

**VILLAGE WEST ESTATES**  
**BUFFALO, WYOMING**

A tract of land being a Re-Subdivision of portions of Block 15 and Block 22 of the Mountain Drive Addition to the City of Buffalo, Wyoming, portions of Block 2 and Block 3 of the Kinnison Addition to the City of Buffalo, Wyoming, a portion of Block 1 of the Mountain Drive Second Addition to the City of Buffalo, Wyoming, and a portion of Block 1 of the Buffalo West Addition to the City of Buffalo, Wyoming, said tract of land being more particularly described as follows: Commencing at the southwest corner of Lot 4 of said Block 1 of said Buffalo West Addition, said southwest corner being the true point of beginning of said tract of land;

thence S89°46'11"E (Record N89°42'00"E) along the south line of said Lot 4, Block 1 of said Buffalo West Addition a distance of 301.49 feet to a point, said point lying on the westerly line of Balsam Street;

thence N00°09'05"E (Record N00°22'44"W) a distance of 117.29 feet to a point; thence S86°06'05"W (Record S85°34'16"W) a distance of 96.44 feet to a point; thence N01°45'36"E (Record N01°13'47"E) a distance of 391.77 feet to a point, said point lying on the southerly right-of-way line of Fort Street (U.S. Highway 16 West);

thence N44°12'31"E (Record N43°39"E) along said southerly right-of-way line of said Fort Street (U.S. Highway 16 West) a distance of 114.19 feet to a point, said point lying on the southerly right-of-way line of Fetterman Street;

thence S89°24'53"E (Record S89°58'E) along said southerly right-of-way line of said Fetterman Street a distance of 145.80 feet to a point;

thence S00°09'05"W a distance of 483.25 feet to a point, said point lying on the North line of said Block 1 of said Buffalo West Addition;

thence N89°46'11"W (Record S89°42'00"W) along said North line of said Block 1 of said Buffalo West Addition a distance of 10.00 feet to a point;

thence S00°09'05"W a distance of 529.40 feet to a point;

thence N89°49'18"W a distance of 431.49 feet to a point, said point lying on the West line of said Block 1 of said Buffalo West Addition;

thence N00°09'05"E (Record N00°22'44"W) along said West line of said Block 1 of said Buffalo West Addition a distance of 429.80 feet to the true point of beginning of said tract of land.

The undersigned Owner and Proprietor hereby certifies that this Plat of a tract of land being a Re-Subdivision of portions of said Block 15 and said Block 22 of said Mountain Drive Addition to the City of Buffalo, Wyoming, portions of said Block 2 and said Block 3 of said Kinnison Addition to the City of Buffalo, Wyoming, a portion of said Block 1 of said Mountain Drive Second Addition to the City of Buffalo, Wyoming, and a portion of said Block 1 of said Buffalo West Addition to the City of Buffalo, Wyoming, is made with the free consent and accordance with the desires of the undersigned Owner and Proprietor and shall be known as Village West Estates.

Streets as shown on this Plat are hereby dedicated for Public Use and easements shown on this Plat are hereby reserved for the use as laid out and designated on this Plat.

IN TESTIMONY WHEREOF, Burton Enterprises, Inc. has caused these present to be signed this 22nd day of April, 2003.

*Kenneth Burton*  
Kenneth Burton  
Burton Enterprises, Inc.

*Michelle Burton*  
Michelle Burton  
Burton Enterprises, Inc.

STATE OF WYOMING )  
                                  )ss  
COUNTY OF JOHNSON )

The foregoing instrument was acknowledged before me by Kenneth Burton and Michelle Burton, Burton Enterprises, Inc. this 22nd day of April, 2003.

Witness my hand and official seal.



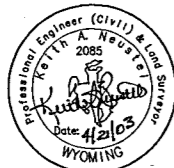
*Keith A. Neustel*  
Notary Public

My Commission Expires: 9/27/06

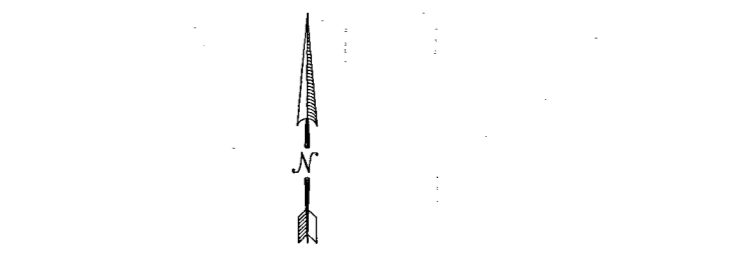
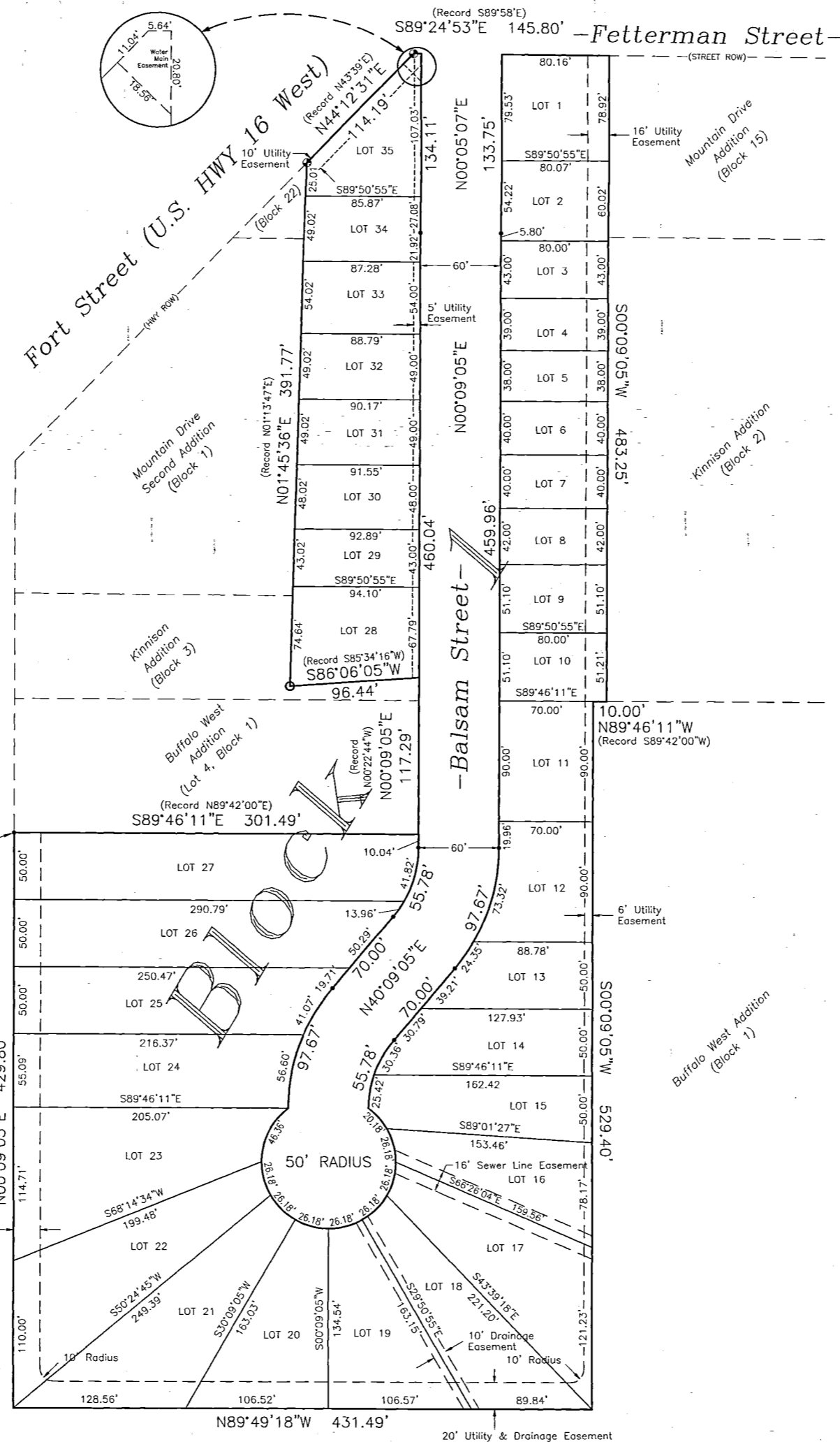
**CERTIFICATE OF SURVEYOR**

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 Village West Estates 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 and from Plats and Deeds of record.



P.O.B.  
Southwest Corner  
of Lot 4, Block 1,  
Buffalo West Addition



SCALE: 1" = 50'  
Total Acreage = 7.00 acres±  
Total Lots = 35 Lots

**ZONING**  
B-1 Business District  
R-2-M Residence District  
R-4 Residence District  
(Mobile Home Park District)

**MONUMENTATION**  
All Lot corners are aluminum capped rebar stamped "PE&LS 2085" or as designated on this plat.  
⊙ = Aluminum Capped Rebar Stamped "PLS 324"  
○ = 6" Cast Iron Fence Post

**APPROVALS**  
The City of Buffalo Planning Commission hereby recommends approval of this plat on this 22nd day of April, 2003.

*Kenneth P. Peterson* Chairman  
*Ken Burton* Secretary

Approved by the City of Buffalo, Wyoming, this 6th day of May, 2003.

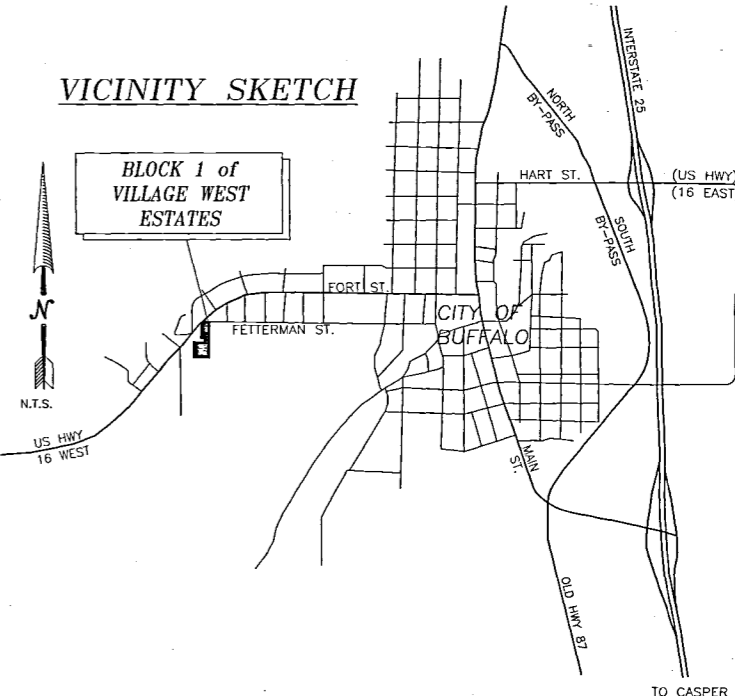
*Bruce Hepp* Mayor  
*Kay & Wulf* City Clerk

STATE OF WYOMING )  
                                  )ss  
COUNTY OF JOHNSON )

This instrument was filed for record on the 29th day of August, 2003, at 11:15 A.M., and was duly recorded in Plat Book #2, page 232.

Fee: \$ 50.00  
*Linda Barnhart* Register of Deeds  
By: Deputy

Protective Covenants are recorded in Book 86A56, page 323-327.



**GRIZZLY ENGINEERING**  
CONSULTING ENGINEERS and LAND SURVEYORS  
P.O. BOX 1004  
BUFFALO, WYOMING 82834  
307/684-7029  
Date Drawn: 04/22/2003  
Scale: 1"=50'  
Drawn By: FPU  
Checked By: KAN  
Project No. B02-158  
File Name: BURTONFINAL.DWG

Prepared for:  
Ken Burton  
P.O. Box 306  
Buffalo, WY 82834

**FINAL PLAT**  
Village West Estates  
Buffalo, Wyoming

No.	DATE	REVISION DESCRIPTION	BY