

# A LOT SPILT OF LOT 2, BLOCK 1 OF ATTER ADDITION TO THE CITY OF BUFFALO, WYOMING

## CERTIFICATE OF DEDICATION

THE UNDERSIGNED, AMY F. BOULEY, MEMBER OF COOKOO NEST, LLC, HEREBY CERTIFIES THAT THEY ARE THE OWNER AND PROPRIETOR OF THE FOREGOING LOT 2, BLOCK 1, OF ATTER ADDITION TO THE CITY OF BUFFALO, WYOMING.

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDER-SIGNED OWNER AND PROPRIETOR, HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS LOT 2A AND LOT 2B, BLOCK 1 OF ATTER ADDITION TO THE CITY OF BUFFALO, WYOMING AS SHOWN HEREON. SAID LOTS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### LOT 2A

A PARCEL OF LAND BEING PART OF LOT 2, BLOCK 1 OF ATTER ADDITION TO THE CITY OF BUFFALO, WYOMING ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 188 OF THE JOHNSON COUNTY, WYOMING RECORDS. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

**BEGINNING** AT A 2" ALUMINUM CAP STAMPED PLS 5367, MONUMENTING THE SOUTHWESTERLY CORNER OF SAID LOT 2, BLOCK 1 OF ATTER ADDITION;

THENCE N00°17'11"W, 105.22 FEET ALONG THE WESTERLY LINE OF SAID LOT 2 TO NORTHWESTERLY CORNER OF THE PARCEL BEING DESCRIBED, MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED PLS 14558;

THENCE N89°38'57"E, 219.93 FEET ALONG THE NORTHERLY LINE OF THE PARCEL BEING DESCRIBED TO NORTHEASTERLY CORNER THEREOF, MONUMENTED BY A 2" ALUMINUM CAP STAMPED PLS 5367;

THENCE S00°19'21"E, 105.30 FEET ALONG THE EASTERLY LINE OF SAID LOT 2 TO THE SOUTHEASTERLY CORNER THEREOF, MONUMENTED BY A 1-1/2" ALUMINUM CAP STAMPED LS 2086;

THENCE S89°40'09"W, 220.00 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 2 TO THE TRUE POINT OF BEGINNING OF SAID PARCEL OF LAND.

SAID PARCEL CONTAINING 23,154 SQUARE FEET MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS OF RECORD.

### LOT 2B

A PARCEL OF LAND BEING PART OF LOT 2, BLOCK 1 OF ATTER ADDITION TO THE CITY OF BUFFALO, WYOMING ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 188 OF THE JOHNSON COUNTY, WYOMING RECORDS. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

**BEGINNING** AT A 2" ALUMINUM CAP STAMPED PLS 5367, MONUMENTING THE NORTHWESTERLY CORNER OF SAID LOT 2, BLOCK 1 OF ATTER ADDITION;

THENCE N89°39'25"E, 219.87 FEET ALONG THE NORTHERLY LINE OF SAID LOT 2 TO NORTHEASTERLY CORNER THEREOF, MONUMENTED BY A 2" ALUMINUM CAP STAMPED PLS 5367;

THENCE S00°19'21"E, 105.20 FEET ALONG THE EASTERLY LINE OF SAID LOT 2 TO THE SOUTHEASTERLY CORNER OF THE PARCEL BEING DESCRIBED, MONUMENTED BY A 2" ALUMINUM CAP STAMPED PLS 5367;

THENCE S89°38'57"W, 219.93 FEET ALONG THE SOUTHERLY LINE OF THE PARCEL BEING DESCRIBED TO THE SOUTHWESTERLY CORNER THEREOF, MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED PLS 14558;

THENCE N00°17'11"W, 105.23 FEET ALONG THE WESTERLY LINE OF SAID LOT 2 TO THE TRUE POINT OF BEGINNING OF SAID PARCEL OF LAND.

SAID PARCEL CONTAINING 23,137 SQUARE FEET MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS AND AGREEMENTS OF RECORD.

IN TESTIMONY WHEREOF: AMY F. BOULEY IN HER CAPACITY OF MEMBER OF COOKOO NEST, LLC, HAS CAUSED THESE PRESENTS

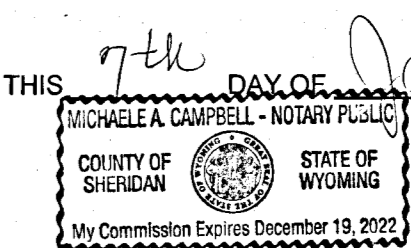
TO BE SIGNED THIS 7 DAY OF January, 2022

BY: Amy F. Bouley  
AMY F. BOULEY, MEMBER

STATE OF WYOMING )  
COUNTY OF Sheridan ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF January, 2022 BY AMY F. BOULEY, MEMBER OF COOKOO NEST, LLC.

WITNESS MY HAND AND OFFICIAL SEAL



Michelle A. Campbell  
NOTARY PUBLIC

MY COMMISSION EXPIRES: Dec. 19, 2022

### INCORPORATED CITY APPROVAL

APPROVED BY THE CITY OF BUFFALO PLANNING COMMISSION

THIS 25th DAY OF January, 2022

Tony By  
CITY PLANNER  
Harriet  
CHAIRMAN  
Craig Cape  
SECRETARY

### CERTIFICATE OF RECORDER

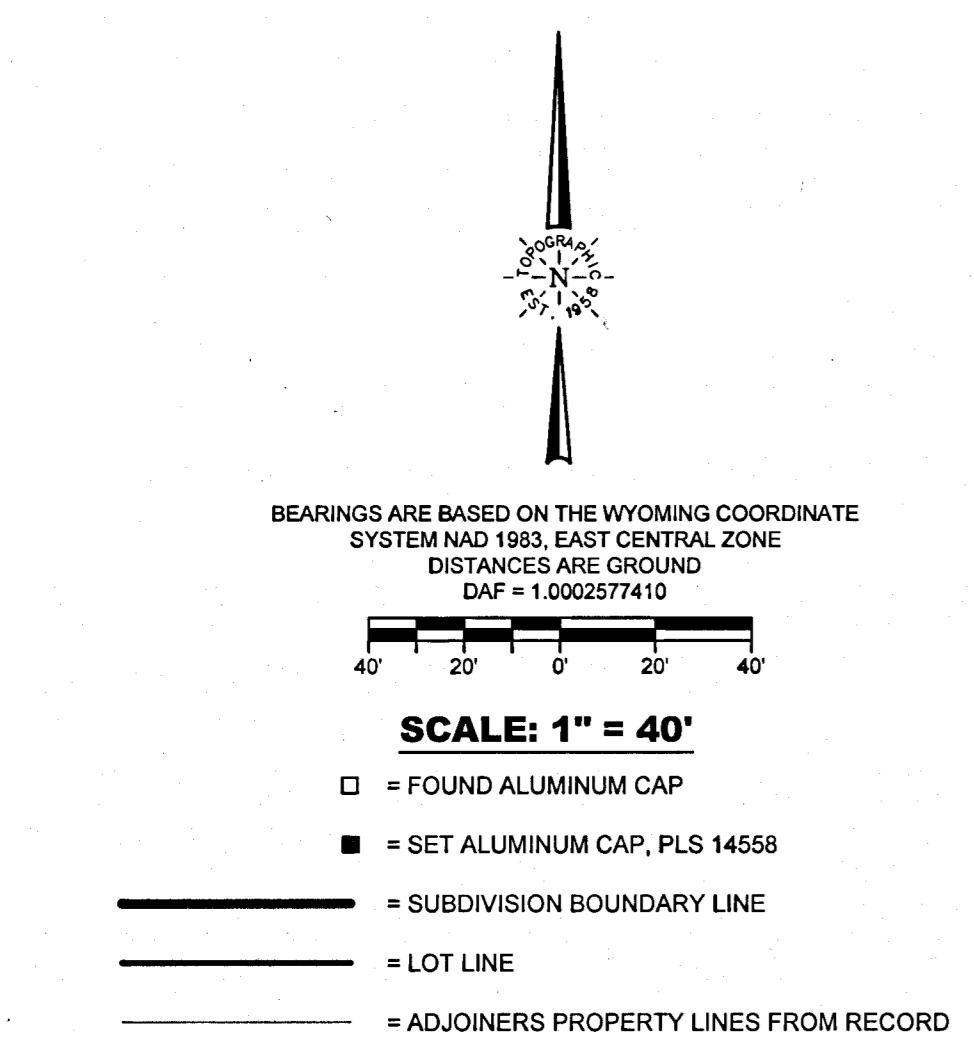
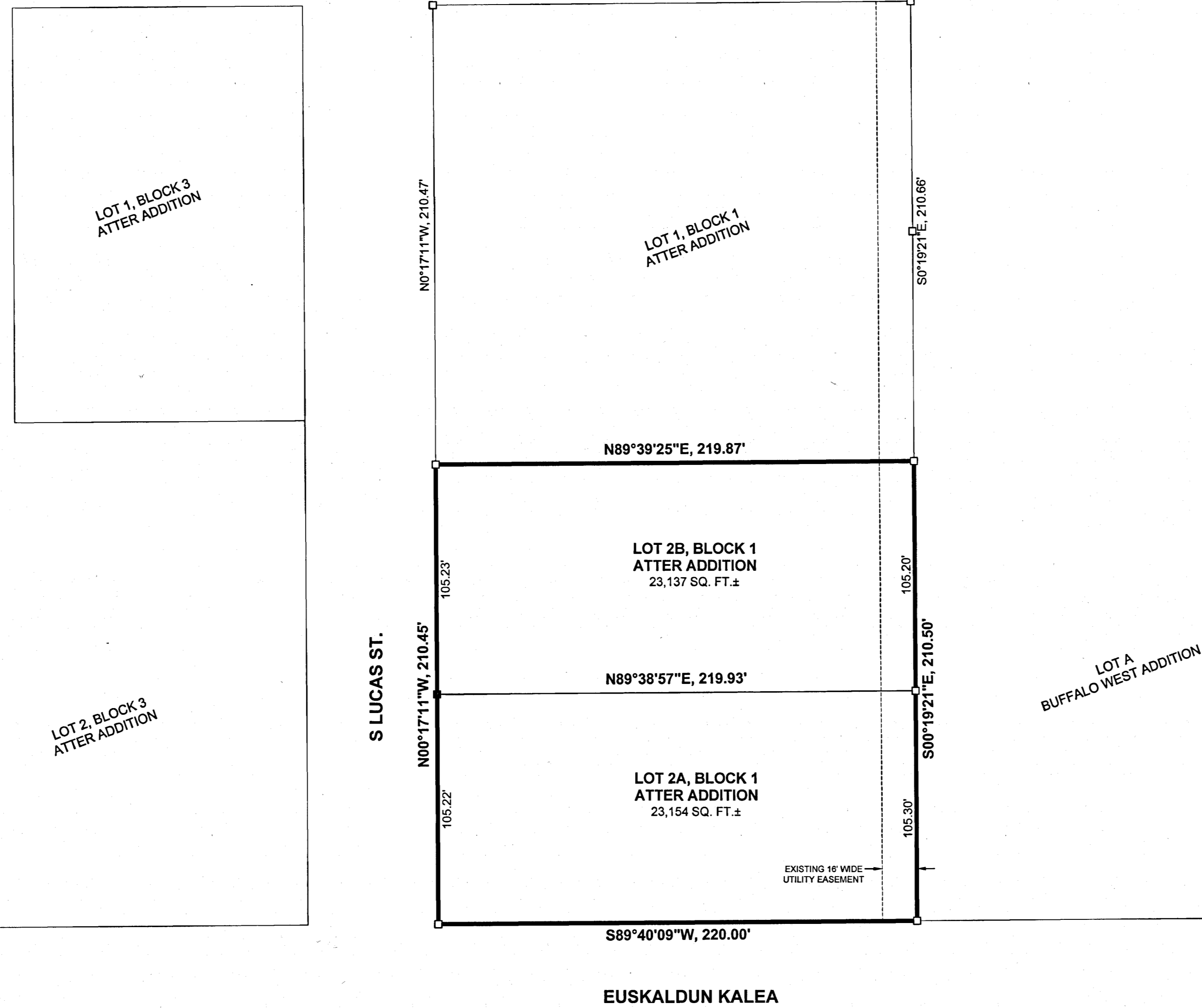
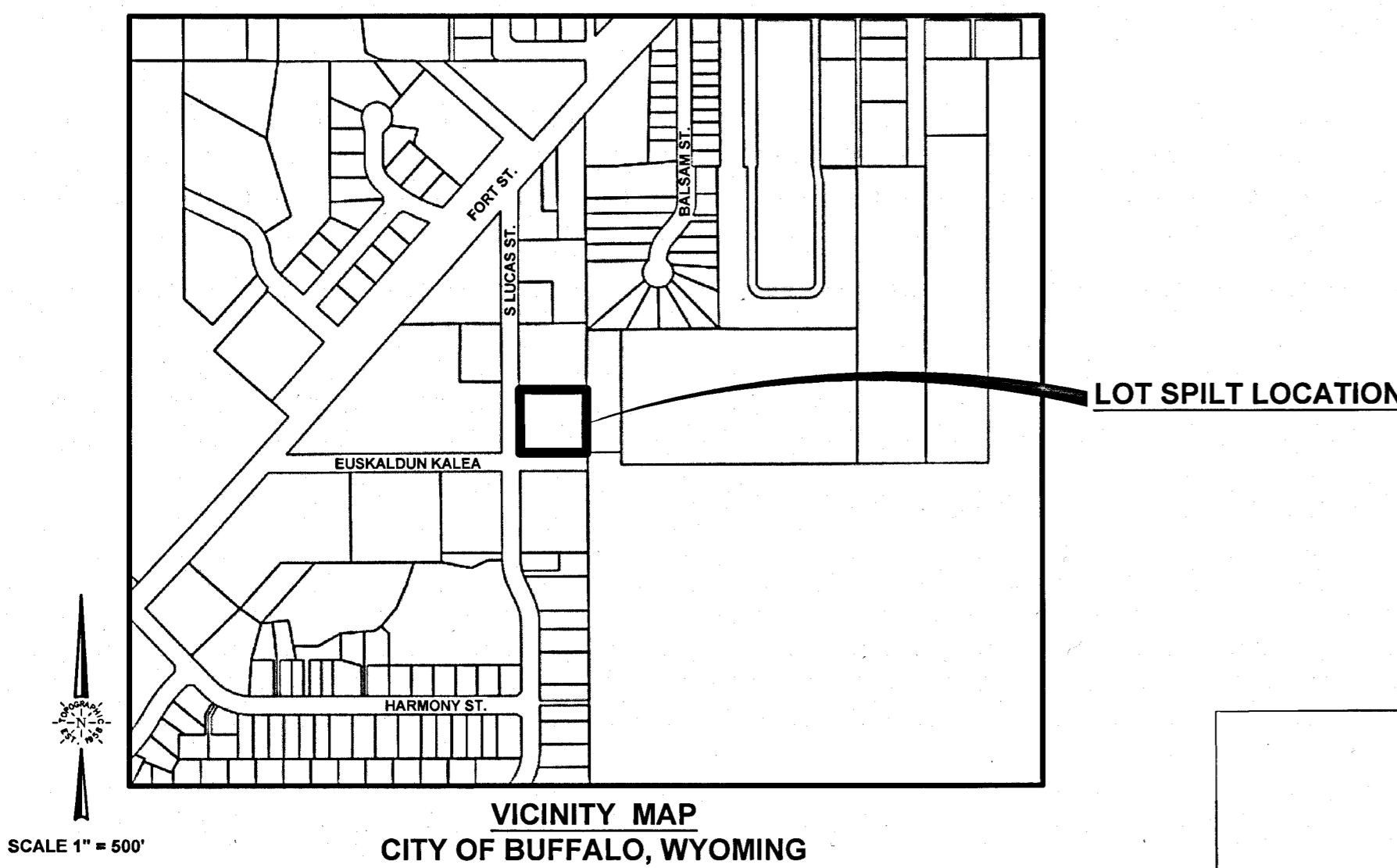
COUNTY OF JOHNSON ) SS Doc Number: 314109  
This instrument was filed for record on 1/26/2022 at 11:54 AM  
and was duly recorded in book: H-FILE pages: 614 - 614 fees: 75.00  
Johnston County Clerk  
By Johnston Deputy

### CERTIFICATE OF SURVEYOR

STATE OF WYOMING )  
COUNTY OF JOHNSON )



I, AARON L. MONEY, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, AND THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF A LOT SPILT OF LOT 2, BLOCK 1 OF ATTER ADDITION TO THE CITY OF BUFFALO, WYOMING, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, AND THAT THIS PLAT WAS MADE FROM AN ACCURATE FIELD SURVEY OF SAID PROPERTY CONDUCTED BY ME DURING NOVEMBER, 2021, AND THAT THE PHYSICAL AND MATHEMATICAL DETAILS SHOWN HEREON ARE CORRECT AT THE TIME OF SAID SURVEY.



## TOPOGRAPHIC

LOYALTY INNOVATION LEGACY

340 W. B STREET, Ste. 204 • CASPER, WYOMING 82601  
TELEPHONE: (307) 439-4567  
WWW.TOPOGRAPHIC.COM

PROJ. # 144597 • November 30, 2021 • DRAWN BY: ALM • CHECKED BY: ALM

OWNER: COOKOO NEST, LLC  
3417 BIG HORN AVE.  
SHERIDAN, WY 82801