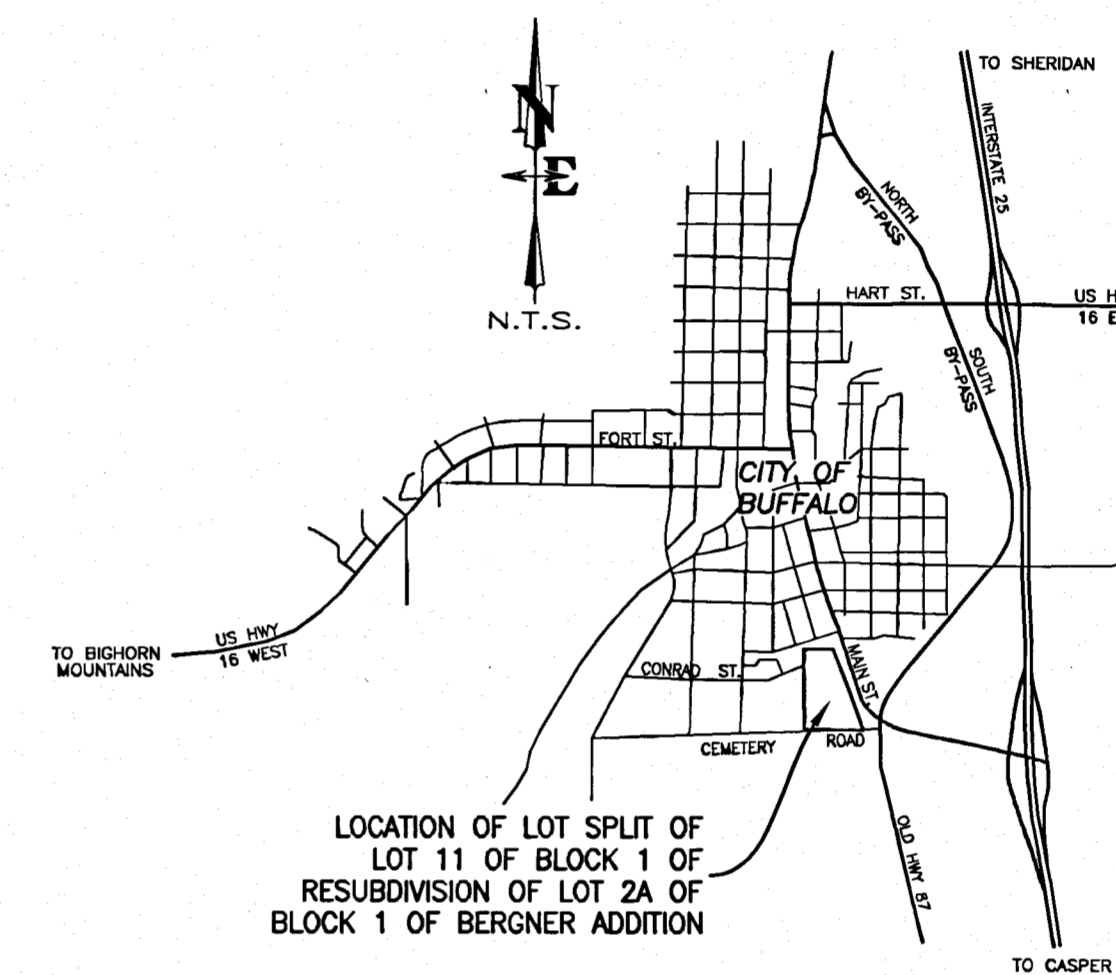


**A LOT SPLIT
OF
LOT 11 OF BLOCK 1
OF THE
RESUBDIVISION OF LOT 2A OF BLOCK 1
OF THE
BERGNER ADDITION
TO THE
CITY OF BUFFALO, WYOMING**

PREPARED FOR:

SWEETWATER INTERESTS, LLC
PO BOX 728
BUFFALO, WY 82834

**VICINITY SKETCH
BUFFALO, WYOMING**



LEGEND

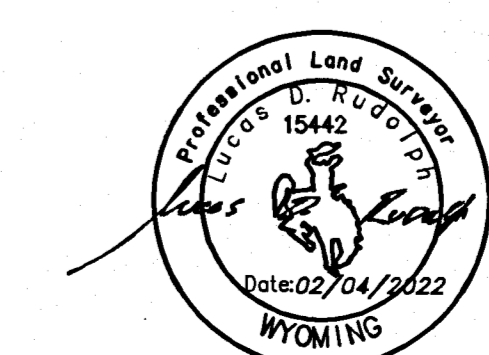
- - EXISTING ALUMINUM CAPPED MONUMENT
- - SET ALUMINUM CAPPED MONUMENT, STAMPED "NELSON ENGR. PLS 15442"
- — — — — EXTERIOR LOT LINE OF PREVIOUS LOT 11
- — — — — NEW LOT LINE COMMON TO LOTS 11A & 12
- — — — — EXISTING CITY LIMITS
- — — — — SURROUNDING PROPERTY/LOT LINES
- — — — — CENTERLINE OF NEW 15' SEWER EASEMENT
- — — — — EDGE OF NEW 15' SEWER EASEMENT

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)
COUNTY OF JOHNSON)

I, LUCAS D. RUDOLPH, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY ATTEST THAT THIS LOT SPLIT OF LOT 11 OF BLOCK 1 OF THE RESUBDIVISION OF LOT 2A OF BLOCK 1 OF THE BERGNER ADDITION TO THE CITY OF BUFFALO, WYOMING, IS BASED ON THE RESULTS OF A FIELD SURVEY CONDUCTED, BY FRED JANSSEN, UNDER MY DIRECTION IN NOVEMBER OF 2021 AND THAT THE LANDS OF THIS SUBDIVISION ARE IDENTICAL WITH AND DESCRIBED AS LOT 11 THE PLAT OF THE RESUBDIVISION OF LOT 2A, BLOCK 1 OF THE BERGNER ADDITION FILED WITH THE OFFICE OF THE CLERK OF JOHNSON COUNTY, WYOMING, IN THE HANGING FILE, PAGES 611 AND 612, AND REPRESENTS THE CONDITIONS AS FOUND ON THE GROUND.



CERTIFICATE OF DEDICATION

STATE OF WYOMING)
COUNTY OF JOHNSON)

THE UNDERSIGNED OWNER AND PROPRIETOR OF THE LANDS SHOWN HEREON HEREBY CERTIFIES;

THAT THE SUBDIVISION OF LAND AS SHOWN HEREON AND DESCRIBED IN THE CERTIFICATE OF SURVEYOR HEREON IS WITH THEIR FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS;

THAT THE NAME OF THE SUBDIVISION SHALL BE A LOT SPLIT OF LOT 11 OF BLOCK 1 OF THE RESUBDIVISION OF LOT 2A OF BLOCK 1 OF THE BERGNER ADDITION TO THE CITY OF BUFFALO, WYOMING;

THAT NEW EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED FOR THE PURPOSES SHOWN;

THAT THE SELLER DOES NOT WARRANT TO PURCHASER THAT THEY SHALL HAVE ANY RIGHTS TO THE NATURAL FLOW OF ANY STREAM WITHIN OR ADJACENT TO THE SUBDIVISION;

THAT WYOMING LAW DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS TO THE CONTINUED NATURAL FLOW OF A STREAM OR RIVER TO PERSONS LIVING ON THE BANKS OF THE STREAM OR RIVER;

THAT ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED;

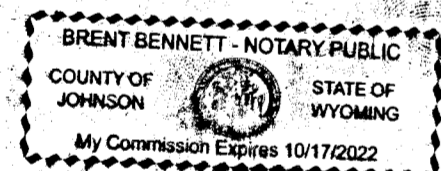
THAT THIS SUBDIVISION IS SUBJECT TO ANY OTHER EASEMENTS, RESTRICTIONS, RIGHTS-OF-WAY, AND CONDITIONS OF SIGHT AND/OR RECORD INCLUDING, BUT NOT LIMITED TO THOSE SHOWN HEREON;

IN TESTIMONY WHEREOF: ROBERT A. BERGNER, MANAGER OF SWEETWATER INTERESTS, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 9 DAY OF Feb, 2022.

Robert A. Bergner
ROBERT A. BERGNER, MANAGER
SWEETWATER INTERESTS, LLC

STATE OF WYOMING)
COUNTY OF JOHNSON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ROBERT A. BERGNER ON THIS 9th DAY OF Feb, 2022, WITNESS MY HAND AND SEAL:



Brent Bennett
BRENT BENNETT
NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/17/2022

APPROVALS

APPROVED BY THE CITY OF BUFFALO PLANNING COMMISSION THIS 17th DAY OF February, 2022.

Lucas D. Rudolph
LUCAS D. RUDOLPH
CHAIRPERSON

Craig Cope
CRAIG COPE
ATTTEST: SECRETARY

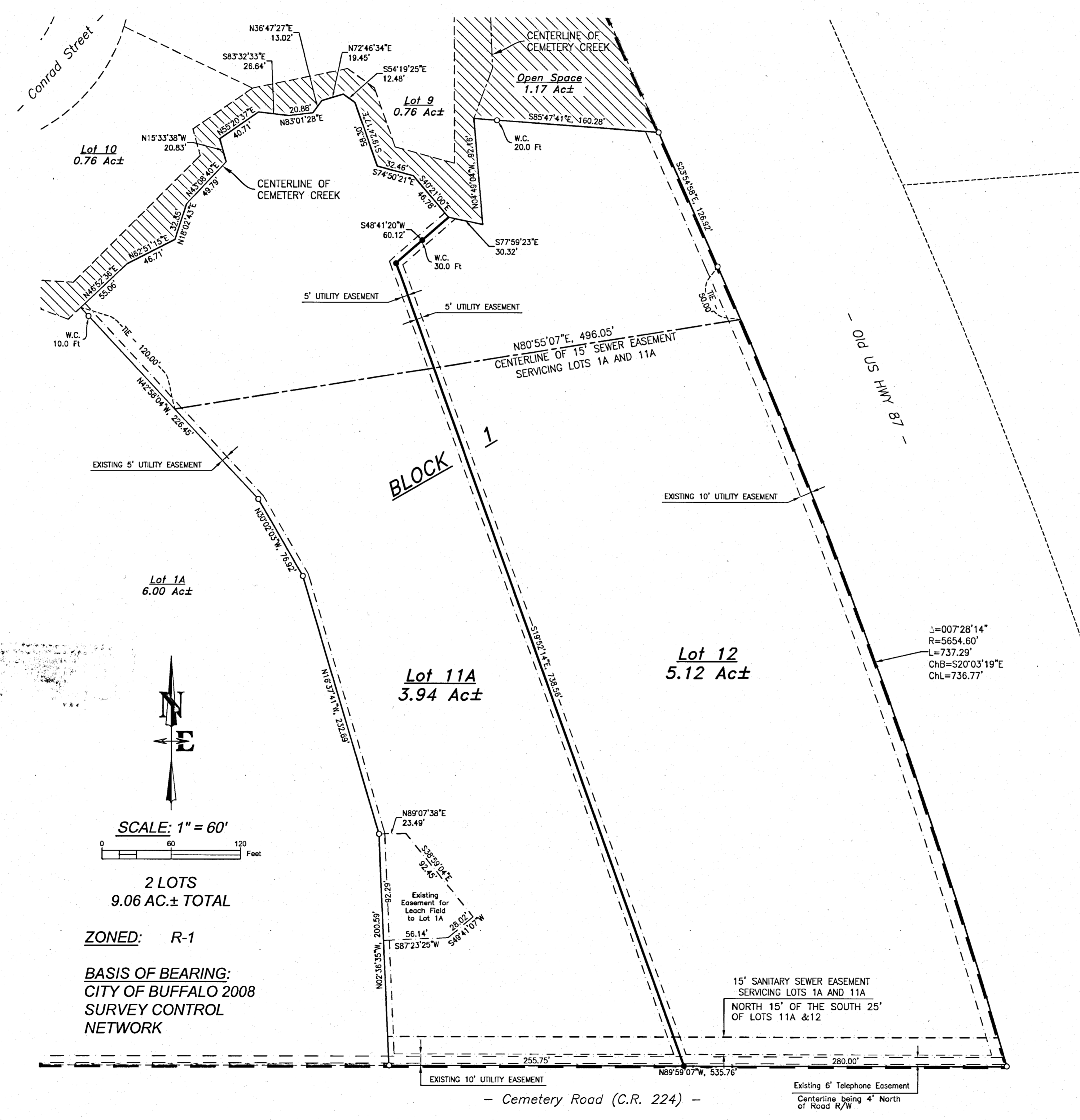
APPROVED BY THE BUFFALO CITY COUNCIL THIS 17th DAY OF February, 2022.

Lucy Day
LUCY DAY
CITY PLANNER

NA
N/A
ATTTEST: CITY CLERK

RECORDER'S CERTIFICATE

COUNTY OF JOHNSON) SS Doc Number: 314505
This instrument was filed for record on 2/17/2022 at 1:44 PM
and was duly recorded in book: H:FILE page: 616 - 616 fees: 75.00
By *[Signature]* Johnson County Clerk
Deputy



SCALE: 1" = 60'
0 60 120 Feet

2 LOTS
9.06 AC± TOTAL

ZONED: R-1

BASIS OF BEARING:
CITY OF BUFFALO 2008
SURVEY CONTROL
NETWORK

DATE	04Feb2022	REV.	
SURVEYED	FP1	ENGINEERED	---
DRAWN	---	FP1	---
CHECKED	---	TDR	---
APPROVED	---	LDR	---
NELSON ENGINEERING P.O. BOX 1004, BUFFALO WYOMING (307) 684-7029			
DRAWING NO	1/1	JOB TITLE	LOT SPLIT OF LOT 11 OF BLOCK 1
JOB NO	B21-126-01		RESUB LOT 2A OF BLK 1 OF THE BERGNER ADDN BUFFALO, WYOMING