



SCALE: 1" = 50'
 Total No. Lots = 2
 Total Acreage = 2.67 Ac±
 Average Lot Size = 1.33 Ac±

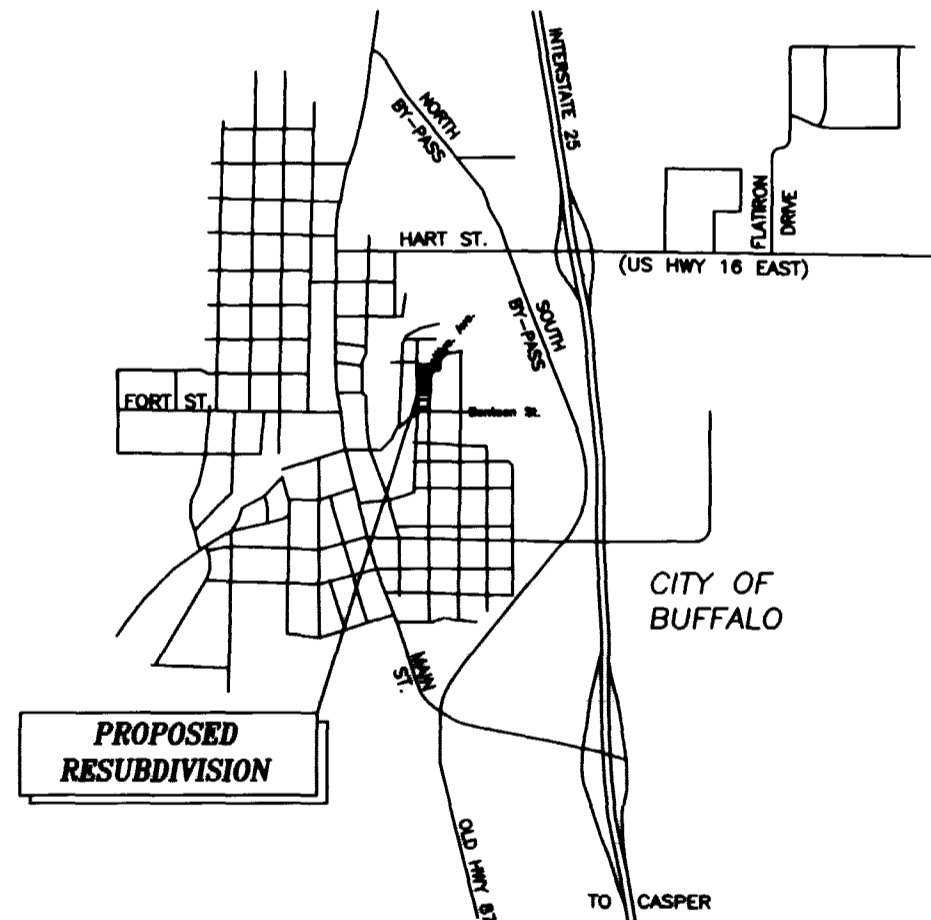
LEGEND

- ▲ = Set Aluminum Capped Rebar, Stamped "LS 10566"
- = Found Aluminum Capped Rebar
- = Found Iron Pipe
- △ = Found 5/8" Rebar

NOTES

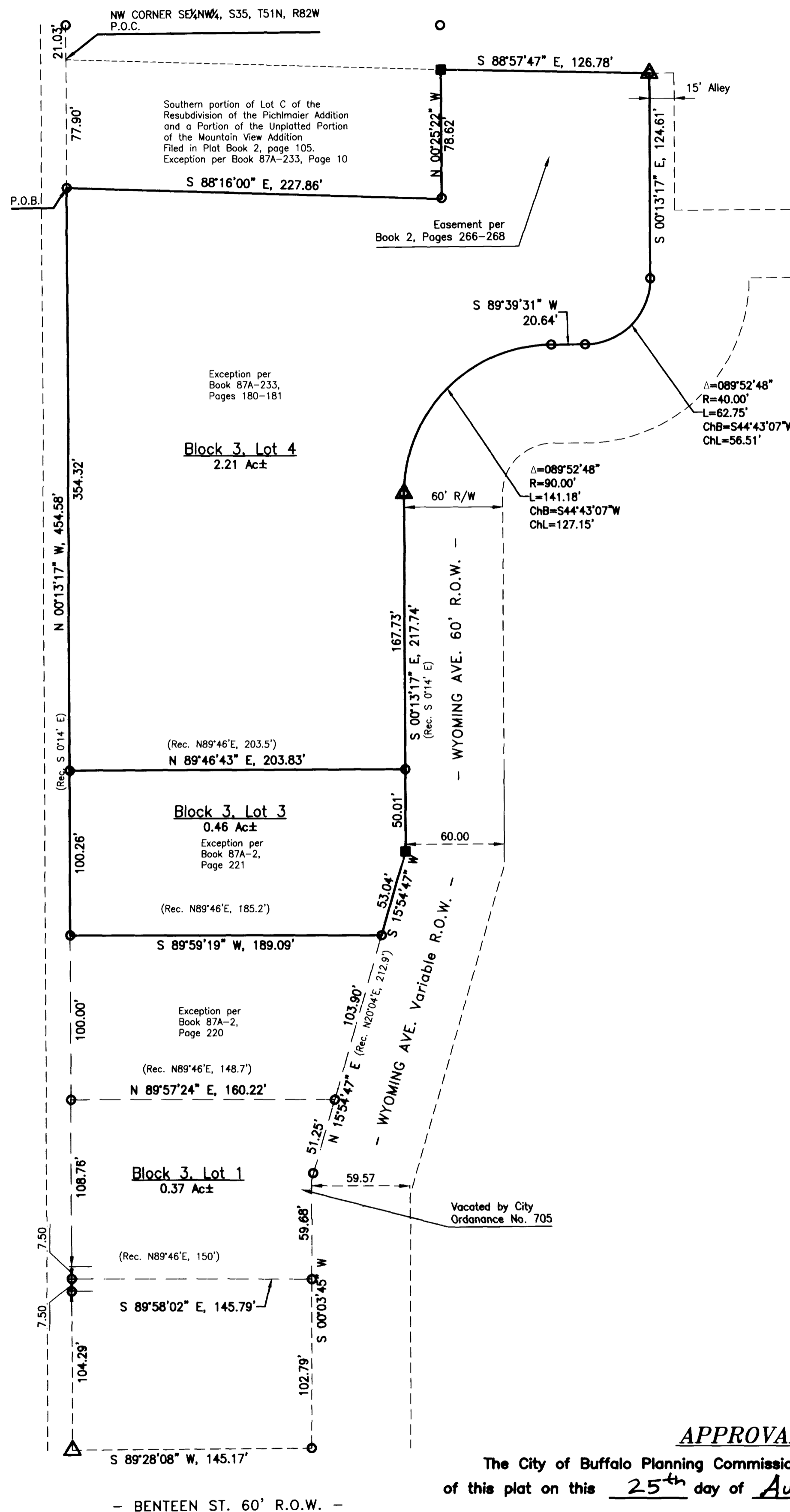
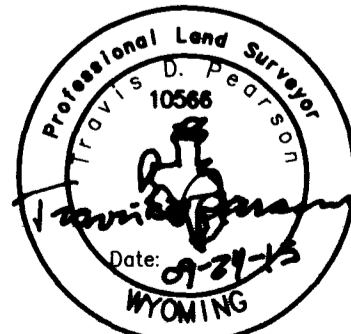
1. Set Backs on this Lot will comply with the City of Buffalo Zoning Ordinance, Chapter 29, Article 17.
2. This Lot is Zoned R-1.
3. Water and Sewer Utilities exist and are available from adjacent street and alley.

VICINITY SKETCH



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 GADSON COMPLIANCE PLAT: A RE-SUBDIVISION OF A PORTION OF THE UN-LOTTED PORTION OF THE MOUNTAIN VIEW ADDITION TO THE CITY OF BUFFALO is based on the results of a field survey conducted by me in November of 2012, EXCEPT AS NOTED ABOVE, together with documents and maps of record, and that said information is accurately represented hereon.



APPROVALS
 The City of Buffalo Planning Commission hereby recommends approval of this plat on this 25th day of August, 2015.

[Signature]
 Chairman

[Signature]
 Secretary

Approved by the City of Buffalo, Wyoming, this 1st day of September, 2015.

[Signature]
 Mayor

[Signature]
 City Clerk

GADSON COMPLIANCE PLAT
BEING A
RESUBDIVISION OF
A PORTION OF THE UN-LOTTED PORTION
OF THE MOUNTAIN VIEW ADDITION
TO THE CITY OF BUFFALO, WY.

A tract of land located SE¼NW¼ of Section 35, T.51N., R.82W., of the 6th P.M., said tract further located within the un-platted portion of the Mountain View Addition to the City of Buffalo, Johnson County, Wyoming, and said tract of land being more particularly described as follows:

Commencing at the northwest corner of said SE¼NW¼ of Section 35, thence along the West boundary of said Mountain View Addition S01°13'17"E a distance of 77.90 feet (record bearing S0°14'E) to the northwest corner of that parcel of land recorded in Book 87A-233 at Pages 180-181, and which point is the Point of Beginning of this description;

thence S88°16'00"E a distance of 227.86 feet;

thence N00°25'22"W a distance of 78.62 feet;

thence S88°57'47"E a distance of 126.78 feet;

thence S00°13'17"E a distance of 124.61 feet to the beginning of a tangent-circular curve to the right;

thence along the arc of said tangent circular curve to the right, a distance of 62.75 feet, through a central angle of 89°52'48", said curve having a radius of 40.00 feet, and a long chord bearing S44°43'07"W a distance of 56.51 feet;

thence S89°39'31"W a distance of 20.64 feet to the beginning of a tangent-circular curve to the left;

thence along the arc of said tangent circular curve to the left, a distance of 141.18 feet, through a central angle of 89°52'48", said curve having a radius of 90.00 feet, and a long chord bearing S44°43'07"W a distance of 127.15 feet;

thence S00°13'17"E a distance of 217.74 feet (Record S0°14'E);

thence S15°54'47"W a distance of 53.04 feet (Record N20°04'E);

thence S89°59'19"W a distance of 189.09 to said West boundary of the Mountain View Addition;

thence along said West boundary of the Mountain View Addition N01°13'17"E a distance of 454.58 feet (Record S14'E), to the Point of Beginning of this description, containing 2.67 acres, more or less, and subject to all easements, rights-of-way, and restrictions of record

Basis of Bearing being N0°13'17" along the West line of the Un-Lotted portion of the Mountain View Addition to the City of Buffalo, WY.

EASEMENTS: No easements are created as part of this re-subdivision plat.

IN TESTIMONY WHEREOF: Jerry D. Gladson & Donna M. Gladson of Buffalo, Wyoming; together with Clifford T. Terry & Patricia M. Terry of Story, Wyoming have caused these to be signed this 24th day of September, 2015.

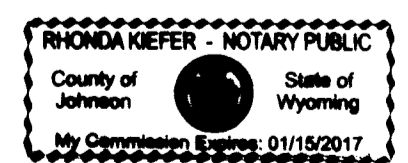
[Signature] *[Signature]*
 Jerry D. Gladson Donna M. Gladson
[Signature] *[Signature]*
 Clifford T. Terry Patricia M. Terry

STATE OF WYOMING }
 COUNTY OF JOHNSON }

The foregoing instrument was acknowledged before me by Jerry D. Gladson & Donna M. Gladson, together with Clifford T. Terry & Patricia M. Terry who acknowledged said instrument to be their free act and deed this 24th day of September, 2015.

Witness my hand and seal: *[Signature]*
 Notary Public

My Commission Expires: January 15, 2017



STATE OF WYOMING }
 COUNTY OF JOHNSON }
 Doc Number: 150742
 This instrument was filed for record on 10/14/2015 at 9:58 AM
 and was duly recorded in book: H-FILE page: 433 - 433 fees: 75.00
 By *[Signature]* Johnson County Clerk
 Deputy

DRAWING NO	B15-040.DWG	JOB NO	B15-040
DRAWING TITLE		JOB TITLE	
Resubdivision of a Portion of the Un-Lotted Portion of the Mtn. View Add'n to the City of Buffalo, WY		Compliance Plat Final Plat	
DATE	14 July 2015	REV.	480
SURVEYED	TDP	ENGINEERED	TDP
DRAWN	FTJ	CHECKED	TDP
APPROVED	TDP	APPROVED	TDP