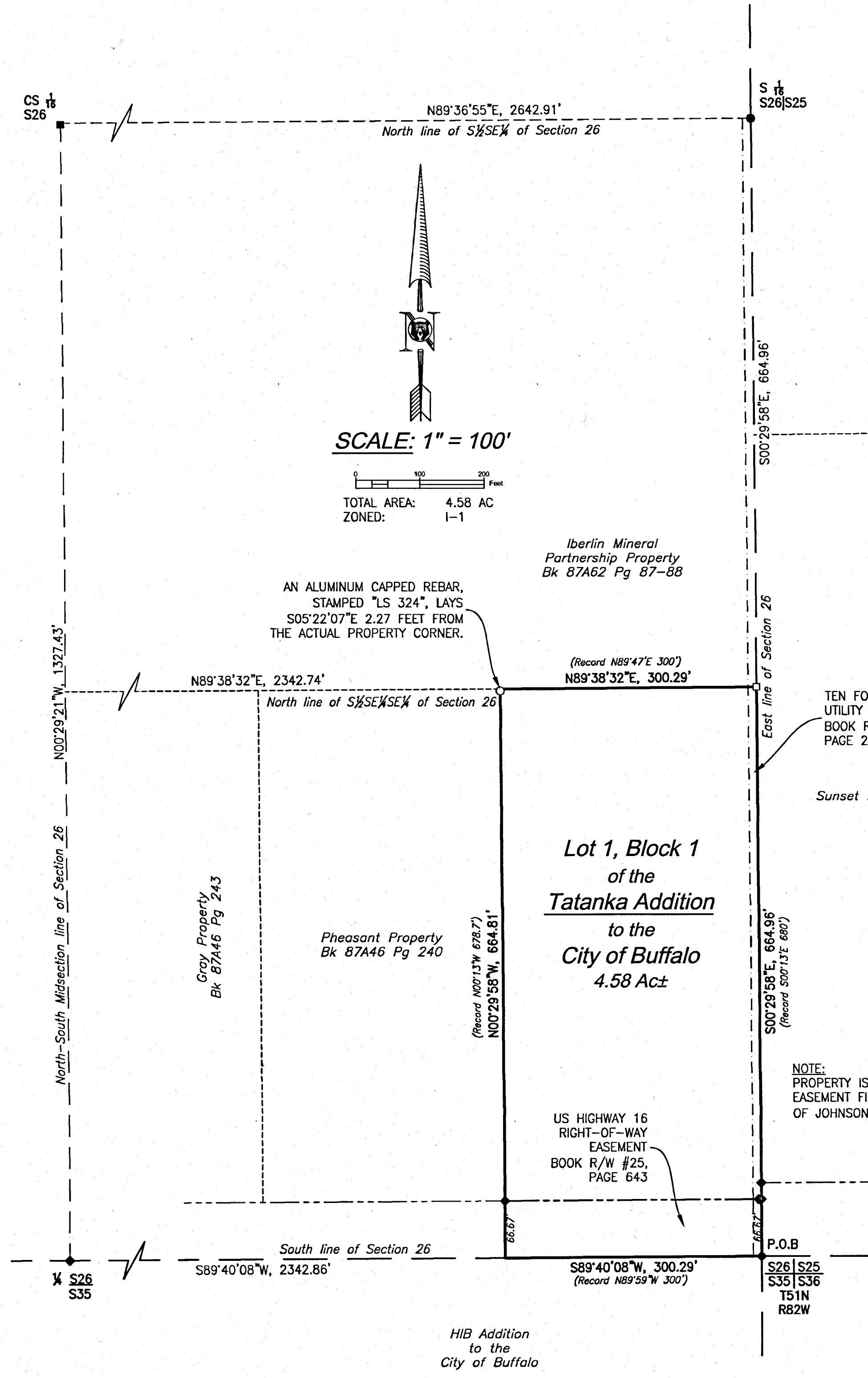


TATANKA ADDITION

TO THE CITY OF BUFFALO, WYOMING



SCALE: 1" = 100'

TOTAL AREA: 4.58 AC
ZONED: I-1

AN ALUMINUM CAPPED REBAR, STAMPED "LS 324", LAYS S05°22'07"E 2.27 FEET FROM THE ACTUAL PROPERTY CORNER.

**Lot 1, Block 1
of the
Tatanka Addition
to the
City of Buffalo
4.58 Ac±**

TEN FOOT WIDE UTILITY EASEMENT BOOK R/W #4, PAGE 204

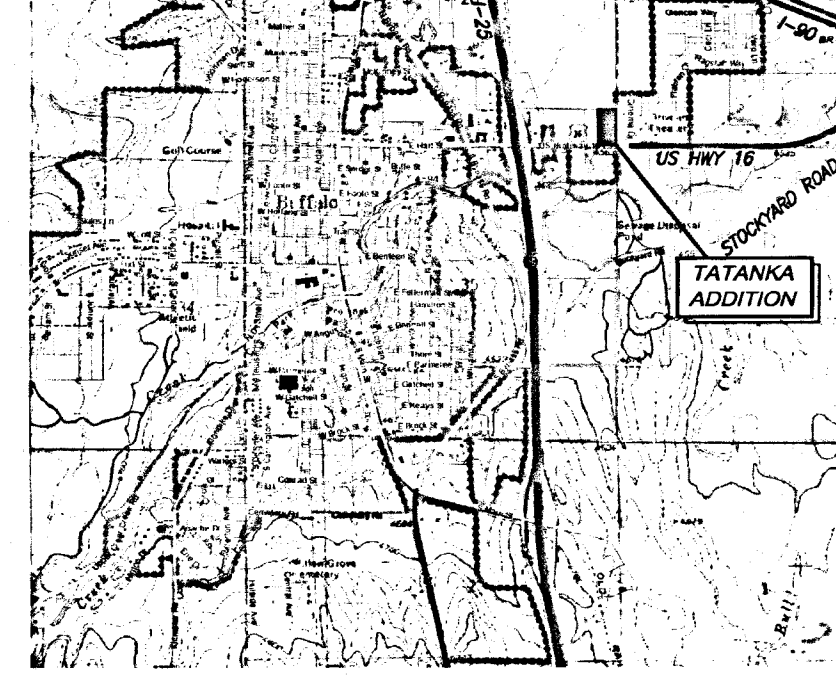
Sunset Business Park Addition to the City of Buffalo

NOTE: PROPERTY IS SUBJECT TO AN OUTDOOR ADVERTISING EASEMENT FILED WITH THE OFFICE OF THE CLERK OF JOHNSON COUNTY IN BOOK R/W #18, PAGES 553-555.

LEGEND

- - FOUND COPPER WELD MONUMENT, STAMPED "685 ES"
- - FOUND ALUMINUM CAPPED REBAR, STAMPED "LS 324"
- - FOUND ALUMINUM CAPPED REBAR, STAMPED "LS 10566"
- ◆ - FOUND 2011 WYDOT ALUMINUM CAPPED REBAR, STAMPED "LS 5367"
- - SET ALUMINUM CAPPED REBAR, STAMPED "LS 10566"
- - - - - EXISTING TEN FOOT WIDE UTILITY EASEMENT, PER BOOK R/W #4, PAGE 204
- - - - - EXISTING US HIGHWAY 16 RIGHT-OF-WAY, PER BOOK R/W #18, PAGE 553
- - - - - SECTION LINE
- - - - - QUARTER LINE
- - - - - SIXTEENTH LINE
- - - - - OTHER PROPERTY LINE

VICINITY SKETCH



TATANKA ADDITION TO THE CITY OF BUFFALO, WYOMING

A tract of land located in the S½SE½SE½ of Section 26, Township 51 North, Range 82 West, 6th P.M., Johnson County, Wyoming, being more particularly described as follows:

Commencing at an aluminum capped rebar, stamped "PLS 5367", marking the southeast corner of said Section 26, which is the TRUE POINT OF BEGINNING of this property description; thence S89°40'08"W (record N89°59'W) along the south line of said Section 26 a distance of 300.29 feet (record 300 feet); thence N00°29'58"W (record N00°13'W) parallel to the east line of said Section 26 a distance of 664.81 feet (record 678.7 feet) to the north line of said S½SE½SE½ of Section 26; thence N89°38'32"E (record N89°47'E) along said north line of the S½SE½SE½ of Section 26 a distance of 300.29 feet (record 300 feet) to said east line of Section 26; thence S00°29'58"E (record S00°13'E) along said east line of Section 26 a distance of 664.96 feet (record 680 feet) to the TRUE POINT OF BEGINNING.

Said tract of land containing 4.58 acres, more or less, and subject to all easements, Right-of-Way, and restrictions of record.

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

EASEMENTS: Any easements shown on this plat are hereby dedicated for the purpose as shown and designated.

The undersigned Owner and Proprietor of the above described tract of land has caused the same to be annexed in the manner shown on this plat, which annexation shall be known as the "Tatanka Addition". Said plat is proposed and offered with free consent and in accordance with the desires of the undersigned Owner and Proprietor, and the undersigned Owner and Proprietor do hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

IN TESTIMONY WHEREOF: Harold Moorehead III, authorized member for Tatanka, LLC, a Wyoming limited liability company, has caused these present to be signed this 15th day of OCTOBER, 2021.

Harold Moorehead III
Harold Moorehead III
authorized member for Tatanka, LLC,
a Wyoming limited liability company

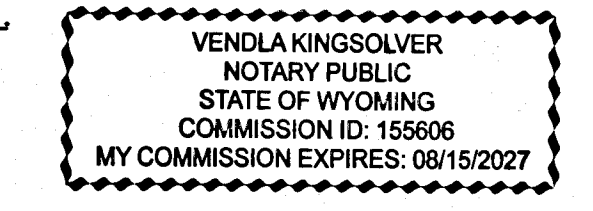
STATE OF WYOMING }
COUNTY OF JOHNSON } ss

The foregoing instrument was acknowledged before me by HAROLD MOOREHEAD III this 15th day of October, 2020-2021.

Witness my hand and seal.

Vendla Kingsolver
Notary Public

My Commission Expires: 8-15-2027



APPROVALS

The City of Buffalo Planning Commission hereby recommends approval of this plat on this 26th day of October, 2020-2021.

Harold Chairman
Craig Corp Secretary

Approved by the City of Buffalo, Wyoming, this 26th day of October, 2020-2021.

[Signature] Mayor
[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 Plat of The Tatanka Addition to the City of Buffalo, Wyoming, is based on the deed filed with the Clerk of Johnson County in Book 87A-52, Page 623, and on the results of a field survey conducted by Fred Janssen in February of 2020 under my direction and accurately represents conditions as found in the field.



RECORDER'S CERTIFICATE

STATE OF WYOMING } ss Doc Number: 312462
COUNTY OF JOHNSON }
This instrument was filed for record on 11/1/2021 at 11:17 AM
and was duly recorded in book: H:FILE page: 606 - 606 fees: 75.00
Johnson County Clerk
By *Janelan*, Deputy

DATE	SURVEYED	ENGINEERED	DRAWN	CHECKED	APPROVED
03 March 2020	FPJ	---	FPJ	BAB	TDP

**NELSON
ENGINEERING**

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

DRAWING TITLE
FINAL PLAT

JOB TITLE
TATANKA ADDITION
TO THE
CITY OF BUFFALO, WYOMING

DRAWING NO
1/1
JOB NO
B20-014-01