

BUFFALO BUSINESS PARK ADDITION

TO THE CITY OF BUFFALO, WYOMING

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A tract of land located in the E1/2NW1/4 of Section 36, Township 51 North, Range 82 West, 6th P.M., Johnson County, Wyoming, being more particularly described as follows:

Commencing at the east quarter corner of said Section 36, which is the TRUE POINT OF BEGINNING of this property description;

thence S89°49'33"W along the east-west midsection line of said Section 36 a distance of 1195.64 feet;

thence N00°07'04"W a distance of 560.00 feet to the beginning of a nontangent circular curve to the left;

thence along the arc of said nontangent circular curve to the left a distance of 56.51 feet, said curve having a radius of 36.00 feet, a central angle of 89°56'37", and a long chord which bears N44°51'15"E a distance of 50.89 feet;

thence N00°07'04"W a distance of 334.21 feet to the beginning of a tangent circular curve to the right;

thence along the arc of said tangent circular curve to the right a distance of 282.57 feet, said curve having a radius of 180.00 feet, a central angle of 89°56'37", and a long chord of N44°51'15"E a distance of 254.43 feet;

thence N89°49'33"E a distance of 160.02 feet;

thence N00°07'04"W a distance of 512.58 feet;

thence S65°11'56"E a distance of 811.01 feet to the beginning of a nontangent circular curve to the right;

thence along the arc of said nontangent circular curve to the right a distance of 82.12 feet, said curve having a radius of 330.00 feet, a central angle of 14°02'47", and a long chord which bears N07°00'39"E a distance of 81.90 feet to the beginning of a compound curve to the left;

thence along the arc of said compound circular curve to the right a distance of 68.19 feet, said curve having a radius of 270.00 feet, a central angle of 14°02'47", and a long chord which bears N07°06'59"E a distance of 66.03 feet to a point on a line which is parallel to and 60.00 feet perpendicular in a westerly direction from the east line of said Section 36;

thence N00°07'04"W along said parallel line a distance of 1017.29 feet to the beginning of a tangent circular curve to the left;

thence along the arc of said tangent circular curve to the left a distance of 60.80 feet, said curve having a radius of 77.40 feet, a central angle of 45°01'55", and a long chord of N22°37'24"W a distance of 59.25 feet to the beginning of a compound circular curve to the right;

thence along the arc of said compound circular curve to the right a distance of 108.07 feet, said curve having a radius of 137.50 feet, a central angle of 45°01'55", and a long chord of N22°36'46"W a distance of 105.31 feet to a point on a line which is parallel to and 33.00 feet perpendicular in a southerly direction from the north line of said Section 36;

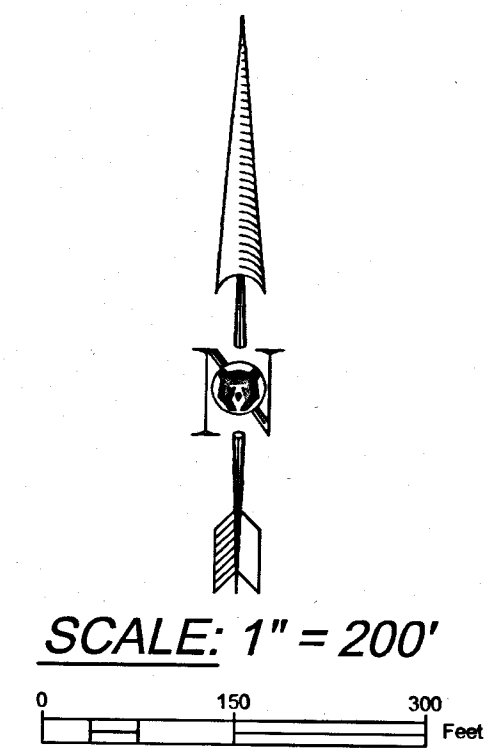
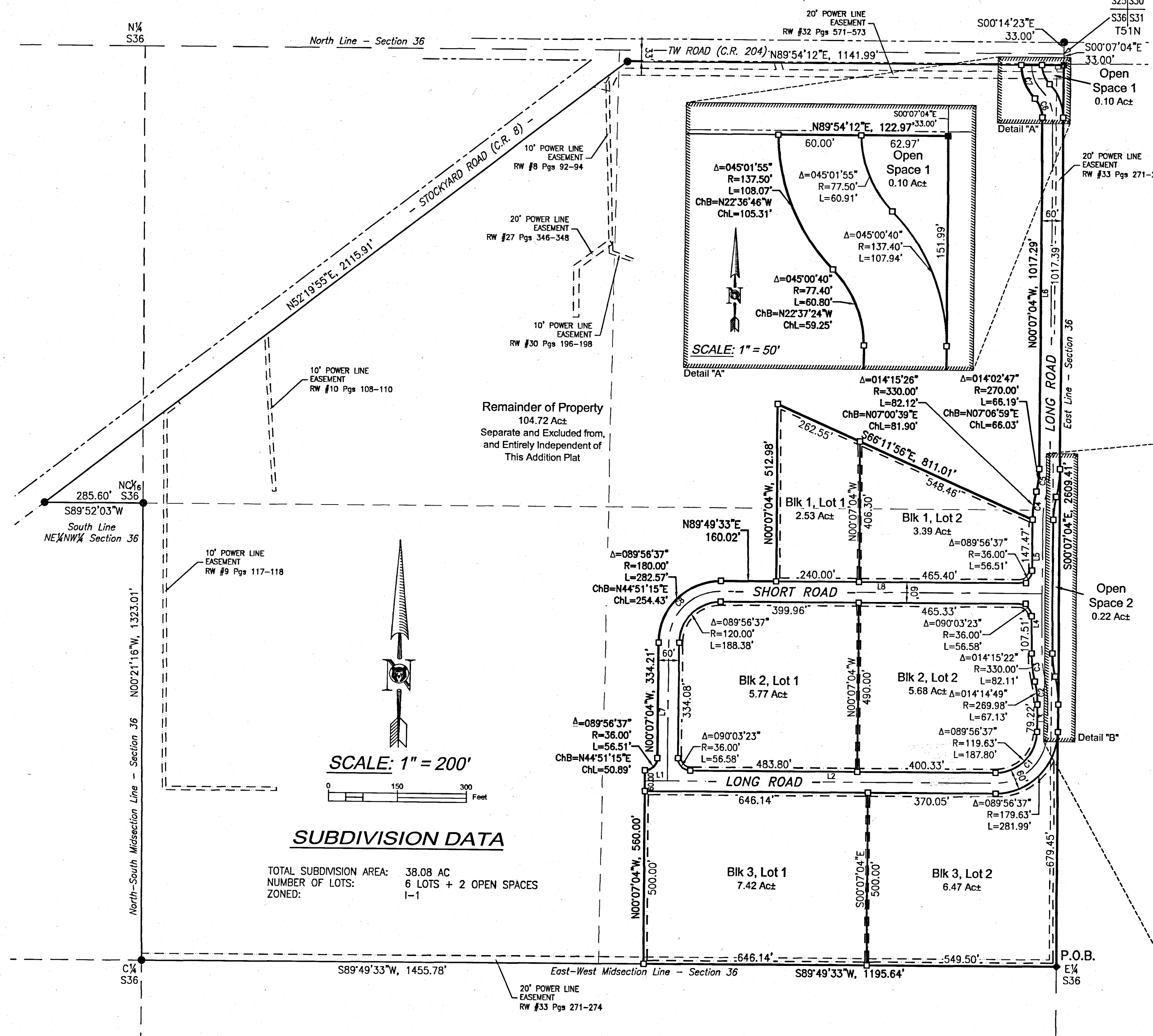
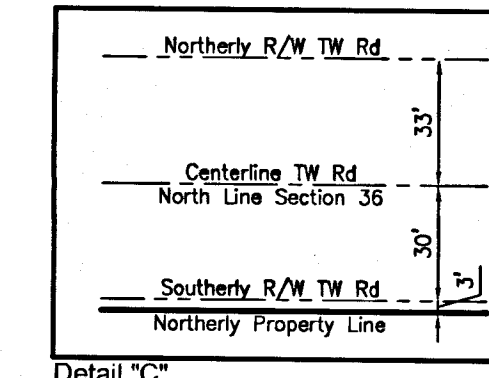
thence N89°54'12"E along said parallel line a distance of 122.97 feet to a point on said east line of Section 36 which is marked by an aluminum capped rebar stamped "LS 2086";

thence S00°07'04"E along said east line of Section 36 a distance of 2609.41 feet, to the TRUE POINT OF BEGINNING.

NOTES

- THERE MAY BE AREAS WITHIN THE SUBDIVISION WHERE GROUNDWATER MAY INFLUENCE DEVELOPMENT OF LOTS. GROUNDWATER LEVELS SHOULD BE VERIFIED PRIOR TO ANY DEVELOPMENT.
- GENERAL SOILS INFORMATION FOR THIS SUBDIVISION IS AVAILABLE THROUGH THE LOCAL SOILS CONSERVATION DISTRICT. THE DEVELOPER MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE SOILS WITHIN THE SUBDIVISION, AND ANY IMPLIED WARRANTIES ARE HEREBY DISCLAIMED. POTENTIAL PURCHASERS OF LOTS WITHIN THE SUBDIVISION ARE ENCOURAGED TO OBTAIN INFORMATION ABOUT THE SOILS AND TO HIRE A LICENSED ENGINEER TO PERFORM SOILS ANALYSIS AND COMPACTION TESTING BEFORE PURCHASING A LOT BEFORE BEGINNING CONSTRUCTION OF ANY STRUCTURE OR RESIDENCE TO DETERMINE SOILS STABILITY.
- WARNING: THERE ARE EXISTING AGRICULTURAL OPERATIONS ADJACENT TO THIS SUBDIVISION AND AGRICULTURAL NUISANCES MAY EXIST WITH THE SUBDIVISION. LIMITATIONS MAY APPLY PER THE WYOMING RIGHT TO FARM AND RANCH ACT.

NOTE - DETAIL "C":
PER THE CERTIFICATE OF SURVEY FOR TW COUNTY ROAD #204 FILED WITH THE CLERK OF JOHNSON COUNTY IN THE HANGING FILE, PAGES 400 & 401, ON MARCH 22 OF 2013, THE SOUTHERLY ROW OF TW ROAD (C.R. #204) IS 30 FEET SOUTH OF THE NORTH SECTION LINE OF SECTION 36. PER THE DEED FILED WITH THE CLERK OF JOHNSON COUNTY IN BOOK 87A22, PAGE 511, ON NOVEMBER 30 OF 1981, THE NORTHERLY PROPERTY LINE IS 33 FEET SOUTH OF THE NORTH SECTION LINE OF SECTION 36.



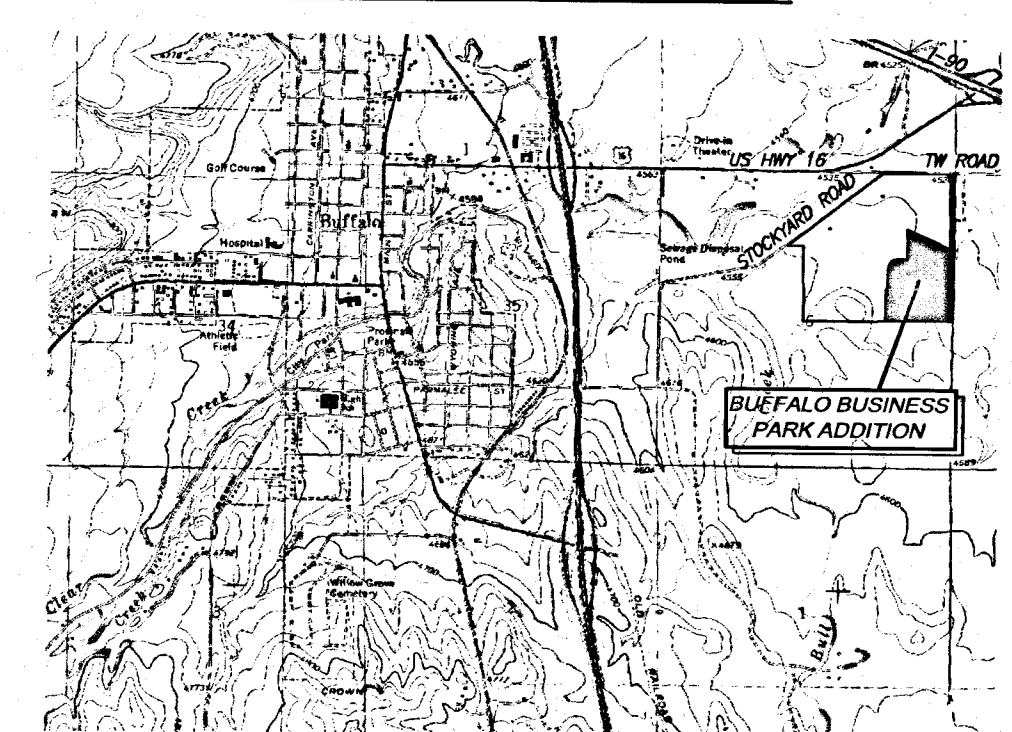
SUBDIVISION DATA

TOTAL SUBDIVISION AREA: 38.08 AC
NUMBER OF LOTS: 6 LOTS + 2 OPEN SPACES
ZONED: I-1

LEGEND

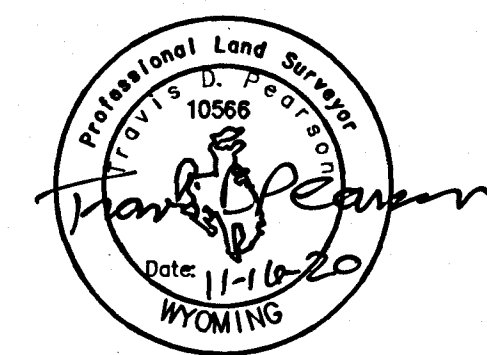
- - FOUND ALUMINUM CAPPED REBAR, STAMPED "PELS 2085"
- ◆ - FOUND ALUMINUM CAPPED REBAR, STAMPED "LS 2086"
- ◆ - FOUND GLO BRASS CAP
- - SET ALUMINUM CAPPED REBAR, STAMPED "PLS10566"
- TEN FOOT WIDE UTILITY EASEMENT ALONG ALL LOT LINES
- COUNTY ROAD RIGHT-OF-WAY
- EXISTING EASEMENTS (AS DESIGNATED ON PLAT)
- ROAD CENTERLINE
- SECTION LINE
- QUARTER LINE
- SIXTEENTH LINE

VICINITY SKETCH



CERTIFICATE OF SURVEYOR

I, Travis D. Pearson, a duly Registered Professional Land Surveyor in the State of Wyoming, do hereby attest that this Plat of Buffalo Business Park Addition to the City of Buffalo, Wyoming, is based the Certificate of Survey for TW County Road #204 filed with the Clerk of Johnson County in the Hanging File, Pages 400 and 401, deeds filed with the Clerk of Johnson County in Book 87A22 on Page 551, Book on Page 157, and Book 87A36 on Pages 260 and 261, and on the results of a field survey conducted, by Fred Janssen, under my direction in February of 2018.



ROAD CENTERLINE DATA

CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE
C1	234.89'	149.83'	89°56'37"
C2	74.60'	300.00'	14°14'49"
C3	74.65'	300.00'	14°15'22"
C4	74.65'	300.00'	14°15'26"
C5	73.60'	300.00'	14°03'26"
C6	84.37'	107.40'	45°00'40"
C7	84.49'	107.50'	45°01'55"
C8	235.47'	150.00'	89°56'37"

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N89°49'33"E	65.96
L2	N89°49'33"E	950.20
L3	N00°07'04"W	79.22
L4	N00°07'04"W	173.58
L5	N00°07'04"W	213.41
L6	N00°07'04"W	1017.34
L7	N00°07'04"W	400.15
L8	N89°49'33"E	931.35

Said tract of land containing 38.08 acres, more or less, and subject to all easements, Right-of-Way, and restrictions of record.

Basis of bearing being the City of Buffalo Coordinate System of 2008.

EASEMENTS: All lots have a 10' utility easement on front, back, and side lot lines unless otherwise noted. Any other easements shown on this plat are hereby dedicated for the purpose as shown and designated.

STREETS and OPEN SPACE: Streets shown on this Plat are hereby dedicated for public use.

The undersigned Owners and 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 "Buffalo Business Park 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 exemption laws of the State of Wyoming.

IN TESTIMONY WHEREOF: Shane J. Schrader, Mayor, and Julie Silbernagel, City Clerk/Treasurer, have caused these present to be signed this 19 day of November, 2020.

Shane J. Schrader Mayor
Julie Silbernagel City Clerk/Treasurer

STATE OF WYOMING } ss
COUNTY OF JOHNSON }

The foregoing instrument was acknowledged before me by Shane J. Schrader, Mayor, and Julie Silbernagel, City Clerk/Treasurer, this 19 day of November, 2020.

Notary Public
My Commission Expires: 6-5-2022

APPROVALS

The City of Buffalo Planning Commission hereby recommends approval of this plat on this 19 day of November, 2020.

Chairman
Secretary

Approved by the City of Buffalo, Wyoming, this ___ day of ___ 2020.

Mayor
City Clerk

RECORDER'S CERTIFICATE

STATE OF WYOMING } ss
COUNTY OF JOHNSON }
This instrument was filed for record on 12/2/2020 at 12:31 PM
and was duly recorded in book: H, FILE page: 521 - 521 fees: 75.00
Johnson County Clerk
By: Jane Lan Deputy

REVISIONS

DATE	SURVEYED	ENGINEERED	DRAWN	PPJ	PPJ	EAB	TDP
08NOV2020							

DRAWING TITLE: FINAL PLAT

JOB TITLE: Buffalo Business Park Addition
Part of E1/2NW1/4, Sec 36, T51N, R82W, 6th PM
Buffalo, WY

DRAWING NO: 1/1
JOB NO: B18-008

NELSON ENGINEERING
P.O. BOX 1004, BUFFALO WYOMING (307) 684-7029