GATCHELL STREET S 89°26'08" W 149.19' LOCATION MAP BASIS OF BEARING: WYOMING STATE SCALE N.T.S. PLANE EAST-CENTRAL ZONE FOOT DATUM: NAD83(2011) SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: SEWER CLEANOUT EASEMENT width and more particularly described as follows: LOT 8B +/- 7,961 SQ. FT. +/- 10.00 feet, more or less, to the point of beginning. $\Delta = 50^{\circ}54'25''$ ARC LENGTH = 22.21' WITNESS OUR HANDS AND/OR SEALS THIS _____ DAY OF **EXISTING BUILDING** \$ 89°53'43" W 34.41' STATE OF WYOMING SEWER CLEANOUT EASEMENT N 89°53'43" E 34.41' 68.321 S 89°35'31" W 149.53' SITE MAP **CERTIFICATE OF SURVEYOR** INCORPORATED CITY APPROVAL SCALE: 1" = 10' STATE OF WYOMING APPROVED BY THE CITY OF BUFFALO PLANNING COMMISSION ON THIS 24 DAY OF July COUNTY OF JOHNSON J I, James R. Gampetro, a duly Registered Professional Land Surveyor in the State of Wyoming do hereby certify that this Plat of a Lot Split of Lot 7A, Block 2, of the Carwile's Addition to the City of Buffalo was prepared using data and notes collected during an actual field survey conducted by me, or under my direct supervision in June of 2018.

An easement for access to a sewer cleanout over, under, and across the parcel of land described as Lot 8A on the Plat of a Lot Split of Lot 7A (formerly known as Lots 7, 8, and the N ½ of Lot 9) of the Carwile's Addition to the City of Buffalo, Johnson County, Wyoming, said easement being 10 feet in

Commencing at the southwesterly corner of said Lot 7A, being monumented by a 1 1/2 inch aluminum cap on rebar; thence along the westerly lot line of said Lot 7A N 00°06'17" W a distance of 23.04 feet to a point, said point being the True Point of Beginning of this easement description; thence N 89°53'43" E a distance of 34.41 feet to a point; thence N 00°06'17" W a distance of 10.00 feet to a point; thence S 89°53'43" W a distance of 34.41 feet to a point lying on the westerly lot line of said Lot 7A; thence along the westerly lot line of said Lot 7A S 00°06'17" E a distance of

Said easement sidelines to begin and terminate at the legal boundaries of the lands crossed. Said easement being +/-34.41 feet in length, containing 344 square feet, more or less.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 26 DAY OF July, 2018, BY Army H Caturia +

CERTIFICATE OF DEDICATION

WE THE UNDERSIGNED HEREBY CERTIFY THAT WE ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 7A IN BLOCK 2 OF THE CARWILE'S ADDITION TO THE CITY OF BUFFALO. JOHNSON COUNTY, WYOMING FORMERLY KNOWN AS LOTS 7, 8 AND THE NORTH HALF (N1/2) OF LOT 9 IN BLOCK 2 OF THE CARWILE'S ADDITION TO THE CITY OF BUFFALO, JOHNSON COUNTY WYOMING.

SAID PARCEL BEING DESCRIBED IN BOOK 87A - 64, PAGE 456, IN THE OFFICE OF THE COUNTY CLERK, JOHNSON COUNTY, WYOMING,

AS APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS LOT 8A AND LOT 8B, BLOCK 2, OF THE CARWILE'S ADDITION TO THE CITY OF BUFFALO, JOHNSON COUNTY WYOMING, AND DO HEREBY RESERVE PERPETUAL EASEMENTS AS LAID OUT AND DESIGNATED ON THIS PLAT. SAID LOTS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- PROJECT LOCATION

A parcel of land located in the Carwile's Addition to the City of Buffalo; Johnson County, Wyoming, being part of Lot 7A (formerly known as Lots 7, 8, and the N ½ of Lot 9 of Block 2 of said Carwile's Addition, and more particularly described as follows:

Commencing at the northeasterly corner of said Lot 7A, being monumented by a No. 7 rebar, thence S 89°26'08" W along the northerly lot line of Lot 7A, a distance of 8.27 feet to a point, monumented with a 2 inch aluminum cap per PLS 16286 on No. 5 rebar, said point being the True Point of Beginning of this parcel description; thence leaving the northerly lot line of said Lot 7A S 49°48'48" W a distance of 84.43 feet to the beginning of a tangent circular curve to the left with a radius of 25.00 feet; thence along said curve a distance of 22.21 feet, through a central angle of 50°54'25" to a point; thence S 01°05'37" E a distance of 51.71 feet to a point lying on the southerly lot line of said Lot 7A, monumented with a 2 inch aluminum cap per PLS 16286 on No. 5 rebar; thence along the southerly lot line of said Lot 7A S 89°35'31" W a distance of 68.32 feet to the southwesterly corner of said Lot 7A, being monumented by a 1 1/2 inch aluminum cap on rebar; thence along the westerly lot line of said Lot 7A N 00°06'17" W a distance of 124.86 feet to the northwesterly corner of said Lot 7A, being monumented by a No. 5 rebar; thence along the northerly lot line of said Lot 7A N 89°26'08" E a distance of +/- 140.92 feet, more or less, to the point of beginning.

Said parcel subject to all easements and agreements of record, containing 10,718 square feet,

LOT 8B

A parcel of land located in the Carwile's Addition to the City of Buffalo; Johnson County, Wyoming, being part of Lot 7A (formerly known as Lots 7, 8, and the N ½ of Lot 9) of Block 2 of said Carwile's addition, and more particularly described as follows:

Beginning at the northeasterly corner of said Lot 7A, being monumented by a No. 7 rebar, said point being the True Point of Beginning of this parcel description, thence S 89°26'08" W along the northerly lot line of Lot 7A, a distance of 8.27 feet to a point, monumented with a 2 inch aluminum cap per PLS 16286 on No. 5 rebar; thence leaving the northerly lot line of said Lot 7A S 49°48'48" W a distance of 84.43 feet to the beginning of a tangent circular curve to the left with a radius of 25.00 feet; thence along said curve a distance of 22.21 feet, through a central angle of 50°54'25" to a point; thence S 01°05'37" E a distance of 51.71 feet to a point lying on the southerly lot line of said Lot 7A, monumented with a 2 inch aluminum cap per PLS 16286 on No. 5 rebar; thence along the southerly lot line of said Lot 7A N 89°35'31" E a distance of 81.21 feet to the southeasterly corner of said Lot 7A, being monumented by a 1 inch aluminum cap on rebar; thence along the easterly lot line of said Lot 7A N 00°15'30" W a distance of +/- 125.27 feet, more or less, to the

Said parcel subject to all easements and agreements of record, containing 7,961 square feet, more

CERTIFICATE OF RECORDER

COUNTY OF JOHNSON THIS INSTRUMENT WAS FILED FOR THE RECORD ON THE _____ DAY

STATE OF WYOMING } COUNTY OF JOHNSON } SS Doc Number: 174697 and was duly recorded in book: H.FILE page: 467 - 467 fees: 75.00 By Deputy

PLAT OF A LOT SPLIT OF LOT 7A OF CARWILE'S ADDITION

FORMERLY KNOWN AS LOTS 7, 8, AND THE N1/2 OF LOT 9, BLOCK 2 OF THE CARWILE'S ADDITION TO THE CITY OF BUFFALO CITY OF BUFFALO, WYOMING

Lot Split of Lot 7A, Block 2 Carwile Add.

JOB NO. 18-24 BOOK: 38 PAGES: 54-55 & GPS

of Add

James R. Gampetro WYO P.L.S. No. 16286

PREPARED FOR:

Kade and Amy Caturia 420 S. Williams Ave.

Buffalo, Wyoming 82834 DATE: 06/27/2018 DRAWN BY: JRG CHECKED BY: CBC

PO BOX 502 | 500 W. LOTT STREET BUFFALO, WY 82834 | 307.684.1200 Altitude Land Consulting, P.C. ENGINEERING | SURVEYING | CONSULTING

O - CALCULATED POSITION

LEGEND

-PROPERTY LINE (SURVEYED)

----- - EASEMENT

- FOUND 1 1/2" ALUMINUM

▲ - FOUND 1" ALUMINUM CAP,

■ - SET 2" ALUMINUM CAP ON 5/8"

CAP, ILLEGIBLE

❷ - FOUND No. 5 REBAR

• - FOUND No. 7 REBAR

REBAR, PER PLS 16286