

**DEER PARK ADDITION
TO THE
CITY OF BUFFALO, WYOMING**

A PARCEL OF LAND LOCATED WITHIN THE SE $\frac{1}{4}$ SW $\frac{1}{4}$ AND THE NE $\frac{1}{4}$ SW $\frac{1}{4}$, SECTION 25, TOWNSHIP 51 NORTH, RANGE 82 WEST, 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAPPED MONUMENT STAMPED "WYDOT PLS 5367" MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 25; THENCE N00 $^{\circ}$ 32'40"W ALONG THE NORTH-SOUTH MIDSECTION LINE OF SAID SECTION 25 A DISTANCE OF 68.61 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 16 EAST MARKED BY AN ALUMINUM CAPPED MONUMENT STAMPED "WYDOT PLS 5367", SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS PROPERTY DESCRIPTION;

THENCE N89 $^{\circ}$ 15'07"W ALONG SAID NORTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 16 EAST A DISTANCE OF 345.19 FEET TO AN ALUMINUM CAPPED MONUMENT STAMPED "WYDOT PLS 5367";
 THENCE S00 $^{\circ}$ 58'19"W ALONG SAID NORTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 16 EAST A DISTANCE OF 10.02 FEET TO AN ALUMINUM CAPPED MONUMENT STAMPED "WYDOT PLS 5367";
 THENCE N89 $^{\circ}$ 15'13"W ALONG SAID NORTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 16 EAST A DISTANCE OF 849.75 FEET TO AN ALUMINUM CAPPED MONUMENT STAMPED "WYDOT PLS 5367";
 THENCE S00 $^{\circ}$ 46'37"W ALONG SAID NORTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 16 EAST A DISTANCE OF 19.91 FEET TO AN ALUMINUM CAPPED MONUMENT STAMPED "WYDOT PLS 5367";
 THENCE N89 $^{\circ}$ 15'24"W ALONG SAID NORTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 16 EAST A DISTANCE OF 29.29 FEET TO AN ALUMINUM CAPPED MONUMENT STAMPED "WYDOT PLS 5367";
 THENCE S89 $^{\circ}$ 52'16"W ALONG SAID NORTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 16 EAST A DISTANCE OF 106.61 FEET TO A POINT ON THE EAST LINE OF THE BUFFALO COMMERCE CENTER ADDITION MARKED BY AN ALUMINUM CAPPED MONUMENT STAMPED "WYDOT PLS 5367";
 THENCE N00 $^{\circ}$ 30'28"W ALONG SAID EAST LINE OF THE BUFFALO COMMERCE CENTER ADDITION A DISTANCE OF 1301.31 FEET TO A REBAR;
 THENCE N89 $^{\circ}$ 54'37"E ALONG THE SOUTH LINE OF SAID BUFFALO COMMERCE CENTER ADDITION A DISTANCE OF 220.81 FEET TO AN ALUMINUM CAPPED MONUMENT STAMPED "PELS 2085";
 THENCE CONTINUING N89 $^{\circ}$ 54'37"E ALONG THE SOUTH LINE OF THE GREENLEAF ESTATES ADDITION A DISTANCE OF 1109.65 FEET TO POINT ON SAID NORTH-SOUTH MIDSECTION LINE OF SECTION 25 MARKED BY AN ALUMINUM CAPPED MONUMENT STAMPED "PELS 2085";
 THENCE S00 $^{\circ}$ 32'30"E ALONG SAID NORTH-SOUTH MIDSECTION LINE OF SECTION 25 A DISTANCE OF 33.18 FEET TO THE CENTER-SOUTH SIXTEENTH OF SAID SECTION 25 MARKED BY AN ALUMINUM CAPPED MONUMENT STAMPED "PELS 2085";
 THENCE S00 $^{\circ}$ 32'40"E ALONG SAID NORTH-SOUTH MIDSECTION LINE OF SECTION 25 A DISTANCE OF 1256.01 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 39.38 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESERVATIONS, OR RESTRICTIONS OF SIGHT AND/OR RECORD.

BASIS OF BEARING BEING N89 $^{\circ}$ 54'21"E A DISTANCE OF 2662.47 FEET BETWEEN ALUMINUM CAPPED MONUMENTS STAMPED "WYDOT PLS 5367" MARKING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 51 NORTH, RANGE 82 WEST.

EASEMENTS: ANY EASEMENTS SHOWN ON THIS PLAT ARE HEREBY DEDICATED FOR THE PURPOSES AS SHOWN.

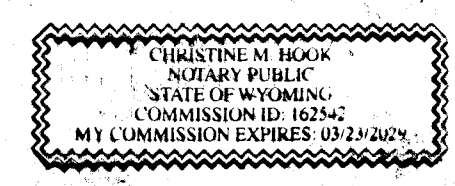
THE UNDERSIGNED OWNER AND PROPRIETOR OF THE ABOVE DESCRIBED PARCEL OF LAND HAS CAUSED THE SAME TO ANNEXED IN THE MANNER SHOWN ON THIS PLAT, WHICH ANNEXATION SHALL BE KNOWN AS THE "DEER PARK ADDITION". SAID PLAT IS PROPOSED WITH AND OFFERED WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR, AND THE UNDERSIGNED OWNER AND PROPRIETOR DO HEREBY RELEASE AND WAIVE ALL RIGHTS UNDER, AND BY VIRTUE OF, THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING.

IN TESTIMONY WHEREOF: KIRK KAVANAGH, AUTHORIZED MEMBER FOR JULIET KILO HOLDINGS, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 7th DAY OF Sept, 2023.

Kirk Kavanagh
 KIRK KAVANAGH
 AUTHORIZED MEMBER FOR JULIET KILO HOLDINGS, LLC

STATE OF WYOMING)
) SS
 COUNTY OF JOHNSON)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY KIRK KAVANAGH
 THIS 7th DAY OF Sept, 2023.

WITNESS MY HAND AND SEAL.



Christine M. Hook
 CHRISTINE M. HOOK
 NOTARY PUBLIC

MY COMMISSION EXPIRES: 3-23-29

APPROVALS

APPROVED BY THE CITY OF BUFFALO PLANNING COMMISSION THIS 27th DAY OF September, 2023.

R. Janssen
 CHAIRPERSON

[Signature]

APPROVED BY THE BUFFALO CITY COUNCIL THIS 4th DAY OF April, 2023.

[Signature]
 MAYOR

Julie Silberragel
 ATTES CITY CLERK

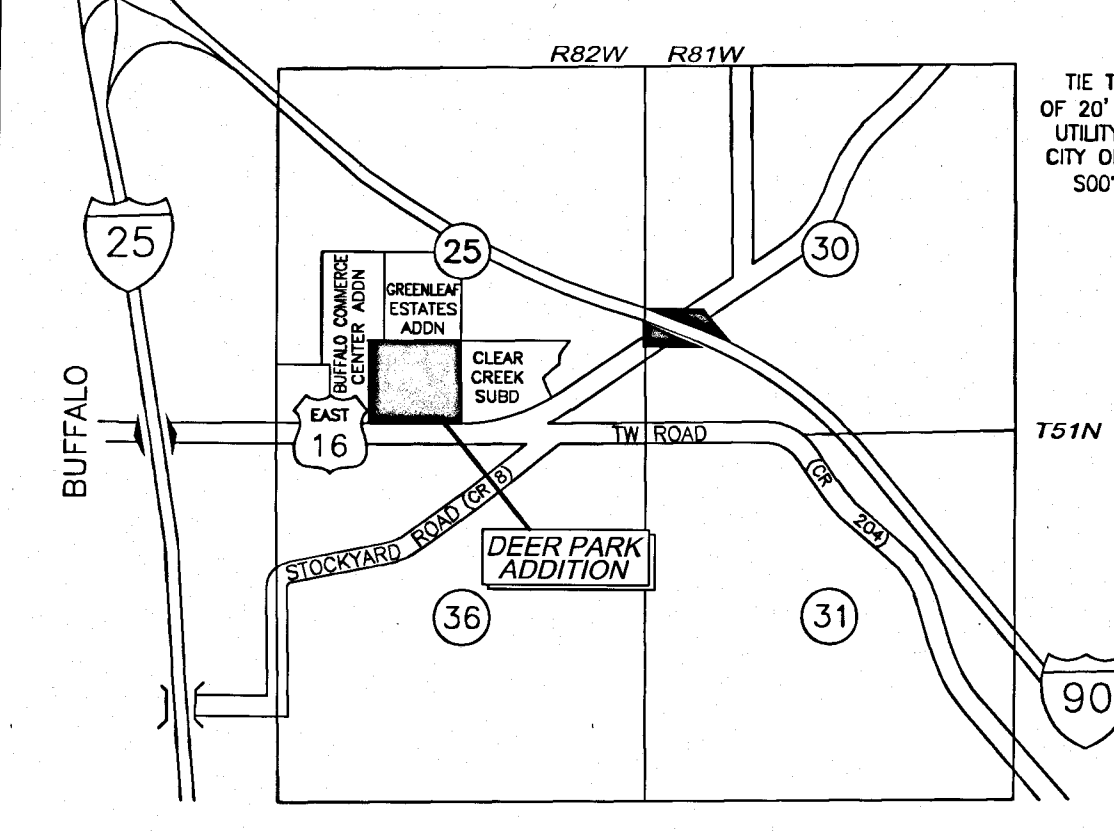
PREPARED FOR:

KIRK KAVANAGH
 JULIET KILO HOLDINGS, LLC
 7 HILLTOP DRIVE
 BUFFALO, WY 82834

RECORDER'S CERTIFICATE

STATE OF WYOMING) SS
 COUNTY OF JOHNSON)
 Doc Number: 327727
 This instrument was filed for record on 10/24/2023 at 2:18 PM
 and was duly recorded in book: H:FILE page: 687 - 687 fees: 75.00
 Johnson County Clerk
 By *[Signature]* Deputy

VICINITY SKETCH
 N.T.S.



SCALE: 1" = 100'

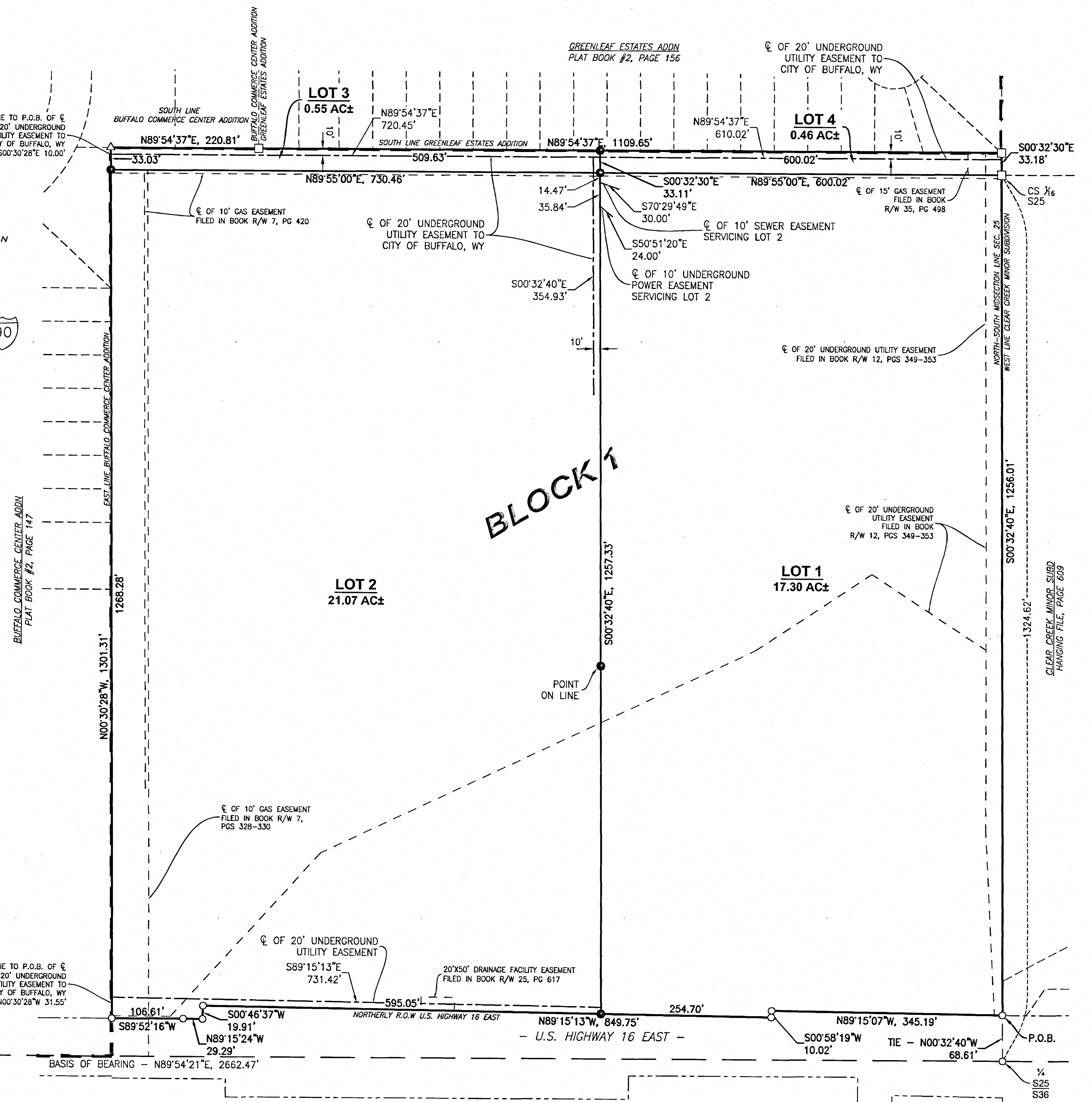
BASIS OF BEARING:
 N89 $^{\circ}$ 54'21"E A DISTANCE OF 2662.47 FEET BETWEEN ALUMINUM CAPS STAMPED "WYDOT PLS 5367" MARKING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 25, T51N, R82W.

ZONING: R-1 RESIDENTIAL

LEGEND

- - EXISTING ALUMINUM CAPPED MONUMENT STAMPED "PELS 2085"
- - EXISTING ALUMINUM CAPPED MONUMENT STAMPED "WYDOT PLS 5367"
- △ - EXISTING REBAR
- - EXISTING ALUMINUM CAPPED MONUMENT STAMPED "PLS 15442"
- - - - - ADDITION PERIMETER
- - - - - LOT LINE
- - - - - SECTION LINE
- - - - - QUARTER LINE
- - - - - EXISTING CITY LIMITS
- - - - - ADJACENT PROPERTY LINES
- - - - - U.S. HIGHWAY 16 R.O.W.
- - - - - EXISTING EASEMENT
- - - - - CENTERLINE OF NEW EASEMENTS

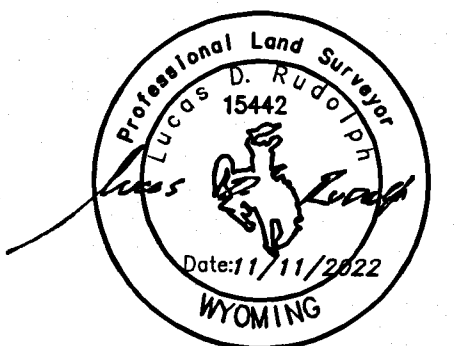
NOTES:
 - THE ENTIRETY OF LOTS 3 AND 4 FALL UNDER COVENANTS AND RESTRICTIONS DEFINED IN THE DEED FILED WITH THE CLERK OF JOHNSON COUNTY, WYOMING, IN BOOK 87A36, PAGES 713-715
 - LOTS 1 AND 2 HAVE EXISTING ACCESS OFF OF U.S. HIGHWAY 16 EAST



CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
) SS
 COUNTY OF JOHNSON)

I, LUCAS D. RUDOLPH, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY ATTEST THAT THIS ANNEXATION PLAT FOR DEER PARK ADDITION TO THE CITY OF BUFFALO, WYOMING, IS BASED ON THE RESULTS OF A FIELD SURVEY CONDUCTED, BY FRED JANSSEN, UNDER MY DIRECTION IN SEPTEMBER OF 2021, AND THE RECORD OF SURVEY FILED WITH THE OFFICE OF THE CLERK OF JOHNSON COUNTY, WYOMING, IN THE HANGING FILE, PAGE 622, AND REPRESENTS THE CONDITIONS AS FOUND ON THE GROUND.



DRAWING NO	1/1	JOB NO	B21-134-01	JOB TITLE	JULIET KILO HOLDINGS, LLC, PROPERTY PART SE $\frac{1}{4}$ SW $\frac{1}{4}$ & NE $\frac{1}{4}$ SW $\frac{1}{4}$, SEC 25, T51N, R82W JOHNSON COUNTY, WYOMING	DRAWING TITLE	ANNEXATION PLAT DEER PARK ADDITION TO THE CITY OF BUFFALO, WYOMING	DATE	11NOV2022	REV.	
								SURVEYED	PFJ	ENGINEERED	PFJ