

A LOT SPLIT
IN
LOT 9, BLOCK 26
OF
THE BURLINGTON ADDITION
TO THE CITY OF BUFFALO WY

CERTIFICATE OF DEDICATION

THE ABOVE OR FORGOING SUBDIVISION OF LOT 9, BLOCK 26, OF THE BURLINGTON ADDITION TO THE CITY OF BUFFALO, WYOMING AS APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, CONTAINING 7502 FT², MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS LOTS 9A AND 9B, BLOCK 26 OF THE BURLINGTON ADDITION TO THE CITY OF BUFFALO, WYOMING, AND DO HEREBY RESERVE PERPETUAL EASEMENTS AS ARE LAID OUT AND DESIGNATED ON THIS PLAT. SAID LOTS ARE MORE PARTICULARLY DESCRIBED AS:

LOT 9A

A parcel of land being part of Lot 9, Block 26, of the Burlington Addition to Buffalo, Wyoming, as the same is shown on the plat on file with the Johnson County Clerk in Plat Book 1, page 23. Said parcel being more particularly described as follows:

Beginning at the southwest corner of said Lot 9;
Thence along the west line of said Lot 9, N00°32'46"E, a distance of 49.95 feet to its northwest corner;
Thence along the north line of said Lot 9, S89°22'32"E, a distance of 78.58 feet;
Thence leaving said north line S00°33'18"W, a distance of 49.91 feet to a point on the south line of said Lot 9;
Thence along said south line N89°20'13"W, a distance of 78.57 feet to the point of beginning. Said lot contains 3927 ft², more or less.

LOT 9B

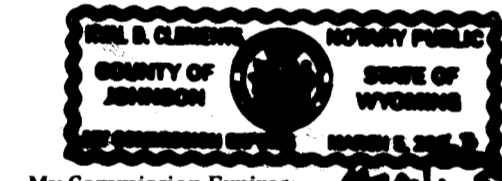
A parcel of land being part of Lot 9, Block 26, of the Burlington Addition to Buffalo, Wyoming, as the same is shown on the plat on file with the Johnson County Clerk in Plat Book 1, page 23. Said parcel being more particularly described as follows:

Beginning at the southeast corner of said Lot 9;
Thence along the south line of said Lot 9, N89°20'13"W, a distance of 71.47 feet;
Thence leaving said south line, N00°33'18"E, a distance of 49.91 feet to a point on the north line of said lot 9;
Thence along said north line, S89°22'32"E, 71.47 feet to the northeast corner of said Lot 9;
Thence along the east line of said Lot 9, S00°33'18"W, a distance of 50.05 feet to the point of beginning. Said parcel contains 3575 ft², more or less.

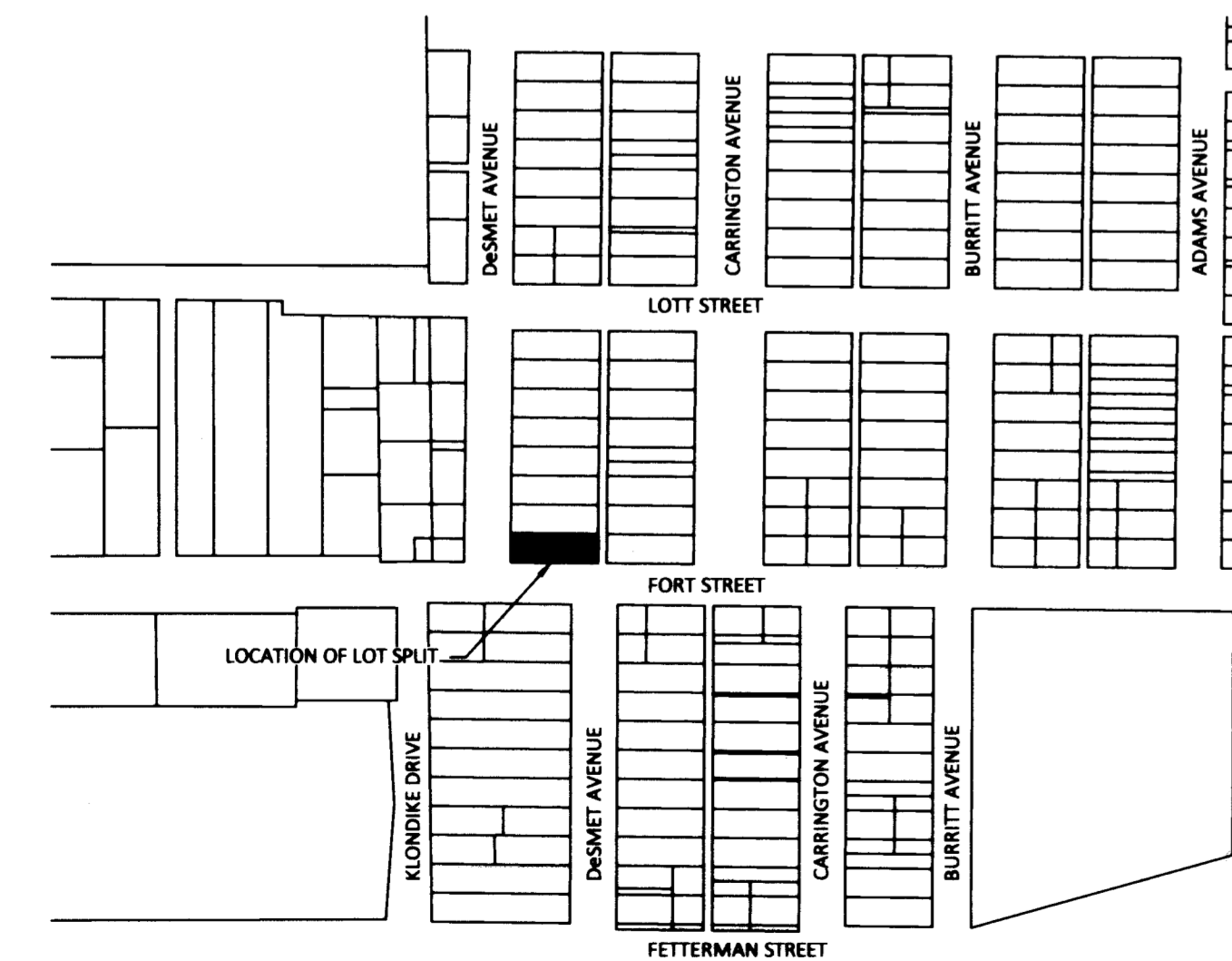
IN TESTIMONY WHEREOF: David Stewart, in his capacity as a Managing Member of Stewart Investments, LLC, has caused these presents to be signed this 3rd day of December, 2019.

David Stewart
David Stewart, Managing Member

STATE OF WYOMING }
COUNTY OF JOHNSON } ss
The Forgoing Instrument was Acknowledged before me this 3rd Day of December, 2019
by David Stewart, Managing Member of Stewart Investments, LLC. Witness my hand and official seal:

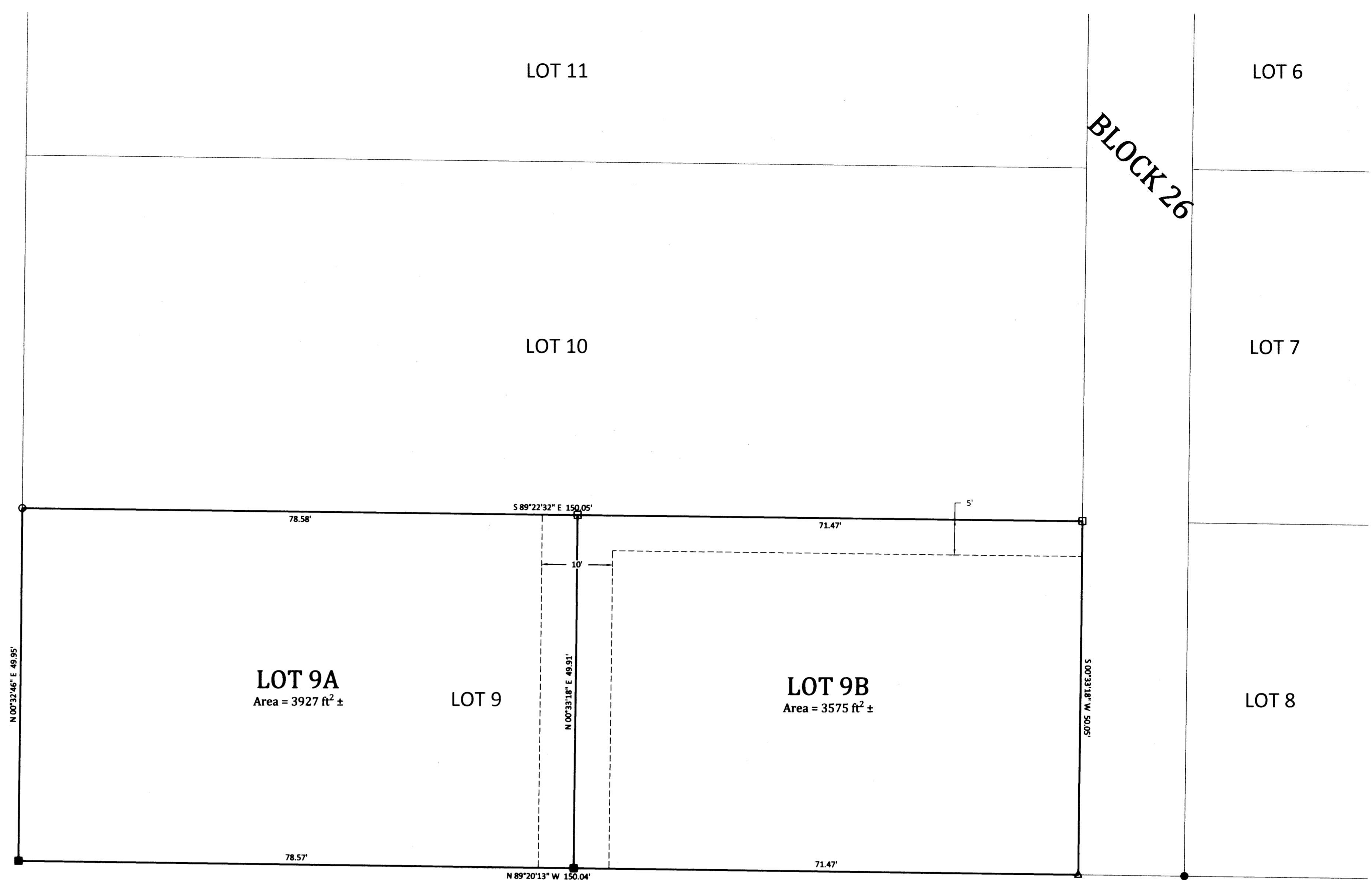


Mark Bedford
Notary Public



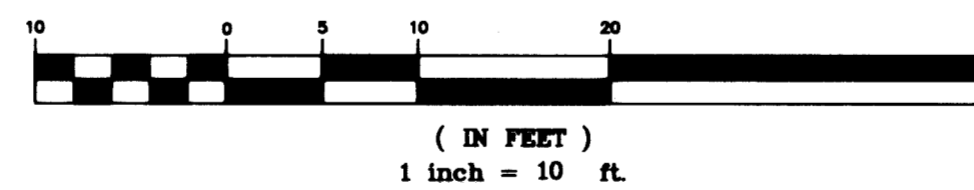
VICINITY MAP
SCALE 1"=300'

DesMET AVENUE



FORT STREET

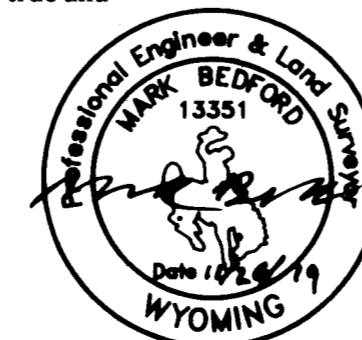
GRAPHIC SCALE



CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF JOHNSON } ss

I, Mark Bedford, a duly Registered Professional Engineer and Land Surveyor in the State of Wyoming do hereby certify that this Plat of LOTS 9A and 9B, Block 26 for the Burlington Addition was made from notes taken during an actual field survey by me or under my direct supervision in October of 2019 and is true and correct to the best of my knowledge and belief.



LEGEND

- - REBAR
- - IRON PIPE
- - 2" ALUMINUM CAP STAMPED PELS 13351
- △ - X IN CONCRETE
- - P.K. NAIL
- LOT LINES
- - - - - UTILITY EASEMENT

INCORPORATED CITY APPROVAL

APPROVED BY THE CITY OF BUFFALO PLANNING COMMISSION ON THIS 26th DAY OF November, 2019.

Kate Barnes
KATE BARNES, CHAIR

Toby Rhoades
TOBY RHOADES, CITY PLANNER

RECORDER'S CERTIFICATE

STATE OF WYOMING }
COUNTY OF JOHNSON } ss Doc Number: 185954
This instrument was Filed for record on 12/4/2019 at 3:50 PM
and was duly recorded in book: H FILE page: 480 - 480 fees: 75.00
Johnson County Clerk

By *David Asst*, Deputy

DRAWN BY: MB
CHECKED BY: MB
PROJECT NO.: 19-54
DWG: STEWART

DATE: 10/18/2019
REVISION:

PAGE: 1/1

BURLINGTON ADDITION
LOT SPLIT, LOT 9, BLOCK 26

LOTS 9A AND 9B

Prepared For:
STEWART INVESTMENTS, LLC.
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BUFFALO, WY 82834

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