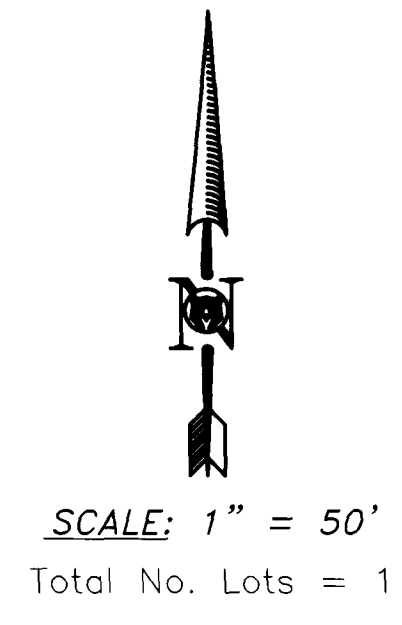


SCHICHE FINAL COMPLIANCE PLAT

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



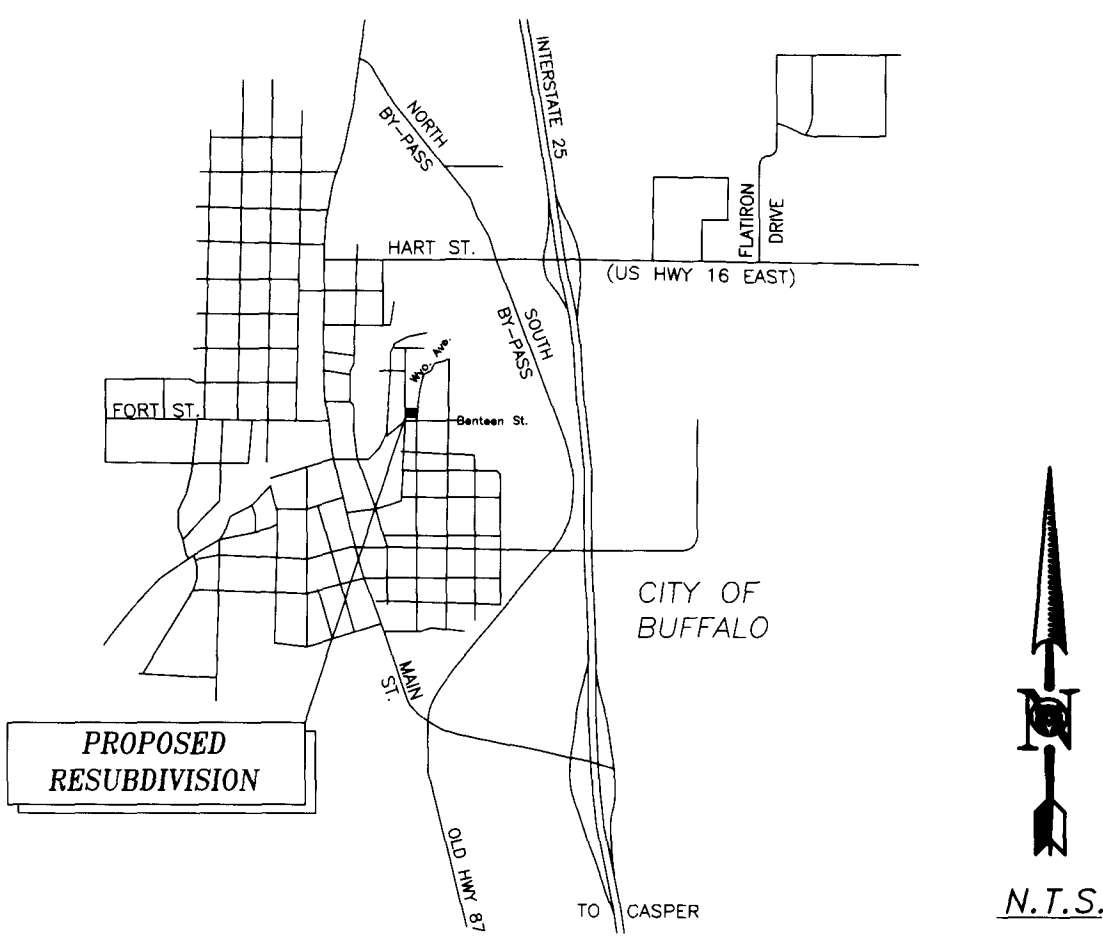
LEGEND

- ▲ = Found Aluminum Capped Rebar
- = Found Iron Pipe
- = Found 5/8" Rebar

NOTES

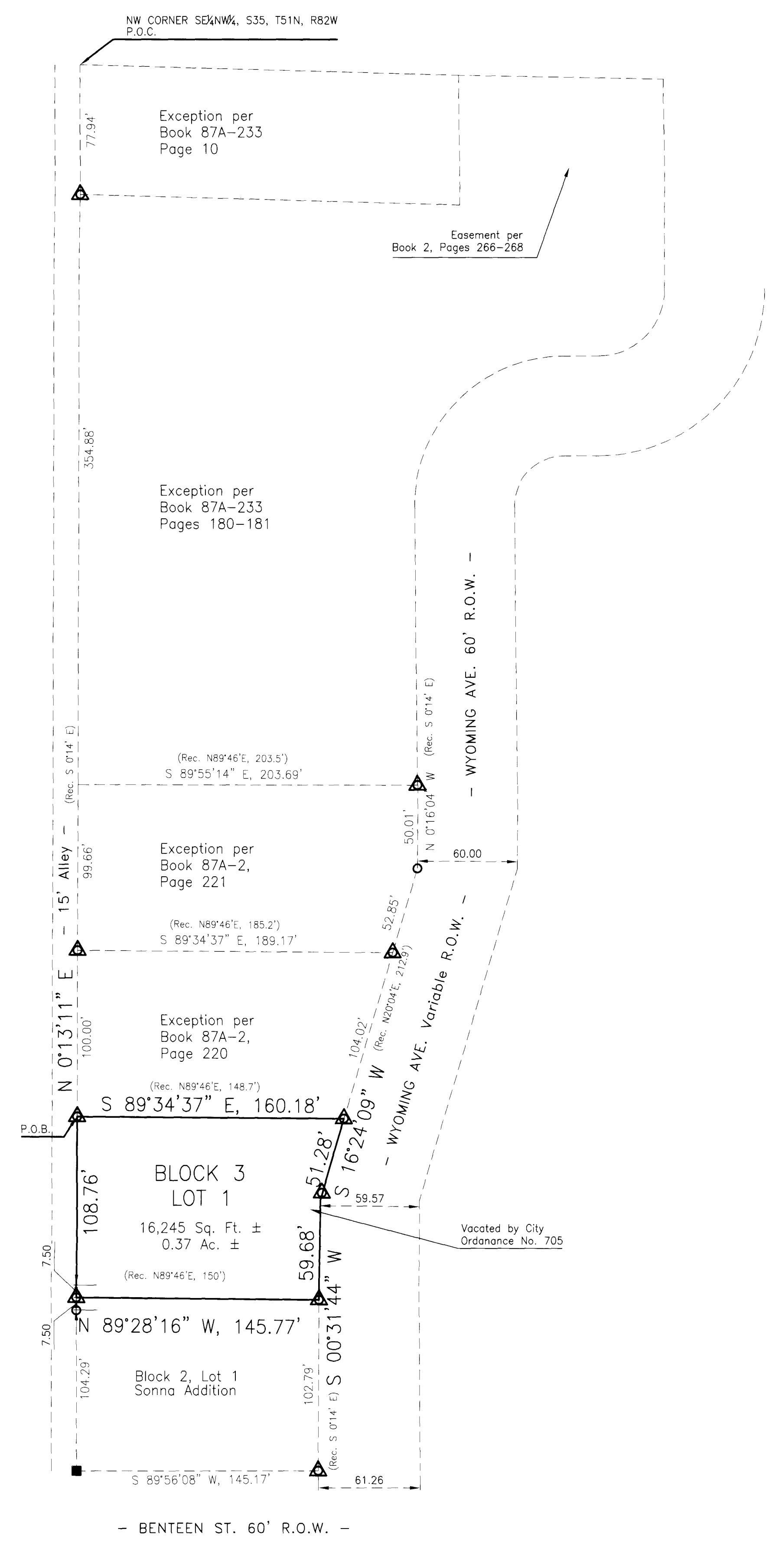
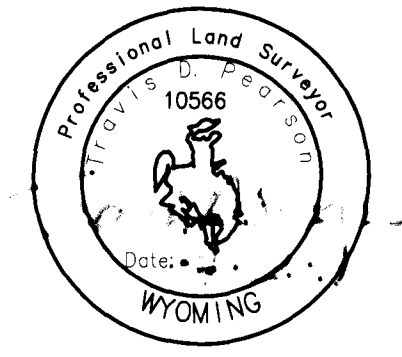
1. Set Backs on this Lot will comply with the City of Buffalo Zoning Ordinance, Chapter 29, Article 17.
2. This Lot is Zoned R-1.
3. Water and Sewer Utilities exist and are available from adjacent street and alley.
4. Dimensions shown for variable width Wyoming Avenue are based upon calculations, and do not reflect the results of an actual field survey.

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 SCHICHE FINAL 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.



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 S0°13'11"W a distance of 632.48 feet (record bearing S0°14'E) to the southwest corner of that parcel of land recorded in Book 87A-2 at Page 220, and which point is the Point of Beginning of this description;

thence S89°34'37"E a distance of 160.18 feet (record N89°46'E, 148.7') to the westerly right-of-way of Wyoming Avenue;

thence along said westerly right-of-way S16°24'09"W a distance of 51.28 feet (record bearing S20°04'W);

thence continuing along said westerly right-of-way S0°31'44"W a distance of 59.68 feet (record bearing S0°14'E) to the centerline of the alley vacated by City of Buffalo Ordinance No. 705;

thence along said center line of the alley N89°28'16"W a distance of 145.77 feet to said West boundary of the Mountain View Addition;

thence along said West boundary of the Mountain View Addition N01°13'11"E a distance of 108.76 feet, to the Point of Beginning of this description, containing 0.37 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: No easements are created as part of this re-subdivision plat.

IN TESTIMONY WHEREOF: Neil O. Schiche of Buffalo, Wyoming has caused these to be signed this 22 day of July, 2014.

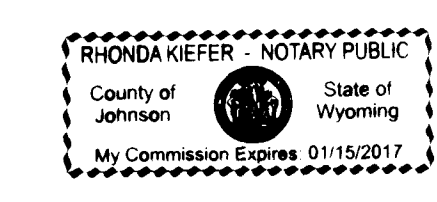
Neil O. Schiche
Neil O. Schiche

STATE OF WYOMING }
COUNTY OF JOHNSON } ss

The foregoing instrument was acknowledged before me by Neil O. Schiche who acknowledged said instrument to be his free act and deed this day of July 22, 2014.

Witness my hand and seal:
Phonak Kiehn
Notary Public

January 15, 2017
My Commission Expires:



STATE OF WYOMING } ss
COUNTY OF JOHNSON }
Doc Number: 140552
This instrument was Filed for record on 8/15/2014 at 12:01 PM
and was duly recorded in book: H FILE page: 417 - 417 fees: 75.00
Johnson County Clerk
By *Mark Krause*, Deputy

APPROVALS

The City of Buffalo Planning Commission hereby recommends approval of this plat on this 22nd day of July, 2014.

Stephen J. Remann
Chairman

Craig Cope
Secretary

Approved by the City of Buffalo, Wyoming, this 6th day of August, 2014.

Mayor _____
City Clerk *Jill Silberman*

DRAWING NO	1 of 1	JOB NO	B13-082	JOB TITLE	Schiche Final Compliance Plat Owner: Neil O. Schiche Resident of Buffalo, WY	DRAWING TITLE	Schiche Final Compliance Plat: a Re-Subdivision of a Portion of the Un-Lotted portion of the Mountain View Add. to C.O.B.	REV.	07/18/14	TDP	TDP	TDP	TDP
									DATE	SURVEYED	ENGINEERED	DRAWN	CHECKED

NELSON ENGINEERING
P.O. BOX 1004, BUFFALO WYOMING (307) 684-7029

2/10/13 2013/08/28 Schiche Un-Platted/82-882-406 Final Plat 1 - Jul 21 2014 04:31:41 PM PLATTEE BY: Wright