

**LOT SPLIT OF LOT 6, BLOCK 1,  
NORTH BY-PASS ADDITION TO  
THE CITY OF BUFFALO, WYOMING**

**LAND DESCRIPTION**

A tract of land being Lot 6, Block 1, North By-Pass Addition to the City of Buffalo, Johnson County, Wyoming, as recorded in Plat Book 2 at Page 201, in the Johnson County Clerk and Recorder's Office.  
Basis of Bearing Being the City of Buffalo Coordinate System of 2008.

**STATEMENT ON EASEMENTS**

All easements either recorded or as shown on this plat are hereby dedicated for their stated or intended use.

**OWNERS STATEMENT**

Timothy C. Baumgartner and Margaret L. Baumgartner as owners and proprietors of the above and foregoing lands, do hereby certify that we have caused the "Lot Split of Lot 6, Block 1, North By-Pass Addition to the City of Buffalo" as appears on this plat. Said plat is prepared and offered with free consent and in accordance with the desires of the undersigned owners and proprietors, containing 1.16 acres, more or less. Said owners and proprietors have by these present, laid out and surveyed as 'Lot Split of Lot 6, Block 1, North By-Pass Addition to the City of Buffalo'.  
Witness our hands this 9<sup>th</sup> day of December, 2010.

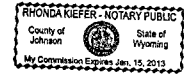
*Timothy C. Baumgartner*  
Timothy C. Baumgartner  
Owner  
*Margaret L. Baumgartner*  
Margaret L. Baumgartner  
Owner

STATE OF WYOMING }  
COUNTY OF JOHNSON } ss

The foregoing instrument was acknowledged before me by Timothy C. Baumgartner and Margaret L. Baumgartner this 9<sup>th</sup> day of December, 2010.  
Witness my hand and official seal.

*Rhonda Kiefer*  
Rhonda Kiefer  
Notary Public

My Commission Expires: January 15, 2013



**APPROVALS**

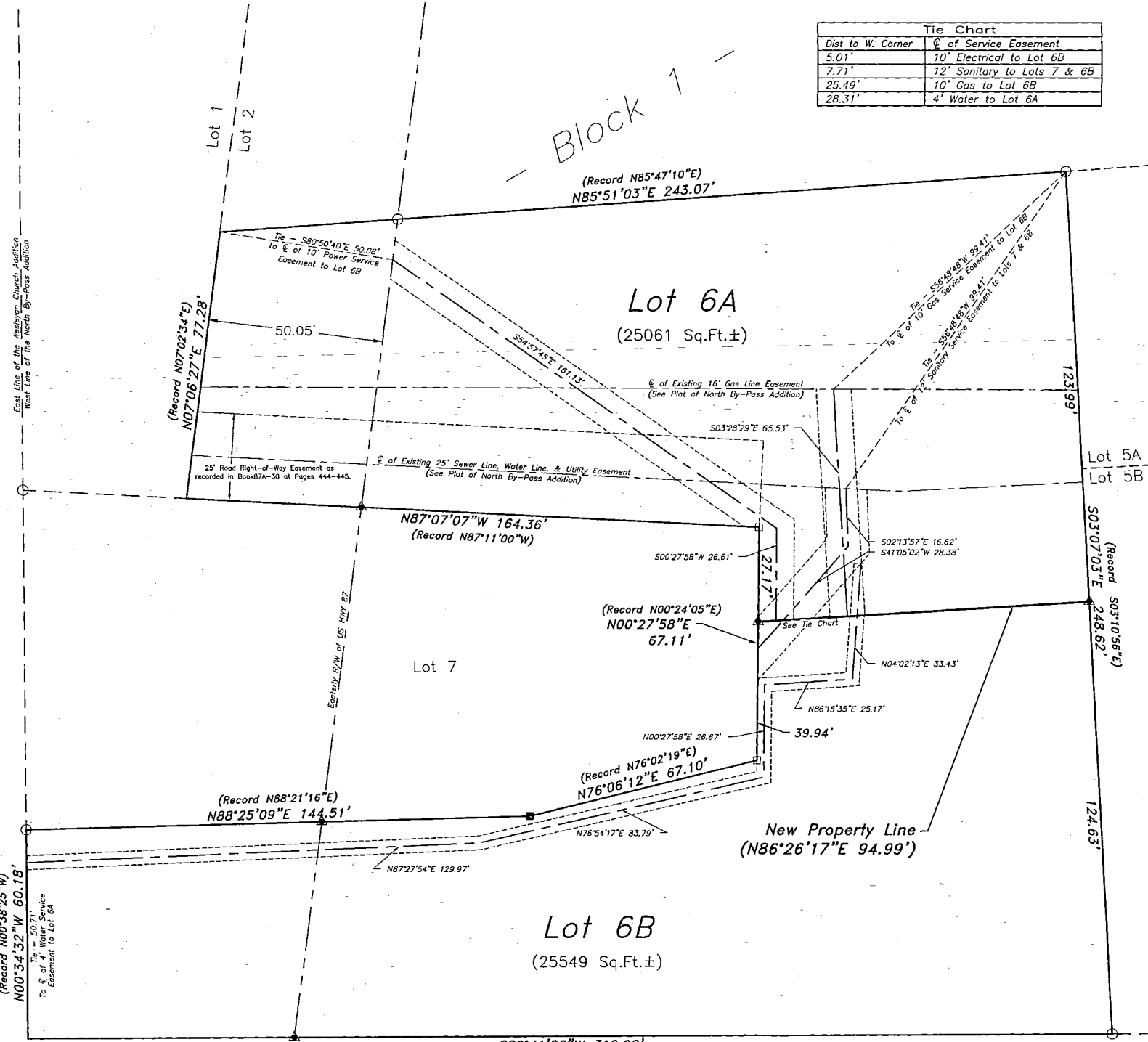
Approved by the City of Buffalo Planning Commission this 14<sup>th</sup> day of December, 2010.  
*Stephen J. Reimann*  
Stephen J. Reimann  
Chairperson  
*Craig Cape*  
Craig Cape  
Attest: Secretary

Approved by the Buffalo City Council this 21 day of Dec, 2010.  
*Bill Hancock*  
Bill Hancock  
Mayor  
*Julie Silbermann*  
Julie Silbermann  
Attest: City Clerk

**PLAT FILING INFORMATION**

STATE OF WYOMING )  
COUNTY OF JOHNSON ) ss 100335  
This instrument was filed for record on the 22<sup>nd</sup> day of December, 2010, at 9:30 and was duly recorded on Hanging File page 332.  
Fee: \$ 50.00  
Register of Deeds  
*Jane Lane*  
Jane Lane  
By: Deputy

Tie Chart	
Dist to W. Corner	6' of Service Easement
5.01'	10' Electrical to Lot 6B
7.71'	12' Sanitary to Lots 7 & 6B
25.49'	10' Gas to Lot 6B
28.31'	4' Water to Lot 6A



**GENERAL NOTES:**

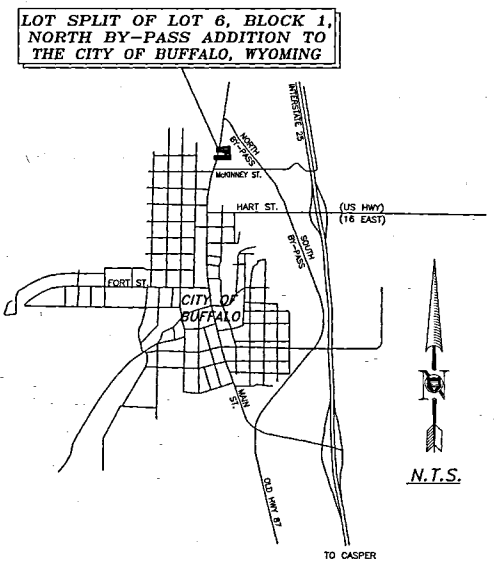
- Property is zoned B-1 Business District, no setbacks are required.
- Existing Buildings are within the property.
- There are no visible above ground encroachments from adjoining properties.
- Underground Water & Sewer main locations are based on existing mapping.
- No building lies within the flood zone per Flood Insurance Rate map 560027 0001 D.
- No new construction is required or proposed as part of this lot split.
- Property Owner agrees to separate water supply to each individual lot, including Lots 6A, 6B, and 7, through proper City of Buffalo water metering, backflow-prevention devices and control/shut-off valves, to allow individual metering and shut-off control to each property, as subject to the terms of the agreement reached at an on site meeting between said property owner and the City of Buffalo representative on 11-16-10. This shall be done within 60 days of City Council approval of said Lot-Split.

**SCALE: 1" = 20'**  
Total Area = 1.16 ac±  
Avg. Lot Size = 0.58 ac±  
Total No. Lots = 2

**LEGEND**

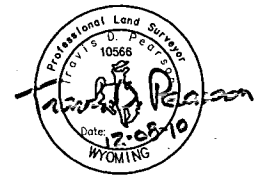
- ▲ = Set Aluminum Capped Rebar Stamped "LS 10566"
- = Found Aluminum Capped Rebar
- = Found Pipe 2" O.D.
- = 4"x4" Wooden Fence Post

**VICINITY SKETCH**



**CERTIFICATE OF SURVEYOR**

I, Travis D. Pearson, a duly Registered Professional Land Surveyor in the State of Wyoming, do hereby certify that this Plat of LOT SPLIT OF LOT 6, BLOCK 1, NORTH BY-PASS ADDITION TO THE CITY OF BUFFALO is based on the results of a field survey, conducted by Fred Janssen in September of 2010, under my direction as a Registered Professional Land Surveyor.



FINAL PLAN

Prepared for:  
Tim Baumgartner  
975 N Main St  
Buffalo, WY 82834

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NORTH BY-PASS ADDITION TO  
THE CITY OF BUFFALO, WYOMING

No.	DATE	REVISION DESCRIPTION	BY