

SCALE: 1" = 20'
0 20 40 Feet

BASIS OF BEARING: PLAT OF WEST VALLEY ADDITION

TOTAL AREA OF LOT 31A
50,387 SqFt± or 1.16 Ac±

LEGEND

- = PROPERTY LINE
- - - = LOT LINE TO BE VACATED
- - - = EASEMENT AS DEDICATED ON PLAT
- - - = SURROUNDING LOT LINES
- (R) = RECORD BEARING, DISTANCE, OR CURVE DATA
- = PORTION OF EXISTING ACCESS EASEMENT TO LOT 31 TO BE VACATED VIA THIS PLAT

PREPARED FOR:

HAROLD C. ANTON, JR. & KATRINA S. ANTON
240 JUNIPER STREET
BUFFALO, WY 82834

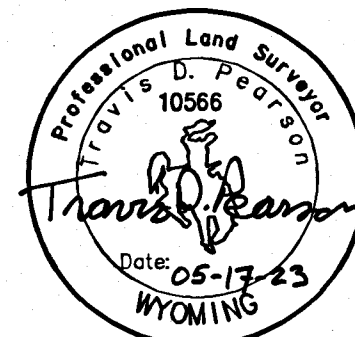
RECORDER'S CERTIFICATE

STATE OF WYOMING } ss Doc Number: 324500
COUNTY OF JOHNSON }
This instrument was filed for record on 6/2/2023 at 1:50 PM
and was duly recorded in book: H:FILE page: 655 - 655 fees: 75.00
Johnson County Clerk
By *naasmiley, asst.* Deputy

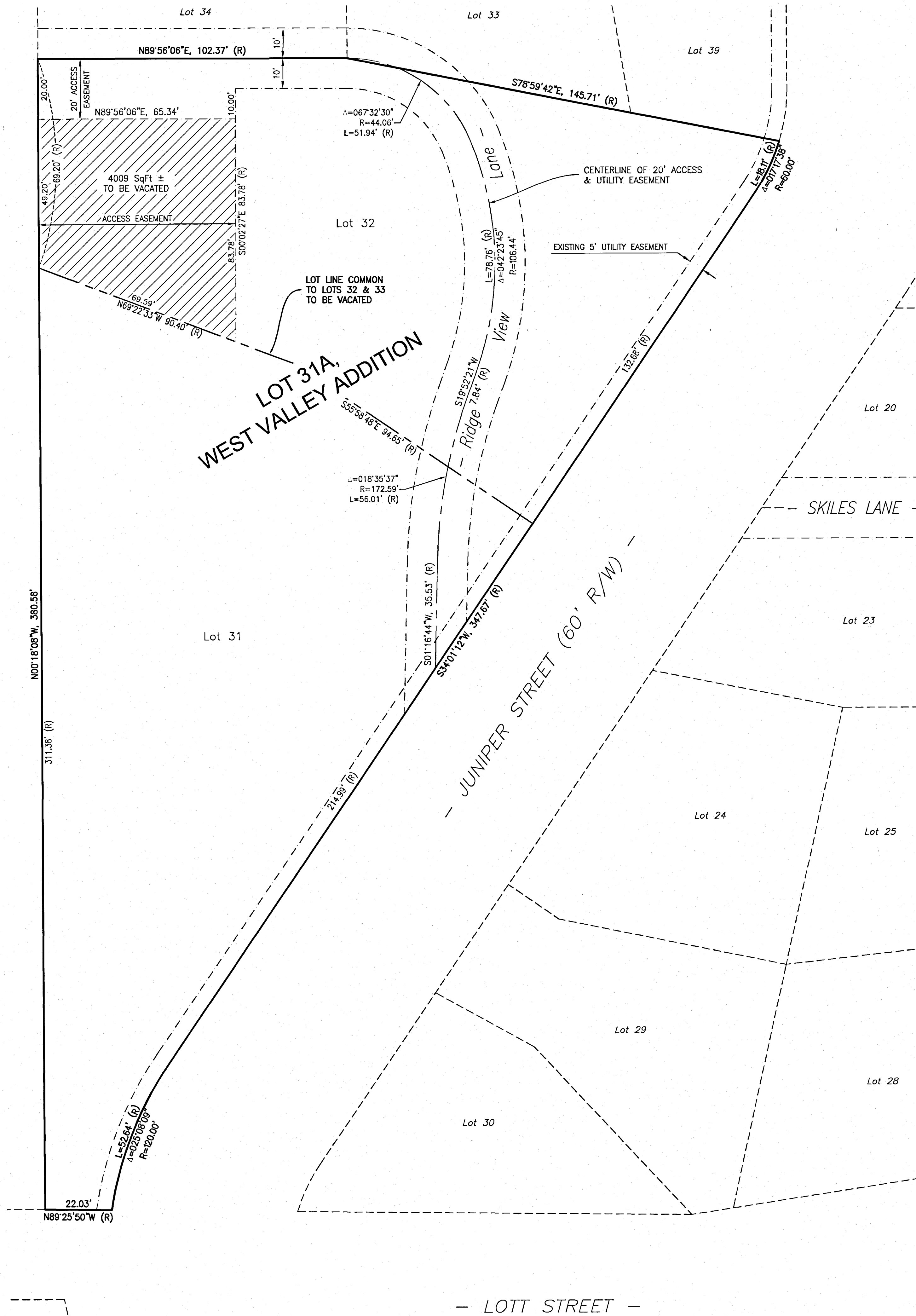
CERTIFICATE OF SURVEYOR

STATE OF WYOMING } ss
COUNTY OF JOHNSON }

I, TRAVIS D. PEARSON, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY ATTEST THAT THIS SUMMARY PLAT WAS PREPARED FROM THE PLAT OF THE WEST VALLEY ADDITION TO THE CITY OF BUFFALO FILED WITH THE OFFICE OF THE CLERK OF JOHNSON COUNTY IN THE PLAT BOOK 2 ON PAGES 236A & 236B, AND THAT INFORMATION IS ACCURATELY REPRESENTED HEREON.



NOTE:
DRAWING PREPARED FROM THE PLAT OF THE WEST VALLEY ADDITION WITH NO ACTUAL FIELD WORK PERFORMED.



SUMMARY PLAT

FOR
LOT 31A OF THE WEST VALLEY ADDITION
TO THE
CITY OF BUFFALO, WYOMING,
BEING
A LOT LINE VACATION
BETWEEN
LOTS 31 AND 32 OF THE WEST VALLEY ADDITION
TO THE
CITY OF BUFFALO, WYOMING

CERTIFICATE OF OWNER

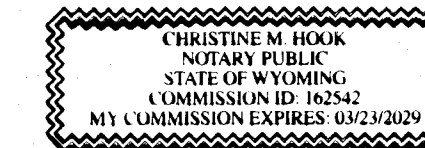
KNOW ALL BY THESE PRESENTS THAT WE, THE UNDERSIGNED, HEREBY ATTEST THAT WE ARE THE OWNERS OF THE LANDS NOTED HEREON AS "LOTS 31 AND 32, WEST VALLEY ADDITION"; THAT WE HAVE CAUSED THE LOT LINE COMMON TO SAID "LOTS 31 AND 32, WEST VALLEY ADDITION" TO BE VACATED; AND THAT WE HAVE CAUSED SAID "LOTS 31 AND 32, WEST VALLEY ADDITION" TO BE COMBINED INTO "LOT 31A, WEST VALLEY ADDITION" AND THAT THE LOT LINE VACATION OF SAID "LOTS 31 AND 32, WEST VALLEY ADDITION" TOGETHER WITH THE VACATION OF THAT PORTION OF THE EXISTING ACCESS EASEMENT ON THE WEST SIDE OF "LOT 31A, WEST VALLEY ADDITION" AS SHOWN HEREON ARE WITH FREE CONSENT OF, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS; THAT SAID LANDS ARE SUBJECT TO ANY RIGHTS-OF-WAY, EASEMENTS, AND RESTRICTIONS OF RECORD.

Harold C. Anton, Jr. HAROLD C. ANTON, JR., OWNER
Katrina S. Anton KATRINA S. ANTON, OWNER

STATE OF WYOMING }
COUNTY OF JOHNSON }

THE FOREGOING CERTIFICATE OF OWNER WAS ACKNOWLEDGED BEFORE ME BY HAROLD C. ANTON, JR. AND KATRINA S. ANTON, OWNERS, ON THIS 25th DAY OF May, 2023.

WITNESS MY HAND AND OFFICIAL SEAL:



Christine M. Hook
NOTARY PUBLIC

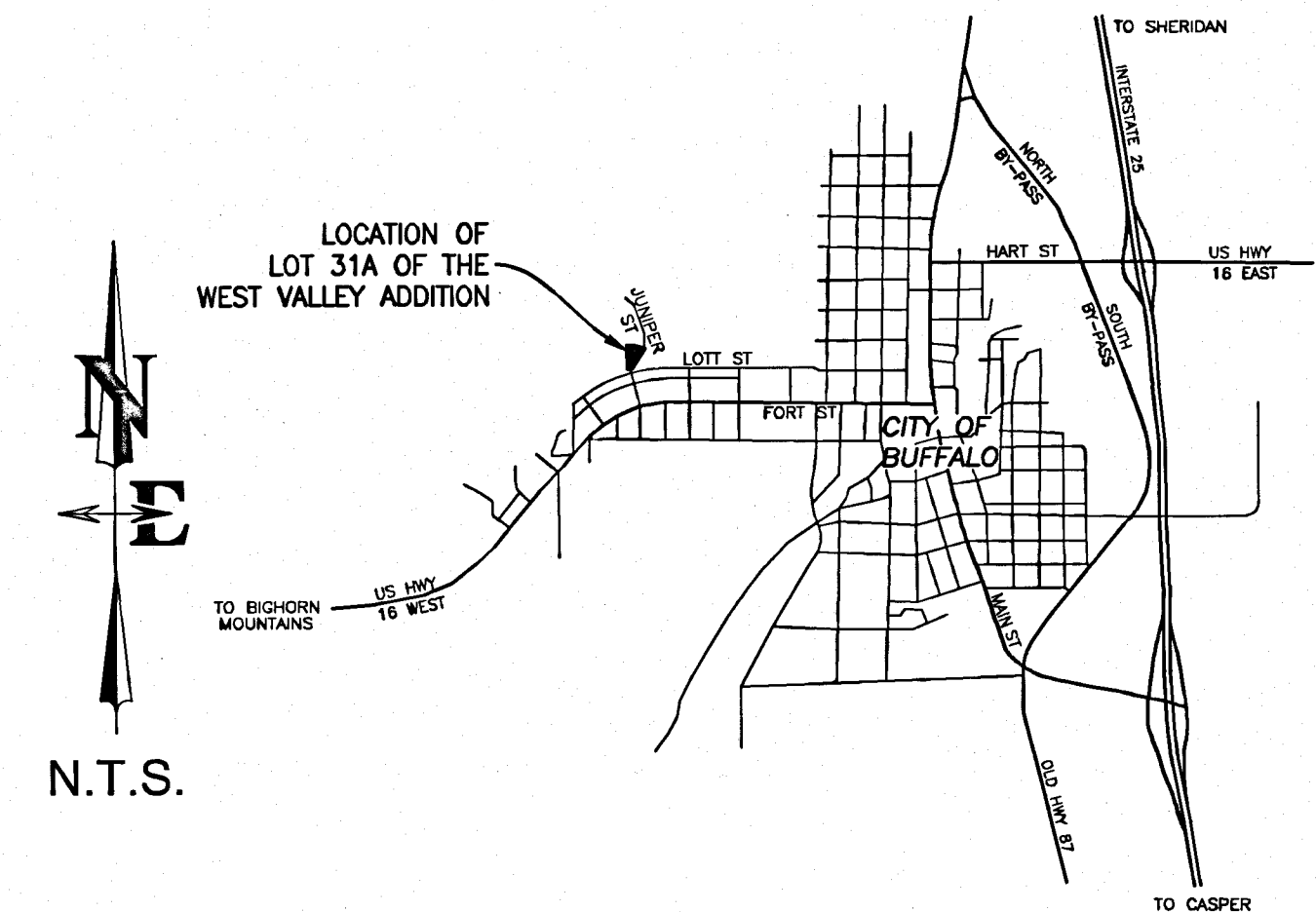
MY COMMISSION EXPIRES: 3-23-2029

APPROVALS

APPROVED BY THE CITY OF BUFFALO, WYOMING, THIS 2nd DAY OF June, 2023.

Tracy Pigg CITY PLANNER
Julie Silberman ATTEST: CITY CLERK

VICINITY SKETCH



DATE	17MAY2023	REV.	
SURVEYED	---	ENGINEERED	---
DRAWN	FPJ	CHECKED	JLW
		APPROVED	TDP
DRAWING TITLE		SUMMARY PLAT LOT LINE VACATION	
JOB TITLE		ANTON PROPERTY LOT 31A, WEST VALLEY ADDITION CITY OF BUFFALO, WYOMING	
DRAWING NO	1	JOB NO	B23-046-01