

**CERTIFICATE OF DEDICATION**

THE ABOVE OR FOREGOING SUBDIVISION OF LOTS 11-13 IN BLOCK 1 OF DIXON ADDITION TO THE CITY OF BUFFALO, WYOMING AS APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, CONTAINING 0.712 ACRES, MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS LOTS 11A AND 13A IN BLOCK 1 OF THE DIXON ADDITION TO THE CITY OF BUFFALO, WYOMING, AND DO HEREBY RESERVE PERPETUAL EASEMENTS AS ARE LAID OUT AND DESIGNATED ON THIS PLAT. SAID LOTS ARE FURTHER DESCRIBED AS:

LOT 11A:  
BEGINNING AT A 5/8 INCH REBAR MARKING THE SOUTHWEST CORNER OF SAID LOT; THENCE N33°58'34"E 108.37 FEET; THENCE N33°36'36"E 51.00 FEET; THENCE S62°46'28"E 87.05 FEET; THENCE S78°52'02"E 42.99 FEET; THENCE S00°15'43"E 83.28 FEET; THENCE S89°44'33"W 208.76 FEET; SAID PARCEL CONTAINS 0.418 ACRES, MORE OR LESS.

LOT 13A:  
BEGINNING AT A 1/2 INCH REBAR MARKING THE NORTHWEST CORNER OF SAID LOT; THENCE S64°18'45"E 110.07 FEET; THENCE S25°42'28"W 87.38 FEET; THENCE S00°15'43"E 17.51 FEET; THENCE N78°52'02"W 42.99 FEET; THENCE N62°46'28"W 87.05 FEET; THENCE N33°36'36"E 36.82 FEET; THENCE N34°04'02"E 40.04 FEET; THENCE N25°42'31"E 35.51 FEET; SAID PARCEL CONTAINS 0.294 ACRES, MORE OR LESS.

WITNESS OUR HANDS AND SEALS THIS 10<sup>th</sup> DAY OF April, 2015.

*Dennis E. Boggs*  
DENNIS E. BOGGS, TRUSTEE OF THE DENNIS AND KAREN BOGGS REVOCABLE TRUST AGREEMENT DATED DEC. 19, 2012

*Karen K. Boggs*  
KAREN K. BOGGS, TRUSTEE OF THE DENNIS AND KAREN BOGGS REVOCABLE TRUST AGREEMENT DATED DEC. 19, 2012

*Randy N. Norman*  
RANDY N. NORMAN

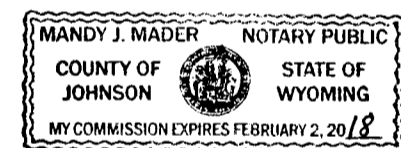
*Kim Norman*  
KIM NORMAN

STATE OF WYOMING )  
COUNTY OF JOHNSON ) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY:

*Dennis E. & Karen K. Boggs*  
*Randy N. & Kim Norman*  
THIS 10<sup>th</sup> DAY OF April, 2015.

WITNESS MY HAND AND OFFICIAL SEAL *Mandy J. Mader*  
NOTARY PUBLIC  
MY COMMISSION EXPIRE 2/2/18



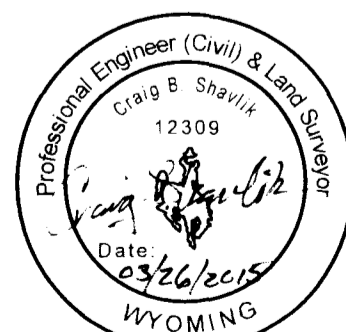
**GENERAL NOTES**

1. BASIS OF BEARING IS N33°48'44"E BETWEEN A 5/8-INCH REBAR MARKING THE SOUTHWEST CORNER OF LOT 11 AND A 1-1/2 INCH ALUMINUM CAP MARKING THE NORTHWEST CORNER OF LOT 12. BEARING IS PER THE PLAT OF THE DIXON ADDITION RECORDED IN BOOK 2 ON PAGE 2 OF THE RECORDS MAINTAINED BY THE JOHNSON COUNTY CLERK.
2. LAND SURVEY WAS COMPLETED USING GPS DATA COLLECTED AND PROCESSED REFERENCING MONUMENT "35-2" OF THE BUFFALO SURVEY CONTROL NETWORK (N1726682.44, E1475244.29). AN APPLIED GROUND SCALE FACTOR OF 1.0002602132 WAS USED.
3. FLOOD INSURANCE RATE MAP 5600270001D, WITH AN EFFECTIVE DATE OF APRIL 3, 1984 AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, CLASSIFIES THIS AREA AS ZONE C - AREAS OF MINIMAL FLOODING.

**SURVEYOR'S CERTIFICATE**

I, CRAIG SHAVLIK, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF LOTS 11A AND 13A IN BLOCK 1 OF THE DIXON ADDITION CORRECTLY REPRESENT THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

STATE OF WYOMING )  
COUNTY OF JOHNSON ) SS



CRAIG SHAVLIK, PELS 12309

PREPARED FOR: DENNIS BOGGS 753 KLONDIKE DRIVE BUFFALO, WY 82834	DRAWN BY: ZAM CHECKED BY: CBS PROJ. No.: B15005.01 DATE: MARCH 26, 2015	JLM ENGINEERING INC. Engineering and Surveying for Wyoming's Future 39 North Main Buffalo, WY 82804 Ph: 781.684.3643 Fax: 781.684.3143
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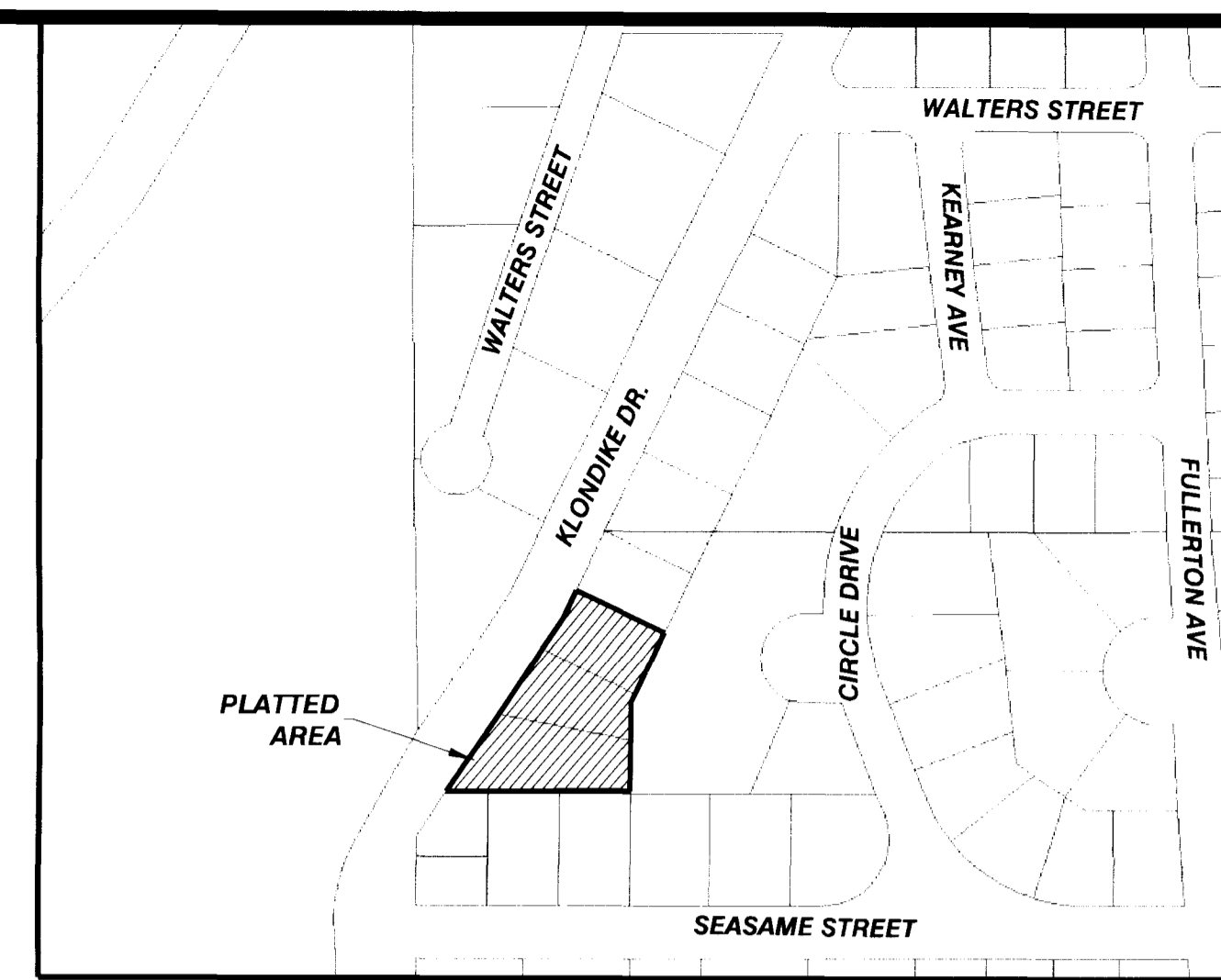
**INCORPORATED CITY APPROVAL**

APPROVED BY THE CITY OF BUFFALO ON THIS 10<sup>th</sup> DAY OF April, 2015.

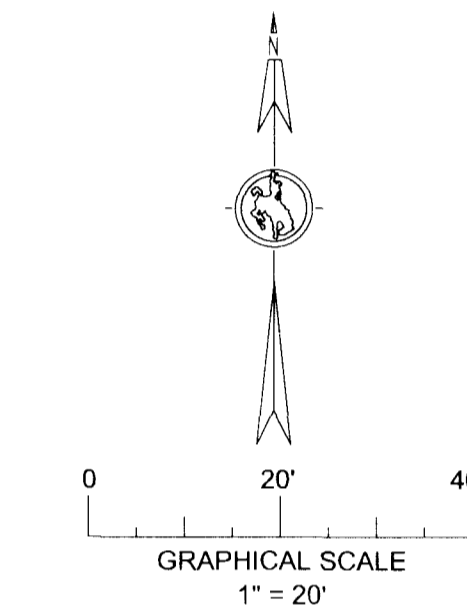
*Julie Sibernagel*  
ATTEST: JULIE SIBERNAGEL, CITY CLERK  
*Lynn Barrett*  
LYNN BARRETT, CITY PLANNER

**RECORDER'S CERTIFICATE**

STATE OF WYOMING )  
COUNTY OF JOHNSON ) SS  
Doc Number: 146312  
This instrument was filed for record on 4/15/2015 at 11:22 AM  
and was duly recorded in book: H:FILE page: 421 - 423 fees: 75.00  
Johnston County Clerk  
By *Margie Kahan* Deputy

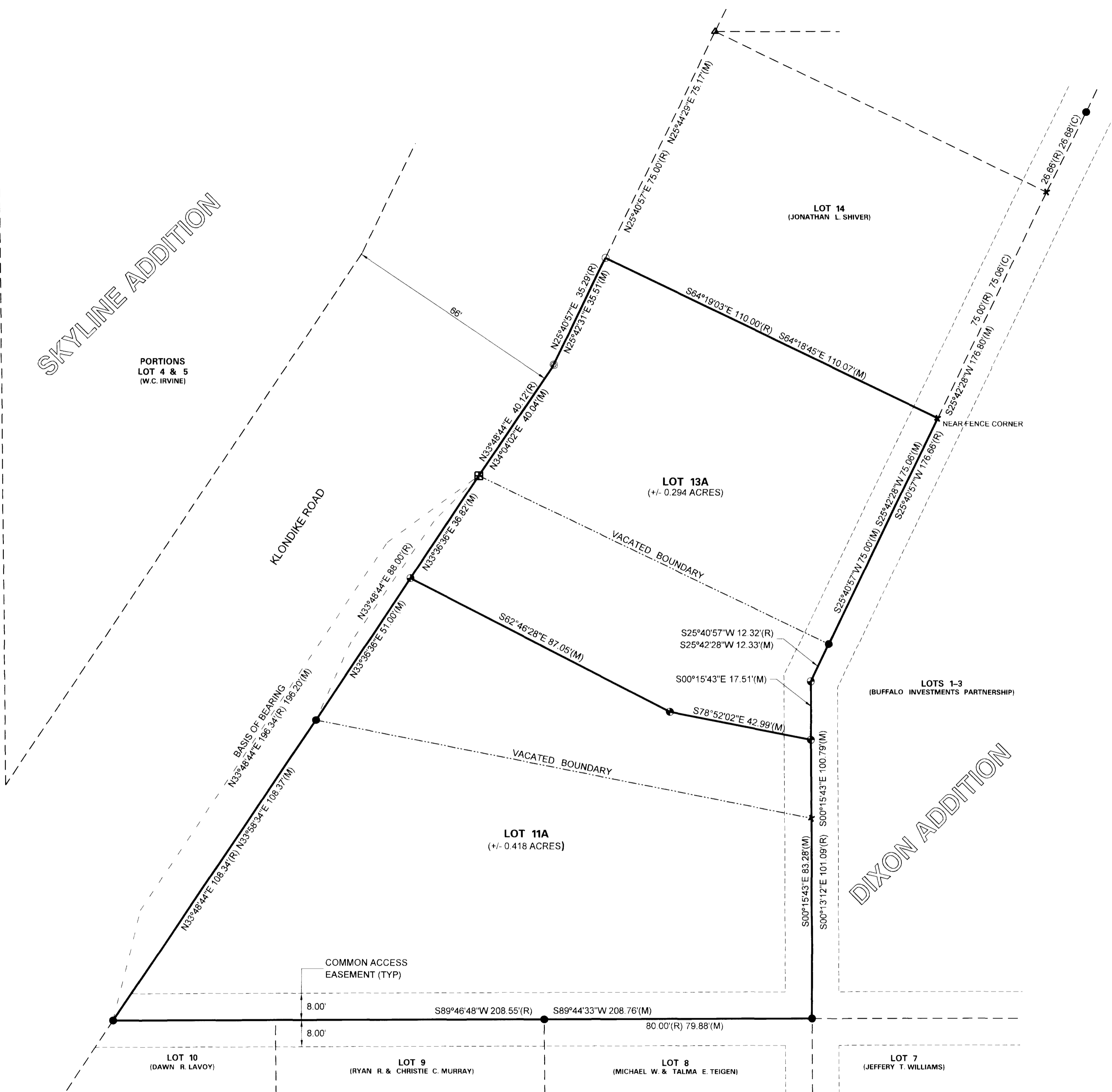


VICINITY MAP  
1" = 200'



**LEGEND**

- ◆ SET 2" ALUMINUM CAP
- ▲ FOUND 2" ALUMINUM CAP (PLS 12554)
- ▣ FOUND 1-1/2" ALUM. CAP
- ⊙ FOUND 1" IRON ROD
- FOUND 5/8" REBAR
- FOUND 1/2" REBAR
- ✕ COMPUTED (NOTHING FOUND / SET)
- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- - - EASEMENT (EXISTING)
- - - VACATED BOUNDARY LINE
- (R) RECORD (DIXON PLAT BK 2 PG 2)
- (M) MEASURED
- (C) CALCULATED



**BOUNDARY LINE ADJUSTMENT FOR  
LOTS 11A & 13A BLOCK 1  
DIXON ADDITION**

**RESUBDIVISION OF LOTS 11, 12, AND 13 IN BLOCK 1  
DIXON ADDITION TO THE CITY OF BUFFALO, WYOMING  
LOCATED WITHIN LOT 10 SEC. 03, T50N, R82W, 6TH P.M.**

(CONTAINING 0.712 ACRES, MORE OR LESS)