SCALE: 1" = 300'

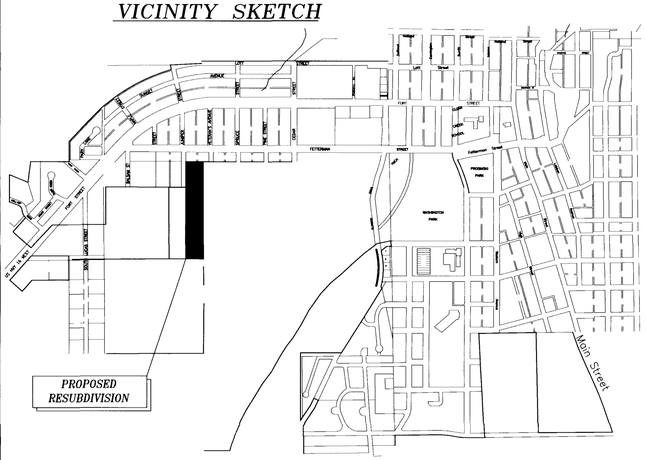
LEGEND

- △ = ALUMINUM CAPPED REBAR PLS 10566, SET
- ◉ = ALUMINUM CAPPED REBAR PELS 2085, EXISTING
- ○ = ALUMINUM CAPPED REBAR LS 557, EXISTING
- ▲ = ALUMINUM CAPPED REBAR PE&LS 8663, EXISTING
- ■ = ALUMINUM CAPPED REBAR LS324, EXISTING
- ⊡ = BRASS CAPPED PIPE, EXISTING
- ● = ALUMINUM CAPPED REBAR BLM, EXISTING

NOTES

1. Set Backs on this Lot will comply with the City of Buffalo Zoning Ordinance, Chapter 29, Article 17.
2. This Lot is Zoned B-1.
3. Water and Sewer Utilities exist and are available from adjacent street and alley.

VICINITY SKETCH



N.T.S.

CERTIFICATE OF SURVEYOR

I, Travis D. Pearson, a duly Registered Professional Land Surveyor in the State of Wyoming, do hereby certify that this Plat of the ANGLER EXPLORATION LOT SPLIT: A RE-SUBDIVISION OF LOT 1, BLOCK 1, OF THE BUFFALO WEST ADDITION TO THE CITY OF BUFFALO is based on the results of a field survey conducted by me in September of 2014, together with documents and maps of record, and that said information is accurately represented hereon.

Professional Land Surveyor — Travis D. Pearson — 10566 — Date: 12-24-14 — WYOMING

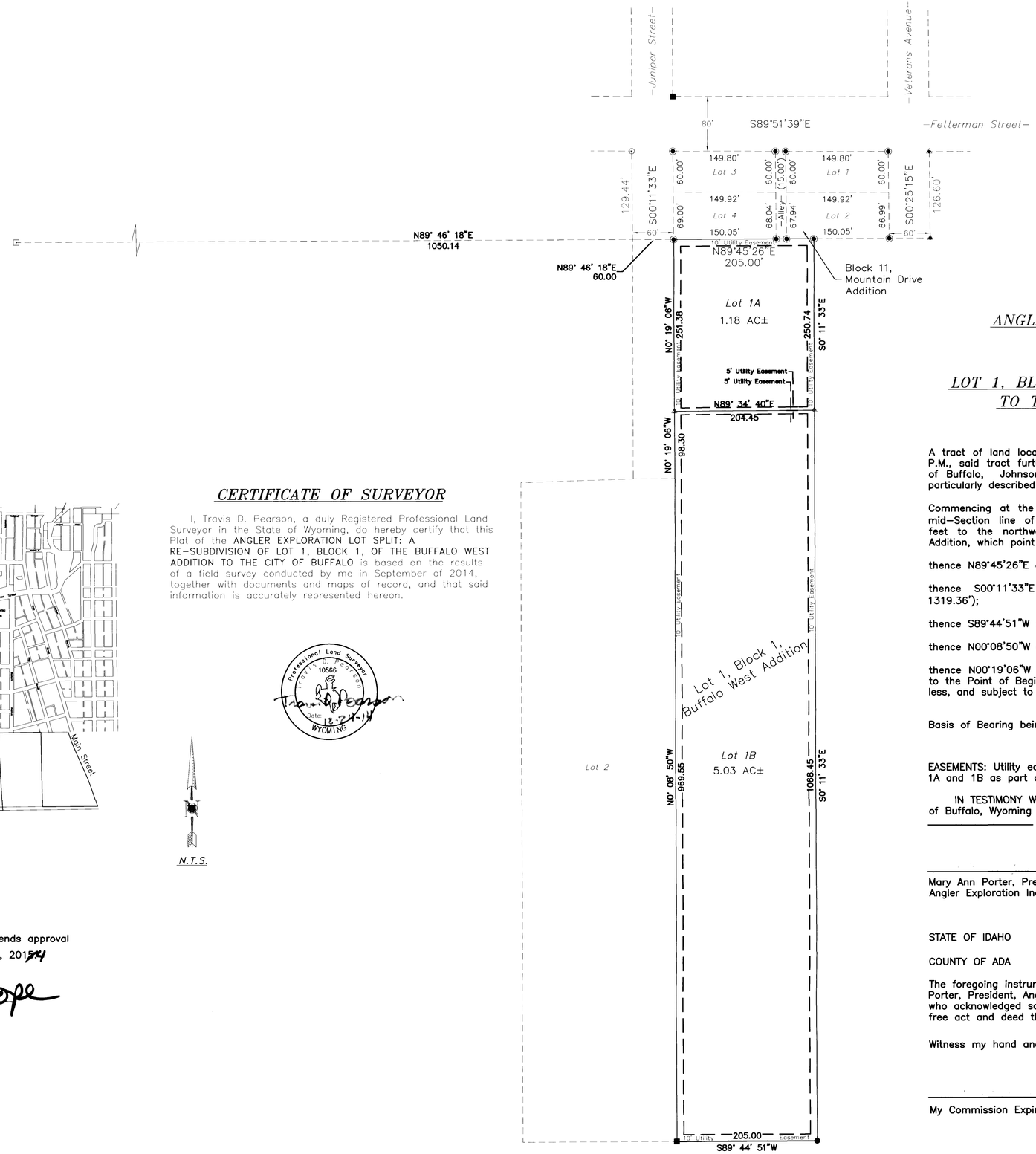
APPROVALS

The City of Buffalo Planning Commission hereby recommends approval of this plat on this 23rd day of September, 2014

Stephen G. Reimann — Chairman

Craig Cope — Secretary

* * * * * * * * *



ANGLER EXPLORATION LOT SPLIT

BEING A RESUBDIVISION OF LOT 1, BLOCK 1, BUFFALO WEST ADDITION TO THE CITY OF BUFFALO, WY.

A tract of land located NW¼SW¼ of Section 34, T.51N., R.82W., of the 6th P.M., said tract further located within the Buffalo West Addition to the City of Buffalo, Johnson County, Wyoming, and said tract of land being more particularly described as follows:

Commencing at the West ¼ corner of said Section 34, thence along the mid-Section line of said Section 34 N89°46'18"E a distance of 1,110.14 feet to the northwest corner of Lot 1, Block 1, of said Buffalo West Addition, which point is the Point of Beginning of this description;

thence N89°45'26"E a distance of 205.00 feet (record N89°42'00"E, 205.00');

thence S00°11'33"E a distance of 1319.19 feet (record S00°15'27"E 1319.36');

thence S89°44'51"W a distance of 205.00 feet (record S89°38'53"W, 205.12');

thence N00°08'50"W a distance of 969.55 feet (record N00°12'24"W 969.55');

thence N00°19'06"W a distance of 349.68 feet (record N0022'40"W 350.00'), to the Point of Beginning of this description, containing 6.21 acres, more or less, and subject to all easements, rights-of-way, and restrictions of record

Basis of Bearing being the City of Buffalo Coordinate System of 2008.

EASEMENTS: Utility easements are hereby created along the perimeter of Lots 1A and 1B as part of this plat, and as shown hereon.

IN TESTIMONY WHEREOF: Angler Exploration Inc. a Wyoming Corporation of Buffalo, Wyoming has caused these to be signed this _____ day of _____, _____.

Mary Ann Porter, President
Angler Exploration Inc. a Wyoming Corporation

CARRIS N SMITH — NOTARY PUBLIC — STATE OF IDAHO

STATE OF IDAHO)
)ss
COUNTY OF ADA)

The foregoing instrument was acknowledged before me by Mary Ann Porter, President, Angler Exploration Inc., a Wyoming Corporation who acknowledged said instrument to be her free act and deed this day of _____, _____.

Witness my hand and seal:

Notary Public

My Commission Expires:

STATE OF WYOMING
COUNTY OF JOHNSON } SS
Doc Number: 144720
This instrument was filed for record on 2/6/2015 at 8:52 AM and was duly recorded in book: H.FILE page: 419 - 419 fees: 75.00
Johnson County Clerk
By Jane Carr, Deputy

GRIZZLY ENGINEERING
CONSULTING ENGINEERS and LAND SURVEYORS
P.O. BOX 1004
BUFFALO, WYOMING 82834
307/684-7029

Date Drawn: 12/24/14	Scale:	See Drawing	1
Drawn By: TDP/FPJ	Checked By: TDP		
Project No. B14-041	File Name: 14-041.dwg		

Re-Subdivision of Lot 1 Block 1 Buffalo West Addition

FINAL PLAT-LOT SPLIT

Prepared for:
Angler Exploration
PO Box 735
Meridian, ID 83680

RE-SUBDIVISION OF
LOT 1, BLOCK 1, BUFFALO WEST ADDITION
CITY OF BUFFALO, WYOMING

No.	DATE	REVISION DESCRIPTION	BY