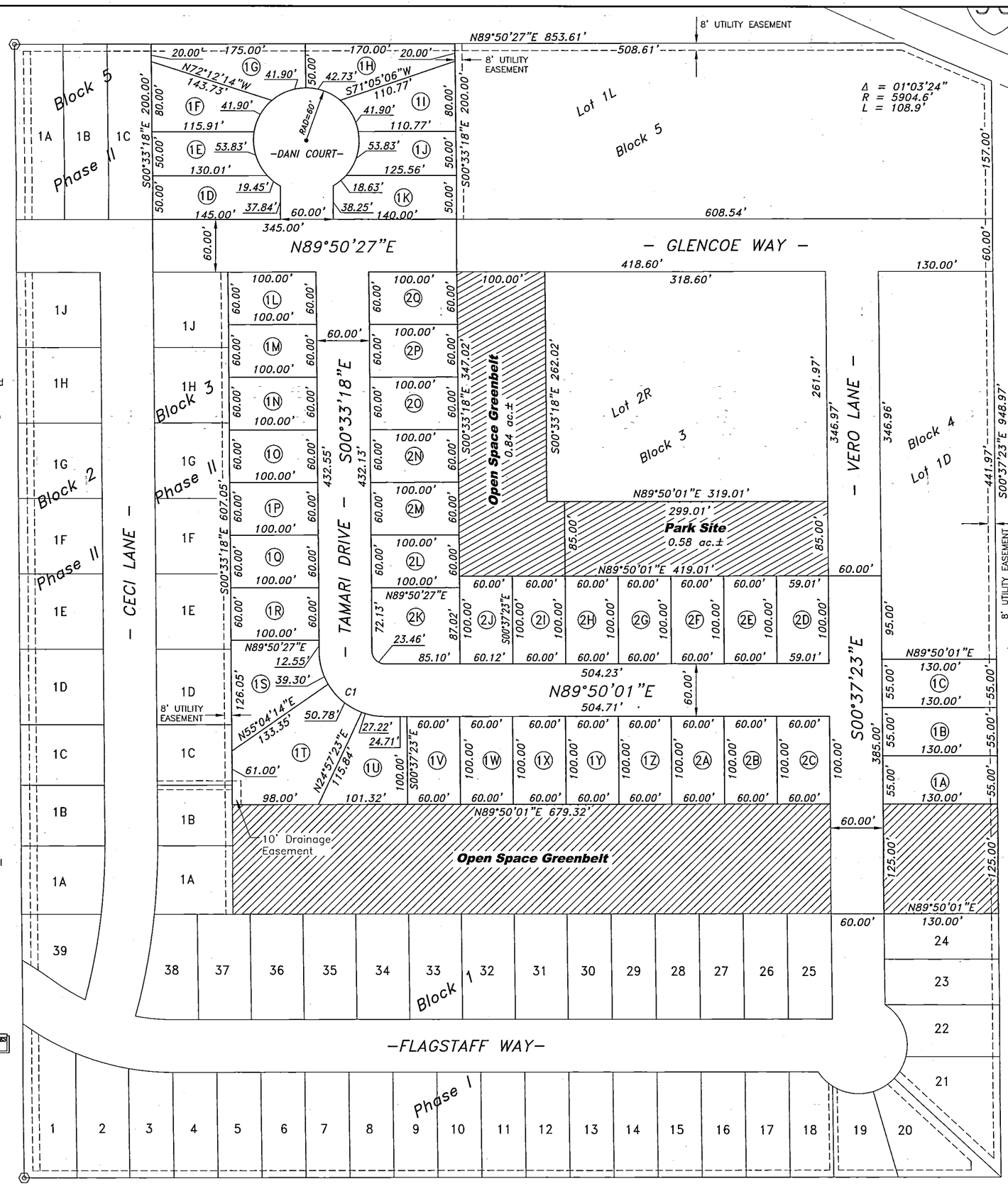


SCALE: 1" = 60'

Total Area = 11.00 ac±
Avg. Lot Size = .14 ac±
Total No. Lots Phase III = 43
Lots 1L thru 2Q, Block 3
Lots 1A thru 1C, Block 4
Lots 1D thru 1K, Block 5

ZONING

All lots in Phase III of Greenleaf Estates shall be zoned R-3 with the following variances:

a. All lots shall include a variance allowing all uses contained in the R-1, R-2, and R-2-M Zoning.
b. Streets to be designed and constructed as shown on the drawing.
c. Street widths are as follows: Glencoe Way and Prado Court are 28' BOC to BOC, Tamari Drive and Vero Lane are 32' BOC to BOC.
d. Mobile Homes do not need to be attached to a permanent foundation.
e. Mobile Homes, Modular Homes, and/or Manufactured Housing shall be constructed in compliance with HUD codes as a minimum.
f. Each family dwelling shall have at least two spaces for off-street parking.

MONUMENTATION

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

⊚ = 2 ½" Aluminum Cap Stamped "PE&LS 2085"

OPEN SPACE GREENBELT

The Open Space Greenbelt and Park Site is hereby dedicated to the Public and dedicated as a Utility and Drainage Easement.

CURVE C1

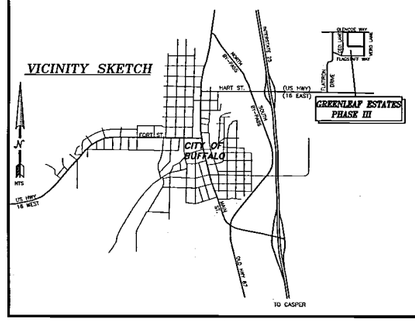
(Centerline data – tangent circular curve)

Delta = 89°36'41"
Radius = 45.00'
Length = 70.38'

PLAT WARNING

Potential Purchasers of Lots within this Subdivision are encouraged to obtain and/or hire a Professional Engineer to perform soil analysis to determine soil suitability for any structure or residence.

VICINITY SKETCH



GREENLEAF ESTATES ADDITION – PHASE III

A portion of Greenleaf Estates Addition to the City of Buffalo, Wyoming, being a re-subdivision of Lot 1D, Block 5, Lot 1K, Block 3, and Lot 1, Block 4, as shown on the Plat of Phase II, Greenleaf Estates Addition as filed in the Office of the Clerk of Johnson County, Wyoming, in Plat Book 2, page 215, said Greenleaf Estates Addition located in the NE¼SW¼ of Section 25, T51N, R82W, Johnson County, Wyoming.

EASEMENTS: Utility and Drainage Easements are hereby dedicated as shown on this plat.

OPEN SPACE: The Open Space Greenbelt and Park Site as shown on this plat is hereby dedicated to the Public.

IN TESTIMONY WHEREOF: Horizon Management, LLC of Buffalo, Wyoming has caused these to be signed this 26TH day of March, 2008.

Horizon Management, LLC
Felipe Velasquez, Managing Member

STATE OF WYOMING)
)ss
COUNTY OF JOHNSON)

The foregoing instrument was acknowledged before me by Felipe Velasquez, Managing Member of Horizon Management, LLC, who acknowledged said instrument to be his free act and deed this 26TH day of March, 2008.

Witness my hand and seal:

KEITH A. NEUSTEL NOTARY PUBLIC COUNTY OF JOHNSON STATE OF WYOMING MY COMMISSION EXPIRES MAY 14, 2010

Notary Public

My Commission Expires: 5/14/2010

APPROVALS

The City of Buffalo Planning Commission hereby recommends approval of this plat on this 22nd day of January, 2008.

Chairman

Secretary

* * * * * * * * *

Approved by the City of Buffalo, Wyoming, this 4th day of March, 2008.

Mayor

City Clerk

* * * * * * * * *

STATE OF WYOMING)
)ss
COUNTY OF JOHNSON) 077259

This instrument was filed for record on the 27th day of March, 2008, at 11:00 A.M., and was duly recorded in Plat Book Hanging File, page 301.
Fee: $50.00

Register of Deeds

By: Deputy

Protective Covenants are recorded in Book 86A-65, page 615-619.

CERTIFICATE OF SURVEYOR

I, Keith A. Neustel, a duly Registered Professional Land Surveyor in the State of Wyoming, do hereby certify that this Plat of GREENLEAF ESTATES ADDITION–PHASE III is based on the results of a field survey, conducted under my direction as a Registered Professional Land Surveyor.

Professional Engineer (Civil) & Land Surveyor KEITH A. NEUSTEL 2085 WYOMING Date: 3/26/08

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

Date Drawn: 04/30/2007	Scale: See Drawing
Drawn By: FPJ/JLW	Checked By: KAN
Project No. B06-102	File Name: 06-102.dwg

1 / 1

FINAL PLAT

Prepared for:
Horizon Management, LLC
PO Box 192
Buffalo, WY 82834

GREENLEAF ESTATES ADDITION
PHASE III
BUFFALO, WYOMING

No.	DATE	REVISION DESCRIPTION	BY