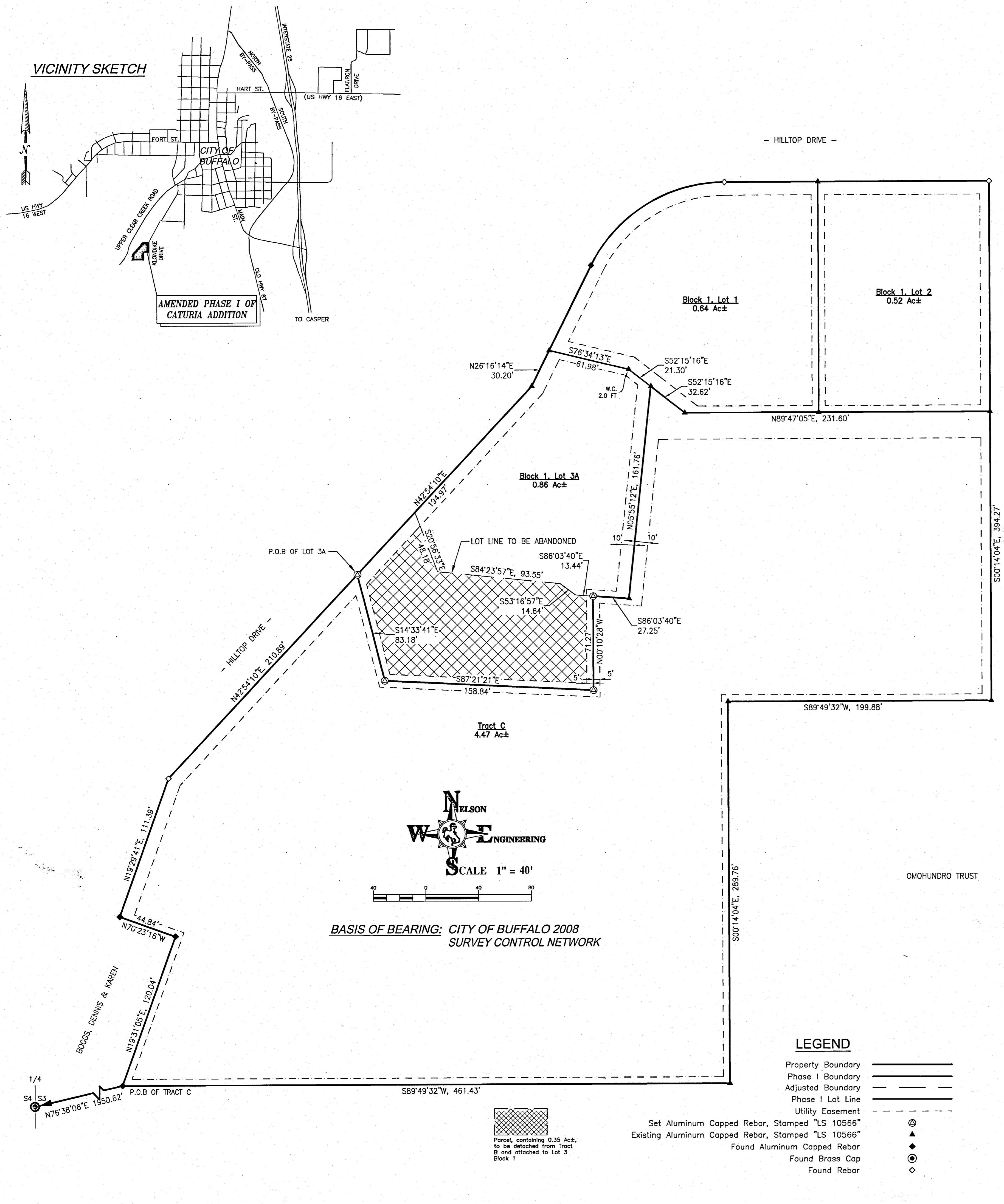


E:\Proj 2019\B - 19-038-01 (Kade Caturia - Resubdivision of Caturia Addn to City of Buffalo)\Drawing\Caturia Subdiv.dwg <LOT SPLOT> - May 18 2021 08:33:17 am PLOTTED BY: mmaneu



**A BOUNDARY LINE ADJUSTMENT**  
**FOR**  
**LOT 3A BLOCK 1 and TRACT C**  
**OF THE**  
**AMENDED PLAT OF PHASE 1 OF THE CATURIA ADDITION**  
 BEING A RESUBDIVISION OF  
 Lot 3 OF BLOCK 1 AND TRACT B OF THE CATURIA ADDITION  
 TO THE  
 CITY OF BUFFALO, WYOMING

**CERTIFICATE OF DEDICATION**

The above or forgoing Resubdivision of Lot 3 of Block 1, and Tract B of the Amended Plat of Phase 1 of the Caturia 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 0.35 acres, more or less, have by these presents laid out and surveyed as Lot 3A Block 1 and Tract C of the Amended Plat of Phase 1 of the Caturia Addition to the City of Buffalo, Wyoming, Said Lots 3A, Block 1, and Tract C are more particularly described as:

**LOT 3A Block 1**  
 Commencing at the West 1/4 corner of Section 3, T50N, R82W, 6th P.M. Johnson County, Wyoming; thence N76°38'06"E a distance of 1950.62 feet; thence N19°31'05"E a distance of 120.04 feet; thence N70°23'16"W a distance of 44.84 feet; thence N19°29'41"E a distance of 111.39 feet; thence N42°54'10"E a distance of 210.89 feet to an aluminum capped rebar stamped "LS 10566" being the Point of Beginning; thence continuing N42°54'10"E a distance of 194.97 feet to an aluminum capped rebar stamped "LS 10566"; thence N26°16'14"E a distance of 30.20 feet to an aluminum capped rebar stamped "LS 10566"; thence S76°34'13"E a distance of 61.98 feet to an aluminum capped rebar stamped "LS 10566"; thence S52°15'16"E a distance of 21.30 feet to an aluminum capped rebar stamped "LS 10566"; thence S05°55'12"E a distance of 161.76 feet to an aluminum capped rebar stamped "LS 10566"; thence N86°03'40"W a distance of 27.25 feet to an aluminum capped rebar stamped "LS 10566"; thence S00°10'28"W a distance of 71.27 feet to an aluminum capped rebar stamped "LS 10566"; thence N87°21'21"W a distance of 158.84 feet to an aluminum capped rebar stamped "LS 10566"; thence N14°33'41"W a distance of 83.18 feet to an aluminum capped rebar stamped "LS 10566", being said Point of Beginning.

**Tract C**  
 Commencing at the West 1/4 corner of Section 3, T50N, R82W, 6th P.M. Johnson County, Wyoming; thence N76°38'06"E a distance of 1950.62 feet to an aluminum capped rebar stamped "LS 10566" to the Point of Beginning; thence N19°31'05"E a distance of 120.04 feet to an aluminum capped rebar stamped "LS 10566"; thence N70°23'16"W a distance of 44.84 feet to an aluminum capped rebar stamped "LS 10566"; thence N19°29'41"E a distance of 111.39 feet to an aluminum capped rebar stamped "LS 10566"; thence N42°54'10"E a distance of 210.89 feet to an aluminum capped rebar stamped "LS 10566"; thence S14°33'41"E a distance of 83.18 feet to an aluminum capped rebar stamped "LS 10566"; thence S87°21'21"E a distance of 158.84 feet to an aluminum capped rebar stamped "LS 10566"; thence N00°10'28"W a distance of 71.27 feet to an aluminum capped rebar stamped "LS 10566"; thence S86°03'40"E a distance of 27.25 feet to an aluminum capped rebar stamped "LS 10566"; thence N05°55'12"E a distance of 161.76 feet to an aluminum capped rebar stamped "LS 10566"; thence S52°15'16"E a distance of 21.30 feet to an aluminum capped rebar stamped "LS 10566"; thence N89°47'05"E a distance of 231.60 feet to an aluminum capped rebar stamped "LS 10566"; thence S00°14'04"E a distance of 394.27 feet to an aluminum capped rebar stamped "LS 10566"; thence S89°49'32"W a distance of 199.88 feet to an aluminum capped rebar stamped "LS 10566"; thence S00°14'04"E a distance of 289.76 feet to an aluminum capped rebar stamped "LS 10566"; thence S89°49'32"W a distance of 461.43 feet, to said Point of Beginning.

Said parcel of land containing 0.86 acres, more or less, and being subject to all rights-of-way, reservations, and easements of record. Basis of Bearing being the City of Buffalo 2008 Survey Control Network.

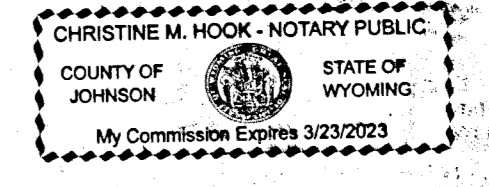
Said parcel of land containing 4.47 acres, more or less, and being subject to all rights-of-way, reservations, and easements of record. Basis of Bearing being the City of Buffalo 2008 Survey Control Network.

IN TESTIMONY WHEREOF: Bison Development Group, LLC have caused these present to be signed this 28 day of May, 2021.  
*[Signature]* (Managing Member)

STATE OF WYOMING )  
 ) ss  
 COUNTY OF JOHNSON )

The foregoing instrument was acknowledged before me by Amy H. Caturia this 28 day of May, 2021.

Witness my hand and seal. *[Signature]*  
 Notary Public



My Commission Expires: 03-23-2023

**APPROVALS**

Approved by the City of Buffalo, Wyoming, this 28 day of May, 2021.  
*[Signature]* City Planner  
*[Signature]* City Clerk

**CERTIFICATE OF SURVEYOR**

I, Travis D. Pearson, a duly Registered Professional Land Surveyor in the State of Wyoming, do hereby attest that this Boundary Line Adjustment for Lot 3A, Block 1 and Tract C of the Amended plat of Phase 1 of the Caturia Addition to the City of Buffalo, Wyoming, is based on the results of a field survey conducted, by Fred Janssen, under my direction in May of 2021.



**RECORDER'S CERTIFICATE**

STATE OF WYOMING ) ss  
 COUNTY OF JOHNSON ) Doc Number: 309046  
 This instrument was filed for record on 05/11/2021 at 3:23 PM  
 and was duly recorded in book H FILE page 336 - 338 fees: 75.00  
 John Johnson County Clerk  
 By *[Signature]* Deputy

**LEGEND**

- Property Boundary —————
- Phase I Boundary —————
- Adjusted Boundary —————
- Phase I Lot Line —————
- Utility Easement - - - - -
- Set Aluminum Capped Rebar, Stamped "LS 10566" ●
- Existing Aluminum Capped Rebar, Stamped "LS 10566" ▲
- Found Aluminum Capped Rebar ◆
- Found Brass Cap ○
- Found Rebar ◇

Parcel, containing 0.35 Ac±,  
 to be detached from Tract  
 B and attached to Lot 3  
 Block 1

DRAWING NO	1/1	JOB NO	B-19-038-01	JOB TITLE	THE AMENDED PLAT OF PHASE I OF THE CATURIA ADDITION CITY OF BUFFALO, WYOMING	DRAWING TITLE	BOUNDARY LINE ADJUSTMENT LOT 3 BLK. 1, AND TRACT B	REV.	17MAY2021
DATE SURVEYED	ENGINEERED	DRAWN	CHECKED	APPROVED	TDR	JLW	TDP	FPL	TDP

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