

**A BOUNDARY LINE ADJUSTMENT
FOR
LOTS 3A and 5A
OF
BLOCK 1 OF THE GREENLEAF ESTATES ADDITION**

BEING A RESUBDIVISION OF
LOTS 3, 4, AND 5 OF BLOCK 1 OF THE GREENLEAF ESTATES ADDITION
TO THE
CITY OF BUFFALO, WYOMING

CERTIFICATE OF DEDICATION

The above or forgoing Resubdivision of Lots 3, 4, and 5 of Block 1 of the Greenleaf Estates 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 0.42 acres, more or less, who have by these presents caused to be laid out and surveyed as Lots 3A and 5A of Block 1 of the Greenleaf Estates Addition to the City of Buffalo, Wyoming, and do hereby reserve perpetual easements as are laid out on this Plat. Said Lots 3A and 5A are more particularly described as:

LOT 3A

A PARCEL OF PROPERTY BEING ALL OF LOT 3 AND THE WEST HALF OF LOT 4, BLOCK 1 OF THE GREENLEAF ESTATES ADDITION TO THE CITY OF BUFFALO, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAPPED REBAR STAMPED "LS 10566" MARKING THE CORNER COMMON TO LOTS 3A AND 5A AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FLAGSTAFF WAY, WHICH IS THE POINT OF BEGINNING OF THE PROPERTY DESCRIPTION:

THENCE S00°33'18"E A DISTANCE OF 120.00 FEET TO AN ALUMINUM CAPPED REBAR STAMPED "LS 10566" ON THE SOUTH LINE OF SAID GREENLEAF ESTATES ADDITION;
THENCE S89°50'01"W ALONG SAID SOUTH LINE OF GREENLEAF ESTATES ADDITION A DISTANCE OF 75.24 FEET TO AN ALUMINUM CAPPED REBAR STAMPED "PELS 2085" MARKING THE CORNER COMMON TO LOT 2 AND SAID LOT 3;
THENCE N00°33'18"W ALONG THE LINE COMMON TO SAID LOTS 2 AND 3 A DISTANCE OF 124.39 FEET TO AN ALUMINUM CAPPED REBAR STAMPED "PELS 2085" MARKING THE CORNER COMMON TO SAID LOTS 2 AND 3 AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF FLAGSTAFF WAY WHICH IS THE BEGINNING OF A NONTANGENT CIRCULAR TO THE LEFT;
THENCE ALONG THE ARC OF SAID NONTANGENT CIRCULAR CURVE TO THE LEFT AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF FLAGSTAFF WAY A DISTANCE OF 50.52 FEET, SAID ARC HAVING A RADIUS OF 289.29 FEET, A CENTRAL ANGLE OF 1°00'21", AND A LONG CHORD WHICH BEARS S85°09'49"E A DISTANCE OF 50.46 FEET TO AN ALUMINUM CAPPED REBAR STAMPED "LS 10566";
THENCE CONTINUING N89°50'01"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF FLAGSTAFF WAY A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING OF THIS PROPERTY DESCRIPTION.

SAID PARCEL OF LAND CONTAINING 0.21 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESERVATIONS OR RESTRICTIONS OF RECORD.

BASIS OF BEARING BEING PLAT OF THE GREENLEAF ESTATES ADDITION TO THE CITY OF BUFFALO, WYOMING, FILED IN THE OFFICE OF THE CLERK OF JOHNSON COUNTY, WYOMING, IN PLAT BOOK #2, PAGE 156.

LOT 5A

A PARCEL OF PROPERTY BEING THE EAST HALF OF LOT 4 AND ALL OF LOT 5, BLOCK 1 OF THE GREENLEAF ESTATES ADDITION TO THE CITY OF BUFFALO, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAPPED REBAR STAMPED "LS 10566" MARKING THE CORNER COMMON TO LOTS 3A AND 5A AND THE SOUTHERLY RIGHT-OF-WAY LINE OF FLAGSTAFF WAY, WHICH IS THE POINT OF BEGINNING OF THE PROPERTY DESCRIPTION:

THENCE N89°50'01"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF FLAGSTAFF WAY A DISTANCE OF 75.00 FEET TO AN ALUMINUM CAPPED REBAR STAMPED "PELS 2085" MARKING THE CORNER COMMON TO SAID LOT 5 AND LOT 6 AND SAID SOUTHERLY RIGHT-OF-WAY LINE OF FLAGSTAFF WAY;
THENCE S00°33'18"E ALONG THE LOT LINE COMMON TO SAID LOTS 5 AND 6 A DISTANCE OF 120.00 FEET TO AN ALUMINUM CAPPED REBAR STAMPED "PELS 2085" MARKING THE CORNER COMMON TO SAID LOTS 5 AND 6 AND THE SOUTH LINE OF SAID GREENLEAF ESTATES ADDITION;
THENCE S89°50'01"W A DISTANCE OF 75.00 FEET TO AN ALUMINUM CAPPED REBAR STAMPED "LS 10566";
THENCE N00°33'18"W A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 0.21 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESERVATIONS OR RESTRICTIONS OF RECORD.

BASIS OF BEARING BEING PLAT OF THE GREENLEAF ESTATES ADDITION TO THE CITY OF BUFFALO, WYOMING, FILED IN THE OFFICE OF THE CLERK OF JOHNSON COUNTY, WYOMING, IN PLAT BOOK #2, PAGE 156.

IN TESTIMONY WHEREOF: Melody L. Thompson, owner, has caused these presents to be signed this 29th day of June, 2023.

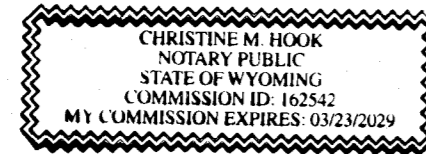
Melody L. Thompson
Melody L. Thompson, owner

STATE OF WYOMING)
)SS
COUNTY OF JOHNSON)

The forgoing instrument was acknowledged before me by Melody L. Thompson on this 29th day of June, 2023. Witness my hand and seal:

Christine M. Hook
Christine M. Hook
Notary Public

My Commission Expires: 3-23-2029



IN TESTIMONY WHEREOF: Guy K. & Dawn A. Lensert, owners, has caused these presents to be signed this 30 day of June, 2023.

Guy K. Lensert
Guy K. Lensert, owner

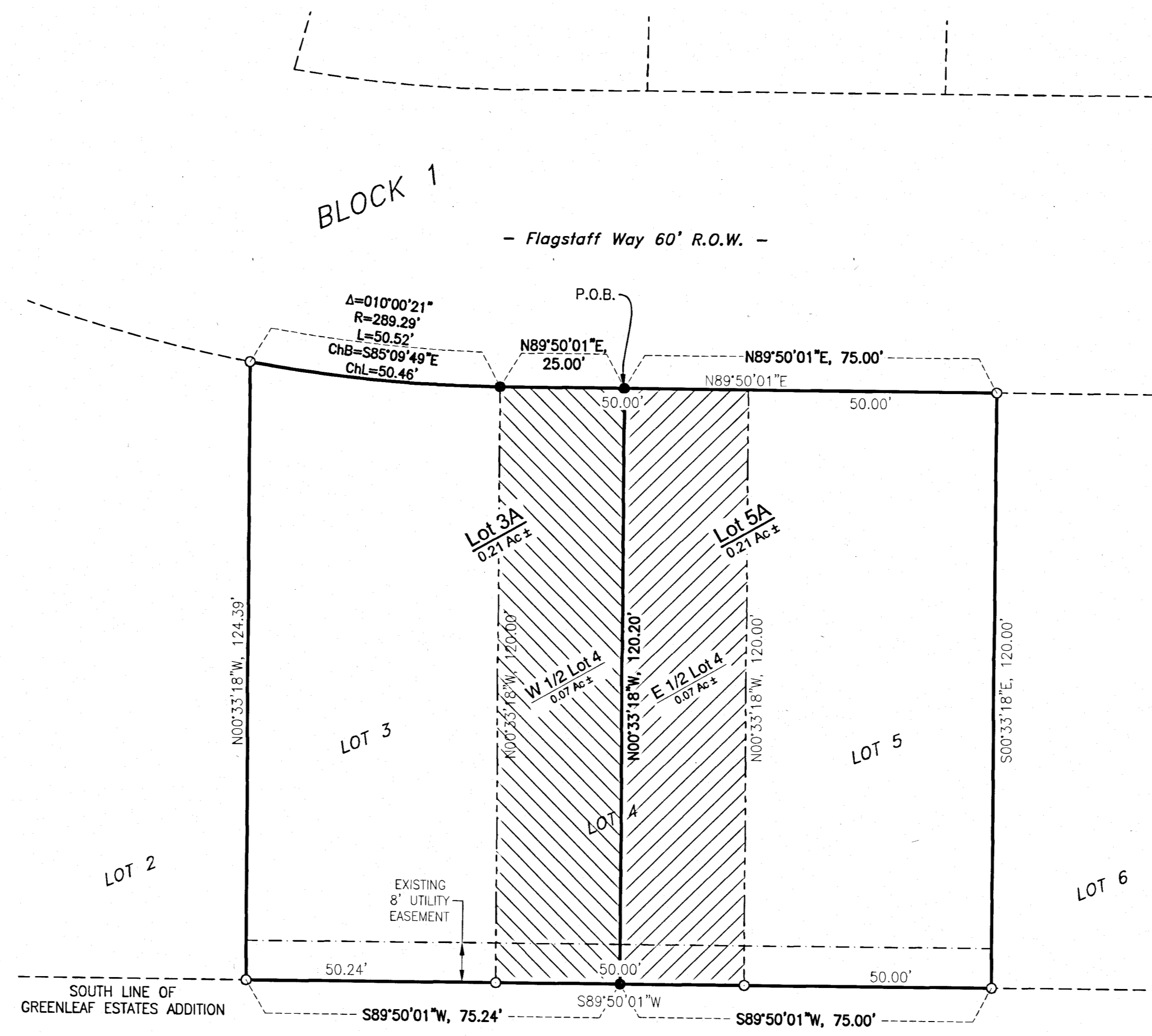
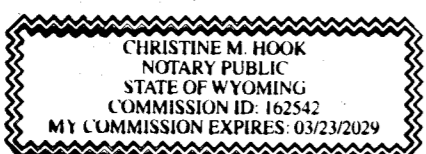
Dawn A. Lensert
Dawn A. Lensert, owner

STATE OF WYOMING)
)SS
COUNTY OF JOHNSON)

The forgoing instrument was acknowledged before me by Jennifer Stuart on this 30th day of June, 2023. Witness my hand and seal:

Christine M. Hook
Christine M. Hook
Notary Public

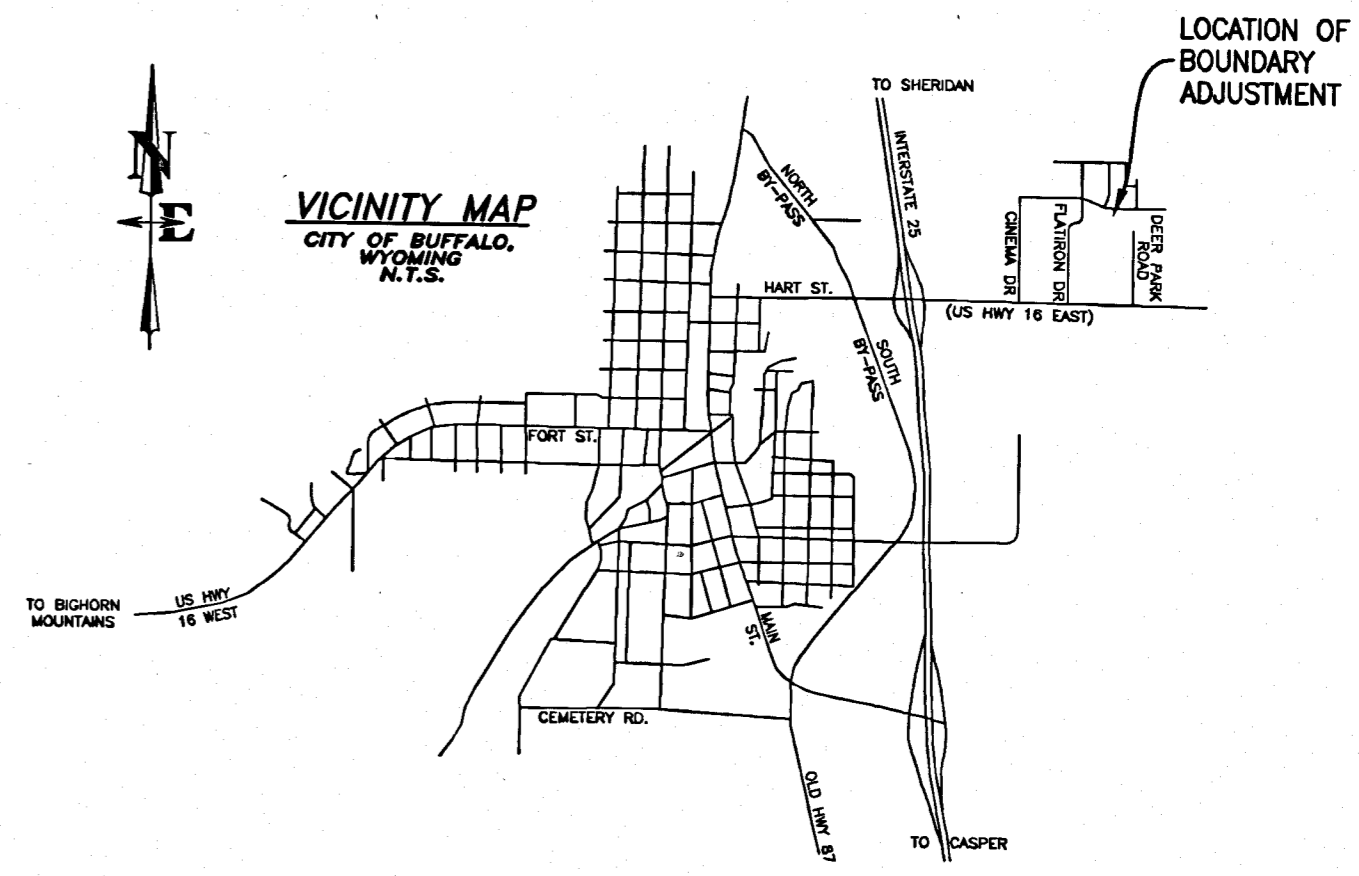
My Commission Expires: 3-23-2029



PREPARED FOR:

MELODY L. THOMPSON
125 FLAGSTAFF WAY
BUFFALO, WY 82834

GUY K. & DAWN A. LENSERT
127 FLAGSTAFF WAY
BUFFALO, WY 82834



RECORDER'S CERTIFICATE

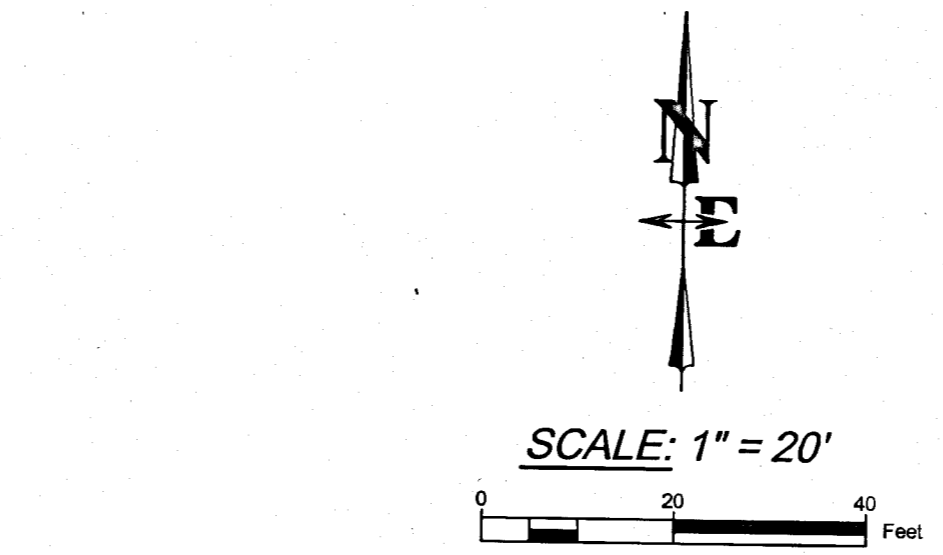
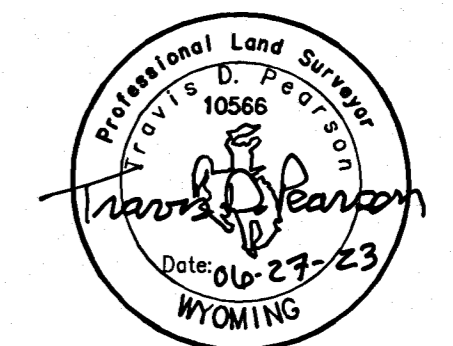
COUNTY OF JOHNSON, WYOMING Doc Number: 325233
This instrument was filed for record on 7/5/2023 at 3:48 PM
and was duly recorded in book: H-FILE page: 678-678 fees: 75.00
Johnson County Clerk
By *[Signature]*, Deputy

APPROVALS

Approved by the City of Buffalo, Wyoming, this 3rd day of July, 2023.
[Signature] City Planner
[Signature] City Clerk

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
COUNTY OF JOHNSON)SS
I, Travis D. Pearson, a duly Registered Professional Land Surveyor in the State of Wyoming, do hereby attest that this Plat of LOTS 3A and 5A of Block 1 of the Greenleaf Estates Addition is based on the results of a field survey conducted under my direct supervision, by Fred Janssen in June of 2023, and the Plat of Greenleaf Estates Addition filed with the Office of The Clerk of Johnson County, Wyoming, in Plat Book #2, page 156, and represents the conditions as found on the ground.



BASIS OF BEARING: CITY OF BUFFALO 2008
SURVEY CONTROL NETWORK
ZONING: LOTS TO REMAIN ZONED R2

LEGEND

- - FOUND ALUMINUM CAPPED REBAR, STAMPED "PELS 2085"
- - SET ALUMINUM CAPPED REBAR, STAMPED "LS 10566"
- - EXISTING LOT LINES
- - NEW LOT LINE
- - - - EXISTING LOT LINES (TO BE VACATED)
- - - - ADJACENT LOT LINES
- ▨ - WEST HALF OF LOT 4, CONTAINING 0.07 ACRES TO BE DETACHED FROM LOT 4 AND ATTACHED TO LOT 3 CREATING LOT "3A"
- ▨ - EAST HALF OF LOT 4, CONTAINING 0.07 ACRES TO BE DETACHED FROM LOT 4 AND ATTACHED TO LOT 5 CREATING LOT "5A"

DATE	6/21/2023	REV.	
	SURVEYED	FPJ	
ENGINEERED	FPJ/TDP		
DRAWN	KIT		
CHECKED	FPJ		
APPROVED	TDP		
NELSON ENGINEERING			
P.O. BOX 1004, BUFFALO WYOMING (307) 684-7029			
DRAWING TITLE	BOUNDARY LINE ADJUSTMENT		
JOB TITLE	LOTS 3A and 5A BLOCK 1 OF THE GREENLEAF ESTATES ADDITION BUFFALO, WY		
DRAWING NO	1/1		
JOB NO	B-23-062-01		