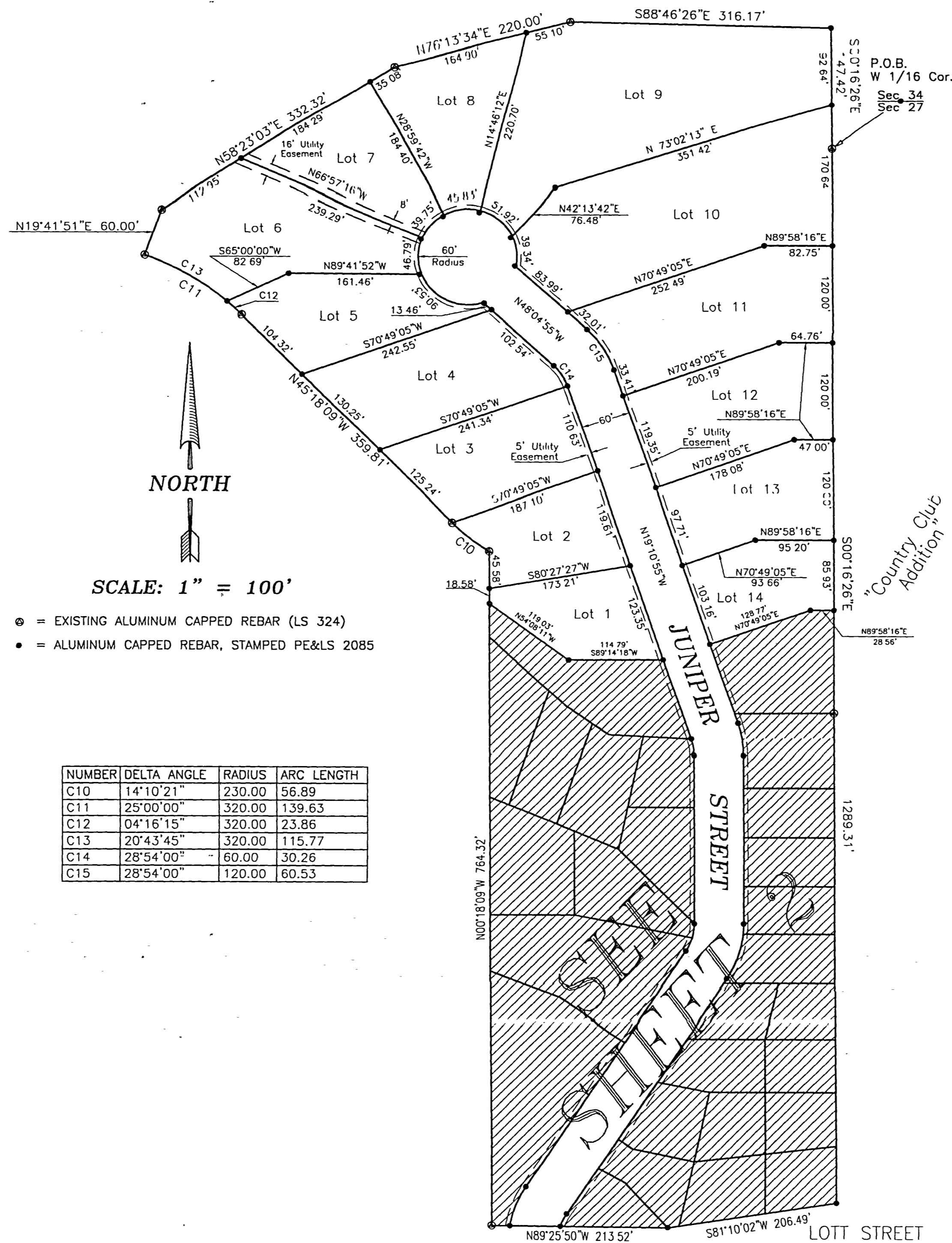
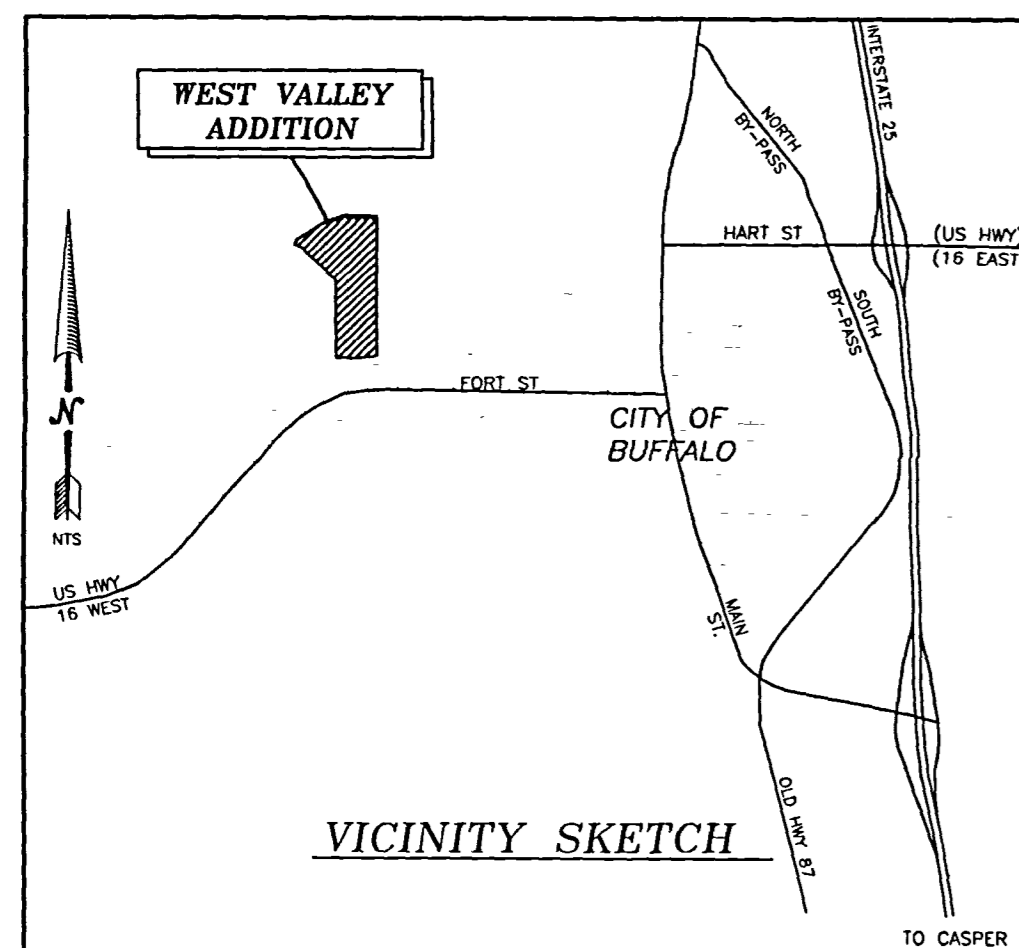


WEST VALLEY ADDITION to the CITY OF BUFFALO, WYOMING



- ⊙ = EXISTING ALUMINUM CAPPED REBAR (LS 324)
- = ALUMINUM CAPPED REBAR, STAMPED PE&LS 2085

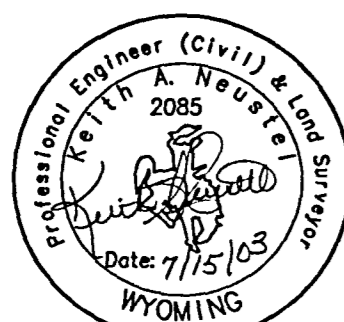
NUMBER	DELTA	ANGLE	RADIUS	ARC LENGTH
C10	14°10'21"		230.00	56.89
C11	25°00'00"		320.00	139.63
C12	04°16'15"		320.00	23.86
C13	20°43'45"		320.00	115.77
C14	28°54'00"		60.00	30.26
C15	28°54'00"		120.00	60.53

ZONING:

West Valley Addition (Lots 1-14) R-1 Residence District
 West Valley Addition (Lots 15-39) R-3 Residence District

CERTIFICATE OF SURVEYOR

I, Keith A. Neustel, being a duly Registered Professional Land Surveyor in the State of Wyoming, do hereby certify that this Plat of the West Valley Addition to the City of Buffalo, Wyoming represents the conditions as shown based on an actual field survey of existing corners made under my direction by Terry Janssen, deeds of record, and the Plat of the abandoned Skyline Golf Estates Addition.



WEST VALLEY ADDITION

The above or foregoing addition of the following described real estate to wit:

A tract of land located in the NW¼NW¼ of Section 34 and the SW¼SW¼ of Section 27, T51N, R82W, of the 6th P.M., Johnson County, Wyoming, said tract of land being more particularly described as follows:

Commencing at the West 1/16th corner between said Section 34 and said Section 27, said West 1/16th corner being the true point of beginning;

thence S00°16'26"E along the West line of the Country Club Addition to the City of Buffalo, Wyoming a distance of 1289.31 feet to a point;

thence S81°10'02"W a distance of 206.49 feet to a point;

thence N89°25'50"W a distance of 213.52 feet to a point;

thence N00°18'09"W a distance of 828.48 feet to a point, said point being the point of beginning of a non-tangent circular curve to the right having a radius of 230.00 feet, the bearing to the radius being N30°31'30"E;

thence along said non-tangent circular curve to the right, through a central angle of 14°10'21", a distance of 56.89 feet to the point of ending of said non-tangent circular curve to the right;

thence N45°18'09"W a distance of 359.81 feet to a point, said point being the point of beginning of a tangent circular curve to the left having a radius of 320.00 feet;

thence along said tangent circular curve to the left, through a central angle of 25°00'00", a distance of 139.63 feet to the point of ending of said tangent circular curve to the left;

thence N19°41'51"E a distance of 60.00 feet to a point;

thence N58°23'03"E a distance of 332.32 feet to a point;

thence N76°13'34"E a distance of 220.00 feet to a point;

thence S88°46'26"E a distance of 316.17 feet to a point;

thence S00°16'26"E a distance of 147.42 feet to the true point of beginning of said tract of land.

Said tract of land containing 17.21 acres, more or less.

The undersigned proprietors of the above described tract of land have caused the same to be annexed in the manner shown on this plat, which annexation shall be known as the "WEST VALLEY ADDITION".

Utility Easements are as shown and dedicated on this plat, said utility easements including water and sewer lines.

Access Easements are as shown and dedicated for the purpose of access to all lots abutting said access easements. Access easement in Lot 15 is to the Country Club Addition.

Streets: Juniper Street is hereby dedicated for public use as shown on this plat.

Said plot is proposed and offered with free consent and in accordance with the desires of the undersigned owners and proprietors, and the undersigned owners and proprietors do hereby release and waive all rights, under and by virtue of the homestead and exemption laws of the State of Wyoming.

IN TESTIMONY WHEREOF: Sherd Lake, Inc. has caused these present to be signed this 15th day of July, 2003.

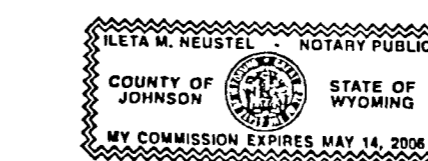
Kenneth R. Reid
 Sherd Lake, Inc. President

Patricia D. Reid
 Sherd Lake, Inc. Secretary

STATE OF WYOMING } ss
 COUNTY OF JOHNSON }

The foregoing instrument was acknowledged before me by Kenneth R. Reid, President of Sherd Lake, Inc. and Patricia D. Reid, Secretary of Sherd Lake, Inc. who acknowledge said instrument to be their free act and deed this 15th day of July, 2003.

Witness my hand and official seal.



Keith A. Neustel
 Notary Public

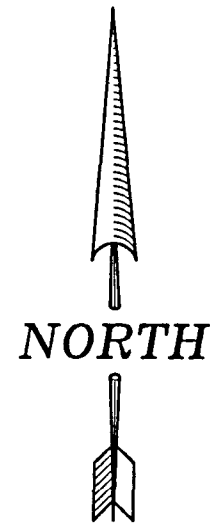
My Commission Expires: 5/14/06

Prepared for:
 Sherd Lake, Inc.
 P.O. Box 854
 Buffalo, WY 82834

FINAL PLAT
 West Valley Addition
 To
 The City of Buffalo, Wyoming

N.O.	DATE	REVISION DESCRIPTION	BY

WEST VALLEY ADDITION to the CITY OF BUFFALO, WYOMING

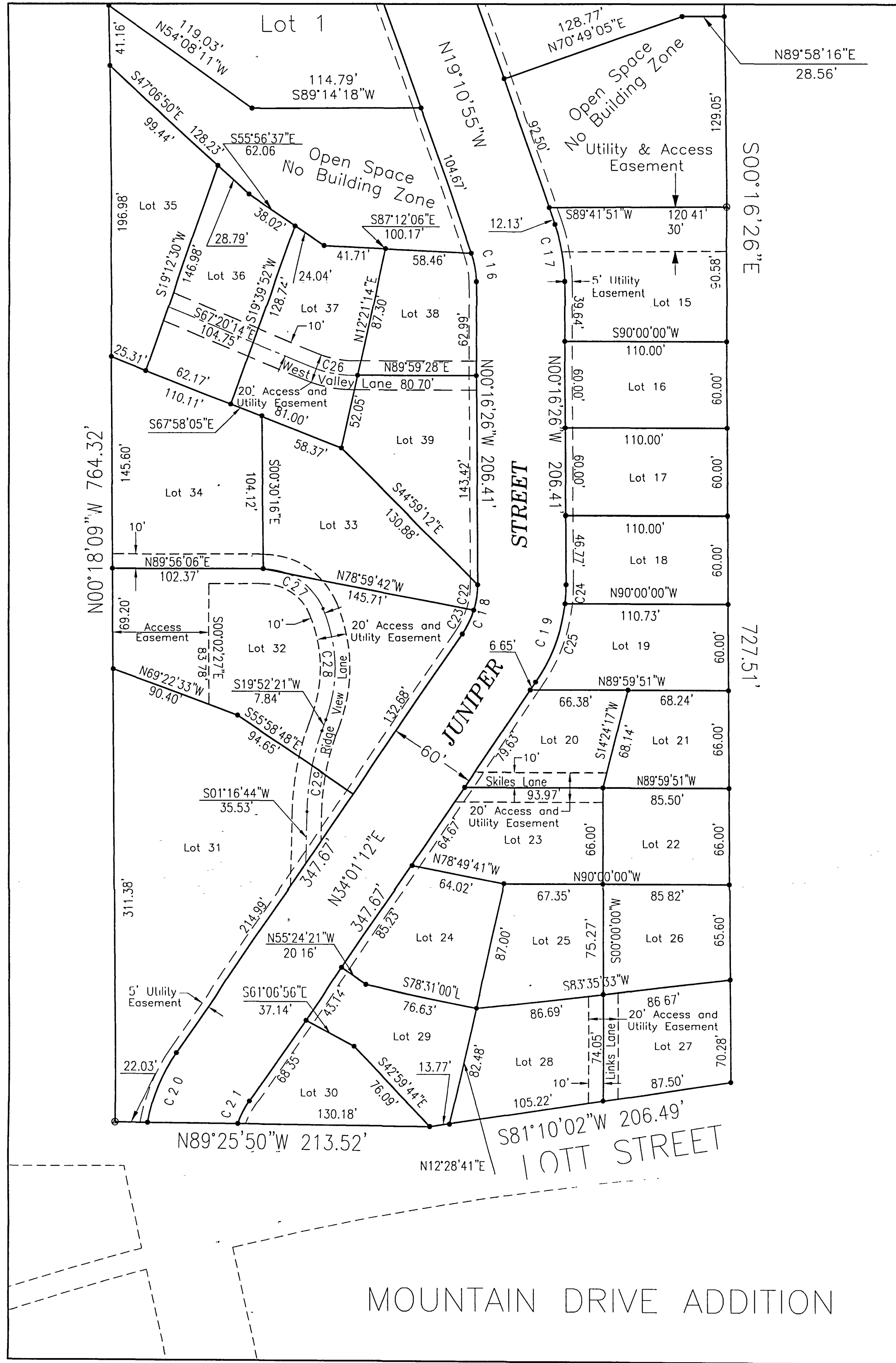


SCALE: 1" = 50'

- = EXISTING ALUMINUM CAPPED REBAR (LS 324)
- = ALUMINUM CAPPED REBAR, STAMPED PE&LS 2085

CURVE TABLE

NUMBER	DELTA ANGLE	RADIUS	ARC LENGTH
C16	18°54'29"	60.00	19.80
C17	18°54'29"	120.00	39.60
C18	34°17'38"	60.00	35.91
C19	34°17'38"	120.00	71.83
C20	25°08'09"	120.00	52.64
C21	16°38'22"	60.00	17.42
C22	17°00'00"	60.00	17.80
C23	17°17'38"	60.00	18.11
C24	6°19'42"	120.00	13.25
C25	27°57'56"	120.00	58.57
C26	22°40'18"	77.58	30.70
C27	67°32'30"	44.06	51.94
C28	42°23'45"	106.44	78.76
C29	18°35'37"	172.59	56.01



APPROVALS

The City of Buffalo Planning Commission hereby recommends approval of this plat on this 22nd day of July, 2003.

Ronald P. Kiser Chairman
[Signature] Attest: Secretary

Approved by the Buffalo City Council this 15th day of July, 2003.

Bruce Hepp Mayor
Kay & Wutz Attest: City Clerk

State of Wyoming }
County of Johnson }
021586

This instrument was filed for record on the 15th day of December, 2003, at 1:30 P.M., and was duly recorded in Plat Book 2, Page 236 A and B.
Fee: \$ 50.⁰⁰

Linda Bernhart Register of Deeds
By: Deputy

Protective Covenants are recorded in Book 86A 57, pages 54-99 CLots 15-39
86A 57 100-143 CLots 1-14

GRIZZLY ENGINEERING
CONSULTING ENGINEERS and LAND SURVEYORS
P.O. BOX 1004
BUFFALO, WYOMING 82834

307/684-7029
Date Drawn: 07/07/2003 Scale: 1"=50'
Drawn By: TWJ/FPJ/ECB Checked By: KAN
Project No. 02-130 File Name: WESTVALLEY.DWG

Prepared for:
Sherd Lake, Inc.
P.O. Box 654
Buffalo, WY 82834

FINAL PLAT
West Valley Addition
To
The City of Buffalo, Wyoming

No.	DATE	REVISION DESCRIPTION	BY