

**LOT SPLIT  
OF LANDS IN THE  
WEST (UNPLATTED) PORTION OF BLOCK FOUR (4)  
OF THE ORIGINAL CITY OF BUFFALO, WYOMING**

**CERTIFICATE OF DEDICATION**

The above of forgoing LOT SPLIT OF LANDS IN THE WEST (UNPLATTED) PORTION OF BLOCK 4 OF THE ORIGINAL CITY OF BUFFALO, WYOMING, as appears on this Plat, is with free consent and in accordance with the desires of the undersigned owner and proprietor, containing 14088.7 square feet, more or less, have by these presents laid out and surveyed as Lots A and B, Block 4 of the Original City of Buffalo, Wyoming, and do hereby reserve perpetual easements as are laid out on this Plat. Said Lots are more particularly described as:

**LOT A**

A parcel of land located in the West (Unplatted) Portion of Block 4 of the Original City of Buffalo, Wyoming, as shown on the plat filed with Johnson County Clerk in Plat Book 1, Page 1, said parcel being more particularly described as follows:

Commencing at a PK nail marking the southwest corner of said Block 4, which is the TRUE POINT OF BEGINNING of this property description; thence N00°42'49"E (record N01°14'E) along the westerly right-of-way of Western Avenue a distance of 67.78 feet to a point, said point marked with an aluminum capped rebar stamped "PELS 2085"; thence N75°29'52"E a distance of 101.04 feet to a point on the west line of an alley, said point marked with an aluminum capped rebar stamped "PELS 2085"; thence S15°37'10"E (record S15°08'E) along said west line of said alley a distance of 65.42 feet to a point on the northerly right-of-way of West Parmalee Street, said point marked with a PK nail set in asphalt; thence S75°29'52"W (record S76°18'W) along said northerly right-of-way of said West Parmalee Street a distance of 120.11 feet (record 121.4 feet) to the TRUE POINT OF BEGINNING, together with all improvements situated thereon.

Said parcel containing 7232.0 square feet, more or less, and being subject to all easements, rights-of-way, and restrictions of record.

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

**LOT B**

A parcel of land located in the West (Unplatted) Portion of Block 4 of the Original City of Buffalo, Wyoming, as shown on the plat filed with Johnson County Clerk in Plat Book 1, Page 1, said parcel being more particularly described as follows:

Commencing at a PK nail marking the southwest corner of said Block 4; thence N00°42'49"E (record N01°14'E) along the westerly right-of-way of Western Avenue a distance of 67.78 feet to a point, said point marked with an aluminum capped rebar stamped "PELS 2085", said point being the POINT OF BEGINNING of this property description; thence continuing N00°42'49"E (record N01°14'E) along said westerly right-of-way of said Western Avenue a distance of 78.77 feet to a point on the south line of an alley, said point marked with an aluminum capped rebar stamped "PELS 2085"; thence N74°14'28"E (record N74°52'E) along said south line of said alley a distance of 68.87 feet (record 70 feet) to point, said point marked with an aluminum capped rebar stamped "PELS 2085"; thence S60°41'21"E (record S60°08'E) along said south line of said alley a distance of 14.12 feet (record 14.1 feet) to a point, said point marked with an aluminum capped rebar stamped "PELS 2085"; thence S15°37'10"E (record S15°08'E) along the west line of said alley a distance of 67.75 feet to a point, said point marked with an aluminum capped rebar stamped "PELS 2085"; thence S75°29'52"W a distance of 101.04 feet to the POINT OF BEGINNING, together with all improvements situated thereon.

Said Parcel containing 6856.7 square feet, more or less, and being subject to all easements, right-of-way, and restrictions of record.

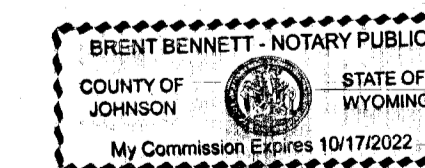
Basis of Bearing being the City of Buffalo Coordinate System of 2008.

IN TESTIMONY WHEREOF: ALVIN C. JOHNSON, in his capacity as TRUSTEE OF THE ALVIN CONRAD REVOCABLE TRUST dated October 19, 2012, has caused these presents to be signed this 2nd day of December, 2020.

*Alvin C. Johnson*  
Alvin C. Johnson, Trustee

STATE OF WYOMING )  
                                  )SS  
COUNTY OF JOHNSON )

The forgoing instrument was acknowledged before me by Alvin C. Johnson this 2nd day of December, 2020. Witness my hand and official seal.



*B. Bennett*  
Notary Public

My Commission Expires: 10/17/2022

**RECORD'S CERTIFICATE**

STATE OF WYOMING }  
COUNTY OF JOHNSON } SS Doc Number: 304338  
This instrument was Filed for record on 12/2/2020 at 1:39 PM  
and was duly recorded in book: H.FILE page: 522 - 523 fees: 75.00  
By *Brenda M. Cade* Johnson County Clerk  
Deputy

**APPROVALS**

Approved by the City of Buffalo Planning Commission this 22 day of September, 2020.

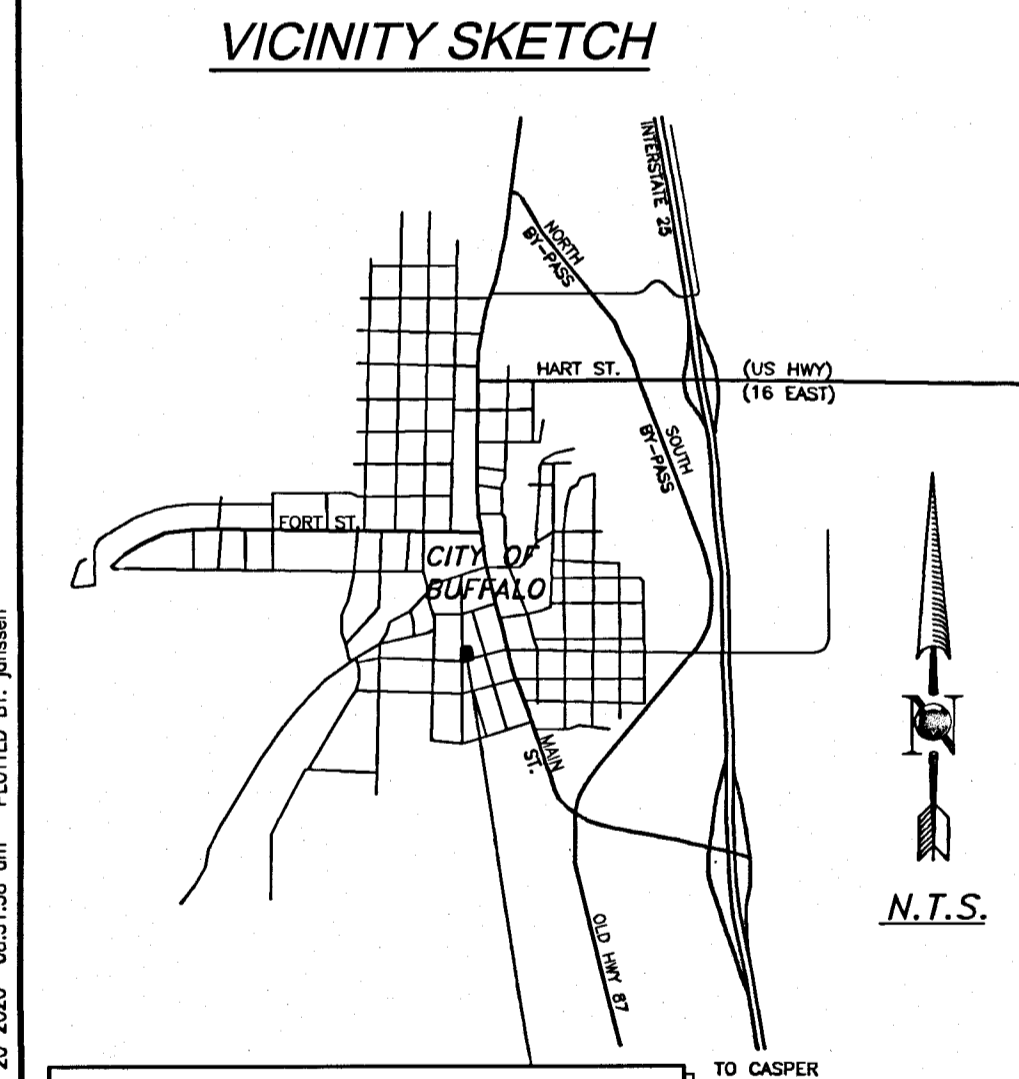
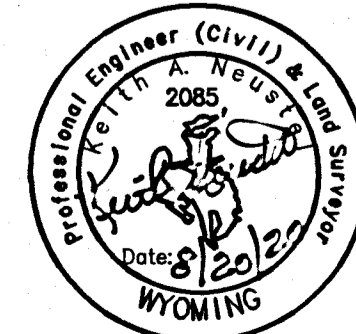
*Kate H. Moore* Chair  
*Bryan J. Rhoad* City Planner

**GENERAL NOTES:**

- Property is zoned R-1 Single-Family Residential
- Existing Buildings are within the property.

**CERTIFICATE OF SURVEYOR**

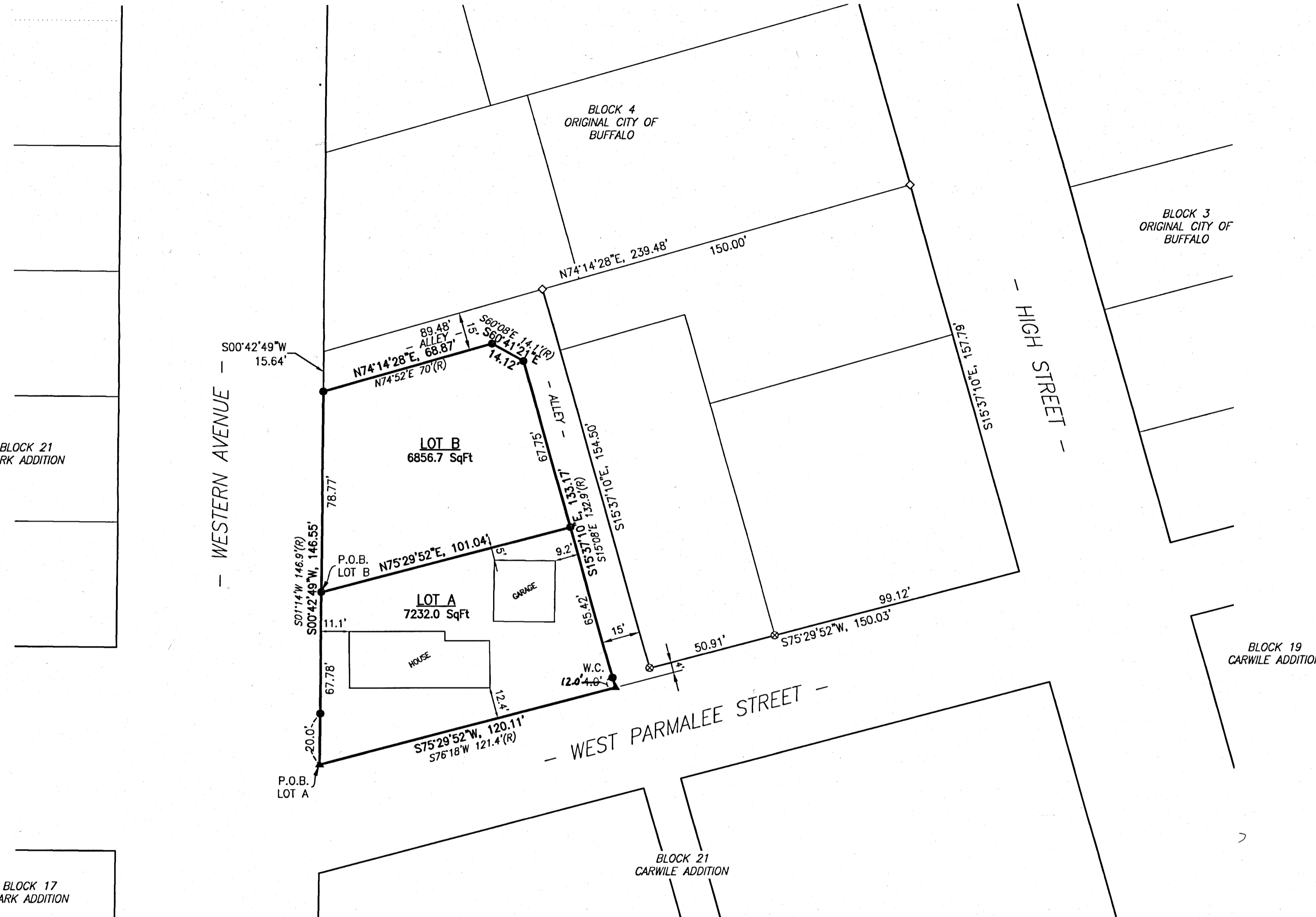
I, Keith A Neustel, a duly Registered Professional Land Surveyor in the State of Wyoming, do hereby attest that this Plat of THE LOT SPLIT OF LANDS IN THE WEST (UNPLATTED) PORTION OF BLOCK 4 OF THE ORIGINAL CITY OF BUFFALO, WYOMING, is based on the results of a field survey, conducted by Fred Janssen in July of 2020, under my direction as a Registered Professional Land Surveyor.



SCALE: 1" = 30'  
Total Area = 0.32 Ac± (14088.7 SqFt)  
Total No. Lots = 2

**LEGEND**

- = Set Aluminum Capped Rebar Stamped "PELS 2085"
- ▲ = Set PK Nail in Asphalt
- ◇ = Found Aluminum Capped Rebar Stamped "LS 5367"
- ⊗ = Found Chiseled "X" in Concrete



BLOCK 21 PARK ADDITION

BLOCK 17 PARK ADDITION

BLOCK 4 ORIGINAL CITY OF BUFFALO

BLOCK 3 ORIGINAL CITY OF BUFFALO

BLOCK 19 CARWILE ADDITION

BLOCK 21 CARWILE ADDITION

Z:\proj 2020\B - 20-061-01 (Michael Johnson) - 255 Western Ave Lot Split\Drawing\2020-061-01.dwg cspjts - Aug 29 2020 08:31:58 am PLOTTED BY: janssen

DATE	14 Aug. 2020	REV.	
SURVEYED	FPJ	---	
ENGINEERED	---	---	
DRAWN	FPJ	---	
CHECKED	BAB	---	
APPROVED	KAN	---	
<b>NELSON ENGINEERING</b>			
P.O. BOX 1004, BUFFALO WYOMING (307) 684-7029			
DRAWING TITLE	LOT SPLIT		
JOB TITLE	JOHNSON PROPERTY		
JOB NO	PART OF UNPLATTED PORTION OF BLOCK 4 ORIGINAL CITY OF BUFFALO, WYOMING		
DRAWING NO	1/1		
JOB NO	B20-061-01		