

**A BOUNDARY LINE ADJUSTMENT
IN PART OF THE
BUELL ADDITION
TO THE CITY OF BUFFALO, WY
BEING
A RESUBDIVISION OF A PORTION OF PART OF
LOT 1 AND LOT 2, BLOCK 1 OF THE BUELL ADDITION
TO THE CITY OF BUFFALO WY**

CERTIFICATE OF DEDICATION

THE ABOVE OR FORGOING SUBDIVISION OF A PORTION OF A PART OF LOT 1, BLOCK 1 AND LOT 2, BLOCK 1 OF THE BUELL 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 4.87 ACRES MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS LOT 1A AND LOT 2A, BLOCK 1 OF THE BUELL ADDITION TO THE CITY OF BUFFALO, WYOMING, AND DO HEREBY RESERVE PERPETUAL EASEMENTS AS ARE LAID OUT AND DESIGNATED ON THIS PLAT. SAID LOTS ARE FURTHER DESCRIBED AS:

LOT 1A, BLOCK 1, BUELL ADDITION

A parcel of land located in a part of Lot 2 and part of Lot 1, Block 1, of the Buell Addition to Buffalo, Wyoming, as shown on the plat filed with the Johnson County Clerk in the Hanging Files, page 520, said parcel being more particularly described as follows:

Beginning at the Northwest corner of Lot 1, Block 1, Buell Addition monumented by an aluminum cap;
Thence along the North line of Lots 1 and 2 N 89°39'53" E, a distance of 236.63 feet to an aluminum cap stamped PELS 13351;
Thence along said boundary N 89°39'53" E, a distance of 26.45 feet to an aluminum cap stamped PELS 13351;
Thence leaving said line S 12°24'31" E, a distance of 193.49 feet to an aluminum cap stamped PELS 13351;
Thence S 02°13'42" W, a distance of 90.86 feet to a point on the south line of Lot 2, Block 1, Buell Addition monumented by an aluminum cap stamped PELS 13351;
Thence along said line N 87°46'18" W, a distance of 289.92 feet to the Southwest corner of said Lot 2 monumented by an aluminum cap stamped PELS 10245;
Thence along the west line of said Lot 2 N 02°26'57" W, a distance of 79.99 feet to the Southwest corner of Part of Lot 1, Block 1 recorded in Book 87A-54 Page 102, monumented by a plastic cap;
Thence along the west line of said Lot 1 N 02°26'57" W, a distance of 187.21 feet to the point of beginning.
Said parcel contains 1.79 acres more or less.

LOT 2A, BLOCK 1, BUELL ADDITION

A parcel of land located in a portion of Lot 2, Block 1, of the Buell Addition to Buffalo, Wyoming, as shown on the plat filed with the Johnson County Clerk in the Hanging Files, page 520, said parcel being more particularly described as follows:

Beginning at the northeast corner of said Lot 2, monumented by an aluminum cap stamped LS 5367;
Thence along the east line of said Lot 1, S 00°47'36" E, a distance of 301.60 feet to the northeast corner of Lot 3, Block 2 of the Buell Addition, as the same is shown on the plat filed with the Johnson County Clerk in hanging file, Page 446;
Thence along the north line of Lots 2 and 3, Block 2, N 87°46'18" W, a distance of 483.14 feet to an aluminum cap stamped PELS 13351;
Thence leaving said North line N 02°13'42" E, a distance of 90.86 feet to an aluminum cap stamped PELS 13351;
Thence N 12°24'31" W, a distance of 193.49 feet to a point on the North line of said Lot 2, Block 1 as monumented by an aluminum cap stamped PELS 13351;
Thence along the North line of said Lot 2, N 89°39'53" E, a distance of 33.55 feet to a point on an Unplatted Portion of Block 23, Eychaner Addition as monumented by an aluminum cap stamped PELS 13351;
Thence along the westerly boundary of said Portion S 13°47'35" E, a distance of 71.11 feet to the Southwest corner of said Portion as monumented by an aluminum cap stamped PELS 13351;
Thence along the Southerly boundary of said Portion N 82°19'24" E, a distance of 119.60 feet to the Southeast corner of said Portion as monumented by an aluminum cap stamped PELS 13351;
Thence along the boundary of said Portion N 20°48'51" E, a distance of 57.77 feet to the easterly most corner of said Portion as monumented by a 1" pipe said point also lying on the North line of said Lot 2, Block 1;
Thence along the north line of said Lot 2 N 89°39'53" E, a distance of 327.09 feet to the Point of Beginning.
Said parcel contains 3.09 acres more or less.

IN TESTIMONY WHEREOF: Robert W. Buell, Trustee of The C.E. Buell Trust, dated December 3rd 1998 and member of the Charles and Pearl Buell, LLC, has caused these presents to be signed this 21 day of MARCH, 2022.

Robert W. Buell
Robert W. Buell, Trustee/Member

STATE OF WYOMING }
COUNTY OF JOHNSON }
The Forgoing Instrument was Acknowledged before me this 21 Day of MARCH, 2022
by Robert W. Buell, Trustee of the C.E. Buell Trust dated December 3rd 1998 and member of the Charles and Pearl Buell, LLC
Witness my hand and official seal:

ANNE W. ELDER
Notary Public - State of Wyoming
Commission ID # 166161
My Commission Expires
October 15, 2027

Anne W. Elder
Notary Public

My Commission Expires: 10/15/27

INCORPORATED CITY APPROVAL

APPROVED BY THE CITY OF BUFFALO ON THIS 29th DAY OF March, 2022.

Julie Silbernagel
ATTY JULIE SILBERNAGEL, CITY CLERK

Terry Asay
TERRY ASAY, CITY PLANNER

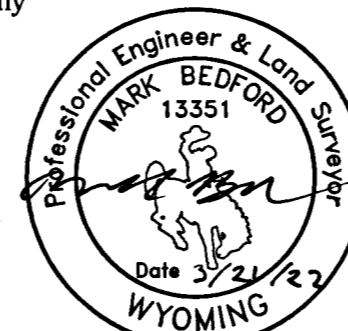
RECORDER'S CERTIFICATE

STATE OF WYOMING }
COUNTY OF JOHNSON }
Doc Number: 315307
This instrument was filed for record on 3/29/2022 at 1:40 PM
and was duly recorded in book H:FILE page: 623 - 623 fees: 75.00
Johnson County Clerk
By *[Signature]*, Deputy

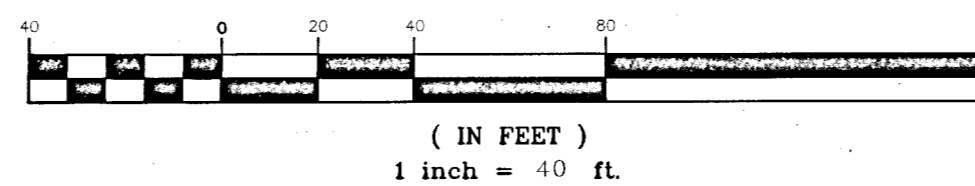
CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF JOHNSON }

I, Mark Bedford, a duly Registered Professional Engineer and Land Surveyor in the State of Wyoming do hereby certify that this Plat of portions of the Buell Addition was made from notes taken during an actual field survey by me or under my direct supervision in January of 2022 and is true and correct to the best of my knowledge and belief.

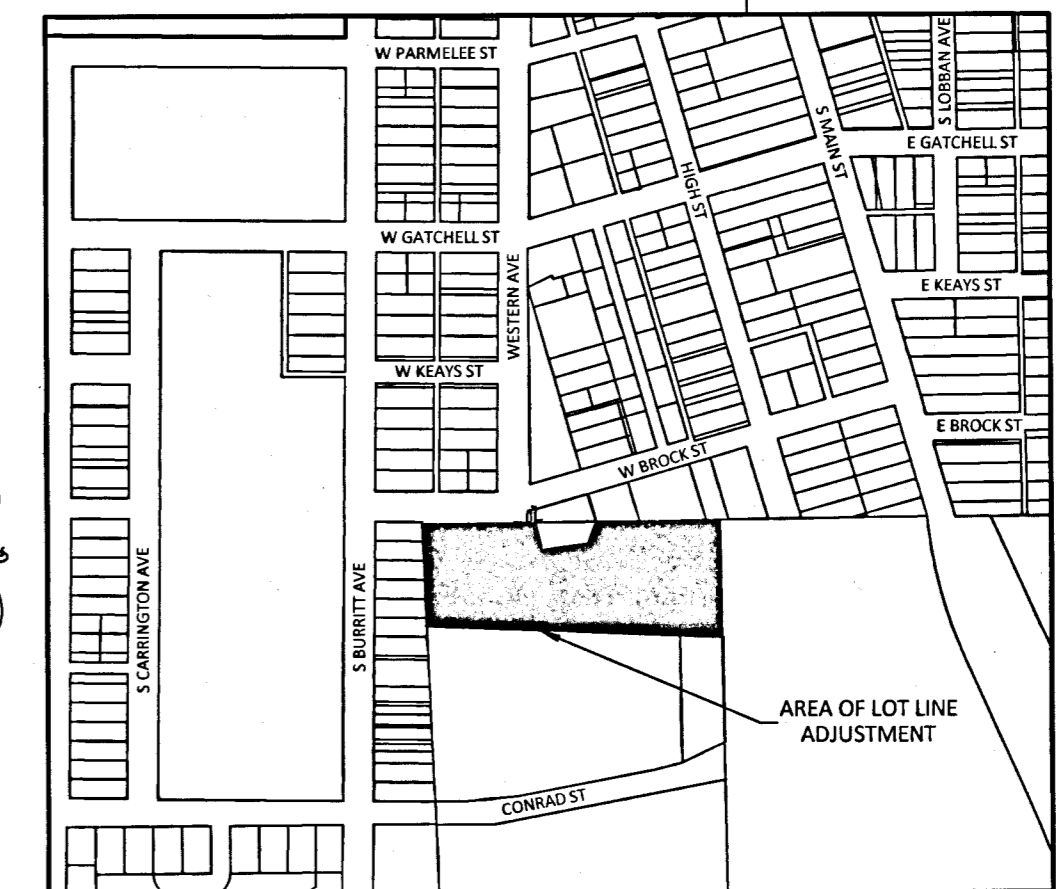
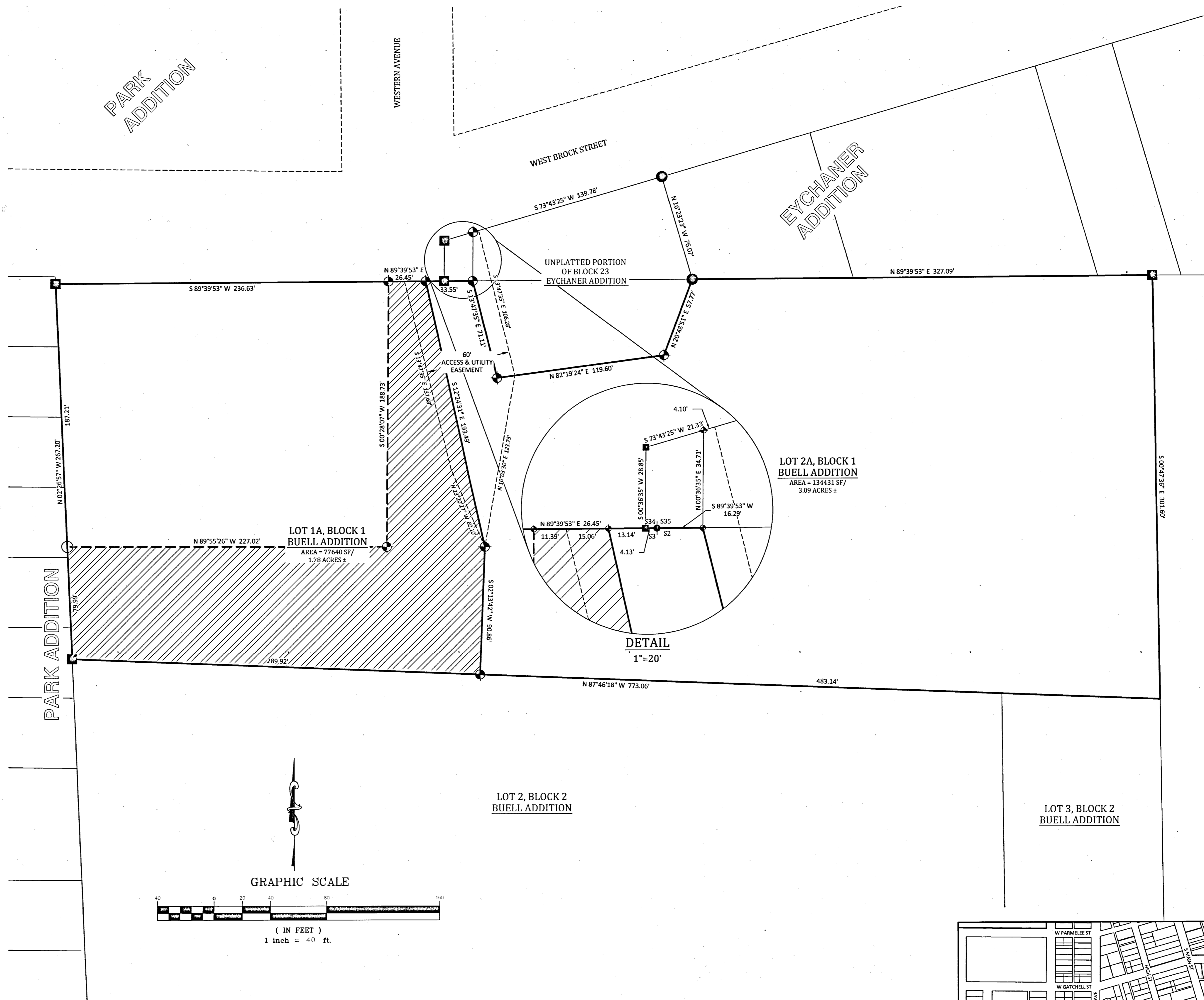


GRAPHIC SCALE



LEGEND

- ALUMINUM CAP, STAMPED PELS 13351
- FOUND ALUMINUM CAP
- FOUND PLASTIC CAP
- FOUND 1" PIPE
- ESTABLISHED BOUNDARY
- VACATED BOUNDARY
- ACCESS EASEMENT
- 34083 ft² ± TRANSFERRED FROM LOT 2, BLOCK 1 BUELL ADDITION TO LOT 1A, BLOCK 1 BUELL ADDITION



VICINITY MAP
1"=500'

**Bighorn
Surveying &
Engineering, LLC**
821 First Street
Buffalo, WY 82804
(307) 684-7400
www.bighornsurveying.com

Prepared For:
BONNIE BUELL KLASINSKI
1101 Fullerton Ave.
BUFFALO, WY 82834

**PART OF LOT 1 AND LOT 2, BLOCK 1
BUELL ADDITION
BOUNDARY LINE ADJUSTMENT**

DRAWN BY: AE
CHECKED BY: MB
PROJECT NO.: 22-06
DWG: BUELL
DATE: 2/21/2022
REVISION:

PAGE: 1/1