

PLAT OF 21 LOTS, THAT PORTION OF THE SHILOH ADDITION, PHASE II, TO BE KNOWN AS

THE PRESERVE AT FORT MCKINNEY

TO THE CITY OF BUFFALO

A REPLAT OF LOTS 70-83 AND LOTS 93-110 OF THE SHILOH ADDITION, PHASE II,
LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ SE $\frac{1}{4}$) OF SECTION 33, T.51N., R.82W.
OF THE 6th PRINCIPAL MERIDIAN, JOHNSON COUNTY, WYOMING

CERTIFICATE OF DEDICATION

THE UNDERSIGNED, STEVE ADAMI, PRESIDENT OF CLOUD PEAK COMPANY, INC., HEREBY CERTIFIES THAT THEY ARE THE OWNER AND PROPRIETOR OF THE ABOVE OR FOREGOING "THE PRESERVE AT FORT MCKINNEY", A VACATION AND REPLAT OF LOTS 70-75 AND LOTS 76-83 (PARCEL A) AND LOTS 93-110 (PARCEL B) OF THE SHILOH ADDITION, PHASE II, LOCATED IN THE SOUTHEAST OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ SE $\frac{1}{4}$) OF SECTION 33, T.51N., R.82W. OF THE 6th PRINCIPAL MERIDIAN, JOHNSON COUNTY, WYOMING; SAID TRACTS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 69 OF THE SHILOH ADDITION, PHASE II; THENCE N.00°08'05"W., 160.00 FEET ALONG THE WEST SIDE OF SAID PARCEL AND THE EAST LINE OF LOT 69 OF THE SHILOH ADDITION, PHASE II TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE LEFT THROUGH A CENTRAL ANGLE OF 00°40'22", HAVING A RADIUS OF 230.00 FEET, AND WHOSE LONG CHORD BEARS N.89°47'54"W., 2.70 FEET ALONG THE NORTH LINE OF SAID PARCEL AND THE SOUTHERLY RIGHT-OF-WAY LINE OF OFFICERS ROW; THENCE N.89°51'55"E., 948.94 FEET ALONG THE NORTH LINE OF SAID PARCEL AND THE SOUTHERLY RIGHT-OF-WAY LINE OF OFFICERS ROW; THENCE S.00°08'05"E., 21.94 FEET; THENCE S.66°40'20"W., 61.49 FEET; THENCE 40°29'52"W., 42.55 FEET; THENCE S.69°57'14"W., 79.47 FEET; THENCE S.53°00'41"W., 90.85 FEET; THENCE S.89°51'55"W., 720.00 FEET, TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 3.108 ACRES MORE OR LESS.

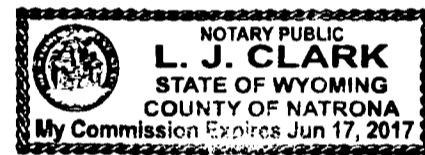
PARCEL B:
BEGINNING AT THE SOUTHEAST CORNER OF LOT 111 OF THE SHILOH ADDITION, PHASE II; THENCE N.00°08'05"W., 109.54 FEET ALONG THE WEST SIDE OF SAID PARCEL AND THE EAST LINE OF LOT 111 OF THE SHILOH ADDITION, PHASE II; THENCE N.28°25'00"E., 39.23 FEET ALONG THE WEST SIDE OF SAID PARCEL AND THE EAST LINE OF LOT 114 OF THE SHILOH ADDITION, PHASE II; THENCE N.89°51'55"E., 1120.84 FEET ALONG THE NORTH SIDE OF SAID PARCEL AND THE SOUTH LINE OF LOTS 11-30 OF THE SHILOH ADDITION, PHASE I TO THE BEGINNING OF A NON-TANGENTIAL CURVE. SAID CURVE TURNING TO THE RIGHT THROUGH A CENTRAL ANGLE OF 81°12'09", HAVING A RADIUS OF 170.00 FEET, AND WHOSE LONG CHORD BEARS S.49°15'50"W., 221.27 FEET ALONG THE EAST LINE OF SAID PARCEL AND THE WESTERLY RIGHT-OF-WAY LINE OF OFFICERS ROW; THENCE S.89°51'55"W., 671.59 FEET ALONG THE SOUTH LINE OF SAID PARCEL AND THE NORTHERLY RIGHT-OF-WAY LINE OF OFFICERS ROW TO THE POINT OF BEGINNING. SAID TRACT CONTAINING 3.824 ACRES MORE OR LESS.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER-SIGNED OWNER(S), PROPRIETOR(S) OR PARTIES OF INTEREST HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS "THE PRESERVE AT FORT MCKINNEY", TO THE CITY OF BUFFALO, WYOMING. THAT ALL UTILITY EASEMENTS, AS DESIGNATED ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF BUFFALO AND ITS LICENSEES FOR THE PURPOSES OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SEWER LINES, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TELEVISION LINES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC.

EXECUTED THIS 16th DAY OF February 2016.

BY: Steve Adami, president
STEVE ADAMI, PRESIDENT, CLOUD PEAK COMPANY, INC.

STATE OF WYOMING)
COUNTY OF JOHNSON)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF February 2016, BY STEVE ADAMI, PRESIDENT OF CLOUD PEAK COMPANY, INC.



WITNESS MY HAND AND OFFICIAL SEAL

L. J. Clark
NOTARY PUBLIC
MY COMMISSION EXPIRES 06-17-17

DECLARATION VACATING PREVIOUS PLATTING

A REPLAT OF LOTS 70-83 AND LOTS 93-110 OF THE SHILOH ADDITION, PHASE II, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$ SE $\frac{1}{4}$) OF SECTION 33, T.51N., R.82W. OF THE 6th PRINCIPAL MERIDIAN, JOHNSON COUNTY, WYOMING, AS RECORDED IN THE HANGING FILE, PAGES 279A-279C OF THE RECORDS OF THE JOHNSON COUNTY CLERK TO BE KNOWN AS THE PRESERVE AT FORT MCKINNEY. ALL EARLIER PLATS OR PORTIONS THEREOF, ENCOMPASSED BY THE BOUNDARIES OF THIS PLAT ARE HEREBY VACATED.

CERTIFICATE OF SURVEYOR

I, ROBERT L. ST. CLAIRE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF THE PRESERVE AT FORT MCKINNEY, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, AND THAT THIS PLAT WAS MADE UNDER MY DIRECT SUPERVISION AND THAT THE PHYSICAL AND MATHEMATICAL DETAILS SHOWN HEREON ARE CORRECT AT THE TIME OF SAID SURVEY.

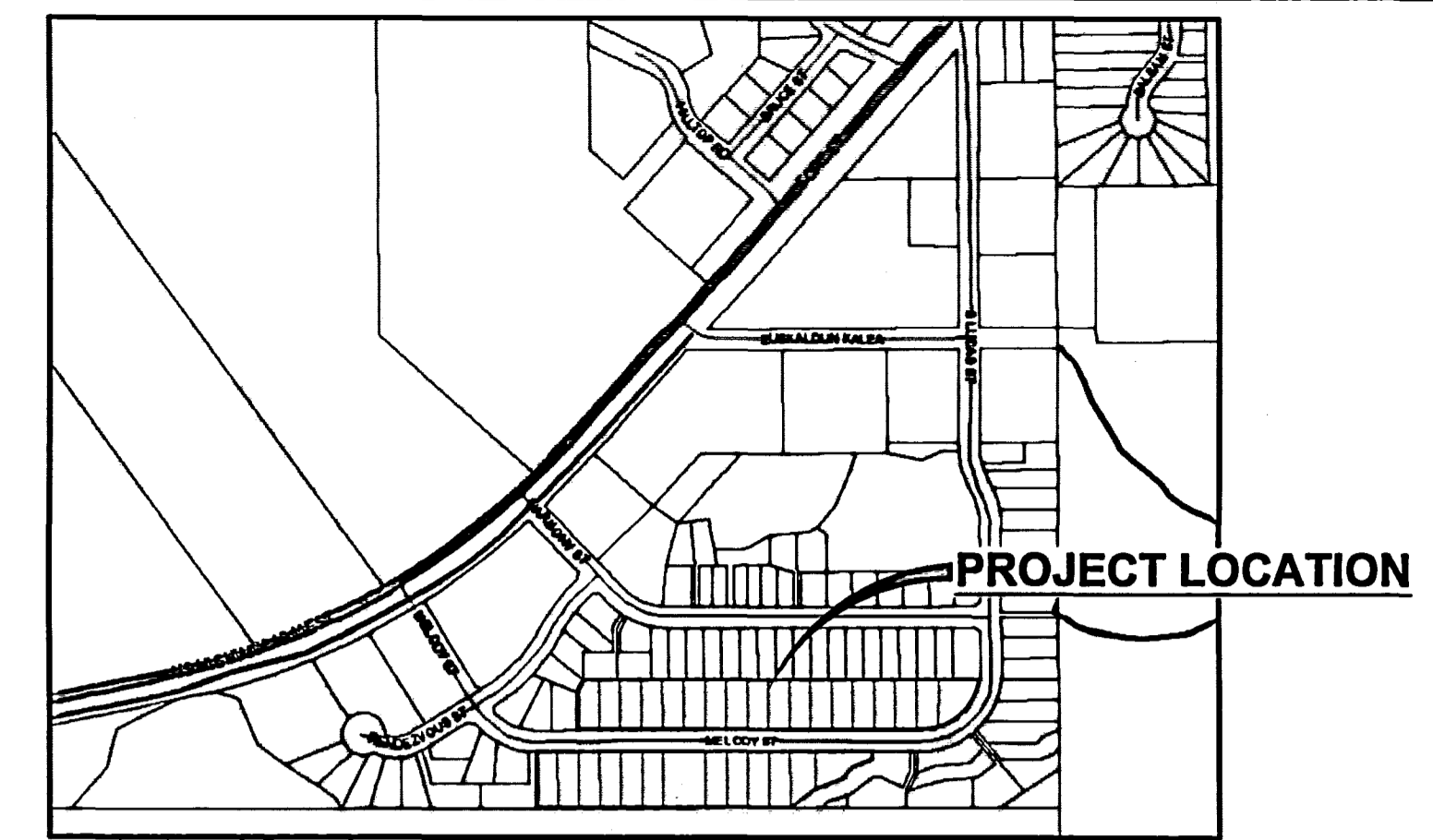


NOTES

- ANY ADDITIONAL TAPS REQUIRED WILL BE THE RESPONSIBILITY OF THE OWNER.
- ZONING SHALL REMAIN R2 RESIDENTIAL.
- THIS SUBDIVISION IS PROTECTED BY RESTRICTIVE COVENANTS. THEY ARE AS FOLLOWS:

CCR 2:
Shiloh Addition To The City of Buffalo, Phase 2, Lots 59 - 117: General Declaration of Residential Conditions, Covenants and Restrictions
Defined: The initial filing for Phase 2; however the amendment of the 5:12 Roof pitch, 16" eaves, etc. was approved for both Phase I and Phase 2.
Filed for Record: 03.22.2007 @ 8:45 a.m.
Recorded in: Book 86A-63 page 443
Instrument Number: 064252

CCR 1:
First Amendment To The General Declaration of Residential Conditions, Covenants and Restrictions of Shiloh Addition To The City of Buffalo, Phase I and 2
Defined: Institution of the DCCR's by the HOA
Filed for Record: 12.20.2011 @ 10:07 a.m.
Recorded in: Book 86A-74 pages 125-127
Instrument Number: 116581



LOCATION MAP
BUFFALO, WYOMING

APPROVALS

THE CITY OF BUFFALO PLANNING COMMISSION HEREBY RECOMMENDS APPROVAL OF THIS PLAT

ON THIS 17th DAY OF December 2015.

Jim Martin
CHAIRMAN

Craig Cope
SECRETARY

APPROVED BY THE CITY OF BUFFALO, WYOMING THIS 16th DAY OF February 2016.

Michael R. Johns
MAYOR

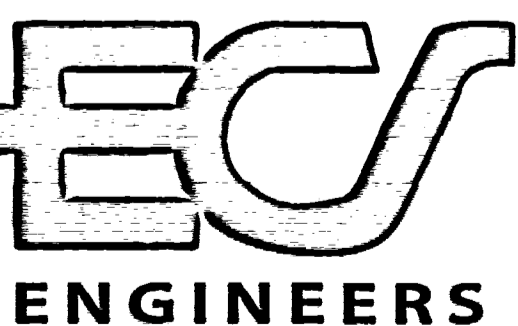
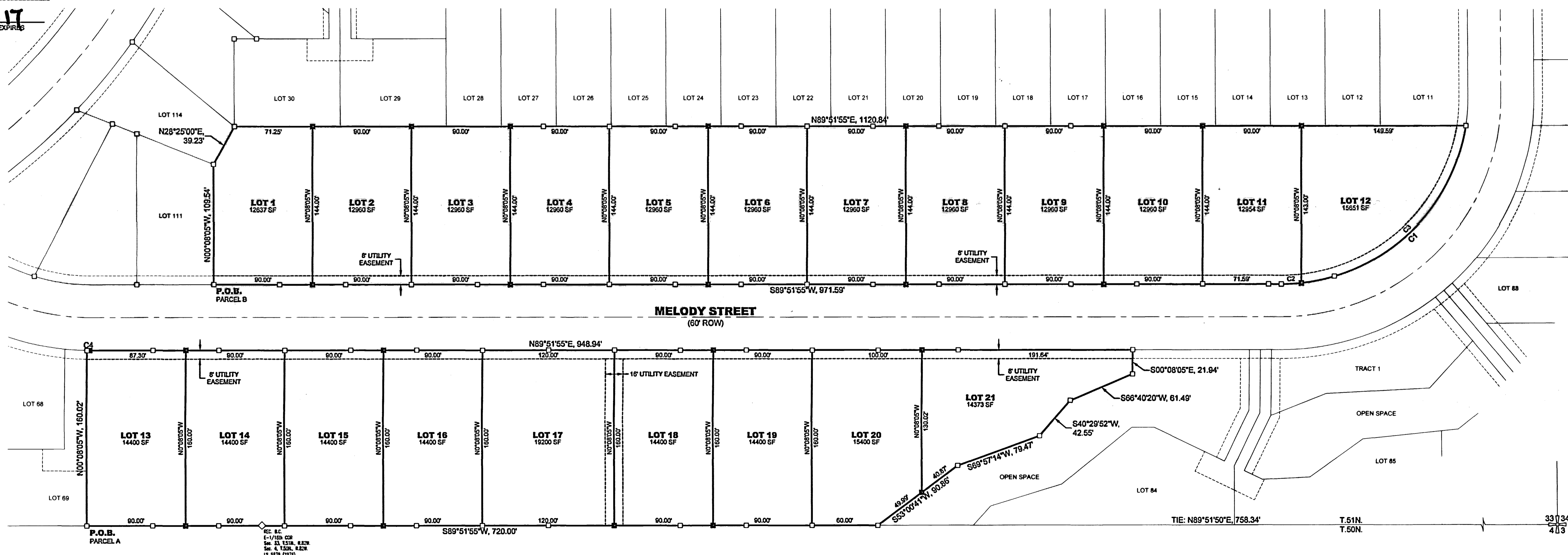
Janelan
CITY CLERK

CERTIFICATE OF RECORDER

THIS INSTRUMENT WAS FILED FOR RECORD ON THE 16th DAY OF February 2016, BY Janelan, DEPUTY REGISTRAR OF DEEDS. THIS INSTRUMENT WAS FILED FOR RECORD ON 2/22/2016 AT 2:17 PM AND WAS DULY RECORDED IN HANGING FILE 439 - 439 LEAF 75.00 JOHNSON COUNTY CLERK

REGISTRAR OF DEEDS

BY: DEPUTY



Environmental and Civil Solutions, LLC
111 West 2nd Street, Suite 600
Casper, WY 82601
Phone: 307.337.2883
www.ecsengineers.net

OWNER:
CLOUD PEAK COMPANY, INC.
820 N. Main Street
Buffalo, WY 82834

SURVEYOR:
FIELD: ANDRE STAMENKOVIC
REVIEW: ROBERT L. ST. CLAIRE, P.L.S.

DATE DRAWN:
11.11.2015

PROJECT NO. 150052