

CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION OF LOT 1 BLOCK 1 OF THE BIG HORN BUSINESS CENTER ADDITION AS APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; CONTAINING 21.445 ACRES MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS LOTS 1A, 1B, AND 1C BLOCK 1 OF THE BIG HORN BUSINESS CENTER ADDITION, 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;

WITNESS OUR HANDS AND SEALS THIS 17th DAY OF August, 2011.

Merlin Burton
MERLIN BURTON, MEMBER OF WY LAND CORP. INC.

STATE OF WISCONSIN }
COUNTY OF DUNN } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY: Merlin Burton

THIS 17th DAY OF August, 2011.

WITNESS MY HAND AND OFFICIAL SEAL *Angela J. Bien*
NOTARY PUBLIC

MY COMMISSION EXPIRES 3/22/15

WITNESS OUR HANDS AND SEALS THIS 23rd DAY OF August, 2011.

Thomas A. Holt
FIRST NATIONAL BANK OF BUFFALO

STATE OF WYOMING }
COUNTY OF JOHNSON } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY: Thomas A. Holt

THIS 23rd DAY OF August, 2011.

WITNESS MY HAND AND OFFICIAL SEAL *Connie Peyrol*
NOTARY PUBLIC

MY COMMISSION EXPIRES 9-21-14

PLAT WARNINGS

1. THE SELLER DOES NOT WARRANT TO A PURCHASER THAT THE PURCHASER HAS ANY RIGHTS TO THE NATURAL FLOW OF ANY EXISTING STREAM WITHIN OR ADJACENT TO THE PROPOSED SUBDIVISION.
2. THE STATE OF WYOMING DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS TO THE CONTINUED NATURAL FLOW OF A STREAM OR RIVER FOR PERSONS LIVING ON THE BANKS OF A STREAM OR RIVER (W.S. 18-5-306).
3. THE PUBLIC SEWAGE DISPOSAL SYSTEM OWNED AND OPERATED BY THE CITY OF BUFFALO SHALL BE USED TO SERVICE THIS PROPERTY. ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY OF BUFFALO'S PUBLIC WORKS DIRECTOR AND MEET THE CITY'S CURRENT DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.
4. THE PUBLIC WATER SYSTEM OWNED AND OPERATED BY THE CITY OF BUFFALO SHALL BE USED TO SERVICE THIS PROPERTY. ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY OF BUFFALO'S PUBLIC WORKS DIRECTOR AND MEET THE CITY'S CURRENT DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS.

GENERAL NOTES

1. BASIS OF BEARING IS THE COMMON LINE FOR LOT 1 BLOCK 1 OF THE BIG HORN BUSINESS CENTER ADDITION AND THE MCDONALD'S ADDITION CONSIDERED AS BEING S00°34'57"E AS SHOWN ON THE PLAT RECORDED OCTOBER 19, 2006 AS HANGING FILE #2 PAGE 275 IN THE OFFICE OF THE JOHNSON COUNTY CLERK.
2. LAND SURVEY WAS COMPLETED REFERENCING GPS DATA COLLECTED AND PROCESSED TO A LOCAL COORDINATE SYSTEM WITH AN APPLIED GROUND SCALE FACTOR OF 1.0002176689.
3. TITLE RESEARCH WAS PREPARED BY STEWART TITLE GUARANTY COMPANY; ORDER No. J-5718, EFFECTIVE DATE APRIL 17, 2009 AT 8:00 A.M.
4. RIGHT OF WAY WIDTHS SHOWN TO THE NEAREST FOOT REPRESENT ACTUAL DIMENSIONS TO THE NEAREST HUNDRETH OF A FOOT.
5. FLOOD INSURANCE RATE MAP 560027 0001 D, WITH AN EFFECTIVE DATE OF APRIL 3, 1984 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DOES NOT ENCOMPASS THIS SITE AND THERE ARE NO FURTHER FLOOD MAPS FOR THIS AREA. PER HOMELAND SECURITY OFFICIALS THIS AREA HAS BEEN CLASSIFIED AS ZONE C, AREAS OF MINIMAL FLOODING, BY FEMA BECAUSE IT HAS NOT BEEN MAPPED.
6. PER THE FEDERAL RESERVATION FOR DITCHES ACT OF AUGUST 30, 1890 AND WYOMING STATUTE 41-9-201 THERE ARE INHERIT RIGHTS HELD FOR MAINTAINING AND OPERATING SNIDER No. 4 DITCH AND HART No. 4 DITCH.

INCORPORATED CITY APPROVAL

APPROVED BY THE CITY OF BUFFALO PLANNING COMMISSION ON THIS 23rd DAY OF AUGUST, 2011.

Craig Cope ATTEST: SECRETARY *Stephen G. Reimann* CHAIRMAN

APPROVED BY THE CITY COUNCIL OF BUFFALO ON THIS 6th DAY OF September, 2011.

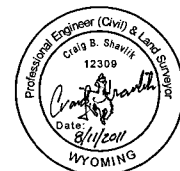
Julie Silberman ATTEST: CITY CLERK *[Signature]* MAYOR

PREPARED FOR: LD BUILDING CO. 233 S. MAIN STREET BUFFALO, WY 82834	DRAWN BY: CBS CHECKED BY: LAW PROJ. No.: 11024 DATE: AUG. 11, 2011	JLM ENGINEERING INC. Engineering and Surveying for Wyoming's Future 117 South Main Buffalo, WY 82834 Ph: 307.604.9603 Fax: 307.604.4941
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SURVEYOR'S CERTIFICATE

I, CRAIG SHAVLIK, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF LOTS 1A, 1B, AND 1C BLOCK 1 OF THE BUFFALO BUSINESS CENTER ADDITION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

STATE OF WYOMING }
COUNTY OF JOHNSON } SS



STATE OF WYOMING }
COUNTY OF JOHNSON } SS Doc Number: 113973
This instrument was filed for record on 9/8/2011 at 9:00 AM
and was duly recorded in book: page: - 0 fees: 50.00
Date: 9/8/2011 Johnson County Clerk
By: *Jane Lan* Deputy

NOTE:
FOUND REBARS REFERENCED ONLY; HELD R.O.W. MONUMENTS FOR BOUNDARY CORNERS

RECORDER'S CERTIFICATE

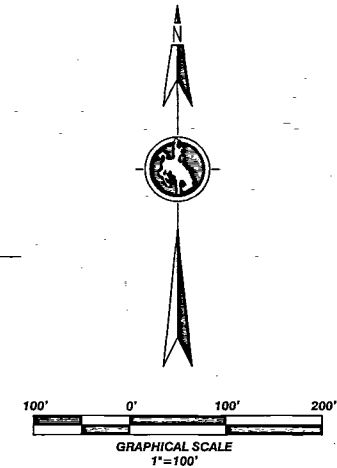
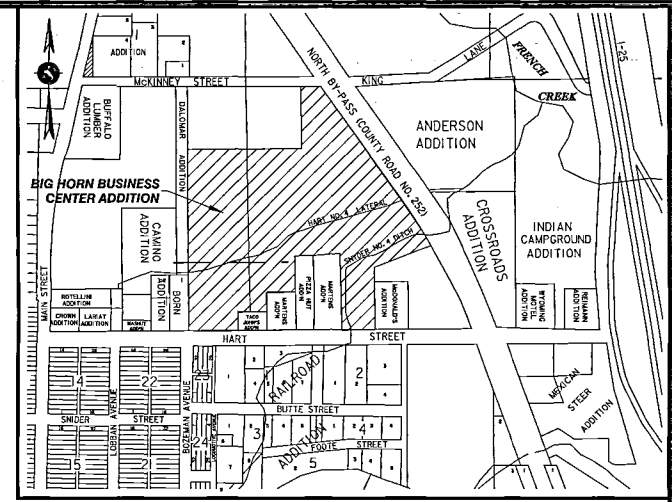
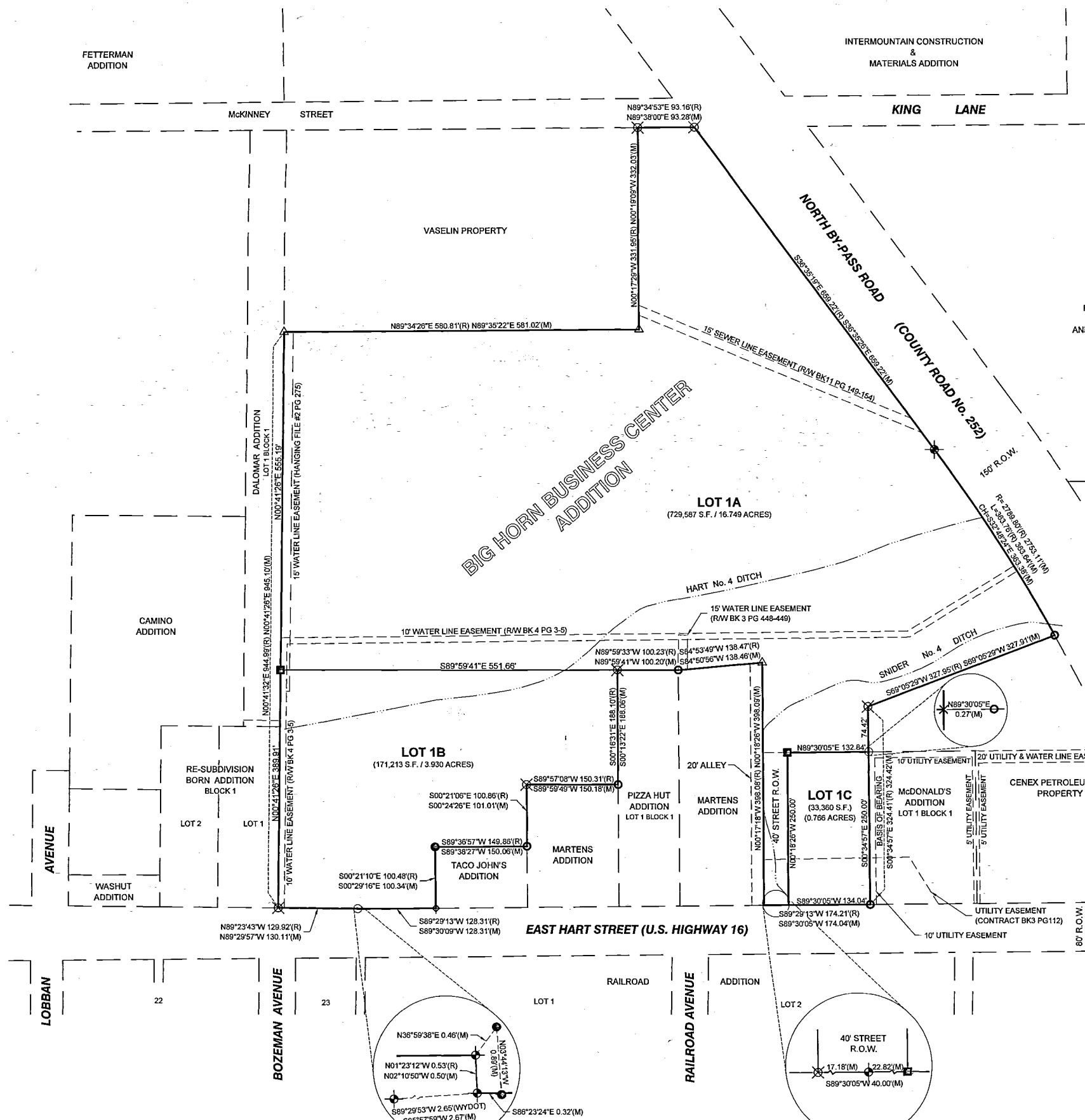
STATE OF WYOMING)
COUNTY OF JOHNSON) SS

THIS INSTRUMENT WAS FILED FOR THE RECORD THIS 8th DAY OF Sept, 2011,

AT 9:00 AND WAS DULY RECORDED IN HANGING FILE _____ PAGE(S) 339

FEES: \$50.00

Jane Lan Deputy
COUNTY CLERK



- LEGEND**
- ⊕ WYDOT RIGHT OF WAY MONUMENT
 - ⊗ FOUND ALUM. CAP (PLS 5367)
 - FOUND ALUM. CAP (PLS 2085)
 - △ FOUND ALUM. CAP (NO STAMP)
 - FOUND REBAR
 - ⊕ FOUND MAG NAIL W/ WASHER (PLS 5367)
 - SET 2" ALUM. CAP (PLS 12309) - PENDING PLAT APPROVAL
 - ⊗ COMPUTED LOCATION (NOTHING FOUND OR SET)
 - (X) RECORD (PLAT - FILE #2 PG 275)
 - (R1) RECORD (PLAT - FILE #2 PG 105A)
 - (R*) RECORD (COMBINED PLATS - FILE #2 PG 275 & 105A)
 - (WYDOT) RECORD (CERTIFICATE OF SURVEY - PG 28 A-H)
 - (M) MEASURED
 - (C) CALCULATED
 - (P) CALCULATED - SINGLE PROPORTION

PLAT OF
BIG HORN BUSINESS CENTER ADDITION
LOTS 1A, 1B, & 1C BLOCK 1
RESUBDIVISION OF LOT 1 BLOCK 1 OF BIG HORN BUSINESS CENTER ADDN.
LOCATED WITHIN SE1/4SW1/4 & LOT 4 OF SEC. 26, T51N, R82W, 6TH P.M.
BUFFALO, WYOMING
(CONTAINING 21.445 ACRES, MORE OR LESS)

Re Sub. Lot 1, Block 1