

SHILOH ADDITION TO THE CITY OF BUFFALO PHASE II

The undersigned owners and proprietors of the Shiloh Addition to the City of Buffalo, Wyoming, have caused a portion of the same to be subdivided in the manner shown on this plat, which subdivision shall be known as "Shiloh Addition - Phase II" to the City of Buffalo, Wyoming.

Said Plat is proposed and offered with free consent and in accordance with the desires of the undersigned owner and proprietor.

Streets: All streets within the "Shiloh Addition - Phase II" to the City of Buffalo, Wyoming, are hereby dedicated for public use.

The utility easements shown on the plat are hereby dedicated for the purpose of providing public utilities to the lots within the Shiloh Addition.

IN TESTIMONY WHEREOF: Randy Deones, of Shiloh Investments, LLC, has caused these present to be signed this 16th day of March, 2007.

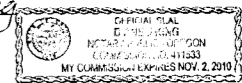
Witness my hand and seal:

Randy Deones
Randy Deones, Shiloh Investments, LLC
STATE OF WYOMING
County of Johnson

The foregoing instrument was acknowledged before me by Randy Deones, of Shiloh Investments, LLC, on this 16th day of March, 2007.

Witness my hand and seal:

My Commission Expires: March 2010
Notary Public



APPROVALS

The City of Buffalo Planning Commission hereby recommends approval of this plat on this 21st day of March, 2007.
Ronald P. Bacon Chairman
Andrew R. Bismann Secretary

Approved by the City of Buffalo, Wyoming, this 21 day of March, 2007.
Joe Silliman Mayor
John Silliman City Clerk

State of Wyoming)
County of Johnson) ss
This instrument was filed for record on the 22nd day of March, 2007, at 9:45 A.M. and was duly recorded in Hanging File 64253, page 279 A-C
James Case \$50.00
Register of Deeds

- ### LEGEND
- ⊙ = 1/4 OR 2 INCH ALUMINUM CAPPED REBAR, STAMPED PLS5367
 - △ = 1 1/2 INCH ALUMINUM CAPPED REBAR, STAMPED PLS2085
 - = FOUND 2 INCH ALUMINUM CAPPED REBAR, STAMPED LS324
 - = CALCULATED POSITION, NOTHING SET
 - ⊕ = FOUND BRASS CAP MONUMENT
 - ⊙ = FOUND BLM BRASS CAP MONUMENT
 - ⊙ = 3/4 INCH BRASS CAP OR ALUMINUM MONUMENT, STAMPED PLS5367
 - = FOUND WYOMING HIGHWAY DEPARTMENT RIGHT-OF-WAY MARKER
 - (R) = RECORDED DISTANCE
 - (M) = MEASURED DISTANCE
 - - - = EASEMENT LINE
 - = SET 2" ALUMINUM CAPPED REBAR STAMPED PLS 5367

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
County of Johnson) ss

I, KERRY C. MONEY, being a duly Registered Land Surveyor in the State of Wyoming, do hereby certify that this plat of the "SHILOH ADDITION PHASE II" does represent an actual survey performed by me in 2006 and 2007, and that it correctly shows the conditions on the ground.



"The subdivision is protected by restrictive covenants. The Declaration of Residential Conditions, Covenants, and Restrictions are recorded in Book 64253, Page 443, File No. 64253 records of Johnson County, Wyoming. The Declaration of Commercial Conditions, Covenants and Restrictions are recorded in Book 64253, File No. 64253 records of Johnson County, Wyoming. Copies may be obtained from the County Clerk."

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 Phone (307) 645-1166
 Fax (307) 645-1167
 jmm@jmmeng.com
 www.jmmeng.com
 JERRY M. MONEY, P.E.
 3112007 32631 PM

PREPARED FOR:
 RANDY DEONES
 SHILOH INVESTMENTS, LLC
 P.O. BOX 369
 BUFFALO, WY 82804

FINAL PLAT
 PHASE II
 SHEET 1 OF 3

EASEMENT	NO.	BEARING	DISTANCE
(P1) POWER	T1	N83°18'41"E	564.77'
(P1) POWER	T2	N70°32'43"E	1013.52'
(P2) POWER	T3	N44°29'52"E	732.35'
(W1) WATER	T4	N48°02'20"E	317.82'
(W1) WATER	T5	N77°27'49"E	309.24'
(W1) WATER	T6	N70°16'55"E	587.11'
(S) SEWER	T7	N16°47'58"E	3.78'
(S) SEWER	T8	N43°36'23"E	278.39'
(S) SEWER	T9	N77°56'52"E	646.62'
(S) SEWER	T10	N45°45'11"E	669.11'
(S) SEWER	T11	N41°37'31"E	299.89'

LINE DATA		
NO.	BEARING	DISTANCE
L8	S78°06'37"E	20.22'
L9	S89°48'59"E	20.30'
L16	N32°03'59"E	44.80'
L23	S46°59'17"W	13.67'
L24	S46°59'17"W	13.08'
L25	S29°49'20"W	16.82'
L26	S29°49'20"W	16.82'
L27	S00°21'33"W	19.74'
L28	S13°03'08"W	20.29'
L29	S80°58'32"E	22.83'
L30	N00°12'28"W	6.79'
L31	N58°28'13"E	6.16'
L32	N68°28'13"E	20.81'

LINE DATA		
NO.	BEARING	DISTANCE
L33	S40°29'52"W	42.55'
L34	N00°08'09"W	21.94'
L35	N41°35'20"E	23.46'
L36	N89°51'55"E	20.00'
L37	N25°45'01"E	51.50'
L38	N25°45'01"E	53.80'
L39	N25°45'01"E	56.09'
L40	S64°14'59"E	18.15'
L41	N63°58'43"E	15.24'
L42	N39°29'47"E	27.34'
L43	N34°37'23"E	21.63'
L44	N67°14'31"E	52.07'

CURVE DATA			
NO.	ANGLE	RADIUS	ARC LENGTH
C1	05°45'29"	230.00'	23.11'
C2	14°14'40"	230.00'	57.19'
C3	23°31'36"	230.00'	94.44'
C4	04°59'29"	230.00'	20.04'
C5	00°40'22"	230.00'	2.70'
C6	37°35'29"	230.00'	150.90'
C7	02°29'31"	230.00'	10.00'
C8	02°29'31"	230.00'	10.00'
C9	07°58'12"	230.00'	31.89'
C10	17°29'08"	230.00'	70.19'
C11	15°28'45"	230.00'	62.14'
C12	06°39'25"	230.00'	26.72'
C13	08°57'50"	170.00'	26.60'
C14	64°39'31"	170.00'	181.85'
C15	16°32'38"	170.00'	48.09'
C16	17°12'03"	170.00'	51.04'
C17	27°59'04"	170.00'	83.03'
C18	14°26'29"	560.00'	141.15'

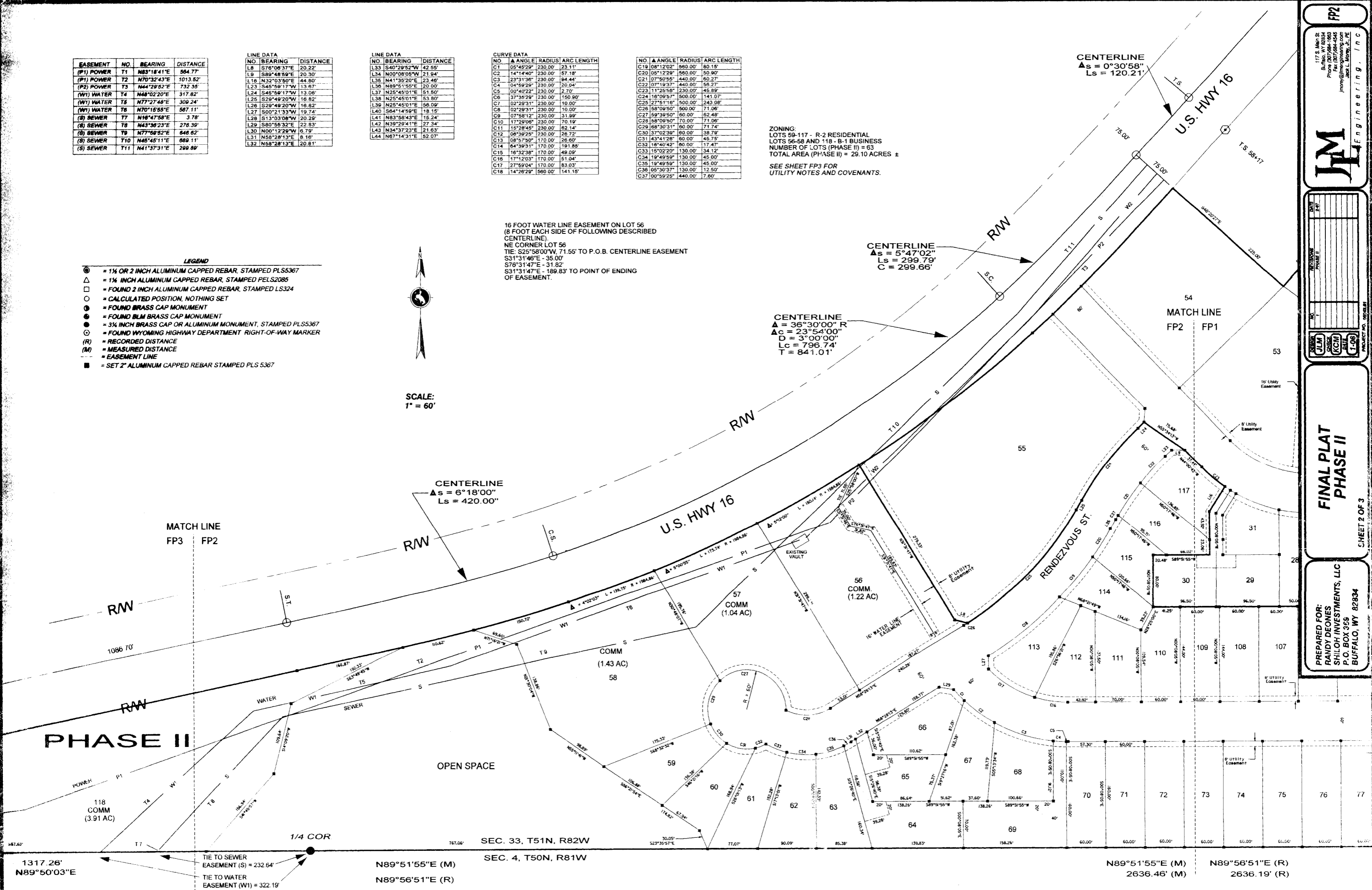
CURVE DATA			
NO.	ANGLE	RADIUS	ARC LENGTH
C19	08°12'02"	560.00'	60.15'
C20	05°12'29"	560.00'	50.90'
C21	07°50'55"	440.00'	60.27'
C22	07°19'37"	440.00'	56.27'
C23	11°25'58"	230.00'	46.89'
C24	16°09'57"	500.00'	141.07'
C25	27°51'16"	500.00'	243.08'
C26	58°09'50"	500.00'	71.06'
C27	59°39'50"	60.00'	62.48'
C28	58°09'50"	70.00'	71.06'
C29	88°30'31"	60.00'	71.74'
C30	37°02'39"	60.00'	38.79'
C31	43°41'28"	60.00'	45.75'
C32	18°40'42"	60.00'	17.47'
C33	15°02'20"	130.00'	34.12'
C34	19°49'59"	130.00'	45.00'
C35	19°49'59"	130.00'	45.00'
C36	05°30'37"	130.00'	12.50'
C37	00°59'25"	440.00'	7.60'

ZONING:
 LOTS 59-117 - R-2 RESIDENTIAL
 LOTS 56-58 AND 118 - B-1 BUSINESS
 NUMBER OF LOTS (PHASE II) = 63
 TOTAL AREA (PHASE II) = 29.10 ACRES ±
 SEE SHEET FP3 FOR
 UTILITY NOTES AND COVENANTS.

- LEGEND**
- ⊙ = 1/4 OR 2 INCH ALUMINUM CAPPED REBAR, STAMPED PLS5367
 - △ = 1/4 INCH ALUMINUM CAPPED REBAR, STAMPED PLS2085
 - = FOUND 2 INCH ALUMINUM CAPPED REBAR, STAMPED LS324
 - = CALCULATED POSITION, NOTHING SET
 - = FOUND BRASS CAP MONUMENT
 - ⊙ = FOUND BLM BRASS CAP MONUMENT
 - ⊙ = FOUND 3/4 INCH BRASS CAP OR ALUMINUM MONUMENT, STAMPED PLS5367
 - ⊙ = FOUND WYOMING HIGHWAY DEPARTMENT RIGHT-OF-WAY MARKER
 - (R) = RECORDED DISTANCE
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 - = EASEMENT LINE
 - = SET 2" ALUMINUM CAPPED REBAR STAMPED PLS 5367

SCALE:
 1" = 60'

16 FOOT WATER LINE EASEMENT ON LOT 56
 (8 FOOT EACH SIDE OF FOLLOWING DESCRIBED CENTERLINE)
 NE CORNER LOT 56
 TIE: S25°58'00"W, 71.55' TO P.O.B. CENTERLINE EASEMENT
 S31°31'46"E - 35.00'
 S78°31'47"E - 31.82'
 S31°31'47"E - 189.83' TO POINT OF ENDING OF EASEMENT.



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 jlmeng@jlmeng.com
 Jack L. Moore, J.L.E.

FINAL PLAT PHASE II

PREPARED FOR:
 RANDY DEONES
 SHILOH INVESTMENTS, LLC
 P.O. BOX 325
 BUFFALO, WY 82834

SHEET 2 OF 3



SCALE:
1" = 60'

CW 1/16
SEC. 33

SHILOH ADDITION TO THE CITY OF BUFFALO PHASE II

UTILITY EASEMENTS AND NOTES:
ALL DOCUMENTS SHOWN HEREON ARE RECORDED IN THE OFFICE OF THE CLERK OF JOHNSON COUNTY, WYOMING.

(P1) - RIGHT OF WAY FOR ELECTRICAL TRANSMISSION LINES, RECORDED SEPTEMBER 18, 1915, IN BOOK 24 OF DEEDS, PAGE 82, AND ASSIGNED ON JUNE 11, 1930, IN BOOK 80 OF DEEDS, PAGE 487.

RIGHT OF WAY EASEMENT, FOR A ROAD FOR THE USE OF THE PUBLIC, GRANTED TO THE STATE OF WYOMING (U.S. HIGHWAY 16), RECORDED JANUARY 14, 1937, IN MISCELLANEOUS BOOK 87, PAGE 478.

(G) - RIGHT OF WAY EASEMENT FOR GAS PIPELINE, GRANTED TO THE STATE OF WYOMING, AS RECORDED JULY 10, 1981, IN MISCELLANEOUS BOOK 82, PAGE 310, AND ASSIGNED TO MONTANA-DAKOTA UTILITIES, RECORDED DECEMBER 31, 1981, IN MISCELLANEOUS BOOK 82, PAGES 380 - 382.

(S) - RIGHT OF WAY EASEMENT, 20 FEET IN WIDTH, FOR SEWER TRUNK LINES, GRANTED TO THE CITY OF BUFFALO, WYOMING, RECORDED SEPTEMBER 22, 1982, IN BOOK 8 OF CONTRACTS, PAGE 178.

RESTRICTIVE COVENANTS FOR THE PARK WEST SUBDIVISION, RECORDED AUGUST 4, 1983, IN BOOK 86A-26, PAGES 84-88.

(P2) - POWER LINE EASEMENT, 16 FEET IN WIDTH, RECORDED ON THE PARK WEST SUBDIVISION PLAT ON AUGUST 4, 1983, IN PLAT BOOK 2, PAGE 87.

UTILITY EASEMENTS, 5 FEET WIDE ON ADJOINING LOT LINES AND 10 FEET WIDE BORDERING PROPERTY NOT INCLUDED IN WEST PARK SUBDIVISION AS SHOWN ON THE PLAT RECORDED AUGUST 4, 1983, IN PLAT BOOK 2, PAGE 87.

RIGHT OF EASEMENT FOR ROAD USE GRANTED TO THE STATE HIGHWAY COMMISSION OF WYOMING, RECORDED DECEMBER 8, 1986, IN RW BOOK 8, PAGE 22.

(P3) - RIGHT OF WAY EASEMENT, 10 FEET IN WIDTH FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINE, RECORDED DECEMBER 26, 1987, IN RW BOOK 9, PAGE 543.

(W1) - WATER LINE EASEMENT, 16 FEET IN WIDTH, GRANTED TO THE CITY OF BUFFALO, WYOMING, RECORDED JUNE 7, 1996, IN RW BOOK 16, PAGE 371.

(W2) - WATER LINE EASEMENT, 16 FEET IN WIDTH, GRANTED TO THE CITY OF BUFFALO, WYOMING, RECORDED OCTOBER 8, 1996, IN RW BOOK 16, PAGE 523.

(W3) - EXISTING WATER TRANSMISSION LINE AS SHOWN ON A RIGHT OF WAY EASEMENT PLAT PREPARED BY DELBERT E. ROBINSON, PELS #41, AS RECORDED MARCH 27, 1985, IN THE PLAT FILES, PAGE 8, INSTRUMENT NO. 217.

U.S. HIGHWAY 16 RIGHT OF WAY WAS ESTABLISHED BY USING FOUND WYOMING HIGHWAY DEPARTMENT RIGHT OF WAY MARKERS FROM 1937 PROJECT 219-A AT T.S. STA. 88+17 AND STA. 177+00.

THE SHILOH ADDITION IS THAT SAME TRACT OF LAND CONVEYED TO SHILOH INVESTMENTS, LLC, AS RECORDED ON OCTOBER 31, 2006, IN DEED BOOK 87A-50, PAGE 230-231.

WEST LINE SE 1/4 SW 1/4 OF SEC. 33, T51N, R82W
S00°12'29"E
2642.26'

- LEGEND**
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Phase II Covenants:

"Reciprocal ingress, egress, and utility easements are hereby granted and conveyed to Lots 84-85, 88, and 87 as shown hereon, together with an emergency access easement granted to the City of Buffalo across the panhandles of said lots as shown hereon."

"Emergency access easements are hereby granted and conveyed to the City of Buffalo across the panhandle of Lots 84, 85, and 89."

"Access easements including turn-around areas are to remain free and clear of landscaping, fences or any other element which would hinder the intended use of said easement."

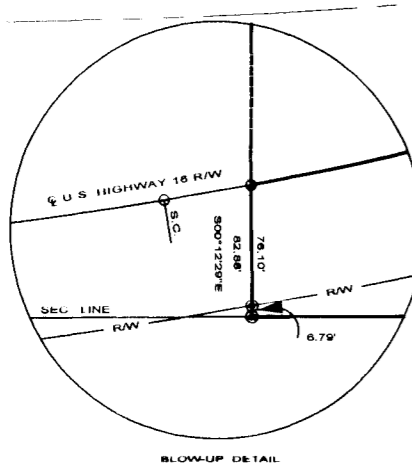
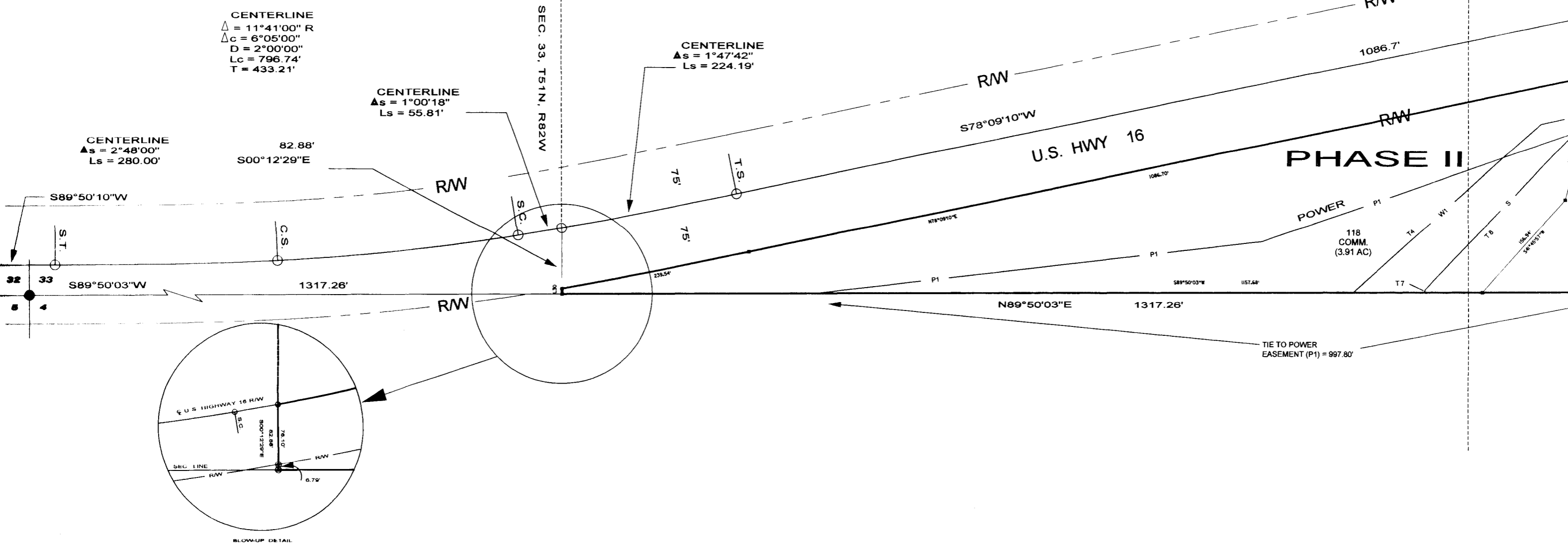
"Panhandle lots shall maintain off-street parking for at least two vehicles external of paved driveway aprons. Garbage pickup for panhandle lots will be at curb side."

"Fee interest in mineral ownership is not held as part of surface ownership. Mineral exploration of subsurface minerals may occur. New surface owners should be aware that upon purchase of any land there may be existing surface use agreements which may result in drilling and production of oil and gas upon said land."

"General soils information for this subdivision is available through the local soils conservation district. The Developer makes no representations or warranties as to the soils within the subdivision, and any implied warranties are hereby disclaimed. Potential purchasers of lots within the subdivision are encouraged to obtain information about the soils and to hire a licensed engineer to perform soils analysis and compaction testing before purchasing a lot and before beginning construction of any structure or residence to determine soils suitability."

"Tract 1 is hereby granted and conveyed to the Shiloh Addition Homeowners Association upon recording of this plat subject to an emergency maintenance and access easement granted to the City of Buffalo. Maintenance of Tract 1 is the responsibility of the Shiloh Addition Homeowners Association."

"Open space tracts shown hereon are hereby granted and conveyed to the City of Buffalo. The open space tracts are intended to protect the public interest in the preservation of wildlife habitat, protection of water quality as well as other functions and values of wetland ecosystems."



MATCH LINE
FP3 FP2

J M Engineering, Inc.

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Fax: (307) 684-4545
jmonty@jmingeering.com
John L. Montoye, P.E.

NO.	DATE	REVISIONS

PROJECT NO. 2006-01

PREPARED FOR:
RANDY DEONES
SHILOH INVESTMENTS, LLC
P.O. BOX 369
BUFFALO, WY 82834

FINAL PLAT
PHASE II

SHEET 3 OF 3

FP3