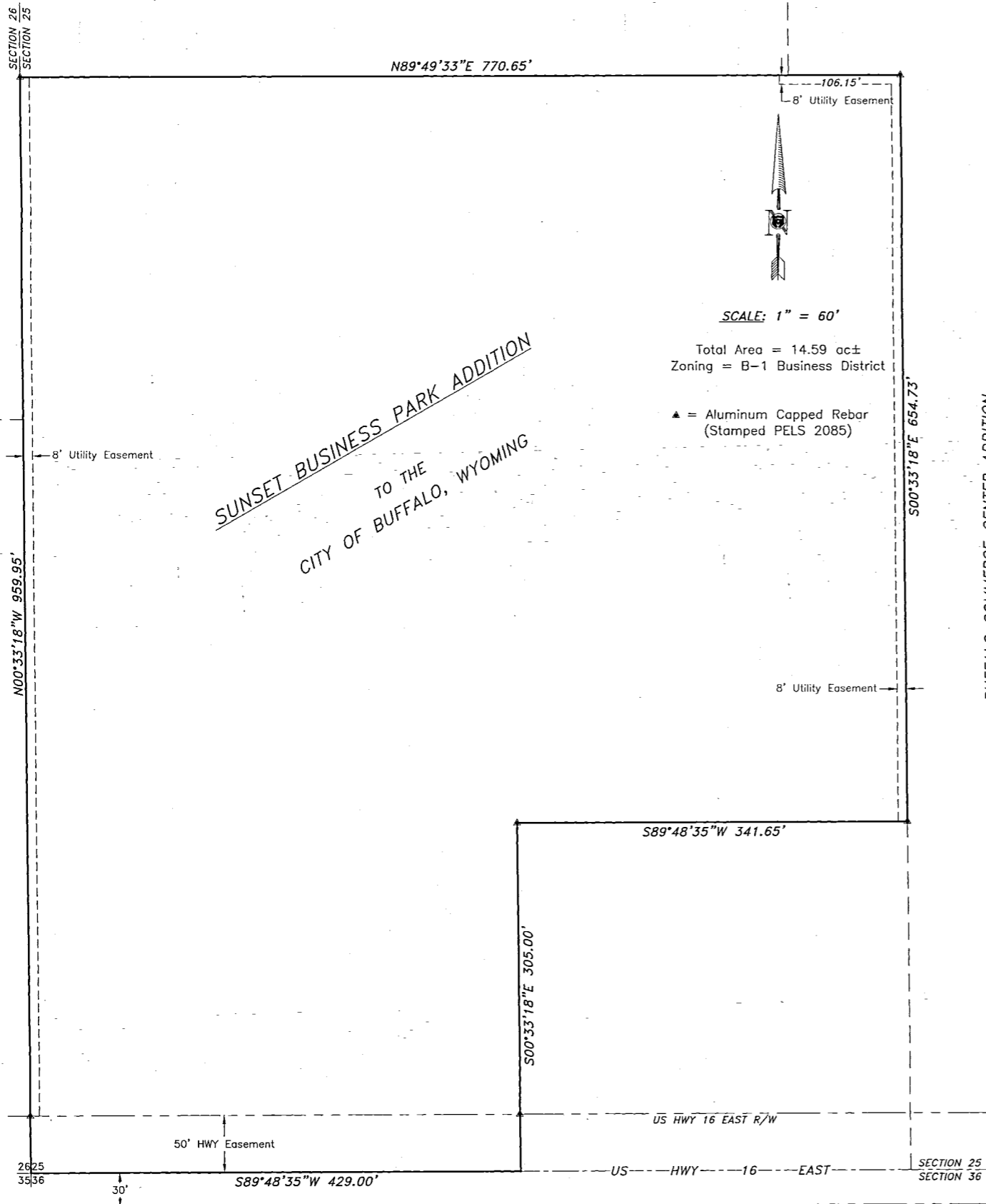


SUNSET BUSINESS PARK ADDITION



SUNSET BUSINESS PARK ADDITION
TO THE
CITY OF BUFFALO, WYOMING

SCALE: 1" = 60'
Total Area = 14.59 ac±
Zoning = B-1 Business District
▲ = Aluminum Capped Rebar
(Stamped PELS 2085)

The above or foregoing addition of the following described real estate to wit:

A tract of land located in the SW¼SW¼ of Section 25, T51N, R82W, of the 6th P.M., Johnson County, Wyoming, said tract of land being more particularly described as follows:

Commencing at the southwest corner of said Section 25, said southwest corner being the true point of beginning of said tract of land;

thence along the West line of said Section 25, N00°33'18"W (Deed Record North) a distance of 959.95 feet (Deed Record 959.83 feet) to a point;

thence N89°49'33"E (Deed Record S89°47'E) a distance of 770.65 feet to a point, said point lying on the West line 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;

thence along said West line of said Buffalo Commerce Center Addition, S00°33'18"E (Deed Record S0°15'E) a distance of 654.73 feet (Deed Record 654.83 feet) to a point;

thence S89°48'35"W (Deed Record N89°47'W) a distance of 341.65 feet to a point;

thence S00°33'18"E (Deed Record S0°15'E) a distance of 305.00 feet to a point, said point lying on the South line of said Section 25;

thence along said South line of said Section 25, S89°48'35"W (Deed Record N89°47'W) a distance of 429.00 feet to the true point of beginning.

Said tract of land containing 14.59 acres, more or less.

The undersigned proprietor of the above described tract of land has caused the same to annexed in the manner shown on this plat, which annexation shall be known as the Sunset Business Park Addition.

Said plat is proposed and offered with free consent and in accordance with the desires of the undersigned owner and proprietor, and the undersigned owner and proprietor does hereby release and waive all rights, under and virtue of the homestead and exemption laws of the State of Wyoming.

Easements are hereby reserved for the installation and maintenance of utilities as are laid out and designated on this Plat.

IN TESTIMONY WHEREOF: Buffalo Sunset, LLC has caused these present to be signed this 20th day of February, 2007.

Elizabeth J. Kirven
Buffalo Sunset, LLC
Elizabeth J. Kirven
Managing Member

STATE OF WYOMING)
COUNTY OF Johnson)ss

The foregoing instrument was acknowledged before me by Elizabeth J. Kirven, Managing Member, Buffalo Sunset, LLC, who acknowledged said instrument to be his free act and deed this 20th day of February, 2007.

Witness my hand and official seal.

Keith A. Neustel
Notary Public
My Commission Expires: 9/27/10

APPROVALS

Approved by the City of Buffalo Planning Commission this 8th day of JANUARY, 2007.

Doreen Peterson
Chairperson

Stephen R. Rimmer
Attest: Secretary

Approved by the Buffalo City Council this 20th day of February, 2007.

David J. ...
Mayor

Julie Silberman
Attest: City Clerk

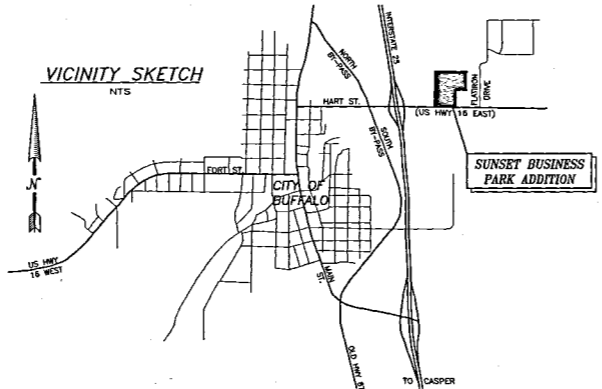
STATE OF WYOMING)
COUNTY OF JOHNSON)

This instrument was filed for record on the 29 day of Feb., 2008, at 3:00 PM and was duly recorded on Hanging File 299, page 299.

Fee: \$ 50.00
Linda Bandhart
Register of Deeds

CERTIFICATE OF SURVEYOR

I, Keith A. Neustel, a duly Registered Professional Land Surveyor in the State of Wyoming, do hereby certify that this Preliminary Plat of SUNSET BUSINESS PARK ADDITION is based on the results of a field survey, conducted by Fred Janssen under my direction, and accurately represents conditions as found in the field.



GRIZZLY ENGINEERING
CONSULTING ENGINEERS and LAND SURVEYORS
P.O. BOX 1004
BUFFALO, WYOMING 82834
307/664-7029
Date Drawn: 02/06/2007
Drawn By: FPU
Checked By: KAN
Project No. 808-046
File Name: 06-046.dwg

Final Plat
Prepared for:
Buffalo Sunset, LLC
c/o Tim Kirven
PO Box 640
Buffalo, WY 82834

1/1

SUNSET BUSINESS PARK ADDITION
BUFFALO, WYOMING

Sunset Business Park Addition

No.	DATE	REVISION DESCRIPTION	BY