

PLAT OF THE BISON MEADOWS SUBDIVISION

BEING A SUBDIVISION OF THE HATCH ADDITION TO BUFFALO, WYOMING
 TOTAL AREA= 47.17 Acres
 25 LOTS

CERTIFICATE OF DEDICATION BISON MEADOWS SUBDIVISION

The above or foregoing subdivision of the following described real estate to wit: A tract of land located in part of Lot 2, Section 2, T.50N., R.82W. and in part of the SW 1/4 SE 1/4 of Section 35, T.51N., R.82W. of the 6th P.M., Johnson County, Wyoming being more particularly described as follows:

Beginning at the North 1/4 corner of said Section 2 monumented by an iron pipe thence S01°19'14"E, 1112.03 feet along the North-South mid-section line of said Section 2 to a Wyoming Department Right of Way Monument; said point being on the North line of access route to Interstate 25;

Thence along said North line of Access route to Interstate 25 S75°37'47"E, 391.31 feet to a 1 1/2" aluminum cap;

Thence N14°23'00"E, 555.95 feet to a 1 1/2" aluminum cap;

Thence S78°40'58"E, 369.82 feet to a point on the Westerly Right of Way of Interstate 25 monumented by a 1 1/2" aluminum cap;

Thence along said Westerly Right of Way of Interstate 25, N11°20'01"E, 377.80 feet to a Wyoming Department Right of Way Monument;

Thence along said Westerly Right of Way of Interstate 25, N03°52'41"E, 601.74 feet to a Wyoming Department Right of Way Monument;

Thence along said Westerly Right of Way of Interstate 25, N00°52'22"W, 1090.91 feet to a point on the North line of said SW 1/4 SE 1/4 of Section 35 monumented by a 2" aluminum cap stamped PELS 8663 located S00°52'22"E, 30.01 feet from true position;

Thence along said North line of SW 1/4 SE 1/4 of Section 35, N89°45'16"W, 219.02 feet to a point on the Easterly Right of Way of County Road No.252 (South Bypass);

Thence along said North line of SW 1/4 SE 1/4 of Section 35, N89°45'16"W, 254.76 feet to a point on the Westerly Right of Way of County Road No.252 (South Bypass);

Thence along said Westerly Right of Way of County Road No.252 (South Bypass) along a spiral curve with centerline spiral curve data of Ls = 4'48" Ts = 120 feet Ls=240 feet with a chord bearing = S39°34'30"W, 40.53 feet to a point monumented by a Wyoming Department Right of Way Monument;

Thence along said Westerly Right of Way of County Road No.252 (South Bypass) S39°56'12"W, 787.88 feet to a point on the West line of said SW 1/4 SE 1/4 of Section 35;

Thence along said West line of said SW 1/4 SE 1/4 of Section 35 S00°08'07"E, 310.49 feet to a point on the Easterly Right of Way of County Road No.252 (South Bypass) monumented by a 2" aluminum cap stamped PELS 8663;

Thence along said West line of said SW 1/4 SE 1/4 of Section 35 S00°08'07"E, 374.86 feet to the point of beginning being said North 1/4 corner of Section 2;

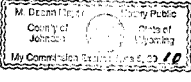
Said Tract of land encompasses 47.17 acres more or less;

AS APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, CONTAINING 47.17 ACRES MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS THE BISON MEADOWS 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 AND FOR IRRIGATION AND DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT.

EXECUTED THIS 25 DAY OF Oct, 2007.

BY: DIAMOND POINT CONSTRUCTION INC.
Jake Hatch
 JAKE HATCH

STATE OF WYOMING }
 COUNTY OF JOHNSON } ss
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25 DAY OF Oct, 2007, BY
Jake Hatch

MY COMMISSION EXPIRES: 6-5-2010

 M. Thomas Meyer
 NOTARY PUBLIC

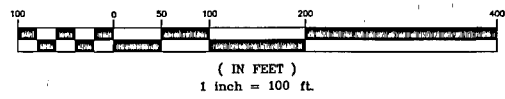
CERTIFICATE OF RECORDER

STATE OF WYOMING }
 COUNTY OF JOHNSON } ss
 THIS INSTRUMENT WAS FILED FOR THE RECORD ON THE 29th DAY OF October, 2007, AT 2:30 P.M., AND WAS DULY RECORDED IN HANGING FILE, PAGE 293.
 FEE: \$50.00
James Carr
 REGISTER OF DEEDS

- NOTES:**
1. GREENSPACE/OPEN SPACE AREA = 6.8 ac.
 2. WALKING PATH LENGTH = 2980'
 3. AN 8' UTILITY EASEMENT IS TO BE RESERVED ALONG ALL SHARED LOT LINES, AND A 16' UTILITY EASEMENT IS TO BE RESERVED ALONG ALL NON-SHARED LOT LINES.
 4. A 35' EASEMENT TO BE RESERVED ALONG THE REAR OF LOTS 13-18 FOR WALKING PATH, UTILITIES, AND STORM WATER MANAGEMENT.
 5. A 30' SHARED ACCESS EASEMENT IS TO BE RESERVED ALONG THE LOT LINES BETWEEN 4&5, 14&15, 2&3, AND 16&17.
 6. 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 SOIL'S SUITABILITY.

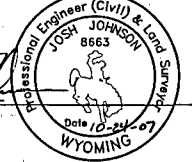
- LEGEND**
- - SET 2" ALUMINUM CAP STAMPED PELS 8663
 - - FOUND 1/2" ALUMINUM CAP
 - ◆ - FOUND SECTION CORNER
 - ◇ - FOUND WYDOT ROW MONUMENT
 - — — — — RIGHT OF WAY LINE
 - - - - - RECORD SECTION LINE
 - - - - - ACCESS AND UTILITY EASEMENT
 - - - - - UTILITY EASEMENT
 - - - - - ACCESS EASEMENT

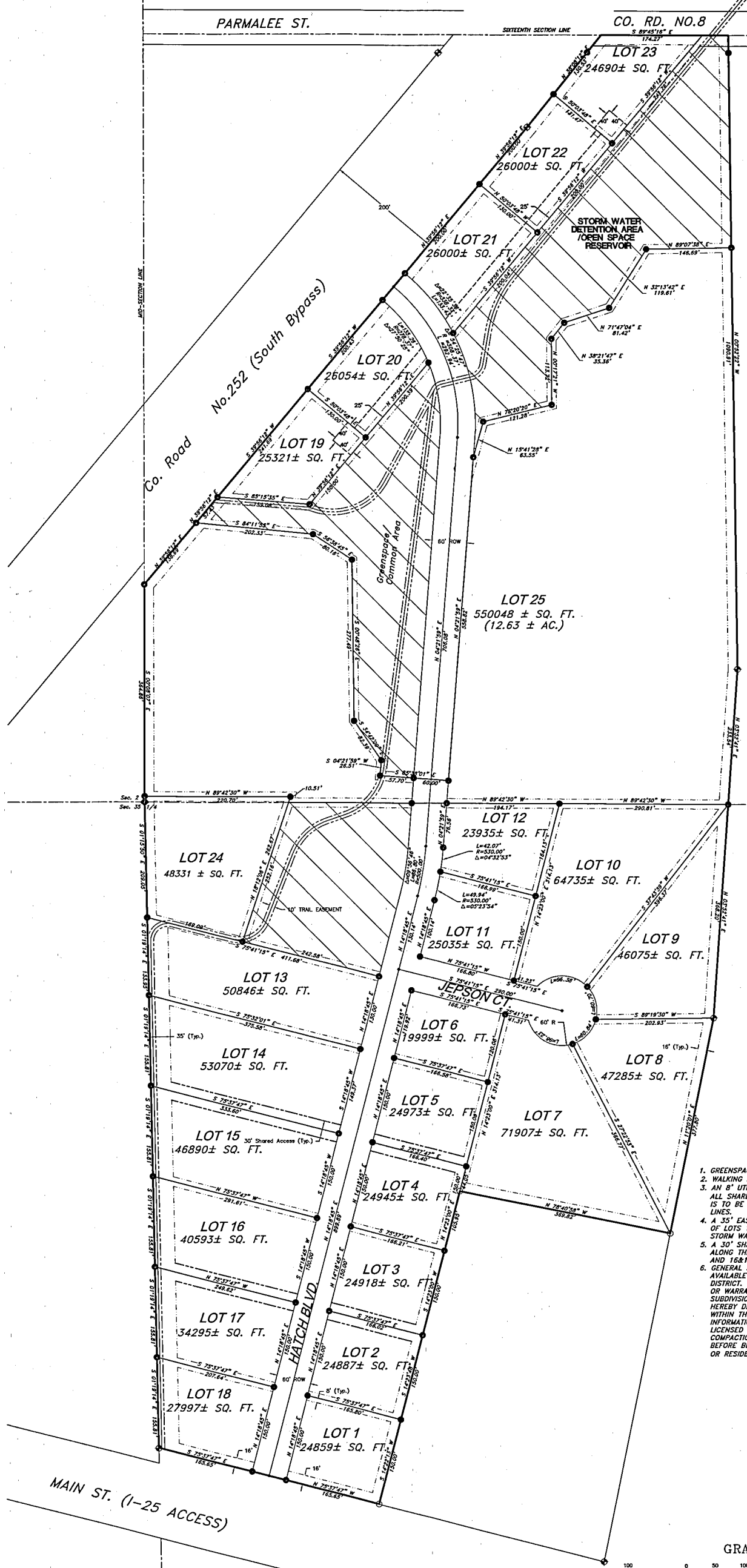
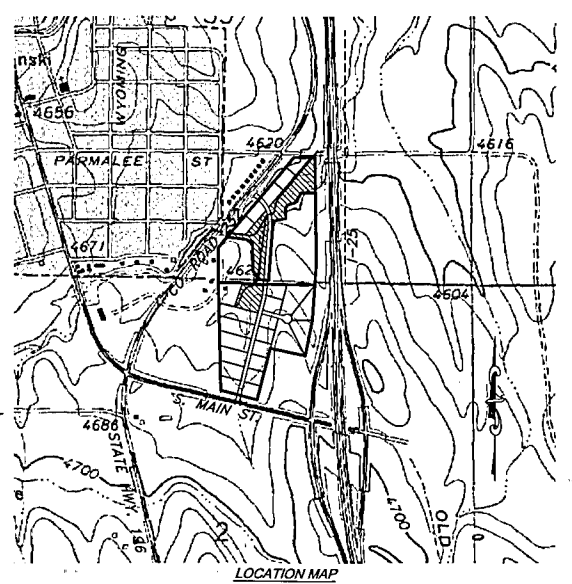
GRAPHIC SCALE



CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
 COUNTY OF JOHNSON } ss
 I, JOSH JOHNSON, OF BUFFALO, WYOMING, A DULY REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF THE BISON MEADOWS SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

Josh Johnson
 JOSH JOHNSON
 WYO P.E. & L.S. (No. 8663)




CITY OF BUFFALO APPROVALS
 The City of Buffalo Planning Commission hereby recommends approval of this plat on this 22nd day of August, 2007.
Robert A. Reimer Chairman
Robert A. Reimer Secretary

Approved by the City of Buffalo, Wyoming, this 25th day of October, 2007.
Bob Bell Mayor
Julie Silberman City Clerk

PREPARED FOR: DIAMOND POINT CONSTRUCTION INC.
 ATTN: JAKE HATCH
 P.O. BOX 269
 BUFFALO, WY 82834

PREPARED BY:
 BIGHORN SURVEYING AND ENGINEERING, LLC.
 401 FORT STREET SUITE 4
 BUFFALO, WY 82834
 October 25th, 2007 702 Hatch I mb