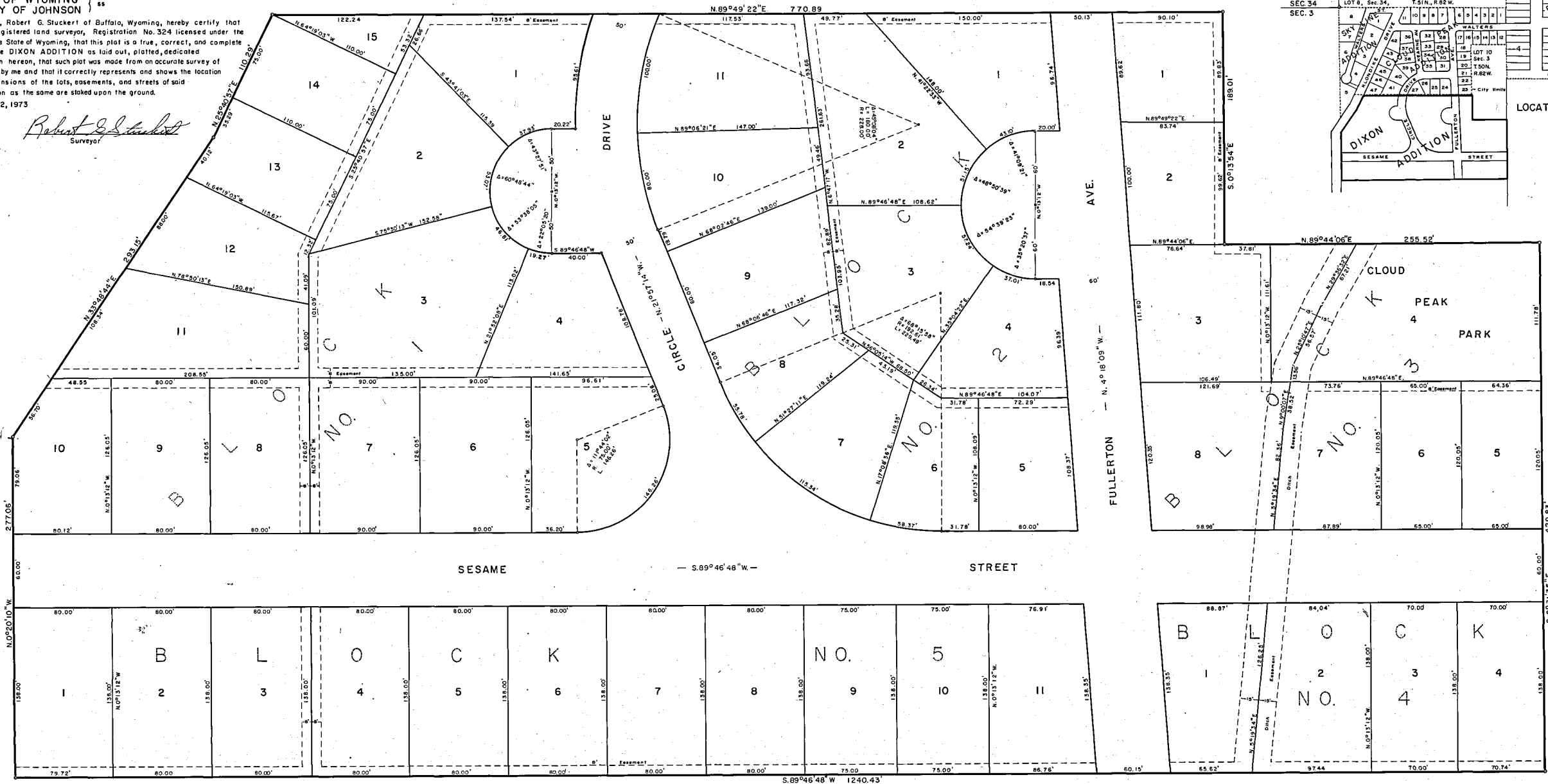
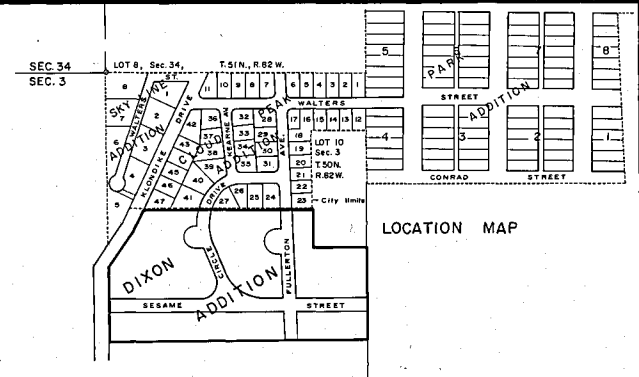


CERTIFICATE OF SURVEYOR  
STATE OF WYOMING }  
COUNTY OF JOHNSON } ss

I, Robert G. Stuckert of Buffalo, Wyoming, hereby certify that I am a registered land surveyor, Registration No. 324 licensed under the laws of the State of Wyoming, that this plat is a true, correct, and complete plat of the DIXON ADDITION as laid out, plotted, dedicated and shown hereon, that such plat was made from an accurate survey of said land by me and that it correctly represents and shows the location and dimensions of the lots, easements, and streets of said subdivision as the same are staked upon the ground.  
Sept. 10-12, 1973

*Robert G. Stuckert*  
Surveyor



DIXON ADDITION

The above or foregoing subdivision of the following described land or real estate, to wit  
This is a subdivision of a part of Lot 10, Section 3, T.50N., R.82W., 6<sup>th</sup> P.M. Wyoming, more particularly described as follows:

Beginning at the southwest corner of the Cloud Peak Addition to the City of Buffalo, Wyoming; lying in Lot 10, Section 3, T.50N., R.82W., 6<sup>th</sup> P.M. Wyoming, thence N.89°49'22"E. along the south line of said Cloud Peak Addition a distance of 770.89 feet, thence S.0°31'35"E. a distance of 429.83 feet, thence N.89°44'06"E. a distance of 255.52 feet, thence S.0°31'35"E. a distance of 429.83 feet, thence S.89°46'48"W. a distance of 1240.43 feet to a point on the north-south centerline of said Section 3, thence N.0°20'10"W. along said line a distance of 277.06 feet, thence N.33°48'44"E. a distance of 293.15 feet, thence N.25°40'57"E. a distance of 110.29 feet to the point of beginning.

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on this plat which subdivision shall be known as "DIXON ADDITION".

Said plat 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 exception laws of the State of Wyoming.

**EASEMENTS**  
An easement is hereby dedicated for public use, the location of which right-of-way is shown in dotted line on this plat, and said easements may be employed in perpetuity as a covenant running with the land for the purposes of installing, repairing, re-installing, replacing and maintaining sewers, waterlines, and other forms and types of public utilities now or hereafter being generally utilized by the public.

**STREETS**  
Streets shown on this plat and not heretofore dedicated to public use are hereby so dedicated.

IN TESTIMONY WHEREOF: Mountain Way Ranch, Inc. Thomas W. Dixon, President, Jessie G. Dixon, Secretary; Frank S. Seney and Ruth W. Seney; has caused these presents to be signed this 28<sup>th</sup> day of September, 1973.

MOUNTAIN WAY RANCH, INC.  
*Thomas W. Dixon*  
Thomas W. Dixon, President

*Frank S. Seney*  
Frank S. Seney  
*Ruth W. Seney*  
Ruth W. Seney

Attest:  
*Jessie G. Dixon*  
Jessie G. Dixon, Secretary

STATE OF WYOMING }  
COUNTY OF JOHNSON } ss

The foregoing was subscribed, sworn to and acknowledged before me this 28<sup>th</sup> day of September, 1973, by Frank S. Seney and Ruth W. Seney, husband and wife, and Thomas W. Dixon and Jessie G. Dixon, the latter two being the President and Secretary of Mountain Way Ranch, Inc., and they did say that the seal affixed hereto and this instrument was signed by authority of the Board of Directors of said corporation and that such execution was the free act and deed of said corporation.

SHIRLEY MAE RUSSELL - Notary Public  
County of Johnson State of Wyoming  
My Commission Expires June 7, 1977

*Shirley Mae Russell*  
Notary Public

My commission expires: *June 7, 1977*

APPROVAL BY THE CITY

The City of Buffalo Planning and Zoning Commission herewith recommend the approval of the foregoing plat this 24<sup>th</sup> day of September, 1973

*Robert L. Smalley*  
Chairman  
*Kershell B. Smalley*  
Secretary

The foregoing plat is hereby approved by the City Council of the City of Buffalo, County of Johnson, State of Wyoming, by ordinance No. 794 duly passed, adopted and approved on this 28<sup>th</sup> day of October, 1973

*W. L. Lusk*  
Mayor  
Attest: *Kershell B. Smalley*  
City Clerk

STATE OF WYOMING }  
COUNTY OF JOHNSON } ss  
This instrument was filed for record on *Oct. 10, 1973*  
at *1:40 P.M.*, and was duly recorded in Book # *2* page *2*  
Fee \$ *25.00*  
*Walter P. Robbins* Register of Deeds  
By \_\_\_\_\_ Deputy

APPROVAL BY THE COUNTY

The foregoing plat is hereby approved by the Board of County Commissioners of the County of Johnson, State of Wyoming, by resolution duly passed on the 28<sup>th</sup> day of October, 1973

*Jim Moore - Acting*  
Chairman of the Board  
Attest: *Walter P. Robbins*  
County Clerk

MAP OF THE  
**DIXON ADDITION**

TO THE CITY OF BUFFALO, WYOMING

Scale 1" = 50'