



CATURIA ADDITION TO THE CITY OF BUFFALO, WY

A tract of land located in the SE1/4 of Section 3, Township 50 North, Range 82 West, 6th P.M., Johnson County, Wyoming, being more particularly described as follows:

Commencing at the West 1/4 corner of said Section 3, T50N, R82W, 6th P.M. Johnson County, Wyoming;

thence N76°38'06"E a distance of 1950.62 feet to the Point of Beginning;

thence N19°31'05"E a distance of 120.04 feet;

thence N70°23'16"W a distance of 44.84 feet;

thence N19°29'41"E a distance of 111.39 feet;

thence N42°54'10"E a distance of 405.86 feet;

thence N26°16'14"E a distance of 102.14 feet;

thence along a tangent curve to the right through a central angle of 63°30'51" a distance of 125.70 feet, said curve having a radius of 113.39 feet, and a long chord which bears N58°01'40"E a distance of 119.36 feet;

thence N89°47'05"E a distance of 200.72 feet;

thence S0°14'04"E along the westerly R.O.W. line of County Road No. 132 (Klondike RD) a distance of 394.27 feet;

thence S89°49'32"W a distance of 199.88 feet;

thence S0°14'04"E a distance of 289.76 feet;

thence S89°49'32"W a distance of 461.43 feet, to said Point of Beginning.

Said tract of land containing 6.50 acres, more or less, and subject to all easements, Right-of-Way, and restrictions of record.

Basis of bearing being the City of Buffalo Coordinate System of 2008.

Any easements shown on this plat are hereby dedicated for the purpose as shown and designated.

The undersigned Owners and 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 "Caturia 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: Kade M. Caturia and Amy H. Caturia have caused these present to be signed this 25th day of August, 2016.

Kade M. Caturia
Kade M. Caturia

Amy H. Caturia
Amy H. Caturia

STATE OF WYOMING }
 } ss
COUNTY OF JOHNSON }
The foregoing instrument was acknowledged before me by Kade M. Caturia and Amy H. Caturia this 25th day of August, 2016.

Witness my hand and seal.

Ronda Kiger
Notary Public

My Commission Expires: January 15, 2017

APPROVALS

The City of Buffalo Planning Commission hereby recommends approval of this plat on this 2nd day of August, 2016.

Chairman
Chairman

Craig Gope
Secretary

Approved by the City of Buffalo, Wyoming, this 26th day of October, 2016.

Michael R. Johnson
Mayor

John Silbannough
City Clerk

CERTIFICATE OF SURVEYOR

I, Travis D. Pearson, a duly Registered Professional Land Surveyor in the State of Wyoming, do hereby certify that this Plat of Caturia Addition to the City of Buffalo, Wyoming, is based on the results of a field survey conducted, by Fred Janssen, under my direction in May of 2016.



RECORDER'S CERTIFICATE

STATE OF WYOMING } ss Doc Number: 160142
COUNTY OF JOHNSON }
This instrument was filed for record on 12/30/2016 at 10:14 AM
and was duly recorded in book H:FILE page: 445 - 445 fees: 75.00
Johnson County Clerk

By *Janelan*, Deputy

DRAWING NO	1/1	JOB NO	B16-004	JOB TITLE	Caturia Addition to the City of Buffalo, Wyoming	DRAWING TITLE	REV.
							DATE
							6/9/16
							FPI
							RDI
							TDP
							JLW

NELSON ENGINEERING
P.O. BOX 1004, BUFFALO WYOMING (307) 684-7029