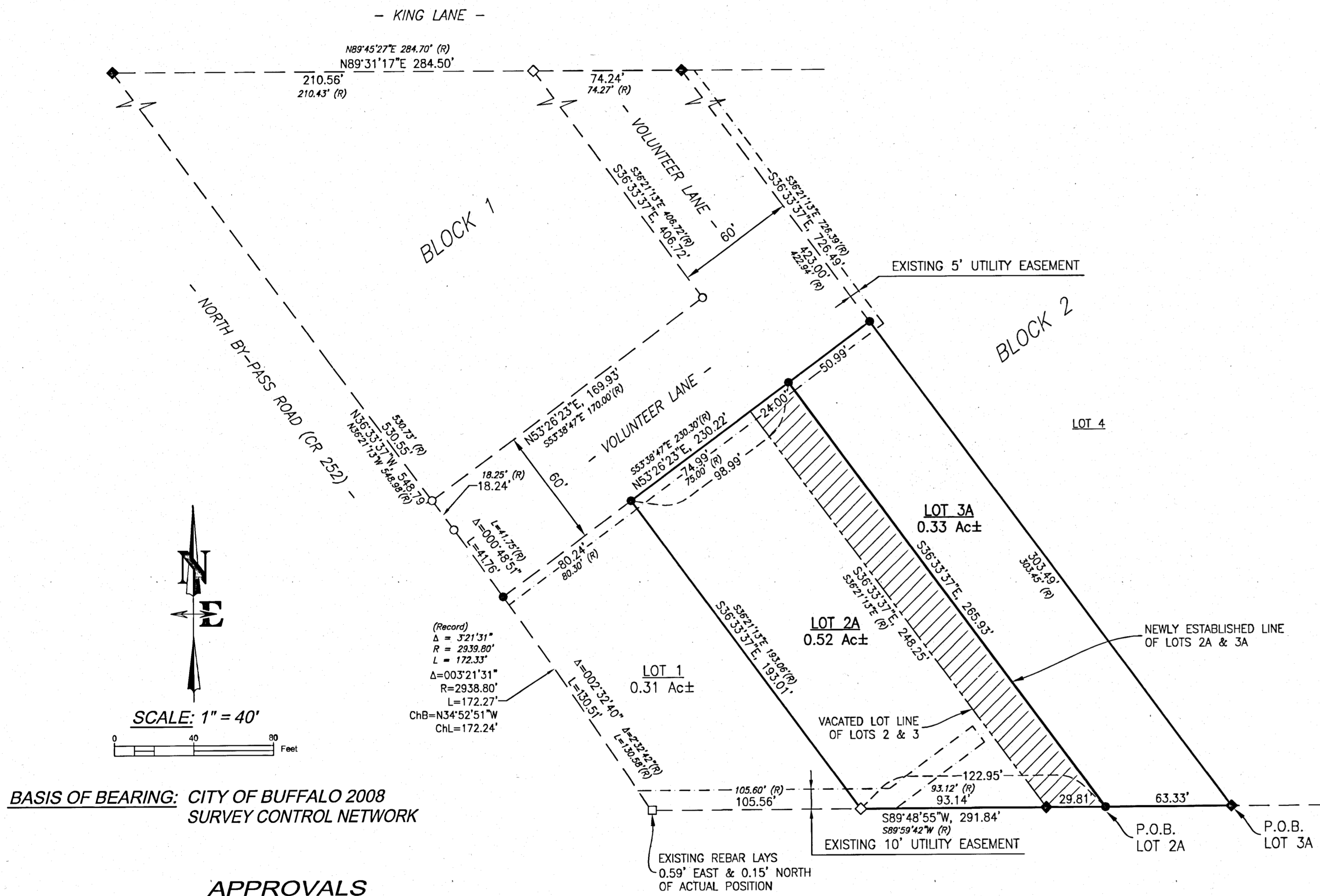


**A RECORD OF SURVEY
FOR
A BOUNDARY LINE ADJUSTMENT
FOR
LOTS 2A and 3A
OF
BLOCK 2 OF THE RESUBDIVISION OF THE ANDERSON ADDITION
BEING A REPLAT OF
LOTS 2 AND 3 OF BLOCK 2 OF THE RESUBDIVISION OF THE ANDERSON ADDITION
TO THE
CITY OF BUFFALO, WYOMING**



BASIS OF BEARING: CITY OF BUFFALO 2008 SURVEY CONTROL NETWORK

APPROVALS

APPROVED BY THE CITY OF BUFFALO, WYOMING, THIS 2nd DAY OF December 2021.

Tommy Dany
CITY PLANNER
Julie Silbermeyer
ATTEST: CITY CLERK

PREPARED FOR:

JOHNSON COUNTY RURAL HEALTH CARE DISTRICT
351 NORTH ADAMS AVENUE
BUFFALO, WY 82834

JOHNSON COUNTY FIRE CONTROL DISTRICT #1
PO BOX 947
BUFFALO, WY 82834

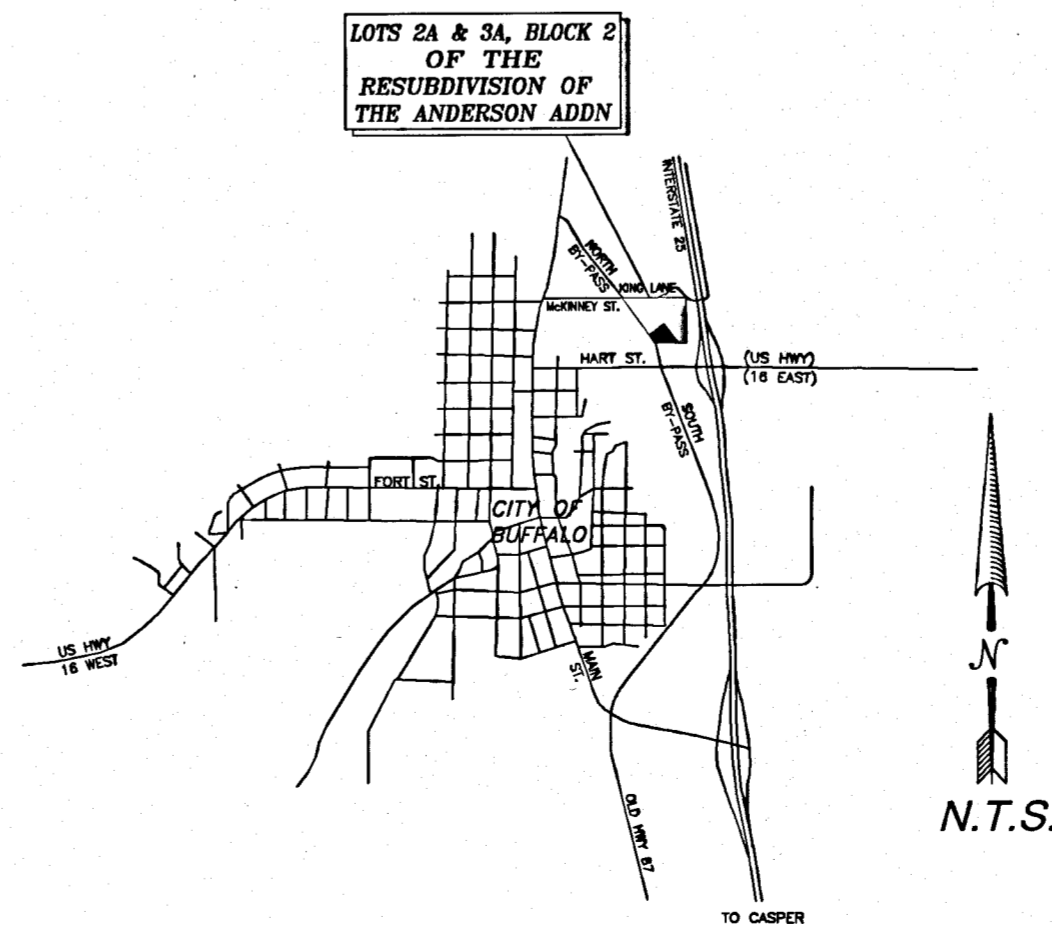
RECORDER'S CERTIFICATE

STATE OF WYOMING)
COUNTY OF JOHNSON) ss
Doc Number: 313146
This instrument was filed for record on 12/17/2021 at 11:02 AM
and was duly recorded in book: H:FILE page: 608 - 608 fees: 75.00
By *[Signature]* Johnson County Clerk
Deputy

LEGEND

- ◆ - FOUND ALUMINUM CAPPED MONUMENT STAMPED "PELS 2085"
- ◇ - FOUND REBAR
- - FOUND REBAR (0.59'E & 0.15'N OF ACTUAL POSITION)
- - COMPUTED POSITION
- - SET ALUMINUM CAPPED MONUMENT STAMPED "LS 15442"
- (R) - RECORD BEARING AND/OR DISTANCE
- - EXISTING LOT LINE
- - - - VACATED LOT LINE
- - - - NEW LOT LINE
- - - - SURROUNDING LOT LINE
- - - - EASEMENT LINE
- ▨ - PORTION CONTAINING 0.14 AC±, TO BE DETACHED FROM LOT 3, BLOCK 2 OF THE RESUBDIVISION OF THE ANDERSON ADDITION AND ATTACHED TO LOT 2, BLOCK 2 OF THE ANDERSON ADDITION TO CREATE LOTS 2A (0.52 AC±) AND 3A (0.33 AC±)

VICINITY SKETCH



CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING REPLAT OF LOTS 2 AND 3, BLOCK 2 OF THE RESUBDIVISION OF THE ANDERSON 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 0.85 ACRES, MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS LOTS 2A AND 3A, BLOCK 2 OF THE RESUBDIVISION OF THE ANDERSON ADDITION TO THE CITY OF BUFFALO, WYOMING, AND DO HEREBY RESERVE PERPETUAL EASEMENTS AS ARE LAID OUT ON THIS PLAT. SAID LOTS 2A AND 3A ARE MORE PARTICULARLY DESCRIBED AS:

LOT 2A

COMMENCING AT AN EXISTING ALUMINUM CAPPED MONUMENT STAMPED "PELS 2085" MARKING THE SOUTHWESTERLY CORNER OF LOT 4, BLOCK 2 OF THE RESUBDIVISION OF THE ANDERSON ADDITION TO THE CITY OF BUFFALO, WYOMING, THENCE S89°48'55"W ALONG THE SOUTH LINE OF SAID ANDERSON ADDITION A DISTANCE OF 63.33 FEET TO A POINT ON AN ALUMINUM CAPPED MONUMENT STAMPED "LS 15442", SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS PROPERTY DESCRIPTION:

THENCE S89°48'55"W ALONG SAID SOUTH LINE OF THE ANDERSON ADDITION A DISTANCE OF 122.95 FEET TO AN EXISTING REBAR;
 THENCE N36°33'37"W A DISTANCE OF 193.01 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF VOLUNTEER LANE MARKED BY AN ALUMINUM CAPPED MONUMENT STAMPED "LS 15442";
 THENCE N53°26'23"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF VOLUNTEER LANE A DISTANCE OF 98.99 FEET TO AN ALUMINUM CAPPED MONUMENT STAMPED "LS 15442";
 THENCE S36°33'37"E A DISTANCE OF 265.93 FEET TO THE TRUE POINT OF BEGINNING;

SAID PARCEL OF LAND CONTAINING 0.52 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF SIGHT AND/OR RECORD.

BASIS OF BEARING BEING THE CITY OF BUFFALO 2008 SURVEY CONTROL NETWORK.

LOT 3A

COMMENCING AT AN EXISTING ALUMINUM CAPPED MONUMENT STAMPED "PELS 2085" MARKING THE SOUTHWESTERLY CORNER OF LOT 4, BLOCK 2 OF THE RESUBDIVISION OF THE ANDERSON ADDITION TO THE CITY OF BUFFALO, WYOMING, SAID POINT BEING THE TRUE POINT OF BEGINNING OF THE PROPERTY DESCRIPTION:

THENCE S89°48'55"W ALONG THE SOUTH LINE OF SAID ANDERSON ADDITION A DISTANCE OF 63.33 FEET TO AN ALUMINUM CAPPED MONUMENT STAMPED "LS 15442";
 THENCE N36°33'37"W A DISTANCE OF 265.93 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY OF VOLUNTEER LANE MARKED BY AN ALUMINUM CAPPED MONUMENT STAMPED "LS 15442";
 THENCE N53°26'23"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF VOLUNTEER LANE A DISTANCE OF 50.99 FEET TO ALUMINUM CAPPED MONUMENT STAMPED "LS 15442";
 THENCE S36°33'37"E A DISTANCE OF 303.49 FEET TO THE TRUE POINT OF BEGINNING;

SAID PARCEL OF LAND CONTAINING 0.33 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF SIGHT AND/OR RECORD.

BASIS OF BEARING BEING THE CITY OF BUFFALO 2008 SURVEY CONTROL NETWORK.

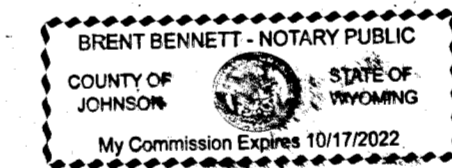
IN TESTIMONY WHEREOF: Paul Kozisek AND Amanda Hulet
 BOARD MEMBERS OF THE JOHNSON COUNTY FIRE CONTROL DISTRICT #1, HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 16 DAY OF November, 2021.

Paul Kozisek BOARD MEMBER
Amanda Hulet BOARD MEMBER

STATE OF WYOMING)
)ss
 COUNTY OF JOHNSON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Paul Kozisek AND Amanda Hulet, BOARD MEMBERS OF THE JOHNSON COUNTY FIRE CONTROL DISTRICT #1 ON THIS 16th DAY OF November, 2021.

WITNESS MY HAND AND SEAL:
[Signature]
 NOTARY PUBLIC



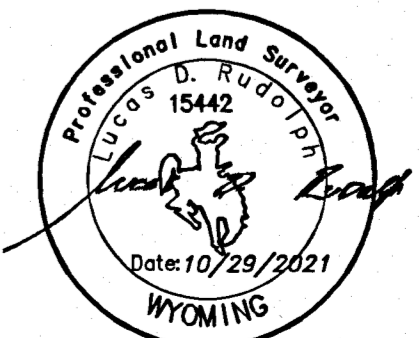
MY COMMISSION EXPIRES: 10-17-2022

- NOTES:**
- SELLER DOES NOT WARRANT TO PURCHASER THAT THEY HAVE ANY RIGHTS TO THE NATURAL FLOW OF ANY STREAM WITHIN OR ADJACENT TO THE SUBDIVISION.
 - WYOMING LAW DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS TO THE CONTINUED NATURAL FLOW OF A STREAM OR RIVER TO PERSON LIVING ON THE BANKS OF THE STREAM OR RIVER.
 - THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
)ss
 COUNTY OF JOHNSON)

I, LUCAS D. RUDOLPH, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY ATTEST THAT THIS RECORD OF SURVEY OF A BOUNDARY LINE ADJUSTMENT FOR LOTS 2A AND 3A OF BLOCK 2 OF THE RESUBDIVISION OF THE ANDERSON ADDITION TO THE CITY OF BUFFALO, WYOMING, IS BASED ON THE RESULTS OF A FIELD SURVEY CONDUCTED, BY TREVOR D. ROBASON, UNDER MY DIRECTION IN JUNE OF 2021 AND THE PLAT FILED WITH THE OFFICE OF THE CLERK OF JOHNSON COUNTY, WYOMING, IN THE HANGING FILE, PAGE 271, AND REPRESENTS THE CONDITIONS AS FOUND ON THE GROUND.



| | |
|---------------|--|
| DATE SURVEYED | 28062021 |
| | TDR |
| ENGINEERED | |
| DRAWN | FPI |
| CHECKED | HM/GH |
| APPROVED | LDR |
| DRAWING NO. | 1/1 |
| JOB NO. | B21-077-01 |
| DRAWING TITLE | RECORD OF SURVEY BOUNDARY LINE ADJUSTMENT LOTS 2A & 3A, BLOCK 2, RESUBDIVISION OF THE ANDERSON ADDITION BUFFALO, WYOMING |
| JOB TITLE | NELSON ENGINEERING P.O. BOX 1004, BUFFALO WYOMING (307) 684-7029 |