

A BOUNDARY LINE ADJUSTMENT
FOR
LOTS 58B, 59A, 60A, AND 61A
OF
SHILOH ADDITION PHASE II
BEING A RESUBDIVISION OF
LOTS 58A, 59, 60, & 61, SHILOH ADDITION TO THE CITY OF
BUFFALO WY, PHASE II

CERTIFICATE OF DEDICATION

THE ABOVE OR FORGOING SUBDIVISION OF LOTS 58A-61 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 1.8 ACRES MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS LOTS 58B, 59A, 60A, AND 61A 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 58B

A parcel of land located in parts of Lot 58A of the Shiloh Addition to Buffalo, WY, Phase II, as shown on the plat filed with the Johnson County Clerk in hanging file, page 525, said parcel being more particularly described as follows:

Beginning at the northwest corner of said Lot 58A, as monumented by a 2" aluminum cap stamped LS 5367;
Thence along the westerly boundary of said Lot 58A, S71°18'59" E, a distance of 69.56 feet to a 2" aluminum cap stamped PELS 13351;
Thence continuing along said westerly boundary, S21°32'06" E, a distance of 138.78 feet to a 2" aluminum cap stamped LS 5367;
Thence continuing along said westerly boundary, S55°07'41" E, a distance of 60.32 feet to a 2" aluminum cap stamped PELS 13351;
Thence leaving said westerly boundary, N69°59'30" E, a distance of 203.28 feet to a 2" aluminum cap stamped PELS 13351 on the easterly line of said Lot 58A;
Thence along said easterly line on a non-tangent curve to the right with a radius of 60.00 feet, an arc length of 33.15 feet, a delta angle of 31°38'25", a chord bearing of N20°56'54" E, and a chord length of 32.75 feet to a 2" aluminum cap stamped PELS 13351;
Thence continuing along said easterly line, N53°39'30" W, a distance of 235.39 feet to a 2" aluminum cap stamped PELS 13351 at its northeasterly corner;
Thence along the northerly line of said Lot 58A 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 S72°48'07" W and a chord length of 150.73 feet to the point of beginning. Said parcel contains 45,094 ft², more or less.

LOT 59A

A parcel of land located in parts of Lot 58A and Lot 59 of the Shiloh Addition to Buffalo, WY, Phase II, as shown on plats filed with the Johnson County Clerk in hanging file, pages 279A-279C, and page 525, said parcel being more particularly described as follows:

Beginning at the southwesterly corner of said Lot 58A, also being the northwesterly corner of said Lot 59, as monumented by a 2" aluminum cap stamped LS 5367;
Thence along the westerly line of said Lot 59, S56°24'04" E, a distance of 70.90 feet to a 2" aluminum cap stamped PELS 13351;
Thence leaving said westerly line, N56°26'31" E, a distance of 144.78 feet to a 2" aluminum cap stamped PELS 13351 on the easterly line of said Lot 59;
Thence along said easterly line on a non-tangent curve to the right with a radius of 60.00 feet, an arc length of 56.90 feet, a delta angle of 54°18'05", a chord bearing of N21°51'54" W, and a chord length of 54.79 feet to a 2" aluminum cap stamped PELS 13351;
Thence leaving said easterly line, S69°59'30" W, a distance of 203.28 feet to a 2" aluminum cap stamped PELS 13351 on the westerly line of said Lot 58A;
Thence along said westerly line, S55°07'41" E, a distance of 38.65 feet to the point of beginning. Said parcel contains 12,683 ft², more or less.

LOT 60A

A parcel of land located in parts of Lot 59 and Lot 60 of the Shiloh Addition to Buffalo, WY, Phase II, as shown on the plat filed with the Johnson County Clerk in hanging file, pages 279A-279C, said parcel being more particularly described as follows:

Beginning at the northeasterly corner of said Lot 60, as monumented by a 2" aluminum cap stamped LS 5367;
Thence along the northeasterly line of said Lots 60 and 59 on a non-tangent curve to the right with a radius of 60.00 feet, an arc length of 55.66 feet, a delta angle of 53°07'06", a chord bearing of N75°32'24" W, and a chord length of 53.70 feet to a 2" aluminum cap stamped PELS 13351;
Thence leaving said northeasterly line, S56°26'31" W, a distance of 144.78 feet to a 2" aluminum cap stamped PELS 13351 on the southwesterly line of said Lot 59;
Thence along the southwesterly line of said Lots 59 and 60, S56°24'04" E, a distance of 103.91 feet to a 2" aluminum cap stamped LS 5367;
Thence leaving said southwesterly line, N34°44'59" E, a distance of 151.07 feet to the point of beginning. Said parcel contains 10,508 ft², more or less.

LOT 61A

A parcel of land located in parts of Lot 60 and Lot 61 of the Shiloh Addition to Buffalo, WY, Phase II, as shown on the plat filed with the Johnson County Clerk in hanging file, pages 279A-279C, said parcel being more particularly described as follows:

Beginning at the northeasterly corner of said Lot 60, as monumented by a 2" aluminum cap stamped LS 5367;
Thence S34°44'59" W, a distance of 151.07 feet to a 2" aluminum cap stamped PELS 13351 on the southwesterly line of said Lot 60;
Thence along said southwesterly line, S23°13'42" E, a distance of 29.97 feet to a 2" aluminum cap stamped LS 5367 at its southeast corner;
Thence along the south line of said Lot 61, N89°53'49" E, a distance of 77.31 feet to a 2" aluminum cap stamped LS 5367 at its southeast corner;
Thence along the easterly line of said Lot 61, N17°14'50" E, a distance of 152.40 feet to a 2" aluminum cap stamped LS 5367 at its northeast corner;
Thence along the northerly line of said Lot 61 on a non-tangent curve to the right with a radius of 130.00 feet, an arc length of 34.23 feet, a delta angle of 15°05'09", a chord bearing of N69°13'08" W, and a chord length of 34.12 feet to a 2" aluminum cap stamped LS 5367;
Thence continuing along said northerly line on a non-tangent curve to the right with a radius of 60.00 feet, an arc length of 17.47 feet, a delta angle of 16°40'38", a chord bearing of S69°24'23" W, and a chord length of 17.42 feet to the point of beginning. Said parcel contains 11,584 ft², more or less.

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	60.00'	33.15'	31°38'25"	S 20°56'54" W	32.75'
C2	60.00'	56.90'	54°18'05"	S 21°51'54" E	54.79'
C3	60.00'	55.66'	53°07'06"	S 75°32'24" E	53.70'
C4	60.00'	17.47'	16°40'38"	N 69°24'23" E	17.42'
C5	130.00'	34.23'	15°05'09"	S 69°13'08" E	34.12'

IN TESTIMONY WHEREOF: Steven Adami, president of Cloud Peak Company, Inc., has caused these presents to be signed this 16th day of March, 2021.

Steven Adami
Steven Adami, President

STATE OF WYOMING }
COUNTY OF JOHNSON } SS

The Forgoing Instrument was Acknowledged before me this 16th Day of March, 2021 by Steven Adami in his capacity as president of Cloud Peak Company, Inc.

Witness my hand and official seal:
L. J. CLARK - NOTARY PUBLIC
COUNTY OF JOHNSON }
STATE OF WYOMING }
My Commission Expires September 18, 2021
My Commission Expires Sept. 18, 2021

L. J. Clark
Notary Public

INCORPORATED CITY APPROVAL

APPROVED BY THE CITY OF BUFFALO ON THIS 16 DAY OF March, 2021.

Julie Silbernagel
ATTY JULIE SILBERNAGEL, CITY CLERK

Terry Asay
TERRY ASAY, CITY PLANNER

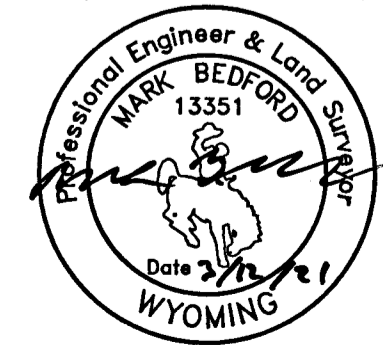
RECORDER'S CERTIFICATE

STATE OF WYOMING }
COUNTY OF JOHNSON } SS
Doc Number: 306641
This instrument was filed for record on 3/17/2021 at 12:18 PM
and was duly recorded in book: H-FILE page: 530 - 530 fees: 75.00
By *Johnathan Est*, Deputy
Johnson County Clerk

CERTIFICATE OF SURVEYOR

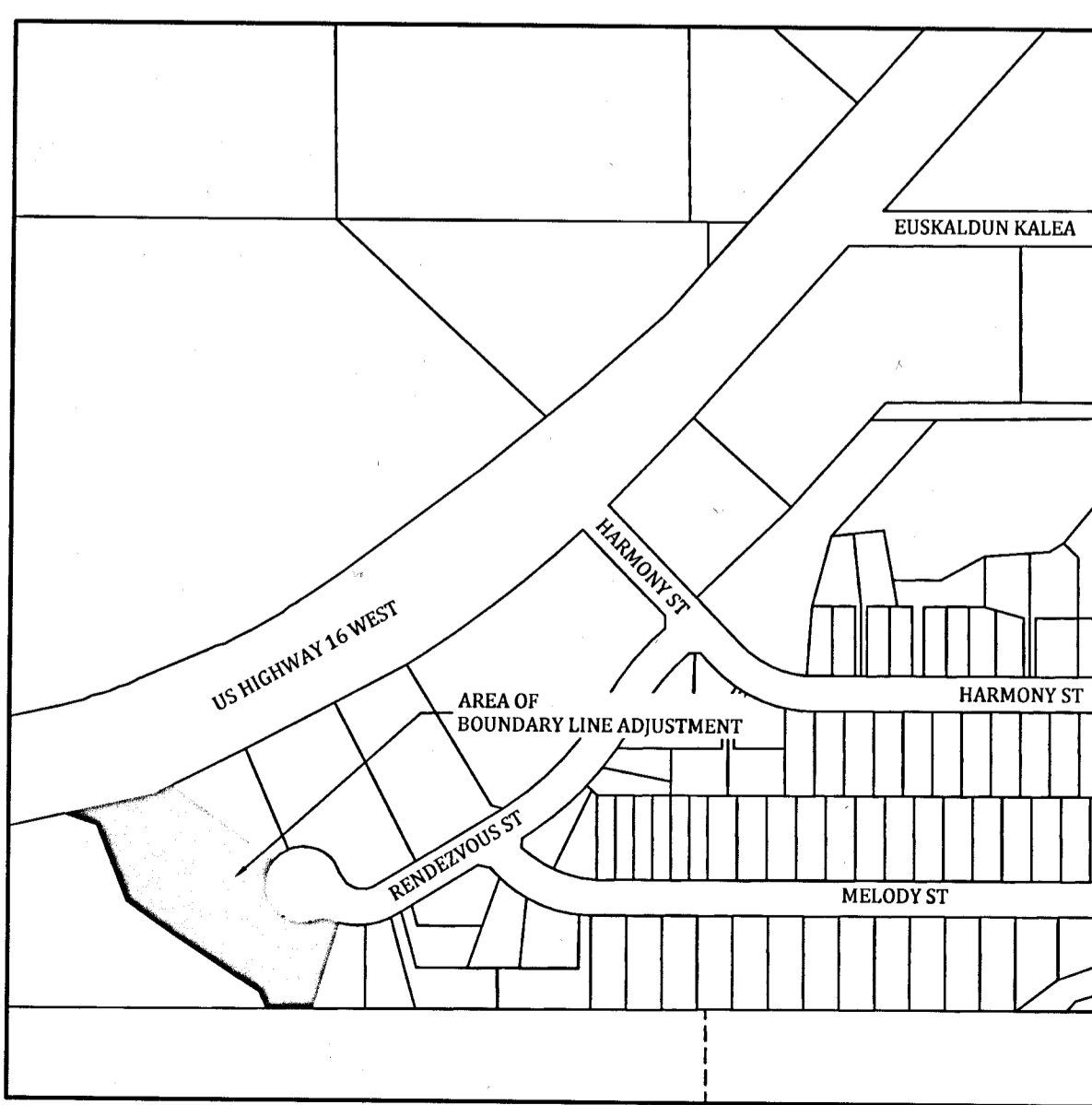
STATE OF WYOMING }
COUNTY OF JOHNSON } SS

I, Mark Bedford, a duly Registered Professional Engineer and Land Surveyor in the State of Wyoming do hereby certify that this Plat of Lots 58B, 59A, 60A, and 61A, 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.



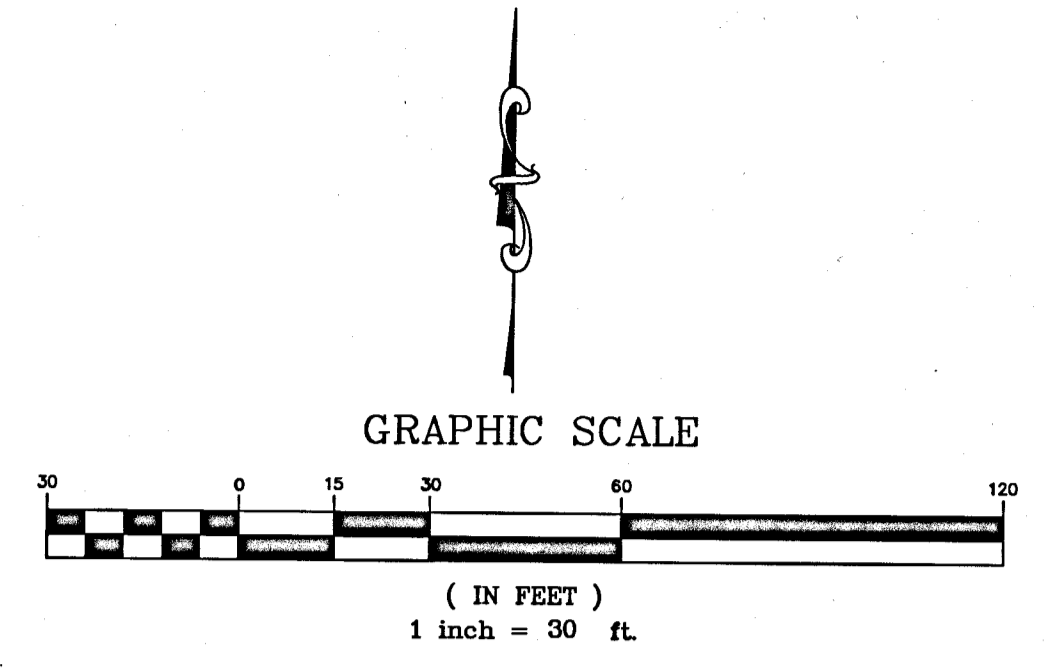
LEGEND

- SET ALUMINUM CAP, PELS 13351
- FOUND ALUMINUM CAP, LS 5367
- ESTABLISHED BOUNDARY
- VACATED BOUNDARY
- UTILITY EASEMENT AS NOTED



VICINITY MAP

SCALE 1"=300'



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

SHILOH ADDITION PHASE II
BOUNDARY LINE ADJUSTMENT
LOTS 58B, 59A, 60A, AND 61A

DRAWN BY: SM
CHECKED BY: MB
PROJECT NO.: 20-90
DWG: SHILOH 58-61
DATE: 3/12/2021
REVISION:
PAGE: 1/1