

**PLAT**  
OF A  
**PARTIAL VACATION OF PHASE I AND  
PHASE II OF THE BISON MEADOWS  
SUBDIVISION**  
LOCATED IN  
**THE HATCH ADDITION,  
TO THE CITY OF BUFFALO,  
JOHNSON COUNTY, WY**

**CERTIFICATE OF VACATION**

The partial vacation of Bison Meadows Phase I and Phase II described as follows:

**PARCEL TO BE VACATED:**

A tract of land located in part of Lot 2, Section 2, T.50N., R.82W., and in part of the SW ¼ SE ¼ of Section 35, T.51N., R.82W., of the 6th P.M., Johnson County, Wyoming being more particularly described as follows:

Beginning at the North ¼ corner of said Section 2 monumented by an iron pipe;  
Thence S01°19'14"E, 1112.03 feet along the North-South mid-section line of said Section 2 to a Wyoming Department Right of Way Monument; said point being on the North line of access route to Interstate 25;  
Thence along said North line of Access route to Interstate 25 S75°37'47"E, 391.31 feet to a 1 ½" aluminum cap;  
Thence N14°23'00"E, 555.95 feet to a 1 ½" aluminum cap;  
Thence S78°40'58"E, 369.82 feet to a point on the Westerly Right of Way of Interstate 25 monumented by a 1 ½" aluminum cap;  
Thence along said Westerly Right of Way of Interstate 25, N11°20'01"E, 377.80 feet to a Wyoming Department Right of Way Monument;  
Thence along said Westerly Right of Way of Interstate 25, N03°52'41"E, 601.74 feet to a Wyoming Department Right of Way Monument;  
Thence along said Westerly Right of Way of Interstate 25, N00°52'22"W, 1090.91 feet to a point on the North line of said SW ¼ SE ¼ of Section 35;  
Thence along said North line of SW ¼ SE ¼ of Section 35, N89°45'16"W, 219.02 feet to a point on the Easterly Right of Way of County Road No.252 (South Bypass);  
Thence along said North line of SW ¼ SE ¼ of Section 35, N89°45'16"W, 254.76 feet to a point on the Westerly Right of Way of County Road No.252 (South Bypass);  
Thence along said Westerly Right of Way of County Road No.252 (South Bypass) along a spiral curve with centerline spiral curve data of I = 4°48'13" = 120 feet L = 240 feet with a chord bearing = S39°34'30"W, 40.53 feet to a point monumented by a Wyoming Department Right of Way Monument;  
Thence along said Westerly Right of Way of County Road No.252 (South Bypass) S39°56'12"W, 787.88 feet to a point on the West line of said SW ¼ SE ¼ of Section 35;  
Thence along said West line of said SW ¼ SE ¼ of Section 35, S50°08'07"E, 310.49 feet to a point on the Easterly Right of Way of County Road No.252 (South Bypass);  
Thence along said West line of said SW ¼ SE ¼ of Section 35 S50°08'07"E, 374.86 feet to the point of beginning being said North ¼ corner of Section 2;  
Said Tract of land encompasses 47.17 acres more or less;

**LESS AND EXCEPTING:**

Lot 19B of Bison Meadows Phase I as shown on a plat filed with the Johnson County Clerk in page 329 of the hanging file and more particularly described below.

**PARCELS UNAFFECTED BY VACATION:**

Lot 19B of Bison Meadows Phase I as shown on a plat filed with the Johnson County Clerk in page 329 of the hanging file and more particularly described as follows:

Beginning at a point on the Southeastly Right of Way of County Road 252, the South Bypass monumented by a 2" Aluminum Cap stamped PELS8663, located N13°23'18" E a distance of 539.92 feet from the North ¼ corner of said Section 2 as monumented by an iron pipe;  
Thence along said Southeastly Right of Way of County Road No.252 (South Bypass) to a 2" Aluminum Cap stamped PELS8663;  
Thence leaving said Right of Way S50°03'48" E a distance of 130.00 feet to a 2" aluminum cap stamped PELS8663;  
Thence N85°15'25" W a distance of 159.08 feet to the point of beginning.  
Said tract contains 5960 R<sup>2</sup> or 0.14 acres, more or less.

In addition to the above described parcel, the easements shown on the original plats of Bison Meadows Phase I and Phase II as recorded in the office of the Johnson County Clerk around the boundary of the subdivision shall be retained, for utility purposes only, as shown hereon.

As appears on this plat, is with the free consent, and in accordance with the desires of the undersigned owners and proprietors.

Executed this 1<sup>st</sup> Day of May, 2015,

By: Charles Jenson  
Charles Jenson, Member  
By: Ginger Jenson  
Ginger Jenson, Member

STATE OF WYOMING }  
COUNTY OF JOHNSON }  
The Forgoing Instrument was Acknowledged before me this 1<sup>st</sup> Day of May, 2015  
By: Charles Jenson & Ginger Jenson as  
Members of Goose Creek Development, LLC.  
My Commission Expires: June 9, 2016  
Tina Evans  
Notary Public

Montana Dakota Utilities  
By: Carson Steinhurst  
Name: Carson Steinhurst  
Title: Supervisor of Field Op.

STATE OF WYOMING }  
COUNTY OF JOHNSON }  
The Forgoing Instrument was Acknowledged before me this 13<sup>th</sup> Day of May, 2015  
By: Carson Steinhurst as Supervisor or  
Field Operator of Montana Dakota Utilities.  
My Commission Expires: June 9, 2016  
Tina Evans  
Notary Public

**CITY OF BUFFALO APPROVALS**

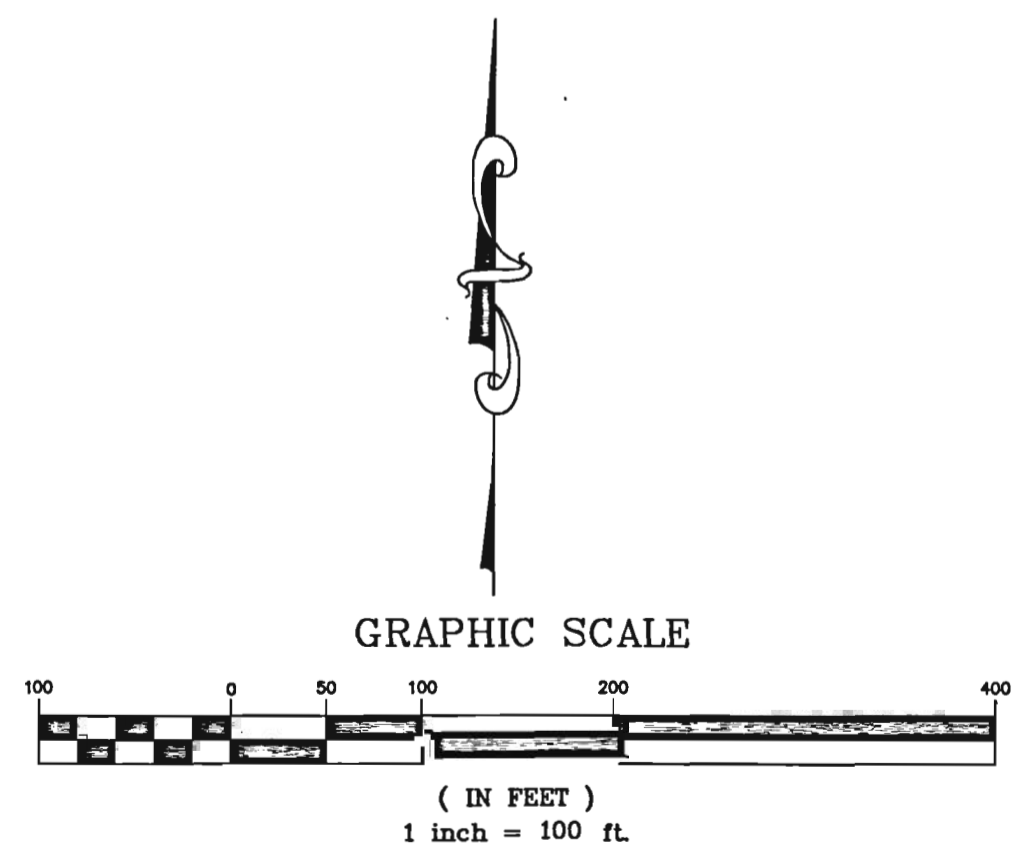
The City of Buffalo Planning Commission hereby recommends approval of this plat on this 24<sup>th</sup> day of March, 2015.

James Martin Chairman  
Craig Cope Secretary

Approved by the City of Buffalo, Wyoming, this 7<sup>th</sup> day of April, 2015.

Michael K. Johnson Mayor  
Julie Silberman City Clerk

STATE OF WYOMING }  
COUNTY OF JOHNSON }  
This instrument was Filed for record on 5/18/2015 at 3:45 PM  
and was duly recorded in book: H:FILE page: 423 - 423 fees: 75.00  
By: Maui Keane Johnson County Clerk  
JSA, Deputy



**CERTIFICATE OF SURVEYOR**

STATE OF WYOMING }  
COUNTY OF JOHNSON }  
I, Josh Johnson, a duly registered land surveyor in the state of Wyoming, do hereby certify that this plat was made from records on file with the County Clerk of Johnson County, Wyoming and that it correctly represents the recorded subdivisions to be vacated.

Josh Johnson  
PROFESSIONAL ENGINEER (CIVIL) & LAND SURVEYOR  
WYOMING REGISTRATION NUMBER 8563  
Date: 4/13/15  
WYOMING

- LEGEND**
- - ALUMINUM CAP
  - ◆ - IRON PIPE
  - ◊ - WYDOT ROW MONUMENT
  - - LOT LINE VACATED BY THIS PLAT
  - - LOT LINE UNAFFECTED BY THIS PLAT
  - - - - - EASEMENT VACATED BY THIS PLAT
  - - - - - UTILITY EASEMENT TO BE RETAINED

