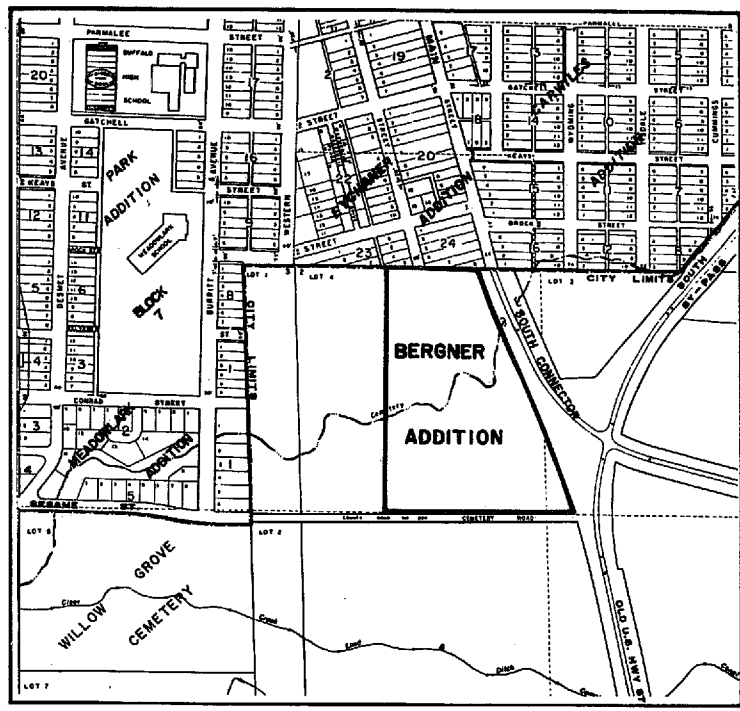
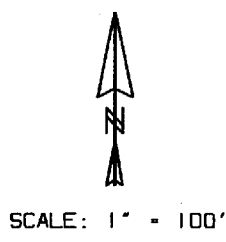


**BLOCK 1  
OF THE  
BERGNER ADDITION  
TO THE  
CITY OF BUFFALO, WYOMING**



VICINITY MAP

**LEGEND**

- = Found - Stone (Sec. Corner)
- ◇ = Found - Wyoming Highway Department Right-of-Way Marker
- △ = Set - Aluminum Capped Rebar, Stamped "LS 5367"

**Notes**

Zoning - R-1 Residence District  
Total Acres - 23.62 ±

**EASEMENTS**

- 10' Gas Line Easement - For Montana Dakota Utilities Co. - Recorded Aug. 19, 1991 in R/W Book 11, Page 6.
- 6' Telephone Easement - For Mountain States Telephone and Telegraph Co. - Recorded Jan. 30, 1985, in R/W Book 9, Pages 44-45.
- 10' Power Easement - For PACIFICORP - Recorded June 12, 1991, in R/W Book 10, Pages 680-681.

**APPROVALS**

The City of Buffalo Planning Commission hereby recommends approval on this 24<sup>TH</sup> day of NOVEMBER, 1992.

*[Signature]* Chairman  
*[Signature]* Secretary

Approved by the City of Buffalo, Wyoming, this 1<sup>ST</sup> day of DECEMBER, 1992.

*[Signature]* Mayor  
*[Signature]* City Clerk

STATE OF WYOMING )  
                          ) ss  
COUNTY OF JOHNSON )

This instrument was filed for record on the 9 day of December, 1992, at 4:30 AM and was duly recorded in Plat Book 2 Page 93.

Fee: \$ 50.00

*[Signature]*  
Registrar of Deeds



**BERGNER ADDITION**

A portion of Lots 3 and 4 of Section 2, T50N, R82W, of the 6th. P.M., Johnson County, Wyoming, lying west of the Old Highway No. 87 (South Buffalo Connector) westerly Right-of-Way easement line, said parcel being more particularly described as follows:

Commencing at an existing stone marking the northwest corner of said Section 2;

thence N89°35'12"E along the North line of said Section 2, a distance of 499.45 feet to a point, said point being the true point of beginning;

thence continuing N89°35'12"E along said North line of said Section 2, a distance of 494.54 feet to an existing Highway Right-of-Way marker stamped "Sta. 2478+82.5", said Highway Right-of-Way marker lying on said westerly Right-of-Way easement line of said Old Highway No. 87 and said Highway Right-of-Way marker also being the point of beginning of a non-tangent circular curve to the left having a radius of 3894.8 feet, the bearing to the radius being W71°45'51"E;

thence along said westerly Right-of-Way easement line of said Old Highway No. 87, and along said non-tangent circular curve to the left, through a central angle of 5°40'19", a distance of 385.56 feet to the point of ending of said non-tangent circular curve to the left;

thence continuing along said westerly Right-of-Way easement line of said Old Highway No. 87, S23°54'28"E a distance of 335.6 feet to an existing Highway Right-of-Way marker stamped "Sta. 2471+85", said Highway Right-of-Way marker also being the point of beginning of a tangent circular curve to the right having a radius of 5654.6 feet;

thence continuing along said westerly Right-of-Way easement line of said Old Highway No. 87, and along said tangent circular curve to the right, through a central angle of 7°28'32" a distance of 737.77 feet to a point, said point lying on an existing fence line marking the northerly Right-of-Way easement line of Johnson County Road No. 224;

thence along said existing fence line marking said northerly Right-of-Way easement line of said Johnson County Road No. 224, S89°56'20"W a distance of 1002.95 feet to a point;

thence N00°52'14"W a distance of 1356.00 feet to the true point of beginning.

Said portion of Lots 3 and 4 of said Section 2, containing 23.62 acres, more or less.

The undersigned proprietors of the above described tract of land have caused the same to be annexed in the manner shown on this plat, which annexation shall be known as the "BERGNER ADDITION".

Said plat is proposed and offered with free consent and in accordance with the desires of the undersigned owners and proprietors, and the undersigned owners and proprietors do hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

IN TESTIMONY WHEREOF: K.W. BERGNER & CO., a Wyoming Partnership, and E.S. BERGNER & CO., a Wyoming Partnership, have caused these present to be signed this 24<sup>TH</sup> day of NOVEMBER, 1992.

K.W. BERGNER & CO., a Wyoming Partnership:      E.S. BERGNER & CO., a Wyoming Partnership:

By: *[Signature]* KARL W. BERGNER      By: *[Signature]* ELIZABETH S. BERGNER

STATE OF WYOMING )  
                          ) ss  
COUNTY OF JOHNSON )

The foregoing instrument was acknowledged before me by Karl W. Bergner and Elizabeth S. Bergner this 24<sup>TH</sup> day of November, 1992.

Witness my hand and seal:  
*[Signature]*  
Notary Public

My Commission Expires: 9/27/94

**BERGNER ADDITION**

Prepared for: **KARL BERGNER**  
**164 W. FOOTE**  
**BUFFALO, WY 82834**



R.O. BOX 1004  
BUFFALO, WYOMING 82834

307/684-7029  
Date drawn: 11-24-92      Scale: 1"=100'  
Drawn by: KEM      Checked by:  
Project No. 92-102

**CERTIFICATE OF SURVEYOR**

STATE OF WYOMING )  
                          ) ss  
COUNTY OF JOHNSON )

I, KERRY C. MOWEY, a duly Registered Land Surveyor in the State of Wyoming, do hereby certify that this plat of the "BERGNER ADDITION" truly and correctly represents the results of an actual survey made by me in April, 1991.

