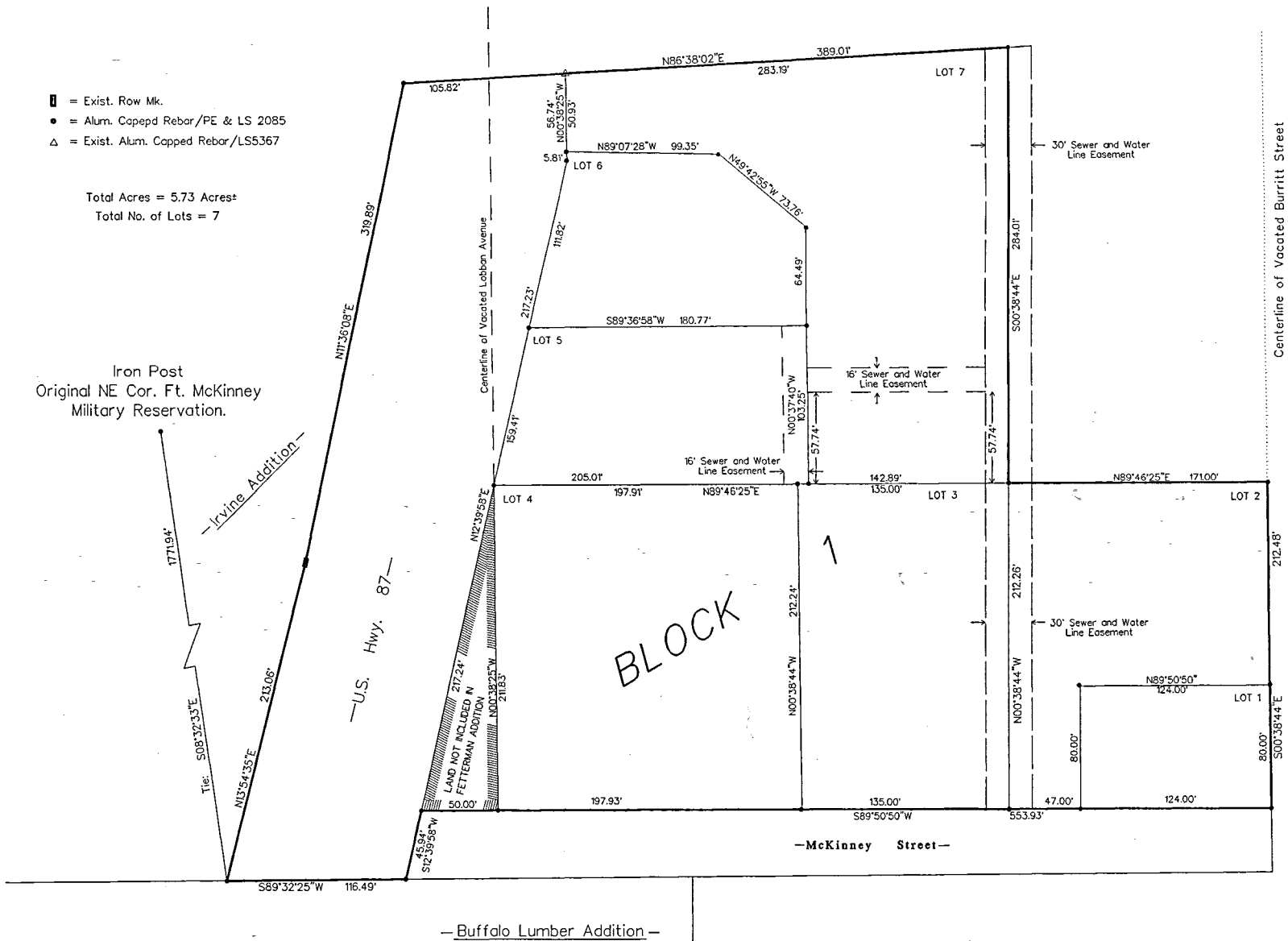


FETTERMAN ADDITION TO THE CITY OF BUFFALO, WYOMING

- = Exist. Row Mk.
- = Alurn. Copepd Rebar/PE & LS 2085
- △ = Exist. Alum. Capped Rebar/LS5367

Total Acres = 5.73 Acrest
Total No. of Lots = 7

Iron Post
Original NE Cor. Ft. McKinney
Military Reservation.



A tract of land located in the N1/2SW1/4 of Section 26, T51N, R82W, of the 6th P.M., Johnson County, Wyoming, being more particularly described as follows:

Commencing at an iron post marking the original northeast corner of the Fort McKinney Military Reservation; thence S08°32'33"E a distance of 1771.94 feet to a point, said point being the intersection of the extension of the South line of McKinney Street and the westerly right-of-way line of U.S. Hwy. 87, and said point being the true point of beginning; thence along said westerly right-of-way line of said U.S. Hwy. 87, N13°54'35"E a distance of 213.06 feet to a point; thence continuing along said westerly right-of-way line of said U.S. Hwy. 87, N11°36'08"E a distance of 319.89 feet to a point; thence N86°38'02"E a distance of 389.01 feet to a point; thence S00°38'44"E a distance of 284.01 feet to a point; thence N89°46'25"E a distance of 171.00 feet to a point, said point lying on the centerline of Burritt Street as vacated and shown on the Plat of the Vacation of Lands in the Chaplines Addition filed in the Office of the Clerk of Johnson County, Wyoming, in Plat Book No. 2, page 12; thence along said centerline of said vacated Burritt Street, S00°38'44"E a distance of 212.48 feet to a point, said point lying on the North line of said McKinney Street; thence S89°50'50"W along said North line of said McKinney Street a distance of 553.93 feet to a point, said point lying on the easterly right-of-way line of said U.S. Hwy 87; thence along said easterly right-of-way line of said U.S. Hwy 87, S12°39'58"W a distance of 45.94 feet to a point lying on the South line of said McKinney Street; thence S89°32'25"W along said South line of said McKinney Street as extended to said westerly right-of-way line of said U.S. Hwy 87 a distance of 116.49 feet to the true point of beginning.

Excepting therefrom, the following described tract of land located in said vacated Chaplines Addition: Commencing at the point of intersection of the centerline of Lobban Street as vacated and the North line of McKinney Street, said point being the true point of beginning of said excepted tract of land; thence N00°38'25"W along said centerline of said vacated Lobban Street a distance of 211.83 feet to a point, said point lying on the easterly right-of-way line of U.S. Hwy. 87; thence along said easterly right-of-way line of said U.S. Hwy. 87, S12°39'58"W a distance of 217.24 feet to a point, said point lying on said North line of said McKinney Street; thence along said North line of said McKinney Street, N89°50'50"E a distance of 50.00 feet to the true point of beginning.

Said tract of land less the excepted tract containing 5.73 acres, more or less.

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on this plat which subdivision shall be known as "Fetterman Addition".

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

EASEMENTS: Easements are hereby dedicated, the location as shown on this plat for the purpose of installation and/or maintenance of sewer or water lines.

IN TESTIMONY WHEREOF: Geoffrey L. Spiering, Kathleen L. Spiering, Henry Guillen, Jr., and Karen S. Guillen have caused these present to be signed this 16th day of Nov, 1999.

Geoffrey L. Spiering
Geoffrey L. Spiering

Kathleen L. Spiering
Kathleen L. Spiering

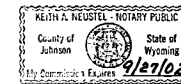
Henry Guillen, Jr.
Henry Guillen, Jr.

Karen S. Guillen
Karen S. Guillen

STATE OF WYOMING)
COUNTY OF JOHNSON)^{SS}

The foregoing instrument was acknowledged before me by Geoffrey L. Spiering, and Kathleen L. Spiering this 16th day of Nov, 1999.

Witness my hand and seal:



Keith A. Neustel
Notary Public

My Commission Expires: 9/27/02

STATE OF WYOMING)
COUNTY OF JOHNSON)^{SS}

The foregoing instrument was acknowledged before me by Henry Guillen Jr., and Karen S. Guillen this 16th day of Nov, 1999.

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 23rd day of November, 1999.

Donald P. Kean
Chairman

Annemey
Secretary

Approved by the City of Buffalo, Wyoming, this _____ day of _____, 1999.

Mark Flynn
Mayor

Kay L. Witt
City Clerk

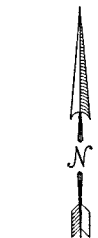
STATE OF WYOMING)
COUNTY OF JOHNSON)^{SS}

This instrument was filed for record on the 22nd day of December, 1999, at 2:50 PM, and was duly recorded in Plat Book #2, page 164.

Fee: \$ 50.00

Lisa Barnhart
Register of Deeds

By: Deputy



SCALE: 1" = 50'

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
COUNTY OF JOHNSON)^{SS}

I, **Keith A. Neustel**, a duly registered Land Surveyor in the State of Wyoming, do hereby certify that this certificate 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.



Zoning

All Lots and Blocks shall be zoned B-1 Business District with the following variances:
a. Lots 5,6, and 7, Block 1 shall include a variance allowing R-2-m zoning.

FINAL PLAT

FETTERMAN ADDITION

Prepared for:
Geoff Spiering
58 Burger Lane
Buffalo, WY 82834



GRIZZLY ENGINEERING

CONSULTING ENGINEERS AND LAND SURVEYORS

P.O. BOX 1004
BUFFALO, WYOMING 82834

307/684-7029
Date Drawn: 6/27/99 Scale: 1" = 50'
Drawn By: RNL Checked By: KAN
Project No: 97-137 File Name: SPIERING.GCD