

A BOUNDARY LINE ADJUSTMENT

FOR
LOTS A and B

OF
BLOCK 8 OF THE CARWILE'S ADDITION

BEING A RESUBDIVISION OF
PARCELS 1, 2, and 3 OF BLOCK 8 OF THE CARWILE'S ADDITION
TO THE
CITY OF BUFFALO, WYOMING

CERTIFICATE OF DEDICATION

The above or foregoing Resubdivision of Parcels 1, 2, and 3 of Block 8 of the Carwile's 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 0.53 acres, more or less, have by these presents laid out and surveyed as Lots A and B of Block 8 of the Carwile's Addition to the City of Buffalo, Wyoming, and do hereby reserve perpetual easements as are laid out on this Plat. Said Lots A and B are more particularly described as:

LOTA

Commencing at an aluminum capped rebar, stamped "PELS 8663", marking the northwestern corner of Block 8 of the Carwile's Addition to the City of Buffalo, Wyoming, thence S89°36'21"W along the southerly right-of-way of East Brock Street a distance of 139.66 feet to an aluminum capped rebar, stamped "LS 10566", which is the POINT OF BEGINNING of the property description:

thence S00°14'15"E a distance of 70.03 feet to an aluminum capped rebar, stamped "LS 10566";
thence N89°36'21"E a distance of 50.08 feet to an aluminum capped rebar, stamped "PELS 2085";
thence S85°22'19"E (record S84°58'28"E) a distance of 62.48 feet (record 62.15 feet) to an aluminum capped rebar, stamped "PELS 13351" on the northerly right-of-way of South Bypass Road (C.R. 252);
thence S39°31'14"W (record S39°54'59"W) along said northerly right-of-way of South Bypass Road (C.R. 252) a distance of 198.78 feet (record 198.95 feet) to a WYDOT Right-of-Way Monument on the south line of said Block 8;
thence S89°11'31"W (record N89°53'14"W) along said south line of Block 8 a distance of 10.21 feet (record 9.94 feet) to an aluminum capped rebar, stamped "PELS 2085", on the west line of the vacated alley of said Block 8 of the Carwile's Addition;
thence N00°14'15"W (record N00°12'18"E) along said west line of the vacated alley of Block 8 of the Carwile's Addition a distance of 228.03 feet (record 228.18 feet) to a rebar on said southerly right-of-way of East Brock Street;
thence N89°36'21"E (record S89°54'15"E) along said southerly right-of-way of East Brock Street a distance of 25.00 feet to the TRUE POINT OF BEGINNING;

Said parcel of land containing 0.31 acres, more or less, and being subject to all rights-of-way and easements of record.

Basis of Bearing being the City of Buffalo 2008 Survey Control Network.

LOT B

Commencing at an aluminum capped rebar, stamped "PELS 8663", marking the northwestern corner of Block 8 of the Carwile's Addition to the City of Buffalo, Wyoming, which is the TRUE POINT OF BEGINNING of the property description:

thence S00°38'17"E (record S00°13'02"W) along the westerly right-of-way of Cummings Avenue a distance of 42.38 feet (record 42.18 feet) to an aluminum capped rebar, stamped "PELS 8663", lying on the northerly right-of-way of South Bypass Road (C.R. 252);
thence S39°31'14"W (record S39°54'59"W) along said northerly right-of-way line of South Bypass Road (C.R. 252) a distance of 43.18 feet (record 43.22) to an aluminum capped rebar, stamped "PELS 13351";
thence N85°22'19"W (record N84°58'28"E) a distance of 62.48 feet (record 62.15 feet) to an aluminum capped rebar, stamped "PELS 2085";
thence S89°36'21"W a distance of 50.08 feet to an aluminum capped rebar, stamped "LS 10566";
thence N00°14'15"W a distance of 70.03 feet to an aluminum capped rebar, stamped "LS 10566", on the southerly right-of-way of East Brock Street;
thence N89°36'21"E (record S89°54'15"E) along said southerly right-of-way of East Brock Street a distance of 139.66 feet to the TRUE POINT OF BEGINNING;

Said parcel of land containing 0.22 acres, more or less, and being subject to all rights-of-way and easements of record.

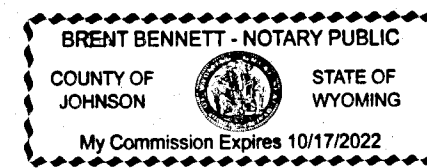
Basis of Bearing being the City of Buffalo 2008 Survey Control Network.

IN TESTIMONY WHEREOF: Sarah E. Burgess, owner, has caused these presents to be signed this 8th day of March, 2021.

Sarah E. Burgess
Sarah E. Burgess, owner

STATE OF WYOMING)
)SS
COUNTY OF JOHNSON)

The forgoing instrument was acknowledged before me by Sarah E. Burgess on this 8th day of March, 2021. Witness my hand and seal:



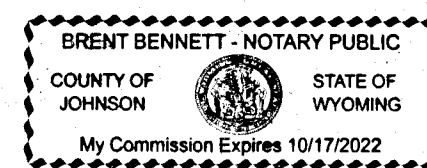
My Commission Expires: 10-17-22

IN TESTIMONY WHEREOF: Jennifer Stuart, owner, has caused these presents to be signed this 8th day of March, 2021.

Jennifer Stuart
Jennifer Stuart, owner

STATE OF WYOMING)
)SS
COUNTY OF JOHNSON)

The forgoing instrument was acknowledged before me by Jennifer Stuart on this 8th day of March, 2021. Witness my hand and seal:



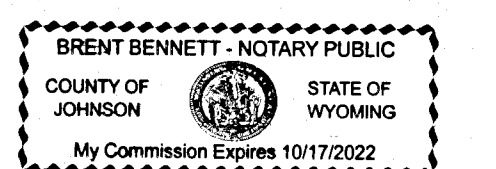
My Commission Expires: 10-17-22

IN TESTIMONY WHEREOF: Becky A. Spencer, President of Habitat for Humanity of Johnson County, Inc., has caused these presents to be signed this 8th day of March, 2021.

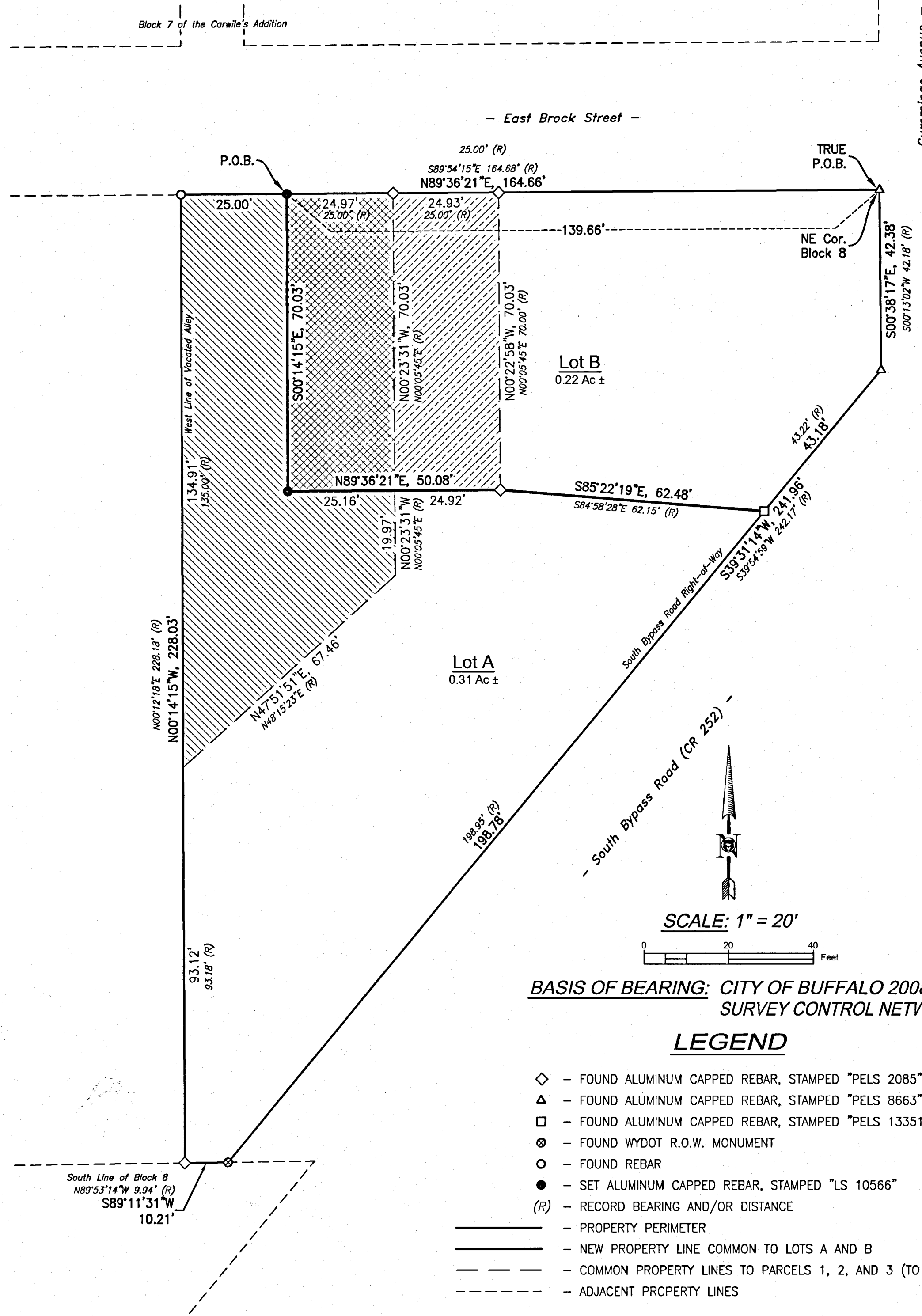
Becky A. Spencer
Becky A. Spencer, President

STATE OF WYOMING)
)SS
COUNTY OF JOHNSON)

The forgoing instrument was acknowledged before me by Becky A. Spencer on this 8th day of March, 2021. Witness my hand and seal:



My Commission Expires: 10-17-22



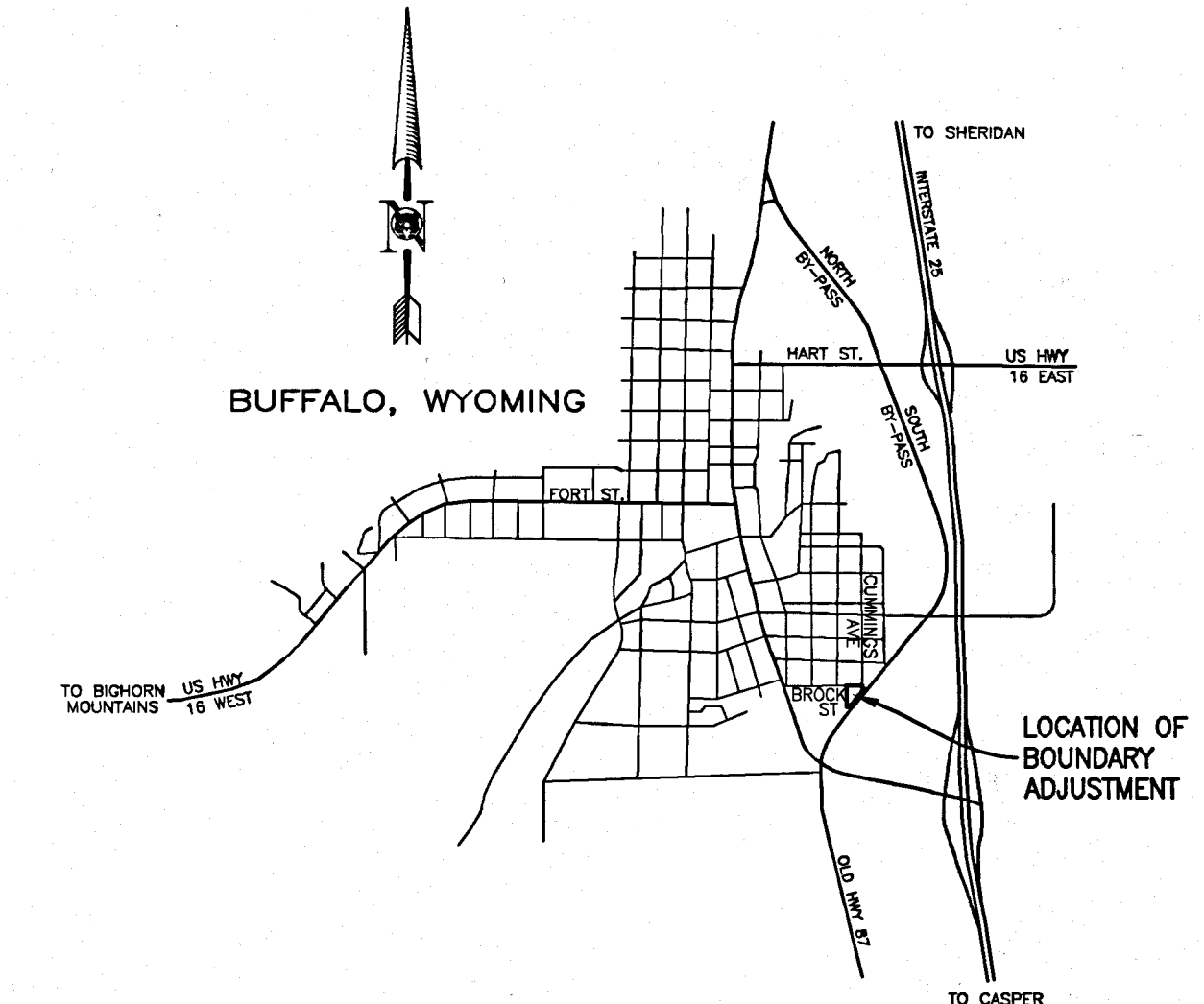
PREPARED FOR:

HABITAT FOR HUMANITY OF JOHNSON COUNTY, INC.
310 WILLIAMS AVENUE
BUFFALO, WY 82834

SARAH E. BURGESS
457 E. BROCK STREET
BUFFALO, WY 82834

JENNIFER STUART
477 E. BROCK STREET
BUFFALO, WY 82834

VICINITY SKETCH
NOT TO SCALE



APPROVALS

Approved by the City of Buffalo, Wyoming, this 11 day of March, 2021.

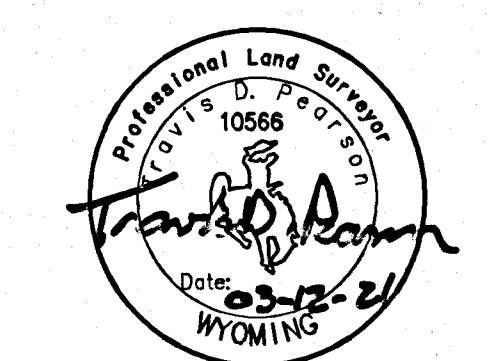
Tracy By
City Planner

Julie Silberman
Attest: City Clerk

CERTIFICATE OF SURVEYOR

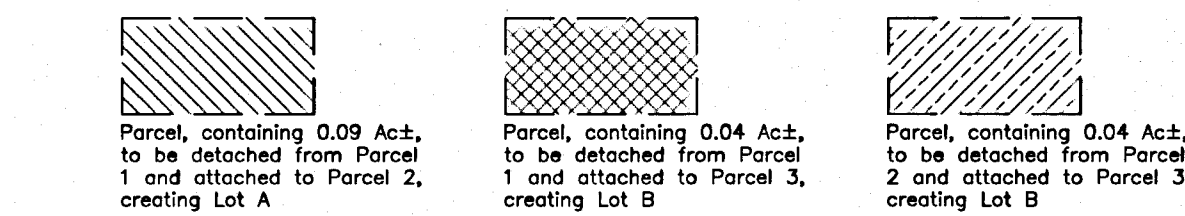
STATE OF WYOMING)
)SS
COUNTY OF JOHNSON)

I, Travis D. Pearson, a duly Registered Professional Land Surveyor in the State of Wyoming, do hereby attest that this Plat of LOTS A and B of Block 8 of the Carwile's Addition is based on the results of a field survey conducted under my direct supervision, by Fred Janssen in December of 2020, and the Affidavits of Minor Boundary Adjustment filed with the Office of The Clerk of Johnson County, Wyoming, in book 86A-71, pages 709-711 and pages 712-714, and represents the conditions as found on the ground.



RECORDER'S CERTIFICATE

STATE OF WYOMING) SS Doc Number: 306690
COUNTY OF JOHNSON)
This instrument was filed for record on 3/18/2021 at 3:08 PM
and was duly recorded in book: H.F.I.L.E page: 531 - 531 fees: 75.00
Johnson County Clerk
By *Jane Carr*, Deputy



DATE	SURVEYED	ENGINEERED	DRAWN	CHECKED	APPROVED

06MARG021 REV.
FPJ/SDP
FPJ
JLW
TDP

NELSON ENGINEERING
P.O. BOX 1004, BUFFALO WYOMING (307) 864-7029

DRAWING TITLE
BOUNDARY LINE ADJUSTMENT

JOB TITLE
LOTS A & B
BLOCK 8 OF THE CARWILE'S ADDITION
BUFFALO, WY

DRAWING NO
1/1
JOB NO
B20-140-01