

GREENLEAF ESTATES ADDITION



**GREENLEAF ESTATES ADDITION
TO THE
CITY OF BUFFALO, WYOMING**

A tract of land located in the NE1/4SW1/4 of Section 25, T5N, R82W, of the 6th P.M., Johnson County, Wyoming, said tract being more particularly described as follows:

Commencing at the Southwest corner of said Section 25, T5N, R82W;

thence N48°27'48"E a distance of 2055.12 feet to a point, said point being the Southeast corner of Lot 14 of the Buffalo Commerce Center Addition to the City of Buffalo, Wyoming, as recorded in the Office of the Clerk of Johnson County, Wyoming in Plat Book 2, page 147, and, said point being the true point of beginning;

thence N00°33'18"W along the East line of said Buffalo Commerce Center Addition a distance of 1292.09 feet to a point, said point being the Northeast corner of said Buffalo Commerce Center Addition, and, said point lying on the East-West mid-section line of said Section 25;

thence along said East-West mid-section line of said Section 25, N89°50'27"E a distance of 1008.61 feet to a point lying on the southerly Right-of-Way of Interstate Highway 90, and, said point being the point of beginning of a non-tangent circular curve to the left having a radius of 5904.6 feet, the bearing to the radius being N23°37'40"E;

thence along said non-tangent circular to the left, through a central angle of 01°03'24", a distance of 108.9 feet to a point, said point lying on the North-South mid-section line of said Section 25;

thence along said North-South mid-section line of said Section 25, S00°37'23"E a distance of 1248.97 feet to a point;

thence S89°50'01"W a distance of 1109.83 feet to the true point of beginning.

Said tract of land containing 32.84 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 "Greenleaf Estates 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: Utility and Planter Easements are as shown on this plat.

STREETS: Streets as shown on this plat are hereby dedicated for public use.

OPEN SPACE: The Open Space Greenbelt as shown on this plat is reserved for the owners within Greenleaf Estates Addition.

IN TESTIMONY WHEREOF: Sherd Lake, Inc. and Horizon Management, LLC of Buffalo, Wyoming have caused these present to be signed this 10th day of April, 1998.

Kenneth R. Reid
Sherd Lake, Inc.
Kenneth R. Reid, President

Felipe Velasquez
Horizon Management, LLC
Felipe Velasquez, Managing Member

Patricia D. Reid
Sherd Lake, Inc.
Patricia D. Reid, Secretary

STATE OF WYOMING)
COUNTY OF JOHNSON)

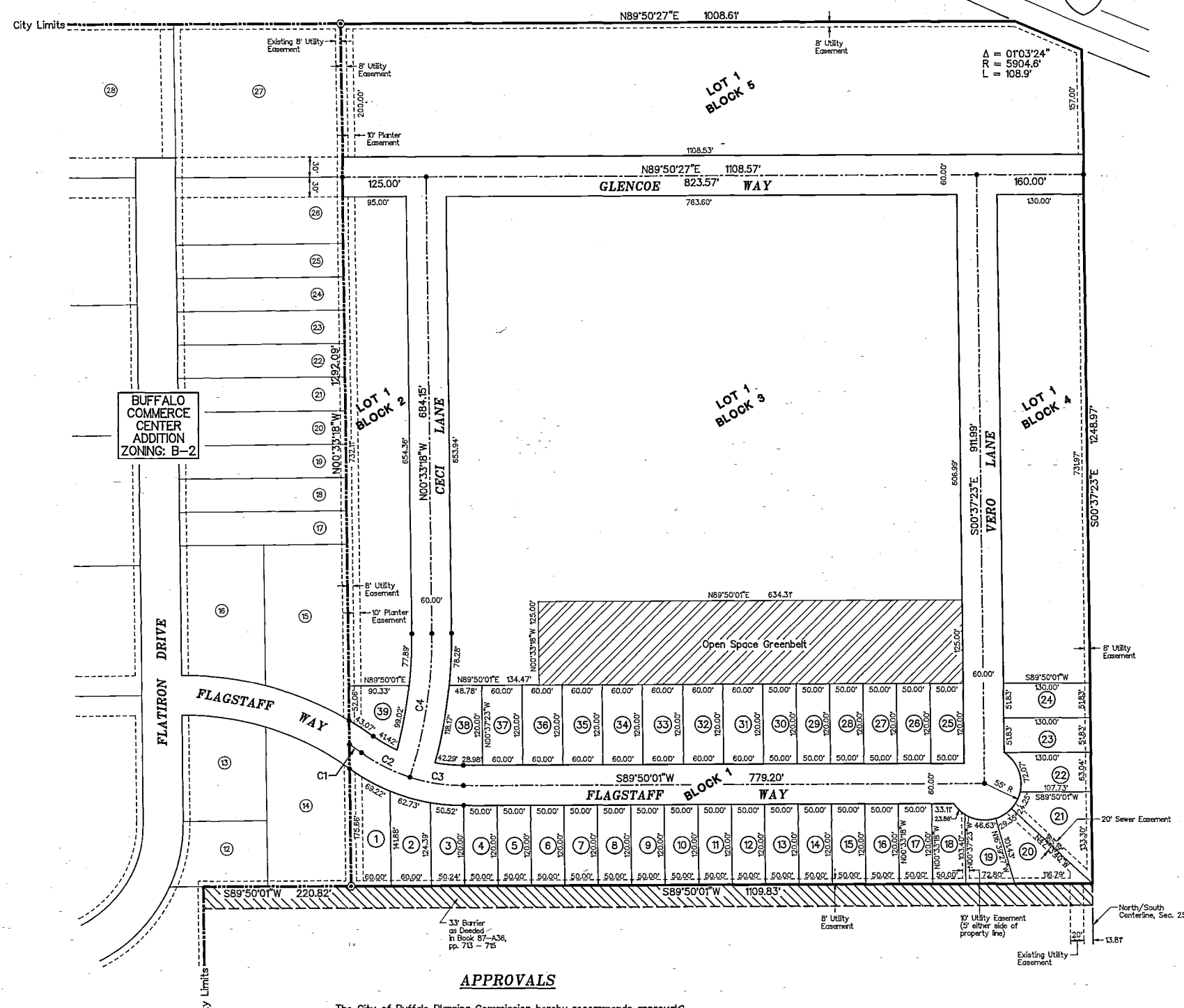
The foregoing instrument was acknowledged before me by Kenneth R. Reid, President of Sherd Lake, Inc., Patricia D. Reid, Secretary of Sherd Lake, Inc., and Felipe Velasquez, Managing Member of Horizon Management, LLC who acknowledge said instrument to be their free act and deed this 10th day of April, 1998.

Witness my hand and seal:



Keith A. Neustel
Notary Public

My Commission Expires: 9/27/98



SCALE: 1" = 100'

⊙ = 2 1/2" Aluminum Cap Stamped "PE&LS 2085"

32.84 Ac.± - Total

Total Lots Phase I = 39 Lots

ZONING

All Lots and Blocks shall be zoned R-3 with the following variances:

- All lots shall include a variance allowing all uses contained in the R-1, R-2, and R-2-M Zoning.
- Streets to be designed and constructed according to the following:
 - 28' width, not including curb and gutter
 - 2" asphalt surface with 6" gravel base.
- Mobile Homes do not need to be attached to a permanent foundation.
- Mobile Homes, Modular Homes, and/or Manufactured Housing shall be constructed in compliance with HUD codes as a minimum.
- Each family dwelling shall have at least two spaces for off-street parking.

MONUMENTATION

All Lot and Block corners in Block 1 and all exterior corners, except those noted, are aluminum capped rebar stamped "PE&LS 2085".

OPEN SPACE GREENBELT

The Open Space Greenbelt as shown is for the owners within Greenleaf Estates Addition and will be controlled by the Greenleaf Estates Homeowners Association as noted in the Restrictive Covenants.

APPROVALS

The City of Buffalo Planning Commission hereby recommends approval of this plat on this 1st day of April, 1998.

Donald P. Kusan Chairman
Patricia D. Reid Acting Secretary

Approved by the City of Buffalo, Wyoming, this 21st day of April, 1998.

Neil B. Johnson Mayor
Kay S. White City Clerk

STATE OF WYOMING)
COUNTY OF JOHNSON)

This instrument was filed for record on the 3rd day of August, 1998, at 3:05, and was duly recorded in Plat Book 2, page 156.

Fee: \$ 50.00
Denise Roberts Register of Deeds
By: Deputy

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 GREENLEAF ESTATES ADDITION was prepared from notes made during an actual field survey under my direct supervision and represents the conditions as found on the ground.



TABLE OF CURVES

CURVE	DELTA	RADIUS	LENGTH	DEG. OF CRV
C1	02°46' 51"	450.00'	21.84'	12°43' 57"
C2	18°04' 14"	259.29'	81.77'	22°05' 51"
C3	18°04' 14"	259.29'	81.77'	22°05' 51"
C4	18°26' 58"	679.10'	218.67'	08°26' 13"

Protective Covenants are recorded in Book 86448, page 291-295

**FINAL PLAT
GREENLEAF ESTATES ADDITION**

Prepared for:
Horizon Management, L.L.C.
P.O. Box 192
Buffalo, WY 82834

GRIZZLY ENGINEERING
CONSULTING ENGINEERS and LAND SURVEYORS
P.O. BOX 1004
BUFFALO, WYOMING 82834
307/684-7029

Date Drawn: 4/9/98 Scale: 1" = 100'
Drawn By: TSR Checked By: KAN
Project No: 98-12 File Name: GRNLEAF2.GCD