

A BOUNDARY LINE ADJUSTMENT
FOR
LOTS 56A, 57A, AND 58A
OF
SHILOH ADDITION PHASE II

BEING A RESUBDIVISION OF
LOTS 56, 57, & 58, SHILOH ADDITION TO THE CITY OF
BUFFALO WY, PHASE II
IN PART OF THE SW $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 33, T. 51 N., R. 82 W.,
OF THE 6TH P.M.

CERTIFICATE OF DEDICATION

THE ABOVE OR FORGOING SUBDIVISION OF LOTS 56-58 OF THE SHILOH ADDITION TO THE CITY OF BUFFALO, WYOMING, PHASE II, AS APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, CONTAINING 3.67 ACRES MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS LOTS 56A, 57A, AND 58A OF THE SHILOH ADDITION PHASE II, TO THE CITY OF BUFFALO, WYOMING, AND DO HEREBY RESERVE PERPETUAL EASEMENTS AS ARE LAID OUT AND DESIGNATED ON THIS PLAT. SAID LOTS ARE FURTHER DESCRIBED AS:

LOT 56A

A parcel of land located in parts of Lot 56 and 57 of the Shiloh Addition to Buffalo, Wyoming, Phase II, as the same are shown on the plat filed with the Johnson County Clerk in Hanging File, pages 279 A-C. Said parcel being more particularly described as follows:
Beginning at the northeast corner of said Lot 56, as monumented by a 2" aluminum cap stamped LS 5367;
Thence along the northwesterly line of said Lot 56 and 57 along a non-tangent curve to the right with a radius of 1984.86 feet, an arc length of 220.78 feet, a delta angle of 6°22'24", a chord bearing of 56°47'29" W, and a chord length of 220.67 feet to a 2" aluminum cap stamped PELS 13351;
Thence leaving said northwesterly line, S31°33'15" E, a distance of 302.72 feet to a 2" aluminum cap on the southeasterly line of said Lot 57;
Thence along the southeasterly line of said Lots 57 and 56, N58°26'23" E, a distance of 227.69 feet to a PK nail in the concrete sidewalk;
Thence continuing along said southeasterly line of said Lot 56 along a curve to the left with a radius of 500.00 feet, an arc length of 6.99 feet, a delta angle of 0°48'02", a chord bearing of N58°12'28" E, and a chord length of 6.99 feet to a 2" aluminum cap stamped LS 5367 at its southeast corner;
Thence along the east line of said Lot 56 N76°08'09" W, a distance of 20.22 feet to a 2" aluminum cap stamped PELS 13351;
Thence continuing along said east line N31°33'15" W, a distance of 279.23 feet to the point of beginning. Said parcel contains 1.50 acres, more or less.

LOT 57A

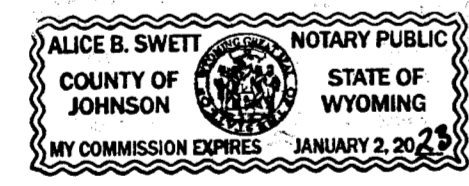
A parcel of land located in parts of Lot 57 and 58 of the Shiloh Addition to Buffalo, Wyoming, Phase II, as the same are shown on the plat filed with the Johnson County Clerk in Hanging File, pages 279 A-C. Said parcel being more particularly described as follows:
Beginning at the southerly cul-de-sac corner of said Lot 57, as monumented by a 2" aluminum cap stamped LS 5367;
Thence along the southerly line of said Lot 57 along a non-tangent curve to the left with a radius of 70.00 feet, an arc length of 70.94 feet, a delta angle of 58°04'07", a chord bearing of N87°39'37" E, and a chord length of 67.95 feet to a 2" aluminum cap stamped LS 5367;
Thence continuing along said southerly line, N58°26'23" E, a distance of 12.60 feet to a 2" aluminum cap stamped PELS 13351;
Thence leaving said southerly line, N31°33'15" W, a distance of 302.72 feet to a 2" aluminum cap stamped PELS 13351 on the northerly line of said Lot 57;
Thence along the northerly line of said Lots 57 and 58 along a non-tangent curve to the right with a radius of 1984.86 feet, an arc length of 220.78 feet, a delta angle of 6°49'05", a chord bearing of 56°7'23"14" W, and a chord length of 220.67 feet to a 2" aluminum cap stamped PELS 13351;
Thence leaving said northerly line, S53°39'30" E, a distance of 235.39 feet to a 2" aluminum cap stamped PELS 13351 on the south line of said Lot 58;
Thence along the south line of said Lots 58 and 57 along a non-tangent curve to the right with a radius of 60.00 feet, an arc length of 151.27 feet, a chord bearing of S71°04'09" E, and a chord length of 114.27 feet to the point of beginning. Said parcel contains 1.01 acres, more or less.

LOT 58A

A parcel of land located in parts of Lot 58 of the Shiloh Addition to Buffalo, Wyoming, Phase II, as the same is shown on the plat filed with the Johnson County Clerk in Hanging File, pages 279 A-C. Said parcel being more particularly described as follows:
Beginning at the southwesterly corner of said Lot 58, as monumented by a 2" aluminum cap stamped LS 5367;
Thence along the southerly line of said Lot 58, N68°32'25" E, a distance of 175.21 to a 2" aluminum cap stamped LS 5367;
Thence continuing along said southerly line on a non-tangent curve to the right with a radius of 60.00 feet, an arc length of 61.32 feet, a delta angle of 58°33'00", a chord bearing of N07°47'13" E, and a chord length of 58.68 feet to a 2" aluminum cap stamped PELS 13351;
Thence leaving said southerly line, N53°39'30" W, a distance of 235.39 feet to a 2" aluminum cap stamped PELS 13351 on the northerly line of said Lot 58;
Thence along said northerly line on a non-tangent curve to the right with a radius of 1984.86 feet, an arc length of 36.62 feet, a delta angle of 1°03'25", a chord bearing of S71°19'29" W, and a chord length of 36.62 feet to a 2" aluminum cap stamped LS 5367;
Thence continuing along said northerly line along a spiral curve with a chord bearing of 573°48'07" W and a chord length of 150.73 feet to a 2" aluminum cap stamped LS 5367 at the northwest corner of said Lot 58;
Thence along the west line of said Lot 58, S71°19'29" E, a distance of 69.56 feet to a 2" aluminum cap stamped PELS 13351;
Thence continuing along said west line, S21°32'06" E, a distance of 138.78 feet to a 2" aluminum cap stamped LS 5367;
Thence continuing along said west line, S55°07'41" E, a distance of 98.97 feet to the point of beginning. Said parcel contains 1.16 acres, more or less.

IN TESTIMONY WHEREOF: Steven Adami, President of Cloud Peak Company, Inc., has caused these presents to be signed this 30 day of December 2020.

Steven Adami
Steven Adami, President
STATE OF WYOMING } ss
COUNTY OF JOHNSON



The Forgoing Instrument was Acknowledged before me this 30 Day of December, 2020 by Steven Adami in his capacity as president of Cloud Peak Company, Inc.
Witness my hand and official seal:

Alice B Swett
Notary Public

My Commission Expires: 01/02/2023

INCORPORATED CITY APPROVAL

APPROVED BY THE CITY OF BUFFALO ON THIS 31 DAY OF December 2020.

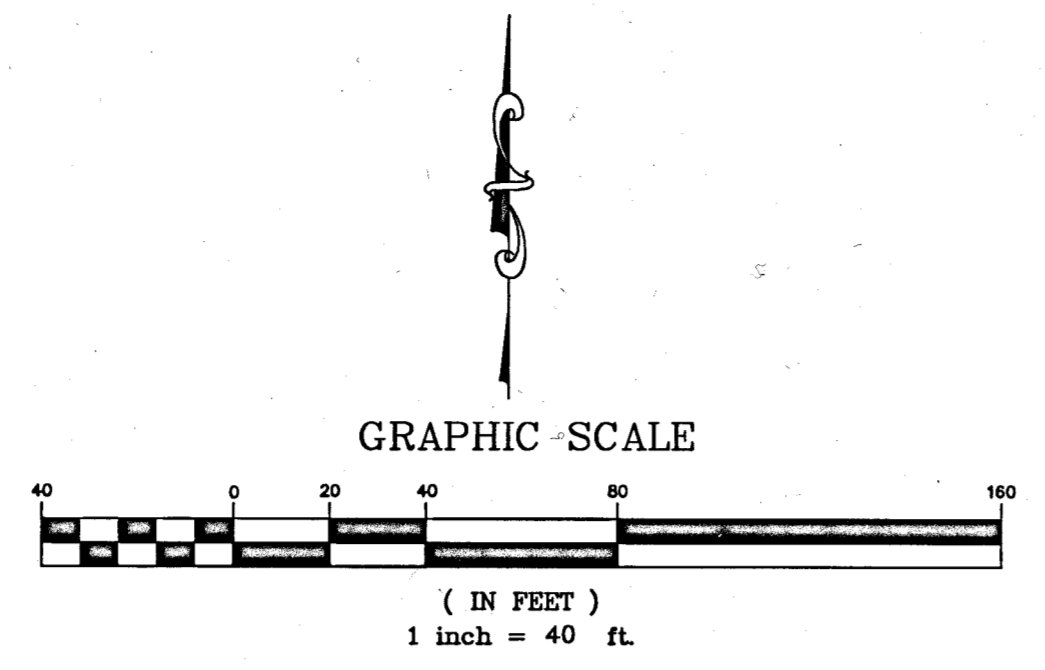
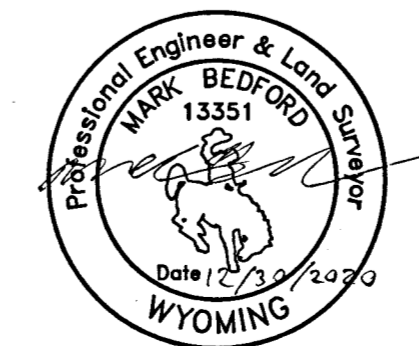
Julie Silbernagel
ATTEN: JULIE SILBERNAGEL, CITY CLERK

[Signature]
CITY PLANNER

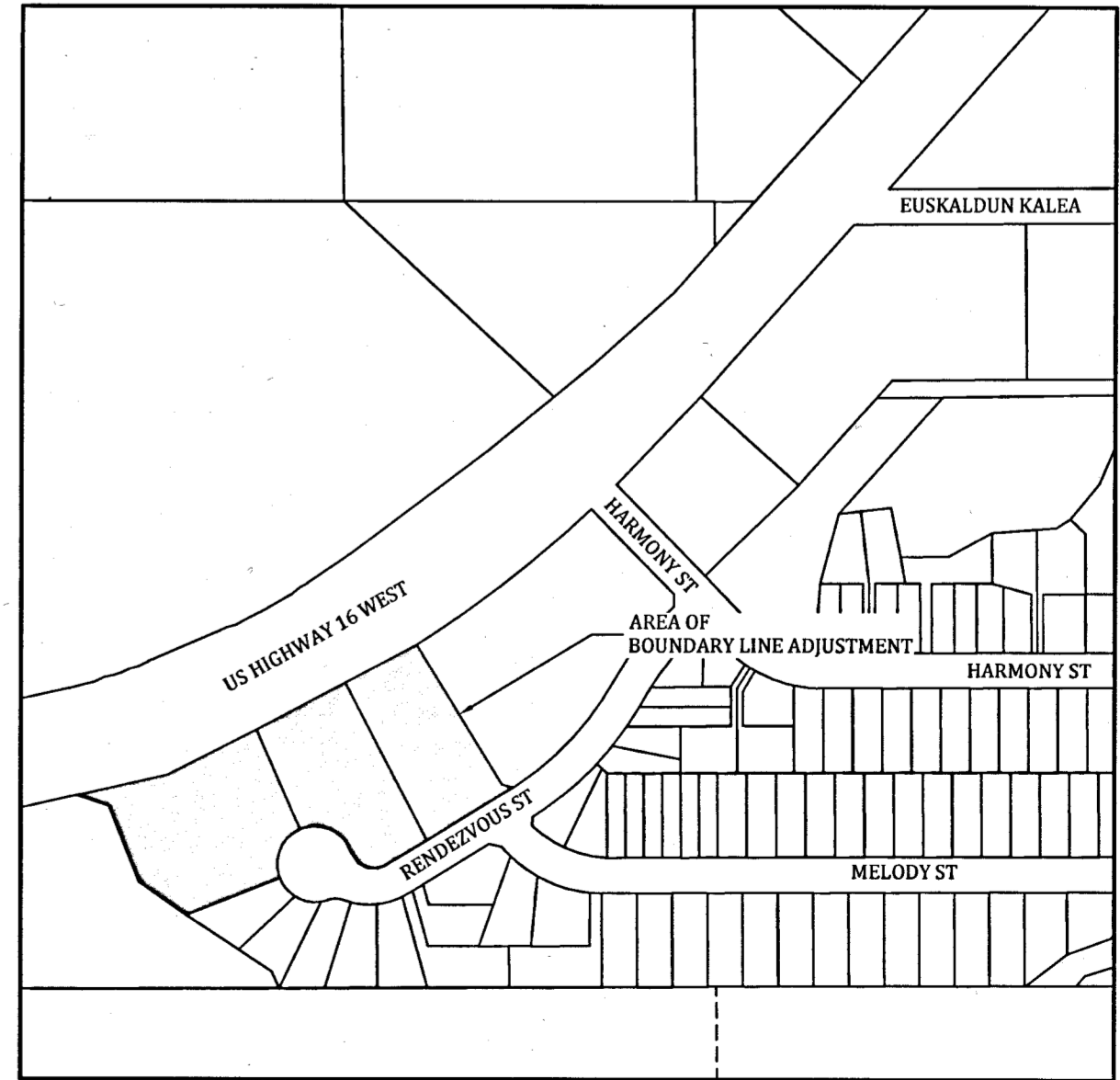
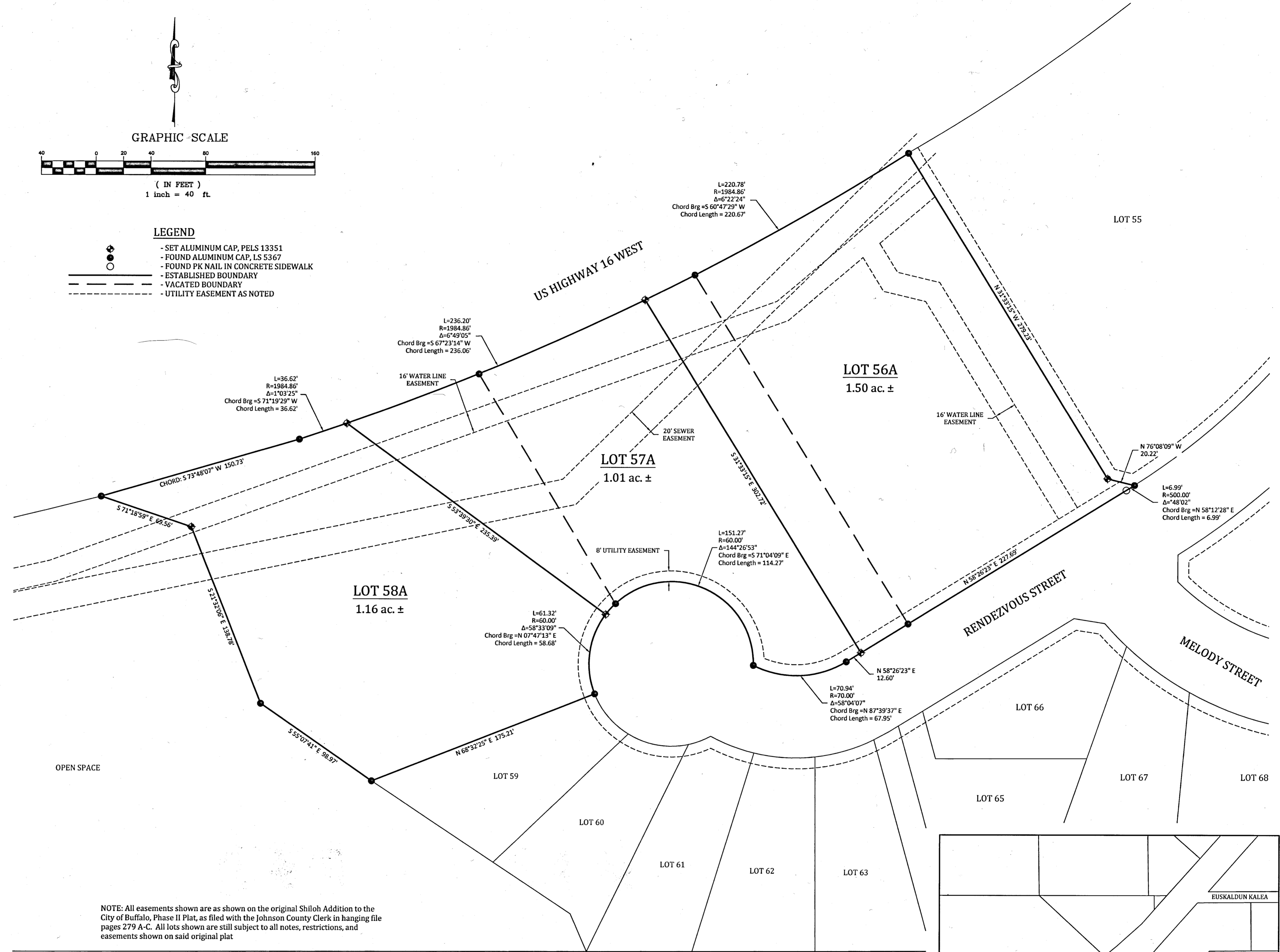
STATE OF WYOMING } ss
COUNTY OF JOHNSON }
By *[Signature]* Johnson County Clerk
Deputy

STATE OF WYOMING } ss
COUNTY OF JOHNSON }

I, Mark Bedford, a duly Registered Professional Engineer and Land Surveyor in the State of Wyoming do hereby certify that this Plat of Lots 56A, 57A, and 58A, Shiloh Addition Phase II was made from notes taken during an actual field survey by me or under my direct supervision in November of 2020 and is true and correct to the best of my knowledge and belief.



- LEGEND
- SET ALUMINUM CAP, PELS 13351
 - FOUND ALUMINUM CAP, LS 5367
 - FOUND PK NAIL IN CONCRETE SIDEWALK
 - ESTABLISHED BOUNDARY
 - VACATED BOUNDARY
 - UTILITY EASEMENT AS NOTED



VICINITY MAP
SCALE 1"=300'

Bighorn
Surveying &
Engineering, LLC
Buffalo, WY 82834 (307) 684-7400
www.bighornsurveying.com

Prepared For:
CLOUD PEAK COMPANY, INC.
PO DRAWER G
BUFFALO, WY 82834-0200

SHILOH ADDITION PHASE II
BOUNDARY LINE ADJUSTMENT
LOTS 56, 57, AND 58

DRAWN BY: MB
CHECKED BY: MB
PROJECT NO.: 20-90
DWG: SHILOH 56-58
DATE: 12/30/2020
REVISION:

PAGE: 1/1