

PHASE II GREENLEAF ESTATES ADDITION



SCALE: 1" = 100'

Total Lots Phase II = 21 Lots
 Lots 1A thru 1J, Block 2
 Lots 1A thru 1J, Block 3
 Lots 1A thru 1C, Block 5

ZONING

- All Lots in Phase II of Greenleaf Estates 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 (CECI LANE)
 - 28' width, including curb and gutter (GLENCOE WAY)
 - 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.

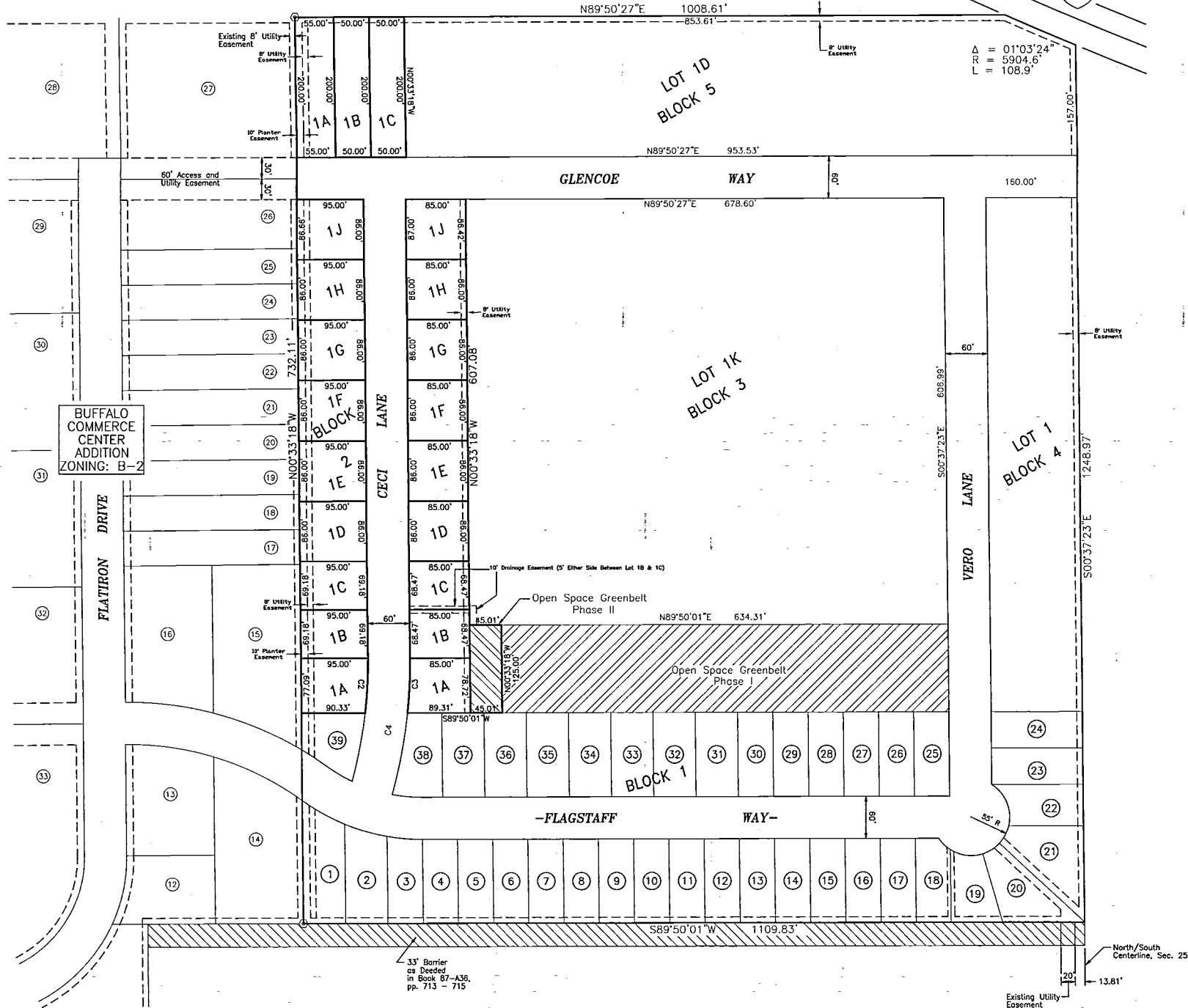
MONUMENTATION

All Lot corners in Phase II are aluminum capped rebar stamped "PE&LS 2085".

⊙ = 2 1/2" Aluminum Cap, 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.



PHASE II GREENLEAF ESTATES ADDITION TO THE CITY OF BUFFALO, WYOMING

A tract of land located in the Greenleaf Addition to the City of Buffalo, Wyoming, as filed in the Office of the Clerk of Johnson County, Wyoming, in Plat Book No. 2, page 156, being a re-subdivision of Lot 1, Block 2, a re-subdivision of Lot 1, Block 3, and a re-subdivision of Lot 1, Block 5, of said Greenleaf Estates Addition, as shown on this plat.

EASEMENTS: Utility, Drainage, and Planter Easements are as shown on this plat.

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

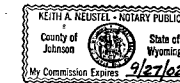
IN TESTIMONY WHEREOF: Horizon Management, LLC of Buffalo, Wyoming has caused these present to be signed this 15th day of August, 2002.

F.V.
 Horizon Management, LLC
 Felipe Velasquez, Managing Member

STATE OF WYOMING)
 COUNTY OF JOHNSON) ss

The foregoing instrument was acknowledged before me by Felipe Velasquez, Managing Member of Horizon Management, LLC who acknowledge said instrument to be his free act and deed this 15th day of August, 2002.

Witness my hand and seal:



Keith A. Neustel
 Notary Public

My Commission Expires: 9/27/02

APPROVALS

The City of Buffalo Planning Commission hereby recommends approval of this plat on this 25th day of June, 2002.

Daniel P. Kruen Chairman
Amoray Secretary

Approved by the City of Buffalo, Wyoming, this 20th day of August, 2002.

Mike Bluff Mayor
Kay L. Wray City Clerk

STATE OF WYOMING)
 COUNTY OF JOHNSON) ss

This instrument was filed for record on the 26 day of August, 2002, at 2:00 P.M., and was duly recorded in Plat Book 2, page 215.

Fee: \$ 50.00

Lina Barnhart 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 Phase II, Greenleaf Addition, was prepared from notes made during an actual field survey, by Terry W. Janssen, under my direct supervision and represents the conditions as found on the ground.



Curve C2 Δ = 06°52'32" R = 649.10' L = 77.89'
 Curve C3 Δ = 06°19'29" R = 709.10' L = 78.28'

Curve C4 (centerline data - tangent circular curve)
 Delta = 18°26'58"
 Radius = 679.10'
 Length = 218.67'

Protective Covenants are recorded in Book 86A54, page 510-514.

GRIZZLY ENGINEERING CONSULTING ENGINEERS and LAND SURVEYORS
 P.O. BOX 1004 BUFFALO, WYOMING 82834
 307/684-7029 Date Drawn: 6/5/2002 Scale: 1"=100'
 Drawn By: TWJ/KB Checked By: TWJ/KB
 Project No. 002-04 File Name: PHASE2.DWG

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

FINAL PLAT
 Phase II Greenleaf Estates Addition
 To
 The City of Buffalo, Wyoming

No.	DATE	REVISION DESCRIPTION	BY