



SCALE: 1" = 50'

- ▲ = Aluminum Capped Rebar Stamped "LS 5367"
- ◇ = Existing Aluminum Monument

① R/W  
 4 Ac = 36330' R  
 1 Ac = 25354' R  
 1 Ac = 22533' R  
 1 Ac = 82198' R  
 1 Ac = 87398' R

① C.S. Sta 62+37  
 ① R/W  
 As = 618'  
 Ls = 436.49'

① T.S. Sta 58+17  
 As = 014503'  
 Ls = 121.30'

① S41°35'01"W 303.04'

① Sta 59+33.72

① S48°24'59"E 225.00'

① N41°35'01"E 200.00'

NUMBER OF LOTS = 2  
 AREA = 5.50 Ac±  
 ZONING: B-2 BUSINESS

UTILITIES: 1) The 10 foot Utility Easement shown along East line of Lot 2 of Block 1 of the Fletcher Addition is hereby dedicated as a Public Utility Easement.

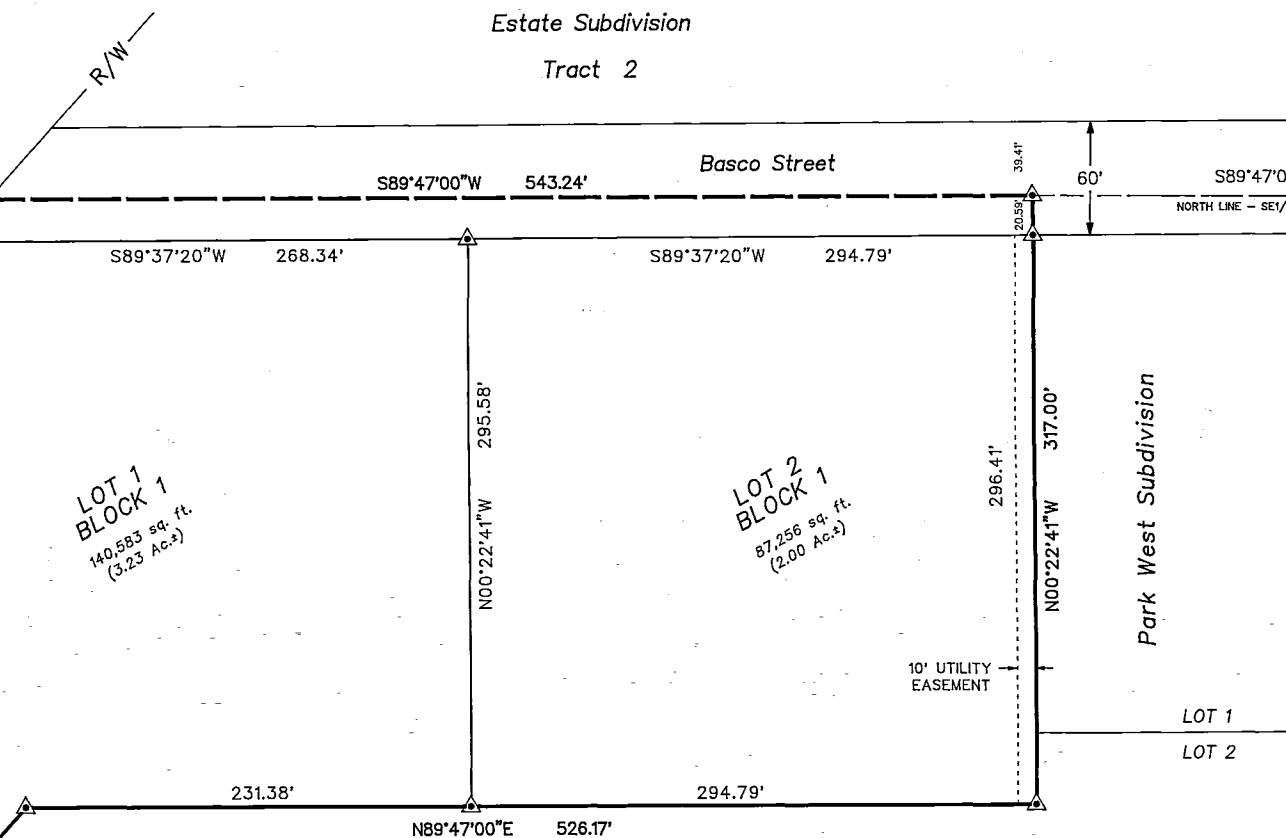
2.) The Existing 10 foot power Easement shown along the U.S. Hwy 16 West Right-of-Way Line was granted to Pacific Power & Light Company on December 30, 1987, and filed for record in R/W Book #9, pages 543-545, in the Office of the Clerk of Johnson County, Wyoming.

U.S. Highway 16 Right-of-Way: The U.S. Highway 16 Right-of-Way was established based on the Right-of-Way Easement as granted to the State of Wyoming and filed for record on January 14, 1987, in Book 57, page 478, in the Office of the Clerk of Johnson County, Wyoming.

### CERTIFICATE OF SURVEYOR

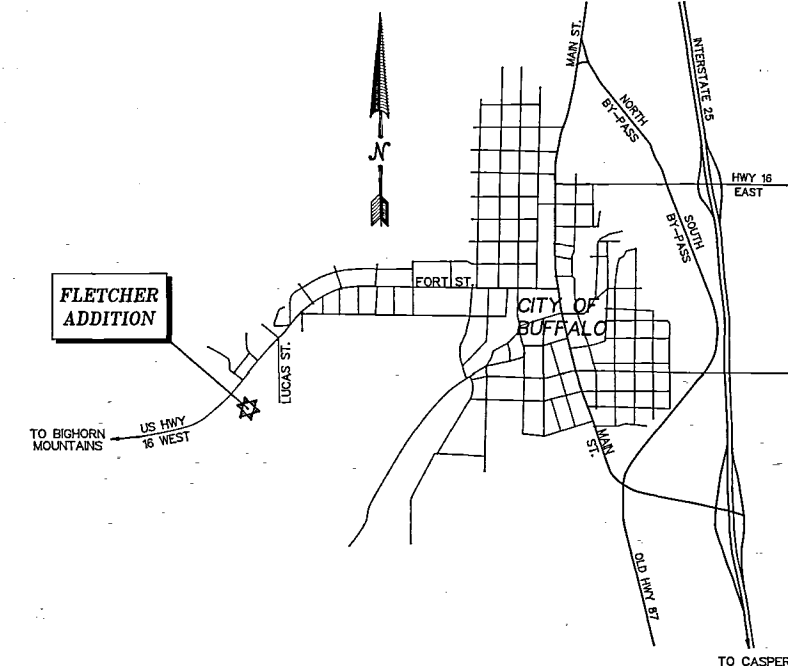
State of Wyoming )  
 County of Johnson )<sup>ss</sup>

I, Kerry C. Money, a duly registered Land Surveyor in the State of Wyoming, do hereby certify that this Plat of the "Fletcher Addition" represents the results of a survey made by me or under my direct supervision, and existing plats of record of the "Estate Subdivision" and the "Park West Subdivision" as filed with the Clerk of Johnson County, Wyoming.



NORTHEAST CORNER  
 SE1/4SE1/4  
 SECTION 33  
 T5N, R82W

VICINITY SKETCH  
 SCALE: 1" = 2000'



### FLETCHER ADDITION

The above or foregoing addition of the following described real estate to wit:  
 A tract of land located in the SE1/4SE1/4 of Section 33, T5N, R82W, of the 6th P.M., Johnson County, Wyoming, being more particularly described as follows:  
 Commencing at an existing aluminum monument marking the Northeast corner of said SE1/4SE1/4 of said Section 33:

thence S89°47'00"W (Record) along the North line of said SE1/4SE1/4 of said Section 33, a distance of 480.00 (Record) feet to a point, said point being the Northwest corner of the Park West Subdivision according to the official plat as filed for record on August 4, 1983, in Plat Book #2, page 67, in the Office of the Clerk of Johnson County, Wyoming, and said point being the true point of beginning;

thence continuing S89°47'00"W (Record) along said North line of SE1/4SE1/4 of said Section 33 and along the South line of the Estate Subdivision according to the official plat as filed for record on June 10, 1977, in Plat Book #2, page 15, in the Office of the Clerk of Johnson County, Wyoming, a distance of 543.24 feet to a point lying on the Southerly line of the Right-of-Way Easement for U.S. Highway 16 as granted to the State of Wyoming and filed for record on January 14, 1937, in Book 57, on page 478, in the Office of the Clerk of Johnson County, Wyoming;

thence S41°35'01"W (Record) along said Southerly line of said Right-of-Way Easement a distance of 303.04 feet to the point of beginning of a tangent spiral curve to the right, said point being the T.S. (tangent to spiral) point of said tangent spiral curve to the right, said tangent spiral curve to the right consisting of equal spiral curves each having a spiral length of 438.69 feet through a spiral delta of 6'18" on either side of a 2°53'12" circular curve having a length of 827.95 feet through a central angle of 23°54';

thence continuing along said Southerly line of said Right-of-Way Easement and along said tangent spiral curve to the right through a spiral delta of 1°45'03" a distance of 121.30 feet to a point;

thence S48°24'59"E a distance of 225.00 feet to a point;

thence N41°35'01"E a distance of 200.00 feet to a point;

thence N89°47'00"E a distance of 526.17 feet to a point, said point being on the West line of said Park West Subdivision;

thence N00°22'41"W (Record) along said West line of said Park West Subdivision a distance of 317.00 feet to the true point of beginning.

Said tract of land containing 5.50 acres, more or less.

The undersigned proprietors of the above described tract of land have caused the same to be annexed in the manner shown on this plat, which annexation shall be known as the "Fletcher 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 by virtue of the homestead exemption laws of the State of Wyoming.

Streets: That portion of the above described tract of land shown as "Basco Street" is hereby dedicated for public use.

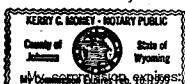
IN TESTIMONY WHEREOF: George P. Fletcher, President of Fletcher Construction Company, has caused these present to be signed this twenty seventh day of August, 1996.

George P. Fletcher  
 George P. Fletcher, President  
 Fletcher Construction Company

STATE OF WYOMING )  
 COUNTY OF JOHNSON )<sup>ss</sup>

The foregoing instrument was acknowledged before me by George P. Fletcher, President, Fletcher Construction Company, this 27th day of August, 1996.

Witness my hand and seal:



Kerry C. Money  
 Notary Public

### APPROVALS

The City of Buffalo Planning Commission hereby recommends approval of this plat on this 27th day of August, 1996.

Ronald P. Kraen  
 Chairman

[Signature]  
 Secretary

Approved by the City of Buffalo, Wyoming, this 1st day of October, 1996.

Neil B. Lippman  
 Mayor

Kay Wirth  
 City Clerk

State of Wyoming )  
 County of Johnson )<sup>ss</sup> 044972

This instrument was filed for record on the 4th day of December, 1996, at 4:20, and was duly recorded in Plat Book 200, page 150.  
 Fee: \$ 50

Register of Deeds

Jane Carr  
 By: Deputy

### FLETCHER ADDITION

Prepared for:  
 George Fletcher  
 P.O. Box 604  
 Sheridan, WY 82801



CONSULTING ENGINEERS and LAND SURVEYORS  
 P.O. BOX 1004  
 BUFFALO, WYOMING 82834  
 307/684-7029  
 Date Drawn: 8/26/96  
 Drawn By: TSR  
 Project No: 96-60  
 Scale: 1" = 50'  
 Checked By: KCM  
 File Name: FLETCHAD.GCD