

A LOT LINE ADJUSTMENT

BETWEEN
 LOT 1, BLOCK 1
 OF THE
PECK ADDITION
 AND
 LOT 58
 OF THE
NORTH RIDGE ADDITION
 TO THE CITY OF BUFFALO, WY

CERTIFICATE OF DEDICATION

THE ABOVE OR FORGOING LOT LINE ADJUSTMENT BETWEEN LOT 58 OF THE NORTH RIDGE ADDITION AND LOT 1 OF THE PECK 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 0.88 ACRES MORE OR LESS. HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS LOTS 58A, NORTH RIDGE ADDITION AND LOT 1A, PECK ADDITION TO THE CITY OF BUFFALO, WYOMING, THEREBY ALSO VACATING THE SAID ORIGINALLY PLATTED LOTS 58 AND 1 AND DO HEREBY RESERVE PERPETUAL EASEMENTS AS ARE LAID OUT AND DESIGNATED ON THIS PLAT. SAID LOT BEING FURTHER DESCRIBED AS:

LOT 58A, NORTH RIDGE ADDITION

A parcel of land consisting of Lot 58 of the North Ridge Addition to the City of Buffalo, WY as shown on the plat filed with the Johnson County Clerk in Plat Book 2, Page 109, and part of Lot 1 of the Peck Addition to the City of Buffalo, WY, as shown on the plat filed with the Johnson County Clerk in Plat Book 2, Page 151; said parcel being more particularly described as follows:

All of Lot 58 of the North Ridge Addition
 Together with a portion of Lot 1, Peck Addition being more particularly described as follows:
 Beginning at the Southwest corner of said Lot 1, monumented by an aluminum cap stamped 2085;
 Thence along the west line of said Lot 1 N21°59'17"E, a distance of 11.73 feet to a point monumented by an aluminum cap;
 Thence continuing along said west line N41°29'45"E, a distance of 66.41 feet to a point monumented by an aluminum cap stamped PELS 8663;
 Thence S02°48'46"E, a distance of 60.48 feet to a point on the South line of said Lot 1;
 Thence along said south line S89°46'35"W, a distance of 51.37 feet to the Point of Beginning.

Said parcel contains 0.29 ac more or less.

LOT 1A, PECK ADDITION

A parcel of land located in Lot 1 of the Peck Addition to the City of Buffalo, WY, as shown on the plat filed with the Johnson County Clerk in Plat Book 2, Page 151; said parcel being more particularly described as follows:

Lot 1 of the Peck Addition.
 Excepting the following parcel of land:
 Beginning at the Southwest corner of said Lot 1, monumented by an aluminum cap stamped 2085;
 Thence along the west line of said Lot 1 N21°59'17"E, a distance of 11.73 feet to a point monumented by an aluminum cap;
 Thence continuing along said west line N41°29'45"E, a distance of 66.41 feet to a point monumented by an aluminum cap stamped PELS 8663;
 Thence S02°48'46"E, a distance of 60.48 feet to a point on the South line of said Lot 1;
 Thence along said south line S89°46'35"W, a distance of 51.37 feet to the Point of Beginning.

Said parcel contains 0.58 ac more or less.

IN TESTIMONY WHEREOF: Franklin Peck, trustee of the Peck Family Trust, has caused these presents to be signed this 10 day of September, 2022.

Franklin Peck
 Franklin Peck, trustee

STATE OF WYOMING }
 COUNTY OF JOHNSON } SS

The Forgoing Instrument was Acknowledged before me this 10 Day of September, 2022 by Franklin Peck, trustee of the Peck Family Trust.

Witness my hand and official seal:

ANNE W. ELDER
 Notary Public - State of Wyoming
 Commission ID # 168161
 My Commission Expires
 October 15, 2027

Anne Elder
 Notary Public

My Commission Expires: 10/15/2027

INCORPORATED CITY APPROVAL

APPROVED BY THE CITY OF BUFFALO PLANNER ON THIS 6 DAY OF September, 2022.

Julie Silbernagel
 ATTEST: JULIE SILBERNAGEL, CITY CLERK

Terry Asay
 TERRY ASAY, CITY PLANNER

RECORDER'S CERTIFICATE

COUNTY OF JOHNSON } SS Doc Number: 319112
 This instrument was filed for record on 9/6/2022 at 1:46 PM
 and was duly recorded in book: H.F.I.L.E. page: 634 - 634 fees: 75.00
Walter Edelman Johnson County Clerk
 By _____, Deputy

IN TESTIMONY WHEREOF: Jeffery L. Turner & Judith S. Turner, have caused these presents to be signed this 31 day of August, 2022.

Jeffery L. Turner
 Jeffery L. Turner

Judith S. Turner
 Judith S. Turner

The Forgoing Instrument was Acknowledged before me this 31 Day of August, 2022 by Jeffery L. Turner and Judith S. Turner.

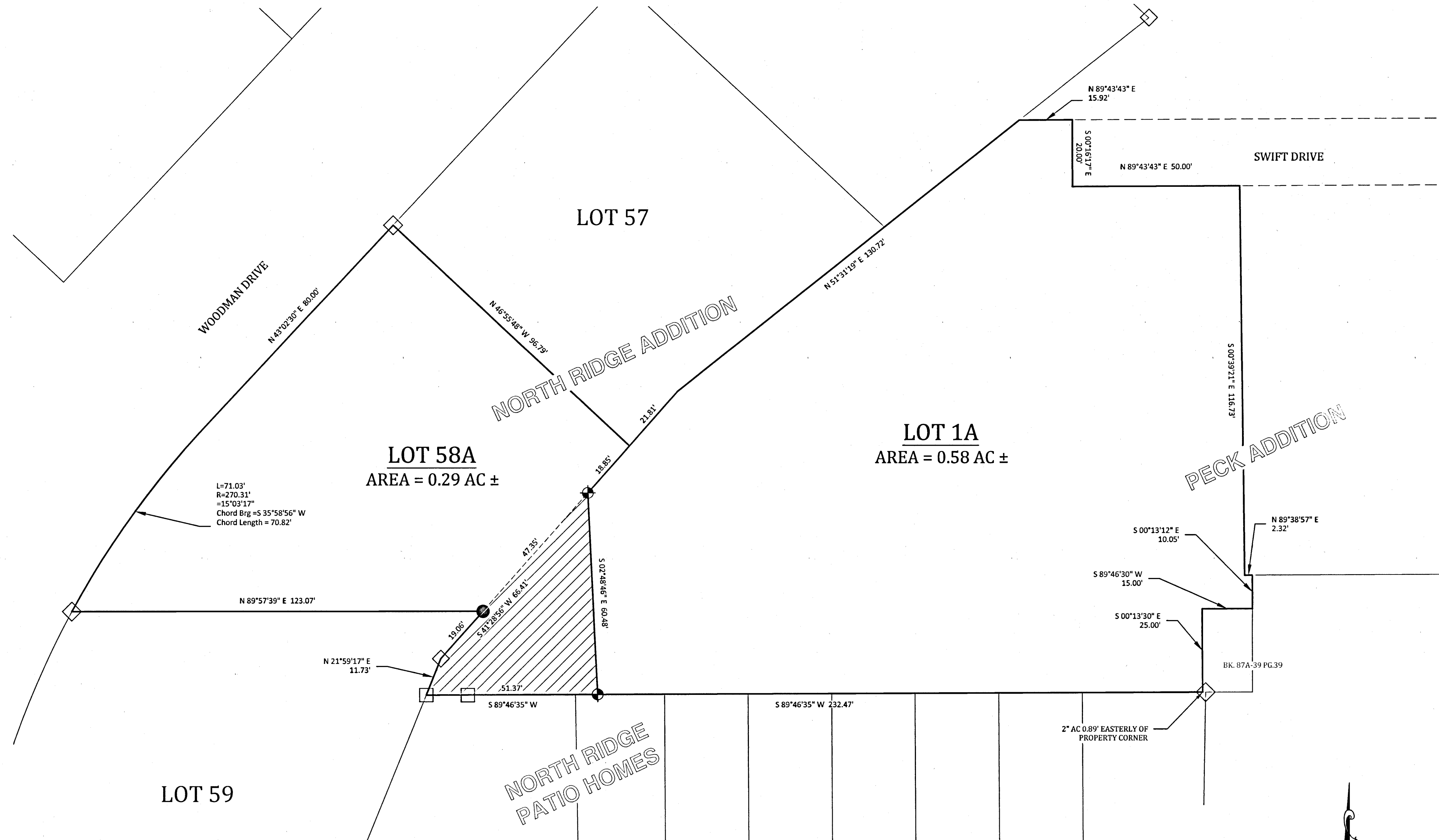
Witness my hand and official seal:

STATE OF WYOMING }
 COUNTY OF JOHNSON } SS

ANNE W. ELDER
 Notary Public - State of Wyoming
 Commission ID # 168161
 My Commission Expires
 October 15, 2027

Anne Elder
 Notary Public

My Commission Expires: 10/15/2027



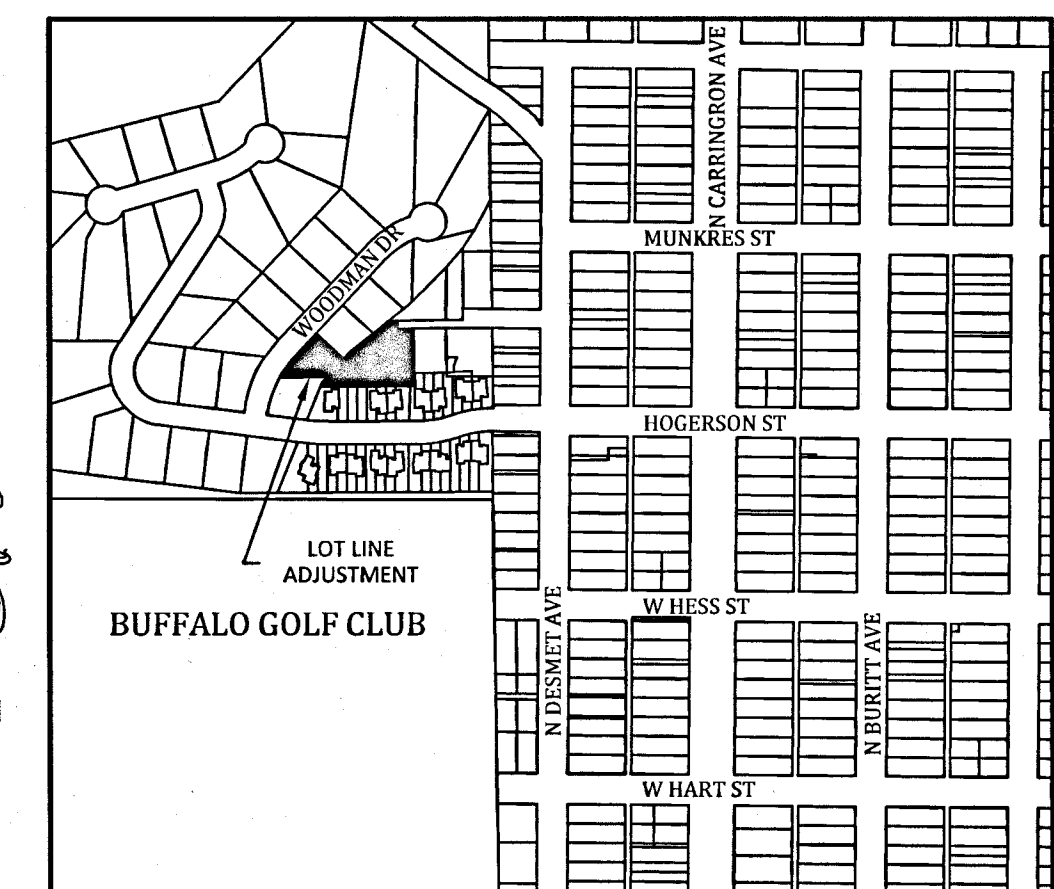
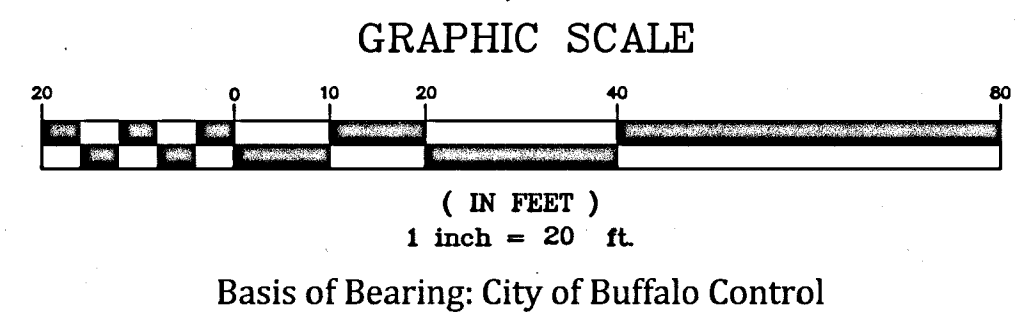
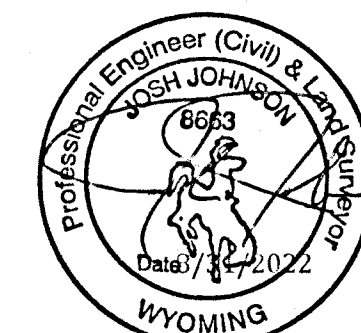
LEGEND

- SET ALUMINUM CAP PELS 8663
- FOUND ALUMINUM CAP 2085
- FOUND UNMARKED ALUMINUM CAP
- FOUND ALUMINUM CAP 12309
- RESULTING BOUNDARY
- VACATED BOUNDARY
- AREA OF BOUNDARY LINE ADJUSTMENT 1,681 ± ft²

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
 COUNTY OF JOHNSON } SS

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



VICINITY MAP

1"=500'

Bighorn
 Surveying &
 Engineering, LLC
 821 First Street
 Buffalo, WY 82834
 (307) 684-7400
 www.bighornsurveying.com

Prepared For:
 FRANKLIN & ALICE PECK
 P.O. BOX 641
 BUFFALO, WY 82834

LOT 58, NORTH RIDGE ADDITION
 LOT 1, PECK ADDITION
 LOT LINE ADJUSTMENT

DRAWN BY: AE
 CHECKED BY: JJ
 PROJECT NO.: 22-44
 DWG: PECK

DATE: 8/31/2022
 REVISION:

PAGE: 1/1