

CERTIFICATE OF DEDICATION

THE ABOVE AND FOREGOING SUBDIVISION OF LOTS 1-3 IN BLOCK 3 OF THE MOUNTAIN DRIVE ADDITION TO THE CITY OF BUFFALO, WYOMING AS IT APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, CONTAINING 0.52 ACRES, MORE OR LESS; HAVE BY THESE PRESENTS BEEN LAID OUT AND SURVEYED AS LOT 1A IN BLOCK 3 OF THE MOUNTAIN DRIVE ADDITION TO THE CITY OF BUFFALO, WYOMING. SAID LOT IS FURTHER DESCRIBED AS:

LOT 1A:
 BEGINNING AT THE NORTHEAST CORNER OF BLOCK 3 OF THE MOUNTAIN DRIVE ADDITION TO THE CITY OF BUFFALO WYOMING, SAID POINT BEING N00°28'00"W 504.57 FEET FROM THE SOUTHEAST CORNER OF SAID BLOCK 3; THENCE S00°27'18"E 149.87 FEET ALONG THE EAST BOUNDARY OF SAID BLOCK 3; THENCE N89°58'55"W 149.74 FEET ALONG THE COMMON BOUNDARY OF LOT 4 OF SAID BLOCK 3; THENCE N00°32'38"W 149.87 FEET ALONG THE EAST ALLEY BOUNDARY TO THE NORTHEAST ALLEY CORNER OF SAID BLOCK 3; THENCE S89°58'58"E 149.97 FEET ALONG THE NORTH BOUNDARY OF SAID BLOCK 3 TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS 0.52 ACRES, MORE OR LESS.

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

WITNESS OUR HANDS AND SEALS 21 THIS DAY OF December, 2023.

M. Heine
 MATTHEW RONNIE, LLC
 MATTHEW HEIN, MANAGING MEMBER

STATE OF WYOMING)
) SS
 COUNTY OF JOHNSON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY:

MATTHEW HEIN, MANAGING MEMBER OF MATTHEW RONNIE, LLC

THIS 21 DAY OF December, 2023.

WITNESS MY HAND AND OFFICIAL SEAL *S. Mallett*
 NOTARY PUBLIC

MY COMMISSION EXPIRES: MARCH 30, 2025



INCORPORATED CITY APPROVAL

APPROVED BY THE CITY OF BUFFALO, WYOMING ON THIS 20th DAY OF December, 2023.

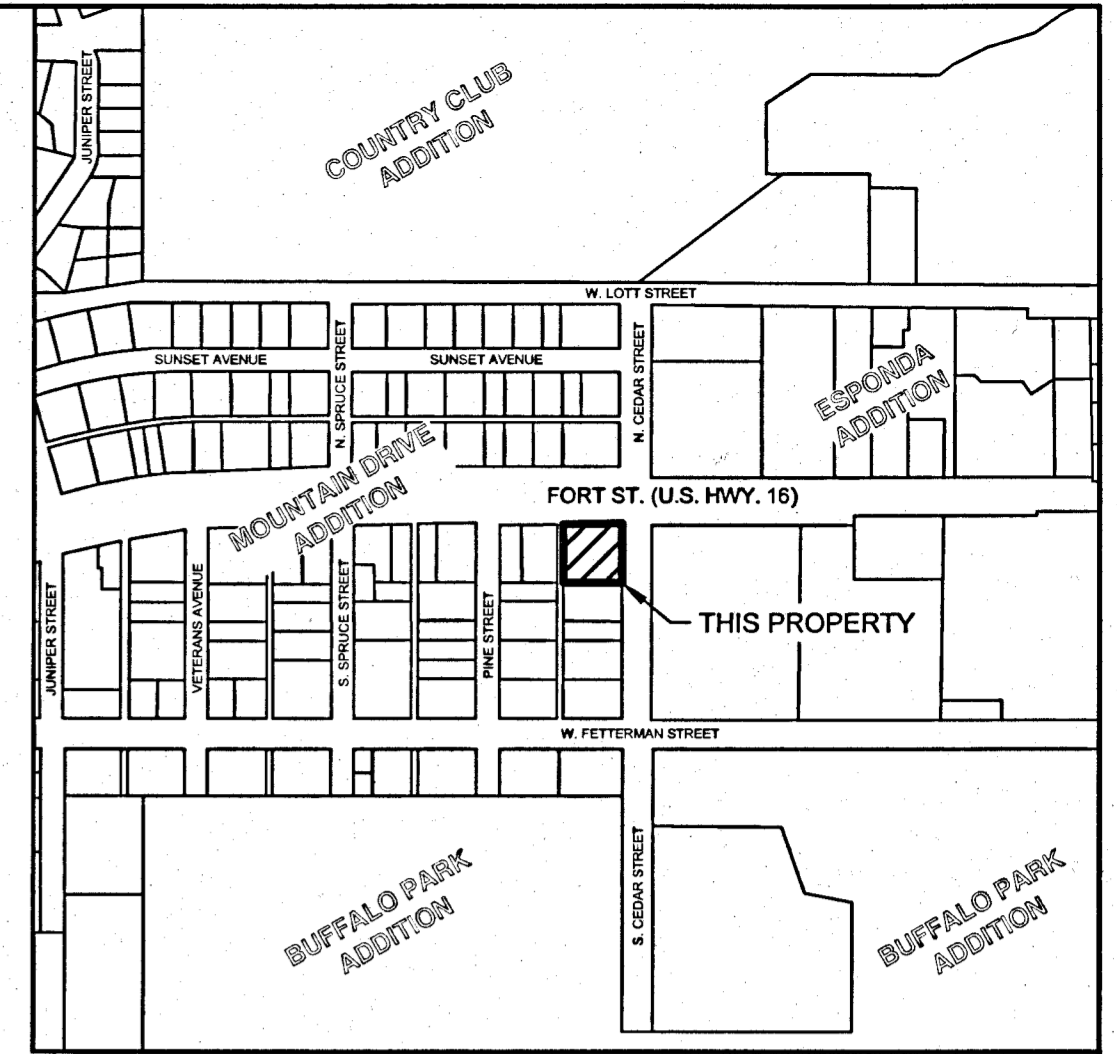
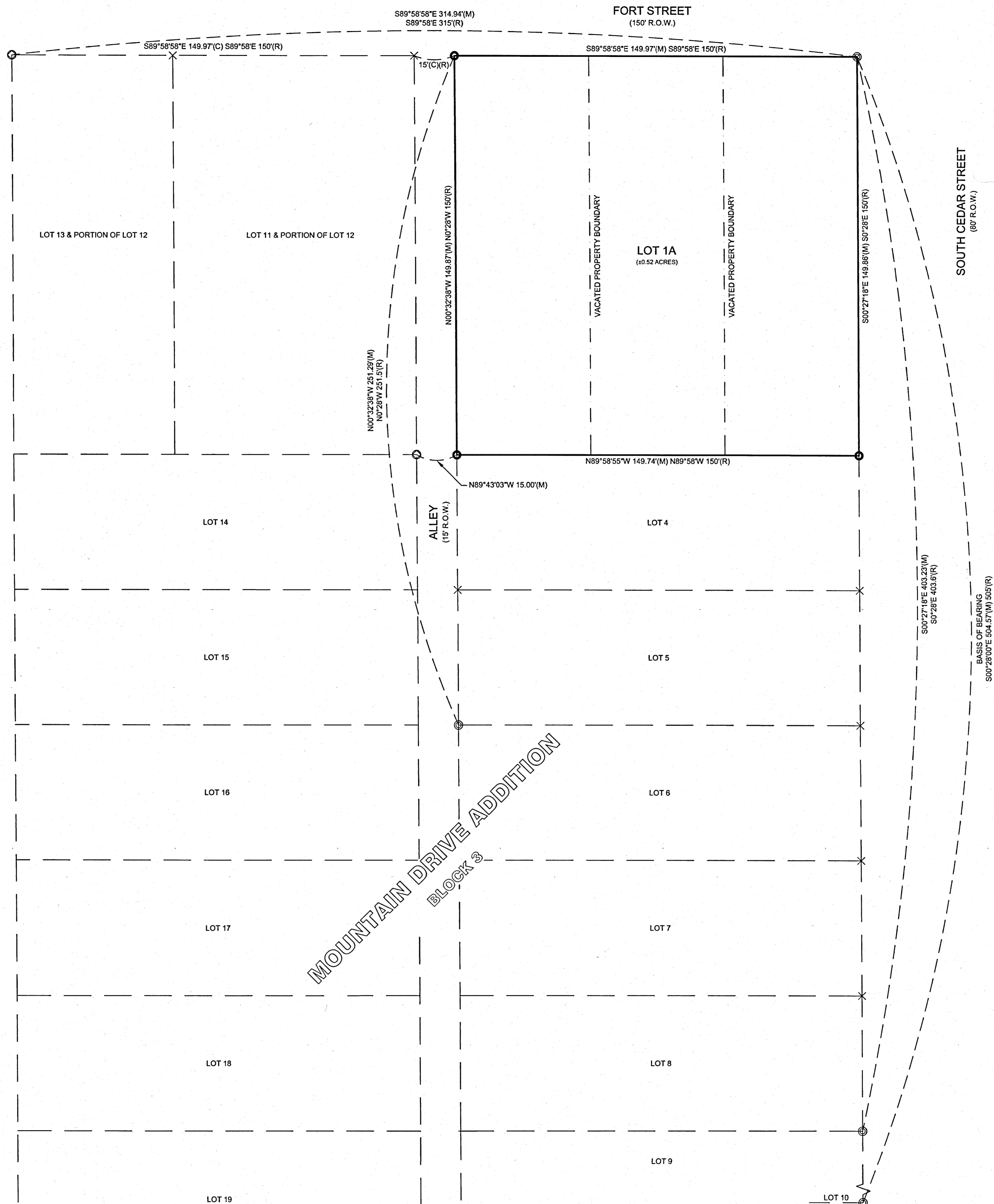
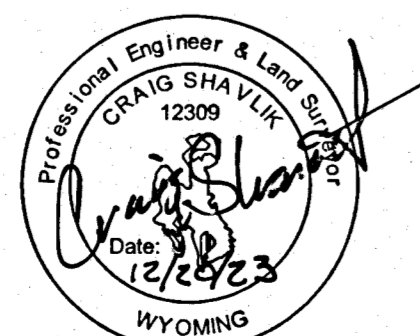
Julie Sibernagel
 JULIE SIBERNAGEL
 CITY CLERK

Terry Asay
 TERRY ASAY
 CITY PLANNER

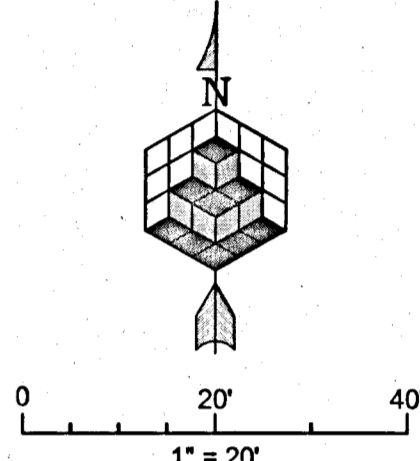
SURVEYOR'S CERTIFICATE

I, CRAIG SHAVLIK, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF LOT 1A IN BLOCK 3 OF THE MOUNTAIN DRIVE ADDITION CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

STATE OF WYOMING)
) SS
 COUNTY OF JOHNSON)



VICINITY MAP
 1" = 500'



LEGEND

- ⊙ 2" ALUMINUM CAP - FOUND
- ⊙ 1-1/2" ALUMINUM CAP - FOUND
- ⊙ IRON PIPE - FOUND
- ⊙ 2" ALUMINUM CAP - SET
- × NOTHING FOUND/SET
- PROPERTY BOUNDARY
- - - VACATED PROPERTY BOUNDARY
- - - PROPERTY BOUNDARY ADJACENT
- (R) RECORD PLAT (BOOK 78, PAGE 171)
- (M) MEASURED
- (C) CALCULATED

GENERAL NOTES

1. BASIS OF BEARING IS S00°28'00"E BETWEEN THE NORTHEAST CORNER OF BLOCK 3 OF THE MOUNTAIN DRIVE ADDITION, MONUMENTED BY A 1-1/2" IRON PIPE, AND THE SOUTHEAST CORNER OF SAID BLOCK 3, BEING MONUMENTED BY A 2" ALUMINUM CAP. BEARING IS PER THE PLAT OF THE MOUNTAIN DRIVE ADDITION RECORDED IN BOOK 78 ON PAGE 171 OF THE RECORDS MAINTAINED BY THE JOHNSON COUNTY CLERK.
2. THIS LAND SURVEY WAS COMPLETED USING GPS DATA COLLECTED AND PROCESSED REFERENCING THE WYOMING STATE PLANE COORDINATE SYSTEM NAD 1983 (EAST CENTRAL ZONE) WITH A DATUM ADJUSTMENT FACTOR OF 1.000254305
3. A TITLE COMMITMENT PREPARED AUGUST 1, 2016 BY FIRST AMERICAN TITLE INSURANCE COMPANY WAS USED TO IDENTIFY THE ASSOCIATED LEGAL DOCUMENTS OF THIS PROPERTY. KL&A, INC. ALSO DID A SEARCH FOR RECORD DOCUMENTS ON FILE WITH THE JOHNSON COUNTY CLERK'S OFFICE. THIS SEARCH DOES NOT CONSTITUTE A GUARANTEE OR POLICY OF TITLE INSURANCE, AND DOES NOT GUARANTEE ALL DOCUMENTS OF RECORD ARE SHOWN. LAND BOUNDARIES ARE PER THE WARRANTY DEED RECORDED IN BOOK 87A-73 ON PAGE 75 OF THE RECORDS MAINTAINED BY THE JOHNSON COUNTY CLERK'S OFFICE.

RECORDER'S CERTIFICATE

COUNTY OF JOHNSON) SS Doc Number: 329236
 This instrument was filed for record on 12/27/2023 at 2:35 PM
 and was duly recorded in book: H:FILE page: 689 - 689 fees: 75.00
 Johnson County Clerk
 By *Tracy*, Deputy

SUMMARY PLAT OF
MOUNTAIN DRIVE ADDITION
 LOT 1A
 RESUBDIVISION OF LOTS 1-3 IN BLOCK 3 OF THE MOUNTAIN DRIVE ADDITION TO THE CITY OF BUFFALO, WYOMING LOCATED WITHIN SE1/4NW1/4 OF SEC. 34, T51N, R82W, 6TH P.M. JOHNSON COUNTY, WYOMING
 (CONTAINING 0.52 ACRES, MORE OR LESS)