

**A REPLAT
OF
LOTS 4A AND 5A OF BLOCK 24
OF THE
PARK ADDITION TO THE CITY OF BUFFALO, WYOMING**

BEING A RESUBDIVISION OF
LOTS 4, 5, 6, AND 7 OF BLOCK 24 OF THE PARK ADDITION
TO THE
CITY OF BUFFALO, WYOMING

CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING RESUBDIVISION OF LOTS 4, 5, 6, AND 7 OF BLOCK 24 OF THE PARK ADDITION TO THE CITY OF BUFFALO, WYOMING, AS APPEARS ON THIS RECORD OF SURVEY IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR, CONTAINING 1.09 ACRES, MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS A REPLAT OF LOTS 4A AND 5A OF BLOCK 24 OF THE PARK ADDITION TO THE CITY OF BUFFALO, WYOMING, SAID LOTS 4A AND 5A ARE MORE PARTICULARLY DESCRIBED AS:

LOT 4A

COMMENCING AT AN ALUMINUM CAPPED REBAR MARKING THE NORTHWEST CORNER OF LOT 4 OF BLOCK 24 OF THE PARK ADDITION TO THE CITY OF BUFFALO, WYOMING, SAID ALUMINUM CAPPED REBAR BEING THE TRUE POINT OF BEGINNING OF THIS PROPERTY DESCRIPTION.

THENCE S89°27'52"E ALONG THE NORTH LINE OF SAID LOT 4 A DISTANCE OF 241.96 FEET TO AN IRON PIPE;
THENCE S00°29'52"W ALONG THE EAST LINE OF SAID BLOCK 24 A DISTANCE OF 70.00 FEET TO AN ALUMINUM CAPPED REBAR STAMPED "LS 15442";
THENCE N89°27'52"W A DISTANCE OF 121.52 FEET TO AN ALUMINUM CAPPED REBAR STAMPED "LS 15442";
THENCE S18°01'10"W A DISTANCE OF 68.72 FEET TO AN ALUMINUM CAPPED REBAR STAMPED "LS 15442";
THENCE N88°21'48"W A DISTANCE OF 16.00 FEET TO AN ALUMINUM CAPPED REBAR STAMPED "LS 15442";
THENCE S29°51'30"W A DISTANCE OF 23.32 FEET TO AN ALUMINUM CAPPED REBAR STAMPED "LS 15442";
THENCE N88°02'14"W A DISTANCE OF 70.65 FEET TO A POINT ON THE WEST LINE OF SAID BLOCK 24 MARKED BY AN ALUMINUM CAPPED REBAR STAMPED "LS 15442";
THENCE N00°07'54"W ALONG SAID WEST LINE OF BLOCK 24 A DISTANCE OF 153.82 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 0.59 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL RIGHTS-OF-WAY, RESERVATIONS, AND EASEMENTS OF SIGHT AND/OR RECORD.

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

LOT 5A

COMMENCING AT AN ALUMINUM CAPPED REBAR MARKING THE SOUTHWEST CORNER OF LOT 7 OF BLOCK 24 OF THE PARK ADDITION TO THE CITY OF BUFFALO, WYOMING, SAID ALUMINUM CAPPED REBAR BEING THE TRUE POINT OF BEGINNING OF THIS PROPERTY DESCRIPTION.

THENCE N00°07'54"W ALONG THE WEST LINE OF SAID BLOCK 24 A DISTANCE OF 42.35 FEET TO AN ALUMINUM CAPPED REBAR STAMPED "LS 15442";
THENCE S88°02'14"E A DISTANCE OF 70.65 FEET TO AN ALUMINUM CAPPED REBAR STAMPED "LS 15442";
THENCE N29°51'30"E A DISTANCE OF 23.32 FEET TO AN ALUMINUM CAPPED REBAR STAMPED "LS 15442";
THENCE S88°21'48"E A DISTANCE OF 16.00 FEET TO AN ALUMINUM CAPPED REBAR STAMPED "LS 15442";
THENCE N18°01'10"E A DISTANCE OF 68.72 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 24 MARKED BY AN ALUMINUM CAPPED REBAR STAMPED "LS 15442";
THENCE S89°27'52"E A DISTANCE OF 121.52 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK 24 MARKED BY AN ALUMINUM CAPPED REBAR STAMPED "LS 15442";
THENCE S00°29'52"W ALONG SAID EAST LINE OF BLOCK 24 A DISTANCE OF 126.48 FEET TO AN IRON PIPE MARKING THE SOUTHEAST CORNER OF SAID LOT 7;
THENCE N89°23'07"W ALONG THE SOUTH LINE OF SAID LOT 7 A DISTANCE OF 239.80 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 0.50 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL RIGHTS-OF-WAY, RESERVATIONS, AND EASEMENTS OF SIGHT AND/OR RECORD.

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

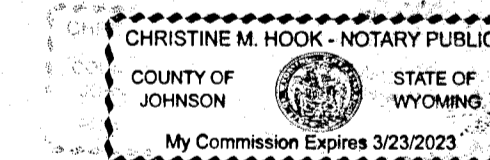
EASEMENTS: ANY EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED FOR THE PURPOSES AS SHOWN.

IN TESTIMONY WHEREOF: CALVARY CHAPEL OF BUFFALO, A WYOMING NON-PROFIT CORPORATION HAS

CAUSED THESE PRESENTS TO BE SIGNED THIS 18 DAY OF February, 2022.

Mike Leabee
MIKE LEEBEE, PASTOR

STATE OF WYOMING)
)SS
COUNTY OF JOHNSON)



THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MIKE LEEBEE, PASTOR, THIS 18th DAY OF February, 2022.

WITNESS MY HAND AND SEAL.

Christine M. Hook
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-23-2023

APPROVALS

APPROVED BY THE CITY OF BUFFALO, WYOMING, THIS 22nd DAY OF February, 2022.

Troy Day
CITY PLANNER

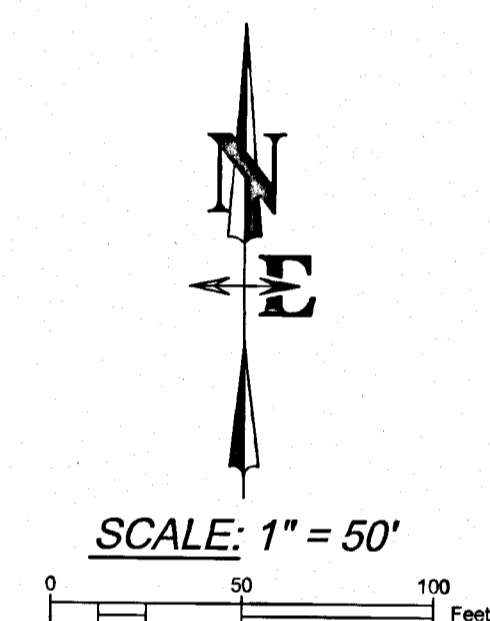
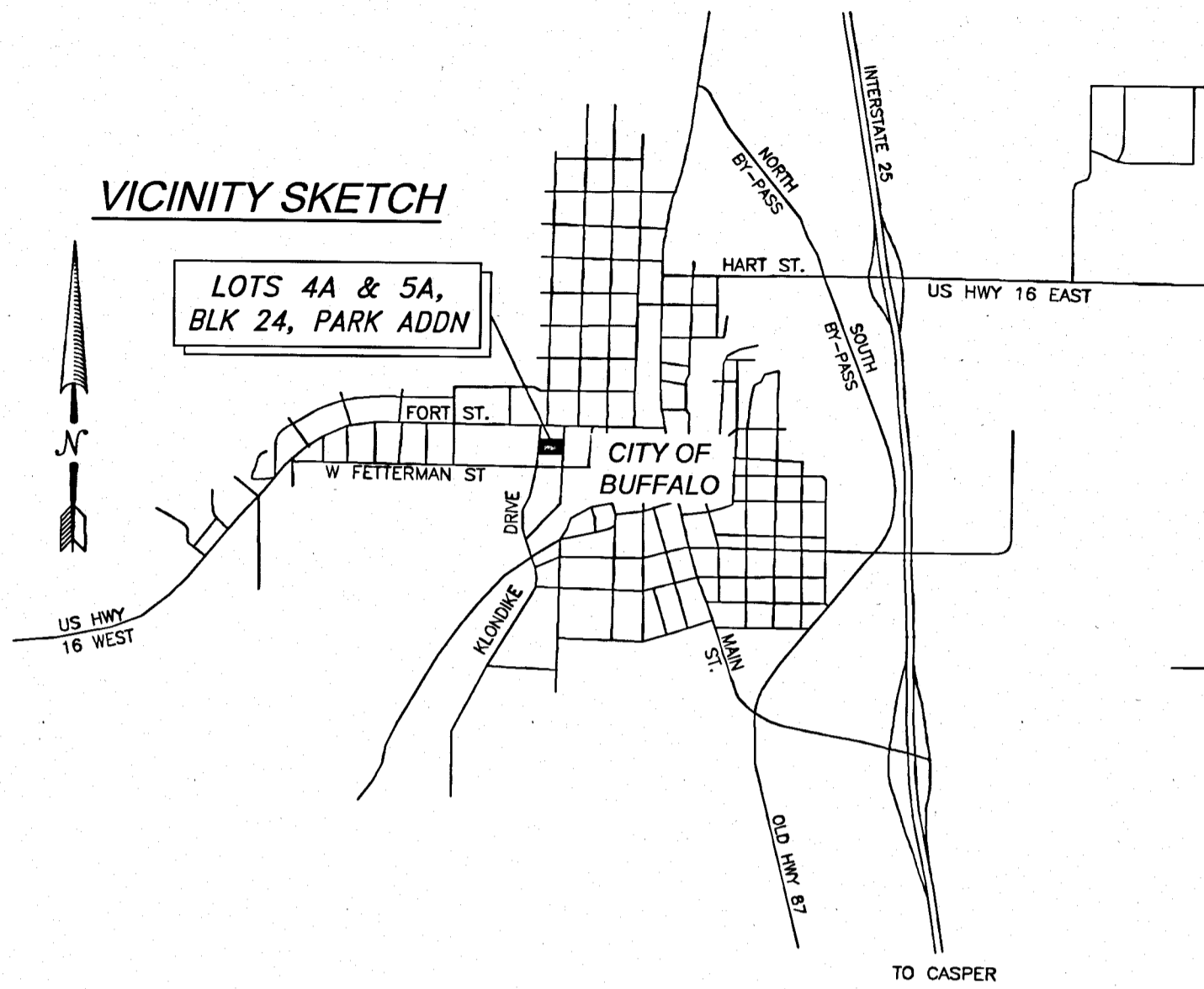
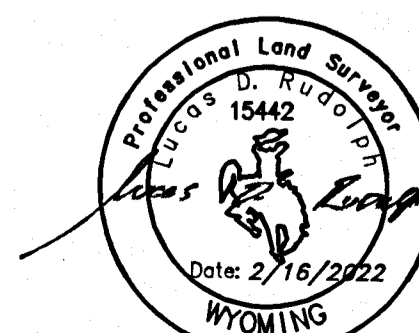
John Silberman
CITY CLERK

RECORDER'S CERTIFICATE

COUNTY OF JOHNSON, WYOMING Doc Number: 314570
This instrument was filed for record on 2/22/2022 at 1:33 PM
and was duly recorded in book: H:FILE page: 617 - 617 fees: 75.00
By [Signature] Johnson County Clerk
Deputy

CERTIFICATE OF SURVEYOR

I, LUCAS D. RUDOLPH, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY ATTEST THAT THIS REPLAT OF LOTS 4A AND 5A OF BLOCK 24 OF THE PARK ADDITION TO THE CITY OF BUFFALO, WYOMING, IS BASED ON THE RESULTS OF A FIELD SURVEY CONDUCTED, BY TREVOR D. ROBASON AND FRED JANSSEN, UNDER MY DIRECTION IN AUGUST OF 2021 AND THE DEED FILED WITH THE OFFICE OF THE CLERK OF JOHNSON COUNTY, WYOMING, IN BOOK 87A56, PAGES 220-221, AND REPRESENTS THE CONDITIONS AS FOUND ON THE GROUND.



2 LOTS - 1.09 AC.± TOTAL

ZONING: R-1

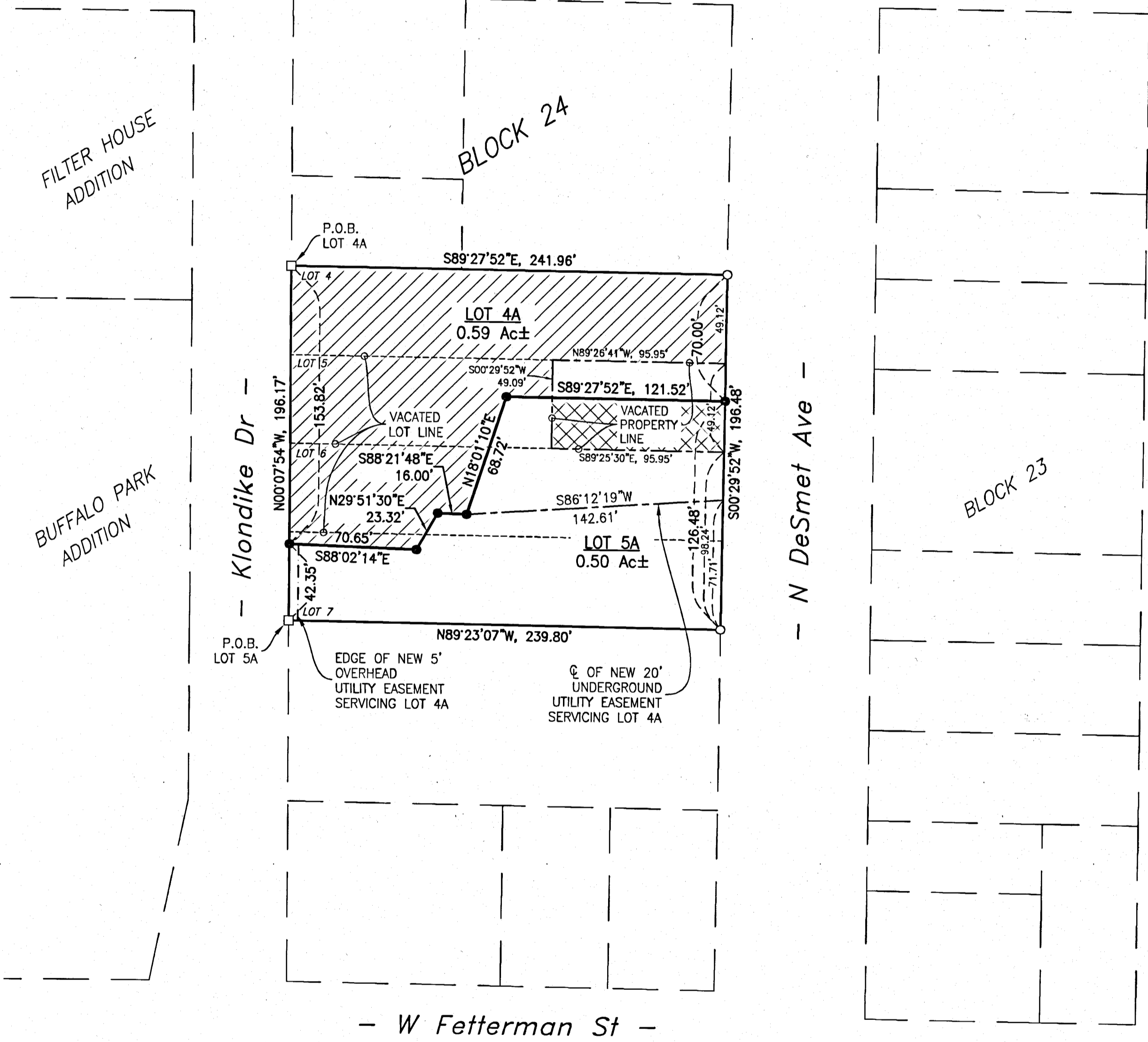
BASIS OF BEARING: CITY OF BUFFALO 2008 SURVEY CONTROL NETWORK

PREPARED FOR:

CALVARY CHAPEL OF BUFFALO
40 N DeSMET AVE
BUFFALO, WY 82834

LEGEND

- - FOUND ALUMINUM CAPPED REBAR
- - FOUND IRON PIPE
- - SET ALUMINUM CAPPED REBAR STAMPED "LS 15442"
- - PROPERTY LINE
- - NEW PROPERTY LINE
- - - - - VACATED PROPERTY LINE
- - - - - ORIGINAL LOT LINE (TO BE VACATED)
- - - - - SURROUNDING PROPERTY LINE
- - - - - CENTERLINE OF NEW EASEMENT
- - - - - EDGE OF NEW EASEMENT
- [Hatched Box] - PORTION CONTAINING 0.56 AC±, TO BE DETACHED FROM PARCEL I, AS DESCRIBED IN THE DEED FILED WITH THE OFFICE OF THE CLERK OF JOHNSON COUNTY, WYOMING, IN BOOK 87A56, PAGES 220 & 221, AND ATTACHED TO PARCEL II, AS DESCRIBED IN SAID DEED, TO CREATE LOTS 4A (0.59 AC±).
- [Cross-hatched Box] - PORTION CONTAINING 0.06 AC±, TO BE DETACHED FROM PARCEL II, AS DESCRIBED IN THE DEED FILED WITH THE OFFICE OF THE CLERK OF JOHNSON COUNTY, WYOMING, IN BOOK 87A56, PAGES 220 & 221, AND ATTACHED TO PARCEL I, AS DESCRIBED IN SAID DEED, TO CREATE LOTS 5A (0.50 AC±).



DATE	16Feb2022	REV	01/01/22
SURVEYED	TDR/FPJ	ENGINEERED	---
DRAWN	---	FPJ	---
CHECKED	---	TLM/TDR	---
APPROVED	---	LDR	---
JOB TITLE		CALVARY CHAPEL OF BUFFALO	
JOB NO		1/1	
DRAWING NO		B21-104-01	
JOB TITLE		REPLAT	
JOB NO		LOTS 4A AND 5A OF BLOCK 24, PARK ADDN	
DRAWING NO		CITY OF BUFFALO, WYOMING	
JOB TITLE		NELSON ENGINEERING	
JOB NO		P.O. BOX 1004, BUFFALO WYOMING (307) 684-7029	