF June, 1986 A.D.

Donald J. Gibbs
DONALD J. GIBBS (HUSBAND)

Mary Alice Gibbs
MARY ALICE GIBBS (WIFE)

STATE OF WYOMING } SS
COUNTY OF PARK }

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME BY DONALD J. GIBBS AND MARY ALICE GIBBS, HUSBAND AND WIFE, THIS 30th DAY OF June, 1986 A.D.

WITNESS MY HAND AND OFFICIAL SEAL.

9-26-88

Mary C Gray
NOTARY PUBLIC

MY COMMISSION EXPIRES: Sept. 26, 1988

COUNTY COMMISSIONERS CERTIFICATE AND SUBDIVISION PERMIT

THIS PLAT IS HEREBY APPROVED AND SUBDIVISION RIGHT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF PARK COUNTY, WYOMING, THIS ____ DAY OF ____, 1986 A.D., FOR FILING AND RECORDING WITH THE CLERK OF PARK COUNTY, WYOMING AND FOR THE CONVENIENCE OF THE COUNTY OF PARK. THE PUBLIC DEDICATIONS SHOWN HEREON, SUBJECT TO THE PROVISION THAT THE COUNTY OF PARK SHALL NOT BE OBLIGATED TO FINANCE, CONSTRUCT, OR MAINTAIN OR IMPROVE ANY ROADS WITHIN THIS SUBDIVISION EXCEPT AS SPECIFICALLY AGREED BY THE COUNTY OF PARK AND FURTHER SAID THAT THE BOARD OF COUNTY COMMISSIONERS SHALL NOT MAINTAIN BOARDS OR OTHER IMPROVEMENTS NOT DEDICATED TO THE PUBLIC, NOR SHALL THE COUNTY OF PARK MAINTAIN BOARDS OR OTHER IMPROVEMENTS DEDICATED TO THE PUBLIC UNTIL SUCH TIME AS THE SAME ARE CONSTRUCTED AND COMPLETED TO THE SATISFACTION OF THE BOARD OF COUNTY COMMISSIONERS AND ACCEPTED BY THE PROPER RESOLUTION, IN THE CORRECTIVE DIRECTION.

DATED THIS 11th DAY OF September, 1986 A.D.

Gene Wilson
CHAIRMAN
PARK COUNTY COMMISSIONER

WITNESS MY HAND AND OFFICIAL SEAL OF THE COUNTY OF PARK THIS ____ DAY OF ____, 1986 A.D.

ATTEST: ____
PARK COUNTY CLERK

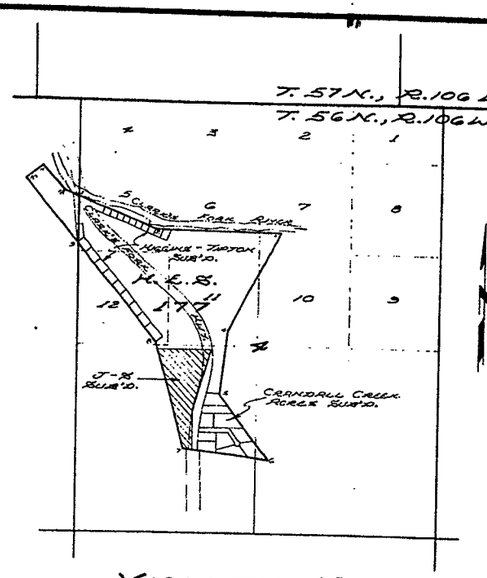
COUNTY CLERK'S CERTIFICATE

THIS PLAT WAS FILED FOR THE PUBLIC RECORD IN THE OFFICE OF THE CLERK, PARK COUNTY, WYOMING, AT 11:47 O'CLOCK A.M. ON THE 30th DAY OF SEPTEMBER, 1986 A.D., AND IS DULY RECORDED IN BOOK F, PAGE NUMBER 33.

Reception No. ____

Darie Fontaine
PARK COUNTY CLERK

BY: ____
DEPUTY



VICINITY MAP
SCALE: 1" = 1000'

CERTIFICATE OF SURVEYOR

I, PAUL R. BLOUGH, A LAND SURVEYOR, REGISTERED IN THE THE STATE OF WYOMING BY REGISTRATION NUMBER 2332 L.S., HEREBY CLARIFY THAT BY ORDER OF JUNE 6, 1986 AND JUNE 24, 1986 THE J-S SUBDIVISION WAS RESURVEYED AND SUBDIVIDED AS HEREIN AND WAS RESURVEYED BY CLIFFORD R. RIVERS, AND CERTIFY THAT THE LAND SUBDIVIDED IS CORRECTLY DESCRIBED IN THE DEDICATION CERTIFICATION AND THAT THE SUBDIVISION THEREOF IS CORRECTLY SHOWN ON THIS PLAT; AND THAT I HAVE MADE AN ACCURATE SURVEY OF SAID PROPERTY AND THE SUBDIVISION, CORRECTLY SHOWN AND STAKED OR SAID SUBDIVISION IN COMPLIANCE WITH THE PARK COUNTY SUBDIVISION REGULATIONS; AND LOST OR OBLITERATED CORNERS HAVE BEEN RESTORED AS REQUIRED, AND THAT THE REQUIREMENTS OF W.S. 33-11-10 THROUGH 33-11-110 HAVE BEEN COMPLIED WITH, AND THAT MONUMENTS AND LOT CORNERS AFFECTING THIS SURVEY WERE ACTUALLY SET AND THE MONUMENTS WERE IN THE LOCATIONS DESCRIBED HEREON, AND THAT ALL CALCULATIONS OF SURVEY CLOSE TO AN ACCURACY OF ONE PART IN FIVE THOUSAND OR BETTER.

IN WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS 30th DAY OF June, 1986, A.D.

Paul R Blough
PAUL R. BLOUGH

STATE OF WYOMING } SS
COUNTY OF PARK }

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME BY PAUL R. BLOUGH THIS 30th DAY OF June, 1986, A.D.

WITNESS MY HAND AND OFFICIAL SEAL

9-26-88

Mary C Gray
NOTARY PUBLIC

MY COMMISSION EXPIRES: Sept. 26, 1988

PLAT SHOWING

J-S SUBDIVISION

BEING PART OF H.E.S. NO. 177
T. 56 N., R. 106 W. OF THE 6TH P.M.
PARK COUNTY, WYOMING

Compliments of:
FIRST AMERICAN TITLE INSURANCE CO., INC.
120 N. Center Street • Casper, WY 82601 • (307) 237-8486

Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restrictions violate 42 USC 3604(c).