

**A LOT SPLIT  
OF  
LOTS 58C & 58D  
OF  
SHILOH ADDITION PHASE II  
BEING A RESUBDIVISION OF LOT 58B, AND ALSO  
ADJUSTING THE NORTH LINE OF LOT 59,  
SHILOH ADDITION TO THE CITY OF BUFFALO WY, PHASE II**

**CERTIFICATE OF DEDICATION**

THE ABOVE OR FORGOING LOT SPLIT OF LOT 58B OF THE SHILOH ADDITION TO THE CITY OF BUFFALO, WYOMING, PHASE II, AS APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, CONTAINING 1.04 ACRES MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS LOTS 58C AND 58D OF THE SHILOH ADDITION PHASE II 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 58D**

A parcel of land located in part of Lot 58B, Shiloh Addition Phase II to the City of Buffalo, Wyoming, as the same is shown on the plat filed with the Johnson County Clerk in Hanging File page 530, said parcel being more particularly described as follows:  
Beginning at the southwest corner of said Lot 58B, as monumented by a 2" aluminum cap stamped PELS 13351;  
Thence along the south line of said Lot 58B N69°59'30"E, a distance of 193.16 feet to a 2" aluminum cap stamped PELS 13351;  
Thence leaving said south line, S53°39'30"E, a distance of 11.73 feet to a 2" aluminum cap stamped PELS 13351 on the right-of-way line of Rendezvous Street;  
Thence along said ROW along a curve to the right with a radius of 60.03 feet, an arc length of 23.22 feet, a delta angle of 22°09'42", a chord bearing of N06°25'09"E, and a chord length of 23.08 feet;  
Thence leaving said ROW N53°39'30"W, a distance of 77.00 feet to a 2" aluminum cap stamped PELS 13351;  
Thence S69°59'30"W, 202.65 feet to a 2" aluminum cap stamped PELS 13351 on the west line of said Lot 58B;  
Thence along said west line, S21°32'06"E, a distance of 25.67 feet to a 2" aluminum cap stamped PELS 13351;  
Thence along said west line, S55°07'41"E, a distance of 60.32 feet to the point of beginning. Said parcel contains 15,269.9 square feet, more or less.

**LOT 58C**

**LOT 58C**

A parcel of land located in part of Lot 58B, Shiloh Addition Phase II to the City of Buffalo, Wyoming, as the same is shown on the plat filed with the Johnson County Clerk in Hanging File page 530, said parcel being more particularly described as follows:  
Beginning at the northeast corner of said Lot 58B, as monumented by a 2" aluminum cap stamped PELS 13351;  
Thence along the north line of said Lot 58B along a curve to the right with a radius of 1984.86 feet, an arc length of 36.62 feet, a delta angle of 1°03'25", a chord bearing of S71°18'59"E 68.56';  
Thence continuing along said north line on a spiral curve with a chord bearing of S73°48'07"W, a distance of 150.73 feet to a 2" aluminum cap stamped PELS 13351 at its northwest corner;  
Thence along the west line of said Lot 58B S71°18'59"E, a distance of 69.56 feet to a 2" aluminum cap stamped PELS 13351;  
Thence continuing along said west line, S21°32'06"E, a distance of 113.11 feet to a 2" aluminum cap stamped PELS 13351;  
Thence leaving said west line, N69°59'30"E, a distance of 202.65 feet to a 2" aluminum cap stamped PELS 13351;  
Thence S53°39'30"E, a distance of 77.00 feet to a 2" aluminum cap stamped PELS 13351 on the ROW of Rendezvous Street;  
Thence along said ROW on a non-tangent curve to the right with a radius of 60.03 feet, an arc length of 20.35 feet, a delta angle of 29°53'37", a chord bearing of N27°12'47"E, and a chord length of 20.26 feet to a 2" aluminum cap stamped PELS 13351 at the southeast corner of said Lot 58B;  
Thence along the east line of said Lot 58B, N53°39'30"W, a distance of 235.48 feet to the point of beginning. Said parcel contains 29,001.9 square feet, more or less.

**LOT 59B**

A parcel of land located in part of Lot 59A, Shiloh Addition Phase II to the City of Buffalo, Wyoming, as the same is shown on the plat filed with the Johnson County Clerk in Hanging File page 530, said parcel being more particularly described as follows:  
Beginning at the southeast corner of said Lot 59A, as monumented by a 2" aluminum cap stamped PELS 13351;  
Thence along the south line of said Lot 59A, N56°26'31"E, a distance of 144.78 feet to a 2" aluminum cap stamped PELS 13351 at its northeast corner;  
Thence along the east line of said Lot 59A along a non-tangent curve to the right with a radius of 60.03 feet, an arc length of 46.47 feet, a delta angle of 44°21'16", a chord bearing of N26°50'19"W, and a chord length of 45.32 feet to a 2" aluminum cap stamped PELS 13351;  
Thence leaving said east line, N53°39'30"W, a distance of 11.73 feet to a 2" aluminum cap stamped PELS 13351 on the north line of said Lot 59A;  
Thence along said North line, S69°59'30"W, a distance of 193.16 feet to a 2" aluminum cap stamped PELS 13351 at its northwest corner;  
Thence along the west line of said Lot 59A, S55°07'41"E, a distance of 38.65 feet to a 2" aluminum cap stamped PELS 13351;  
Thence continuing along said west line, S56°24'04"E, a distance of 70.90 feet to the point of beginning. Said parcel contains 12,628 square feet, more or less.

IN TESTIMONY WHEREOF: Steven Adams, president of Cloud Peak Company, Inc., has caused these presents to be signed this 6 day of January, 2022.

*Steven Adams*  
Steven Adams, President

**ANNE W. ELDER**  
Notary Public - State of Wyoming  
Commission ID # 166181  
My Commission Expires  
October 15, 2027

STATE OF WYOMING }  
COUNTY OF JOHNSON } SS

The foregoing instrument was acknowledged before me this 6 Day of January, 2022 by Steven Adams, ANNE W. ELDER and Cloud Peak Company, Inc., Witness my hand and official seal.

**ANNE W. ELDER**  
Notary Public - State of Wyoming  
Commission ID # 166181  
My Commission Expires on  
October 15, 2027

*Anne Elder*  
Notary Public

My Commission Expires: 10/15/27

**INCORPORATED CITY APPROVAL**

APPROVED BY THE CITY OF BUFFALO PLANNING COMMISSION ON THIS 25th DAY OF January, 2022

*Kevin H. Bess*  
KEVIN H. BESS, CHAIR

*Terri Asay*  
TERRI ASAY, CITY PLANNER

**RECORDER'S CERTIFICATE**

STATE OF WYOMING }  
COUNTY OF JOHNSON } SS  
Doc Number: 315081  
This instrument was filed for record on 3/17/2022 at 3:03 PM  
and was duly recorded in Book: H FILE page: 619 - 619 fees: 75.00  
By *[Signature]* Johnson County Clerk  
Deputy

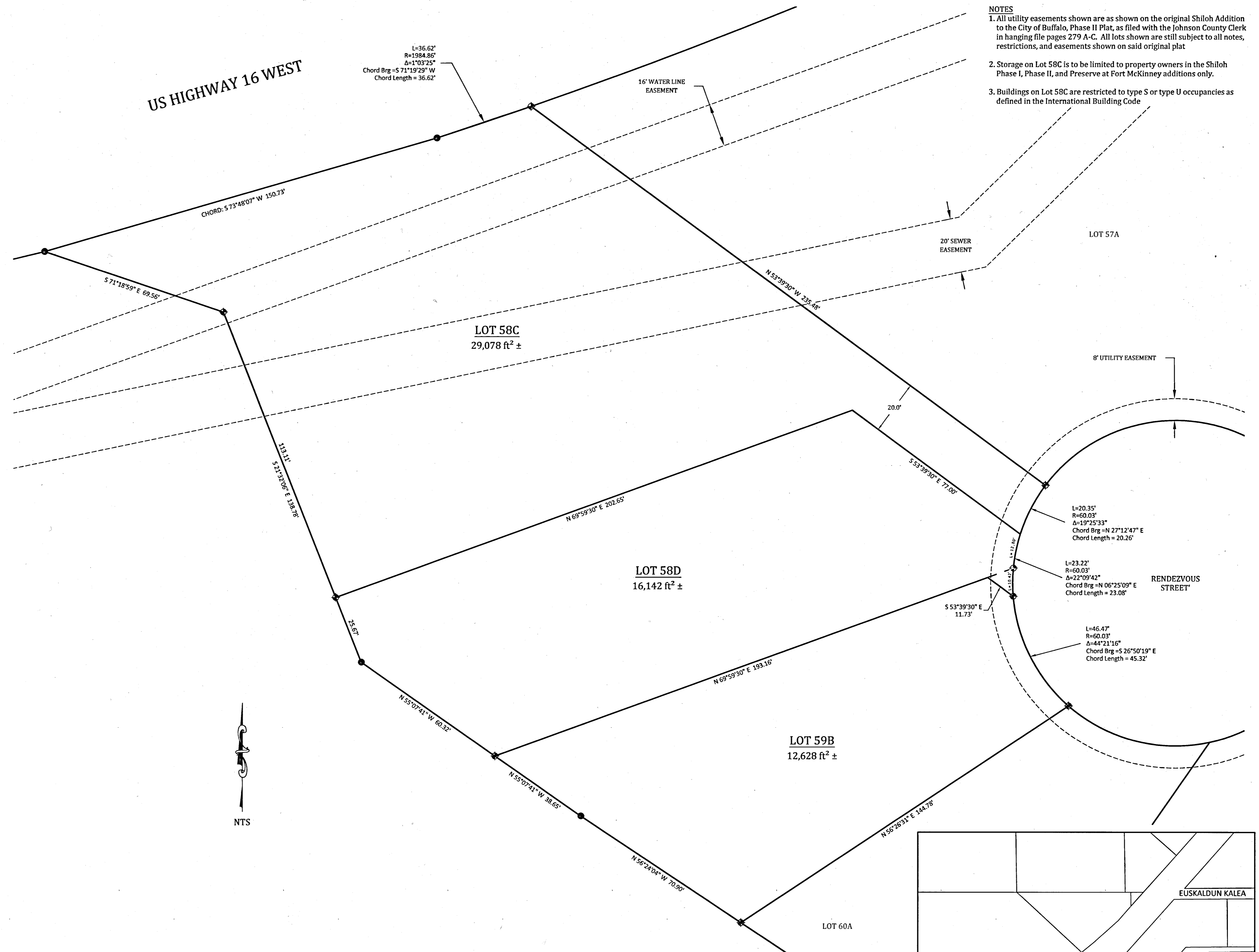
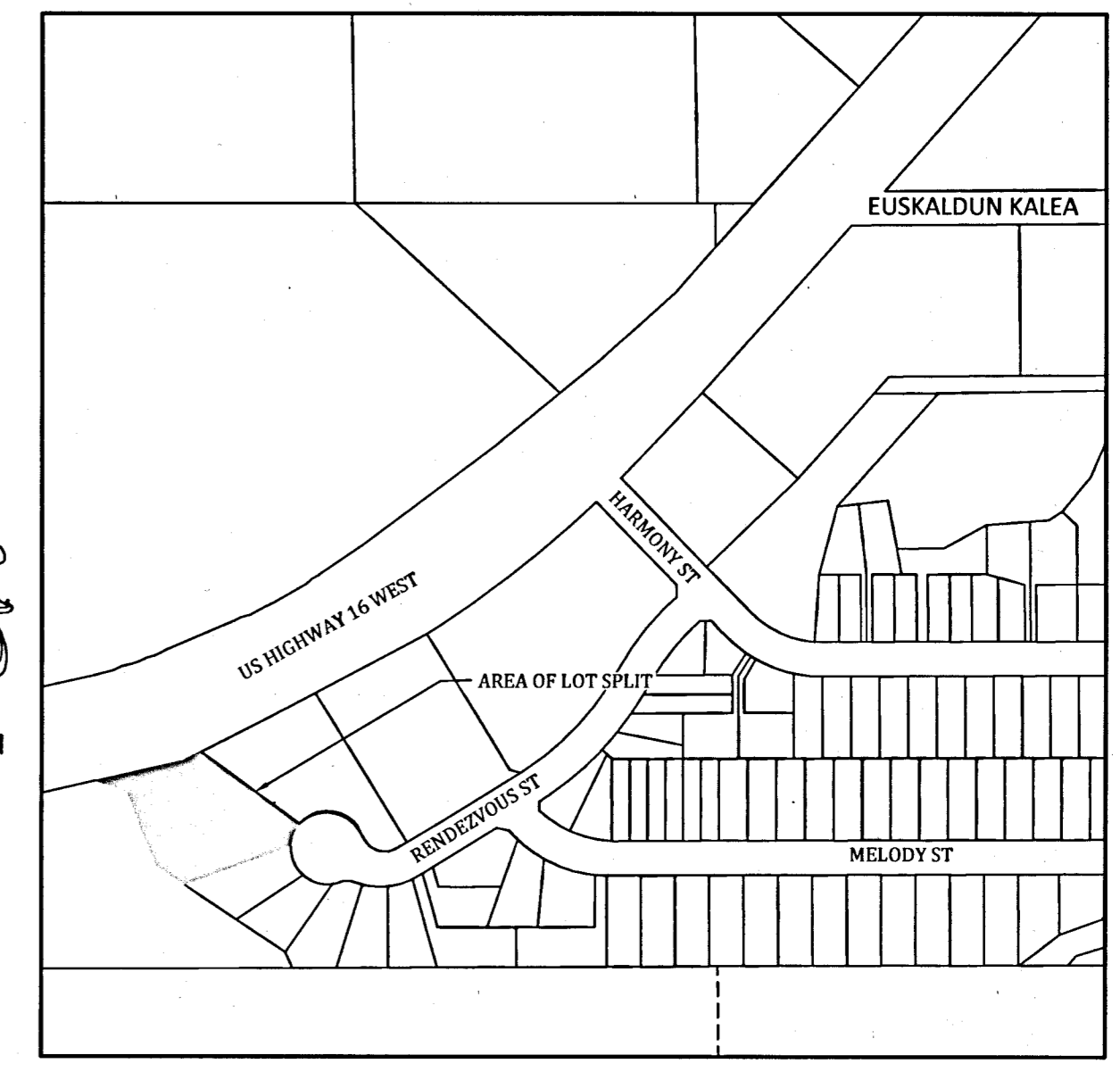
**CERTIFICATE OF SURVEYOR**

STATE OF WYOMING }  
COUNTY OF JOHNSON } SS

I, Mark Bedford, a duly Registered Professional Engineer and Land Surveyor in the State of Wyoming do hereby certify that this Plat of Lots 58B and 58C, Shiloh Addition Phase II was made from notes taken during an actual field survey by me or under my direct supervision in November of 2020 and is true and correct to the best of my knowledge and belief.

**Professional Engineer & Land Surveyor**  
**MARK BEDFORD**  
13351  
Oct 12, 2019 /  
WYOMING

- LEGEND**
- SET ALUMINUM CAP, PELS 13351
  - FOUND ALUMINUM CAP, LS 5367
  - ESTABLISHED BOUNDARY
  - EASEMENT SIDELINE
  - VACATED BOUNDARY



- NOTES**
- All utility easements shown are as shown on the original Shiloh Addition to the City of Buffalo, Phase II Plat, as filed with the Johnson County Clerk in hanging file pages 279 A-C. All lots shown are still subject to all notes, restrictions, and easements shown on said original plat.
  - Storage on Lot 58C is to be limited to property owners in the Shiloh Phase I, Phase II, and Preserve at Fort McKinney additions only.
  - Buildings on Lot 58C are restricted to type S or type U occupancies as defined in the International Building Code.

**Bighorn Surveying & Engineering, LLC**  
Buffalo, WY 82804  
(307) 646-7400  
www.bighornsurveying.com

Prepared For:  
**CLOUD PEAK COMPANY, INC.**  
PO DRAWER G  
BUFFALO, WY 82834-0200

**SHILOH ADDITION PHASE II**  
**LOTS 58C AND 58D**

DRAWN BY: SM  
CHECKED BY: MB  
PROJECT NO.: 20-90  
DWG: SHILOH 58B

DATE: 12/10/2021  
REVISION:

PAGE: 1/1