

**EAGLE SUMMIT ADDITION
TO THE
CITY OF BUFFALO, WYOMING**

A tract of land located in Lots 2, 3, 8, 9, and 11, of Section 27, T5N, R82W, of the 6th P.M., Johnson County, Wyoming, said tract being more particularly described as follows:

Commencing at an existing Old Ft. McKinney Military Reservation Post marking the northeast corner of said Lot 8 of said Section 27, and said corner also being the northwest corner of the Burlington Addition to the City of Buffalo, Wyoming, and said corner being the true point of beginning;

thence S00°03'55"E along the East line of said Lots 8 and 11, of said Section 27, and along the West line of said Burlington Addition, a distance of 1003.71 feet to a point, said point lying on the existing centerline of French Creek Road, and said point being the point of beginning of a non-tangent circular curve to the right having a radius of 1348.14 feet, the bearing to the radius being N32°44'38"E;

thence along said existing centerline of said French Creek Road and along said non-tangent circular curve tangent circular curve to the right;

thence continuing along said existing centerline of said French Creek Road, N52°09'45"W a distance of 763.92 feet to the point of beginning of a tangent circular curve to the left having a radius of 1420.54 feet;

thence continuing along said existing centerline of said French Creek Road and along said tangent circular curve to the left, through a central angle of 13°37'28", a distance of 337.79 feet to the point of ending of said tangent circular curve to the left;

thence continuing along said existing centerline of said French Creek Road, N65°47'13"W a distance of 690.33 feet to the point of beginning of a tangent circular curve to the left having a radius of 636.89 feet;

thence continuing along said existing centerline of said French Creek Road and along said tangent circular curve to the left, through a central angle of 28°01'01", a distance of 311.43 feet to a point;

thence N43°35'06"W a distance of 138.54 feet to a point;

thence N20°17'30"W a distance of 45.85 feet to a point;

thence N08°15'16"E a distance of 50.38 feet to a point;

thence N34°05'43"E a distance of 50.38 feet to a point;

thence N61°15'07"E a distance of 284.02 feet to a point;

thence N37°44'15"E a distance of 63.36 feet to a point;

thence N07°27'02"W a distance of 63.36 feet to a point;

thence N29°51'44"W a distance of 112.15 feet to a point;

thence N18°35'22"W a distance of 114.29 feet to a point;

thence N20°51'45"W a distance of 128.19 feet to a point, said point lying on the North line of said Lot 2 of said Section 27;

thence along said North line of said Lot 2 of said Section 27, N89°01'37"E a distance of 661.28 feet to a point, said point being the northeast corner of said Lot 2 of said Section 27;

thence along the North line of said Lot 3 of said Section 27, N89°02'42"E a distance of 1078.66 feet to a point;

thence S07°19'00"W a distance of 893.23 feet to the true point of beginning.

Said tract containing 52.4 acres, more or less.

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 "Eagle Summit 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 and exemption laws of the State of Wyoming.

EASEMENTS: A ten (10) foot easement is hereby reserved on each lot to include the "Open Space" area, said ten (10) foot easement being adjacent to and parallel to all streets and/or roads within Eagle Summit Addition. All other easements are as noted on the plat.

STREETS AND OPEN SPACE: Streets, including French Creek Road, and Open Space shown on this plat are hereby dedicated for public use.

IN TESTIMONY WHEREOF: Wyoming Woodworks Inc. of Buffalo have caused these present to be signed this 11th day of August, 1997.

Philip R. Dyess
Wyoming Woodworks Inc. of Buffalo
Philip R. Dyess, Pres.

Benny J. Watkins
Wyoming Woodworks Inc. of Buffalo
Benny J. Watkins, Sec.

STATE OF WYOMING)
COUNTY OF JOHNSON) ss

The foregoing instrument was acknowledged before me by Philip R. Dyess, Pres. and Benny J. Watkins, Sec., of Wyoming Woodworks Inc. of Buffalo, who acknowledged said instrument to be their free act and deed this 11th day of August, 1997.

Witness my hand and seal.

Richard A. ...
Notary Public

My Commission Expires: 9/27/98

LEGEND

▲ = Found Aluminum Capped Rebar
● = Found Old Ft. McKinney Military Reservation Post

NOTE: All other property corners are aluminum capped rebar, stamped PE&LS 2085.

All corners fronting streets, except on French Creek Road and Canyon Lane, are on 15 foot offset lines paralleling their respective streets on the property lines.
Block corners set on intersecting 15 foot offset lines.

FINAL PLAT OF THE EAGLE SUMMIT ADDITION TO THE CITY OF BUFFALO

Prepared for:
Wyoming Woodworks Inc. of Buffalo
4 Cowboy Lane
Buffalo, WY 82834



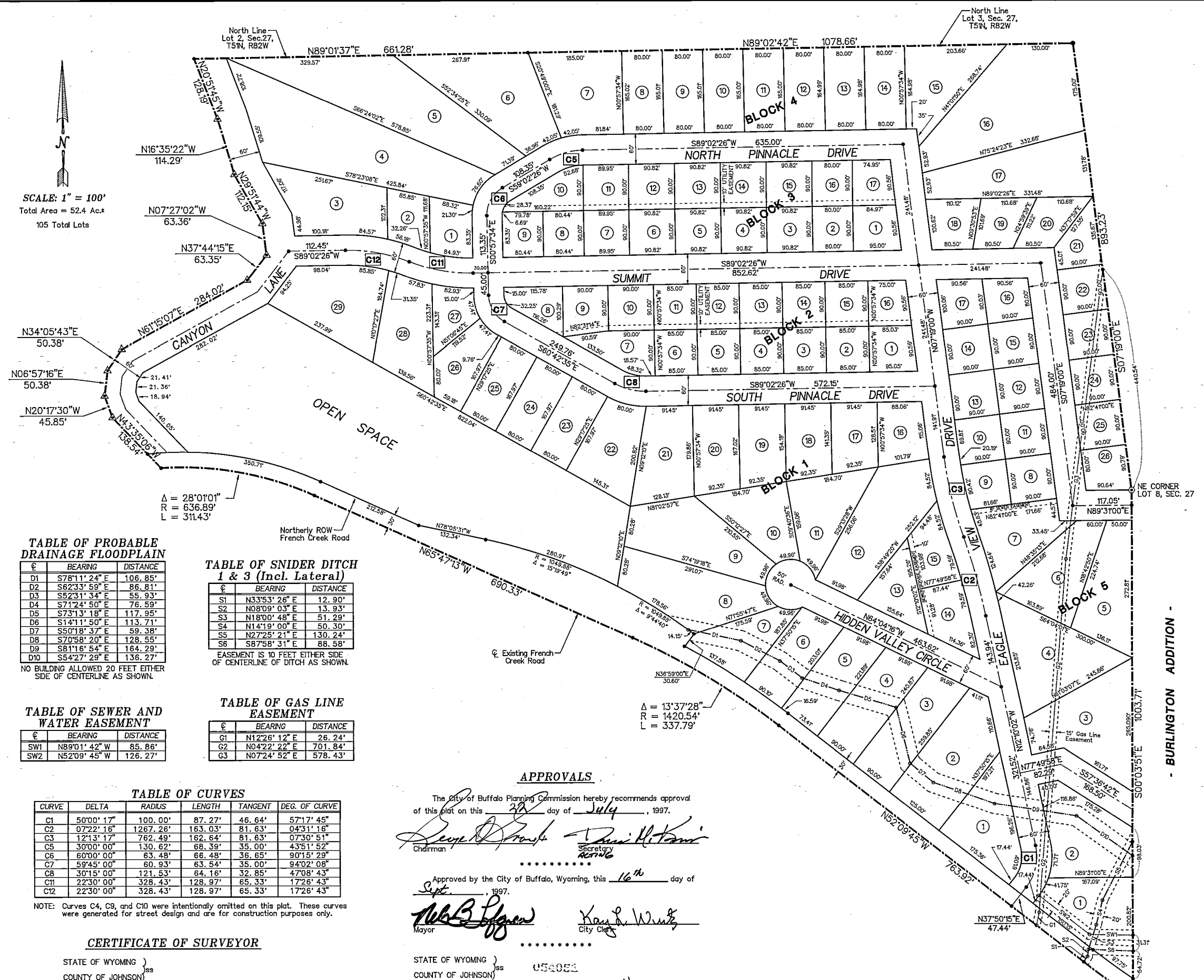
P.O. BOX 1004
BUFFALO, WYOMING 82834

307/684-7029

Date Drawn: 7/30/97 Scale: 1" = 100'

Drawn By: TSR Checked By: KAN/TSR

Project No: 96-120 File Name: EGLFINAL.GCD



SCALE: 1" = 100'
Total Area = 52.4 Ac.
105 Total Lots

TABLE OF PROBABLE DRAINAGE FLOODPLAIN

¢	BEARING	DISTANCE
D1	S78°11'24"E	106.85'
D2	S62°33'59"E	86.81'
D3	S52°31'34"E	55.93'
D4	S71°24'50"E	76.59'
D5	S73°13'18"E	117.95'
D6	S14°11'50"E	113.71'
D7	S50°18'37"E	59.38'
D8	S70°58'20"E	128.55'
D9	S81°16'54"E	164.29'
D10	S54°27'29"E	136.27'

NO BUILDING ALLOWED 20 FEET EITHER SIDE OF CENTERLINE AS SHOWN.

TABLE OF SNIDER DITCH 1 & 3 (Incl. Lateral)

¢	BEARING	DISTANCE
S1	N33°53'26"E	12.90'
S2	N08°09'03"E	13.93'
S3	N18°00'48"E	51.29'
S4	N14°19'00"E	50.30'
S5	N27°25'21"E	130.24'
S6	S87°58'31"E	88.58'

EASEMENT IS 10 FEET EITHER SIDE OF CENTERLINE OF DITCH AS SHOWN.

TABLE OF SEWER AND WATER EASEMENT

¢	BEARING	DISTANCE
SW1	N89°01'42"W	85.86'
SW2	N52°09'45"W	126.27'

TABLE OF GAS LINE EASEMENT

¢	BEARING	DISTANCE
G1	N12°26'12"E	26.24'
G2	N04°22'22"E	701.84'
G3	N07°24'52"E	578.43'

TABLE OF CURVES

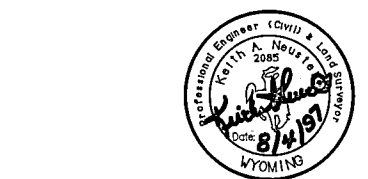
CURVE	DELTA	RADIUS	LENGTH	TANGENT	DEG. OF CURVE
C1	50°00'17"	100.00'	87.27'	46.64'	57°17'45"
C2	07°22'16"	1267.26'	163.03'	81.63'	04°31'16"
C3	12°13'17"	762.49'	162.64'	81.63'	07°30'51"
C5	30°00'00"	130.62'	68.39'	35.00'	43°51'52"
C6	60°00'00"	63.48'	66.48'	36.65'	90°15'29"
C7	59°45'00"	60.93'	63.54'	35.00'	94°02'08"
C8	30°15'00"	121.53'	64.16'	32.85'	47°08'43"
C11	22°30'00"	328.43'	128.97'	65.33'	17°26'43"
C12	22°30'00"	328.43'	128.97'	65.33'	17°26'43"

NOTE: Curves C4, C9, and C10 were intentionally omitted on this plat. These curves were generated for street design and are for construction purposes only.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
COUNTY OF JOHNSON)

I, **Keith A. Neustel**, a duly registered Land Surveyor in the State of Wyoming, do hereby certify that this Plat of the "Eagle Summit Addition" was prepared from notes made during an actual field survey under my direct supervision and represents the conditions as found on the ground.



APPROVALS

The City of Buffalo Planning Commission hereby recommends approval of this plat on this 30th day of July, 1997.

David D. ... Chairman
Benny J. Watkins Secretary

Approved by the City of Buffalo, Wyoming, this 16th day of Sept., 1997.

Philip R. Dyess Mayor
Kay L. White City Clerk

STATE OF WYOMING)
COUNTY OF JOHNSON)

This instrument was filed for record on the 17th day of November, 1997, at 2:00 P.M., and was duly recorded in Plat Book # 2, page 155.

Fee: \$ 50.00

Register of Deeds
James ... Deputy

ZONING

LOTS 1 - 15, BLOCK 1 - R-2 RESIDENCE DISTRICT
LOTS 1 - 17, BLOCK 5 - R-2 RESIDENCE DISTRICT
LOTS 18 - 26, BLOCK 4 - R-2 RESIDENCE DISTRICT
REMAINING LOTS - R-1 RESIDENCE DISTRICT

▲ = 5°05'37"
R = 1348.14'
L = 119.85'