

**A BOUNDARY LINE ADJUSTMENT
IN PART OF THE
FRANKOVIC ADDITION
TO THE CITY OF BUFFALO, WY
BEING
A RESUBDIVISION OF
LOT 1 AND LOT 3A OF THE FRANKOVIC ADDITION
TO THE CITY OF BUFFALO, WY**

CERTIFICATE OF DEDICATION

THE ABOVE OR FORGOING SUBDIVISION OF LOTS 1 AND 3A OF THE FRANKOVIC 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 2.03 ACRES, MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS LOT 1A AND LOT 3C OF THE FRANKOVIC 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, FRANKOVIC ADDITION

A parcel of land located in part of Lot 1 of the Frankovic Addition to Buffalo, Wyoming as shown on the plat filed with the Johnson County Clerk in Plat Book 2, page 13, said parcel being more particularly described as follows:

Beginning at a point on the centerline of Fort Street (US Highway 16) said point also being the Northeast corner of the Frankovic Addition as monumented by a 5/8" rebar on the southerly ROW of Fort Street;
Thence along the northerly boundary of said Lot 1 along said centerline S41°39'16"W, a distance of 139.38 feet to a point monumented by an aluminum cap on the southerly ROW of Fort Street;
Thence along the westerly boundary of said Lot 1 S00°13'42"E, a distance of 271.05 feet to a point monumented by an aluminum cap stamped PELS 13351;
Thence S89°06'46"E, a distance of 93.45 feet to a point on the east line of said Lot 1 as monumented by an aluminum cap stamped PELS 13351;
Thence along the east line of said Lot 1 N00°17'10"W, a distance of 376.64 feet to the Point of Beginning.

Said parcel contains 0.69 acres more or less.

LOT 3C, FRANKOVIC ADDITION

A parcel of land consisting of Lot 3A of the Frankovic Addition Lot 3 Split to Buffalo, Wyoming as shown on the plat filed with the Johnson County Clerk in the Hanging Files, page 458 and a portion of Lot 1 of the Frankovic Addition to Buffalo, Wyoming as shown on the plat filed with the Johnson County Clerk in Plat Book 2, page 13, said parcel being more particularly described as follows:

Beginning at the southeast corner of said Lot 3A as monumented by an aluminum cap stamped LS 5367;
Thence along the boundary of said Lot 3A S89°36'33"W, a distance of 109.88 feet to the southwest corner of said Lot as monumented by a chiseled X;
Thence along said boundary N00°16'33"W, a distance of 136.29 feet to an aluminum cap stamped LS 10566;
Thence along said boundary S89°30'38"W, a distance of 109.77 feet to an aluminum cap stamped LS 10566;
Thence along said boundary N00°18'30"W, a distance of 136.44 feet to the Northwest corner of said Lot, monumented by an aluminum cap stamped LS 10566;
Thence along said boundary N89°32'08"E, a distance of 125.94 feet to the southwest corner of said Lot 1 as monumented by an aluminum cap stamped LS 10566;
Thence along the west boundary of said Lot 1 N00°07'38"W, a distance of 92.70 feet to a point on the west line of Lot 1 monumented by an aluminum cap stamped LS 2086;
Thence along said boundary N00°13'42"W, a distance of 50.48 feet to an aluminum cap stamped PELS 13351;
Thence S89°06'46"E, a distance of 93.45 feet to a point on the east line of said Lot 1 monumented by an aluminum cap stamped PELS 13351;
Thence along the east boundary of said Lot 1 and Lot 3A S00°17'10"E, a distance of 414.05 feet to the Point of Beginning.

Said parcel contains 1.34 acres more or less.

IN TESTIMONY WHEREOF, Edwin N Foust IV in his capacity as President of Ed's Body Shop, Inc., has caused these presents to be signed this 15th day of May, 2023.

Edwin N Foust IV
Edwin N Foust IV, President

STATE OF WYOMING }
COUNTY OF JOHNSON } ss

The Forgoing Instrument was Acknowledged before me this 15th Day of May, 2023 by Edwin N Foust IV, President of Ed's Body Shop, Inc.

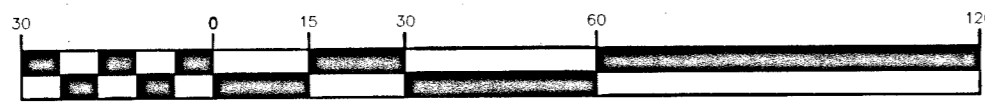
Witness my hand and official seal:

ANNE W. ELDER
Notary Public - State of Wyoming
Commission ID # 466161
My Commission Expires
October 15, 2027

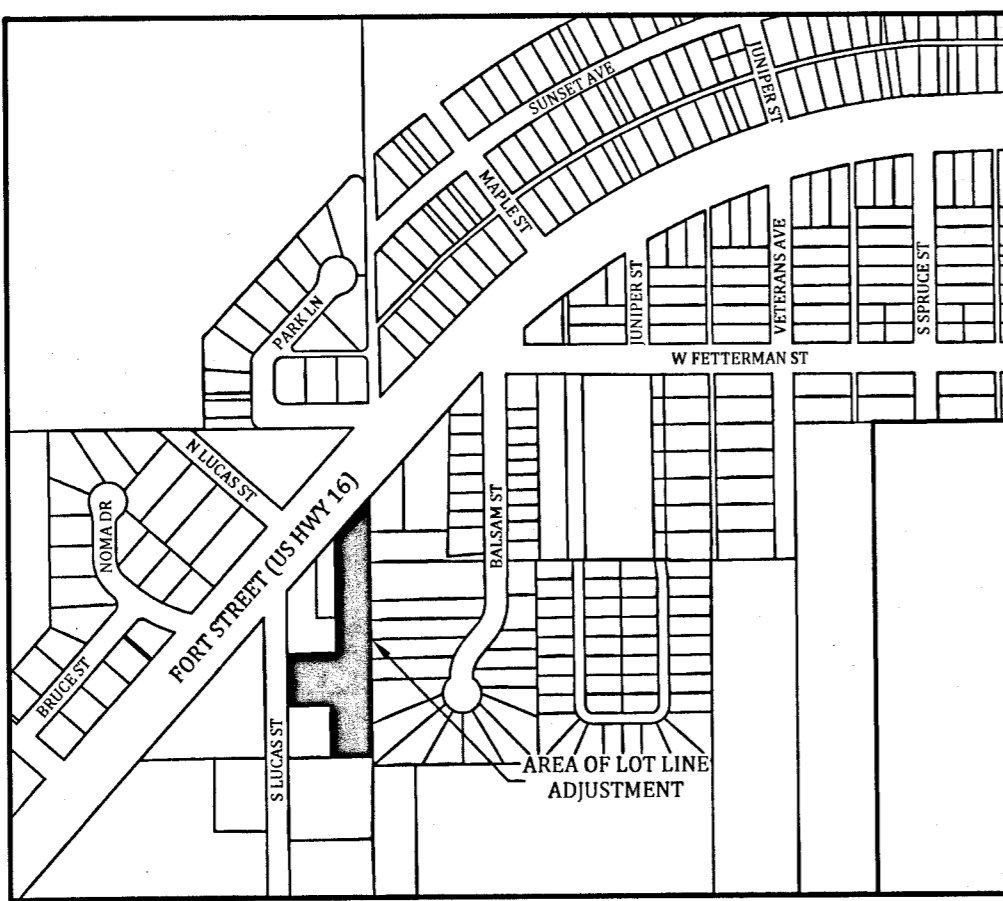
Anne W. Elder
Notary Public

My Commission Expires: 10/15/2027

GRAPHIC SCALE



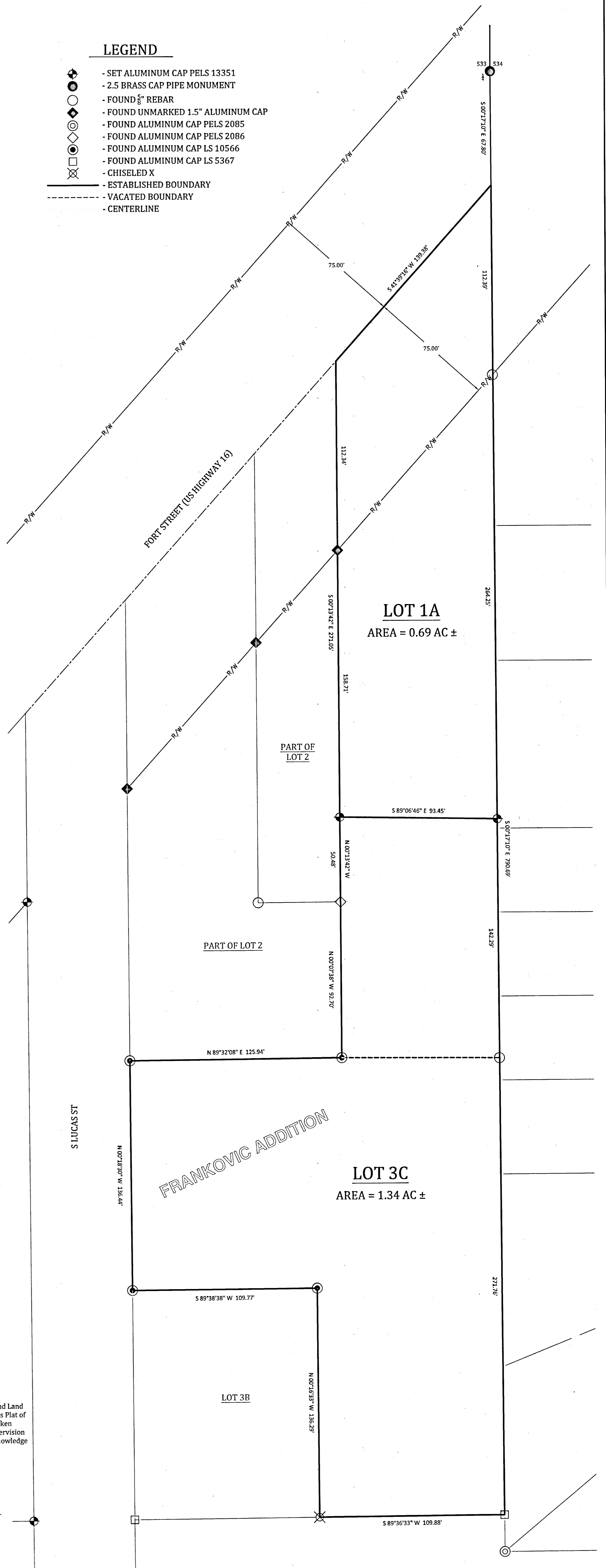
Basis of Bearing: City of Buffalo Control System
Brought to ground with a scale factor of 1.0002540595



VICINITY MAP

1"=500'

- LEGEND**
- ◆ - SET ALUMINUM CAP PELS 13351
 - - 2.5 BRASS CAP PIPE MONUMENT
 - - FOUND 5/8" REBAR
 - ◇ - FOUND UNMARKED 1.5" ALUMINUM CAP
 - ◊ - FOUND ALUMINUM CAP PELS 2086
 - ◊ - FOUND ALUMINUM CAP PELS 2086
 - ◊ - FOUND ALUMINUM CAP LS 10566
 - ◊ - FOUND ALUMINUM CAP LS 5367
 - ⊗ - CHISELED X
 - — — — — ESTABLISHED BOUNDARY
 - - - - - VACATED BOUNDARY
 - — — — — CENTERLINE



INCORPORATED CITY APPROVAL

APPROVED BY THE CITY OF BUFFALO ON THIS 15th DAY OF May, 2023.

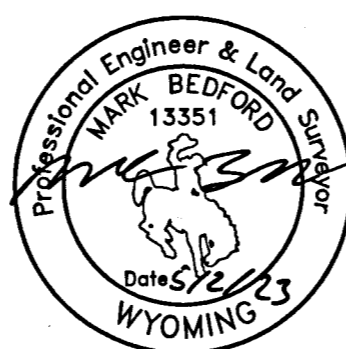
Julie Silbernagel
ATTN: JULIE SILBERNAGEL, CITY CLERK

Terry Asay
TERRY ASAY, CITY MANAGER

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 portions of the Frankovic Addition was made from notes taken during an actual field survey by me or under my direct supervision in April of 2023 and is true and correct to the best of my knowledge and belief.



RECORDER'S CERTIFICATE

COUNTY OF JOHNSON } ss Doc Number: 324151
This instrument was Filed for record on 5/17/2023 at 4:03 PM
and was duly recorded in book: N.F.I.L.E. page: 652 - 653 fees: 75.00
Johnson County Clerk
By *Raymccoy* Deputy

PAGE:	DRAWN BY:
1 / 1	AE
REVISION:	CHECKED BY:
	MB
DATE: 5/17/2023	PROJECT NO.: 23-14
	DWG: EDS LINE AD

**LOT 1 AND LOT 3A
FRANKOVIC ADDITION
BOUNDARY LINE ADJUSTMENT**

Prepared For:
ED'S BODY SHOP, INC.
1211 FORT STREET
BUFFALO, WY 82834

**Bighorn
Surveying &
Engineering, LLC**

821 Fort Street Buffalo, WY 82834 (307) 694-7400 www.bighornsurveying.com