

**" EDWARDS ADDITION "**

The above or foregoing addition of the following described real estate, to wit:

A tract of land located in the NE¼SE¼ of Section 33, T51N, R82W, of the 6th. P.M., Johnson County, Wyoming, and said tract also being a portion of Lot 1 and Lot 2 of the Ventling Subdivision as recorded in Plat Book 2, page 25, in the Office of the Clerk of Johnson County, Wyoming, said tract being more particularly described as follows:

Commencing at the northeast corner of said Lot 1 of said Ventling Subdivision, said northeast corner being the true point of beginning;

thence S00°12'21"E along the easterly line of said Lot 1 of said Ventling Subdivision a distance of 509.06 feet to a point;

thence continuing along said easterly line of said Lot 1 of said Ventling Subdivision, S41°36'41"W a distance of 247.58 feet to a point, said point lying on the northerly Right-of-Way line of Hilltop Road, and said point being the point of beginning of a non-tangent circular curve to the right having a radius of 97.50 feet, the bearing to the radius being N41°36'44"E;

thence continuing along said northerly Right-of-Way line of said Hilltop Road and along said non-tangent circular curve to the right, through a central angle of 45°00'00", a distance of 76.58 feet to the point of ending of said non-tangent circular curve to the right, said point of ending also being the point of beginning of a tangent circular curve to the left having a radius of 142.50 feet;

thence continuing along said northerly Right-of-Way line of said Hilltop Road and along said tangent circular curve to the left, through a central angle of 28°33'07", a distance of 71.01 feet to a point;

thence N58°03'38"E a distance of 103.42 feet to a point;

thence N17°23'58"W a distance of 266.04 feet to a point, said point lying on the westerly line of said Lot 1 of said Ventling Subdivision;

thence N08°20'47"E along said westerly line of said Lot 1 of said Ventling Subdivision a distance of 253.63 feet to the northwest corner of said Lot 1 of said Ventling Subdivision;

thence N89°49'14"E along the northerly line of said Lot 1 of said Ventling Subdivision a distance of 171.45 feet to the true point of beginning.

Said tract containing 2.55 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 "EDWARDS 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: Robert D. Edwards and Amelia R. Edwards have caused these present to be signed this 24th day of Jan., 1989.

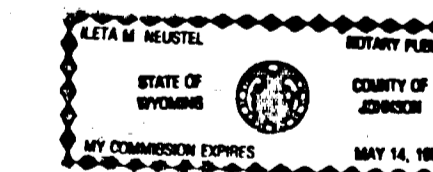
Robert D. Edwards  
Robert D. Edwards

Amelia R. Edwards  
Amelia R. Edwards

STATE OF WYOMING )  
                          )ss  
COUNTY OF JOHNSON)

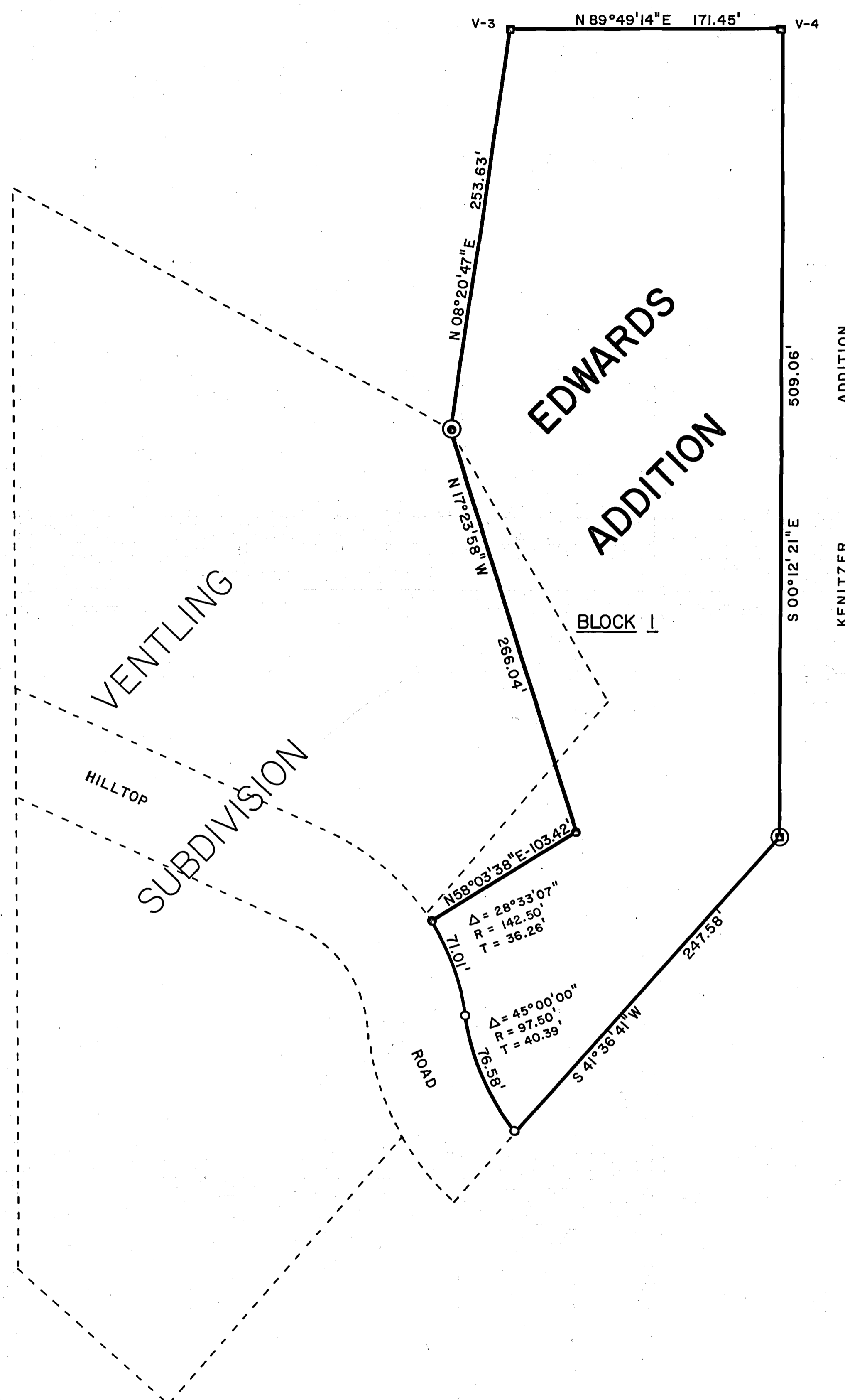
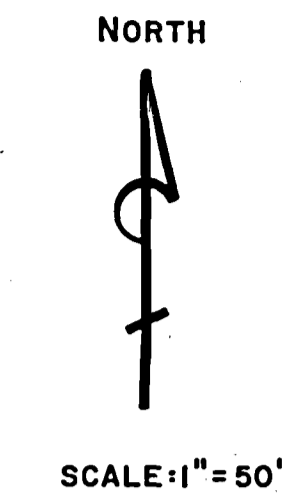
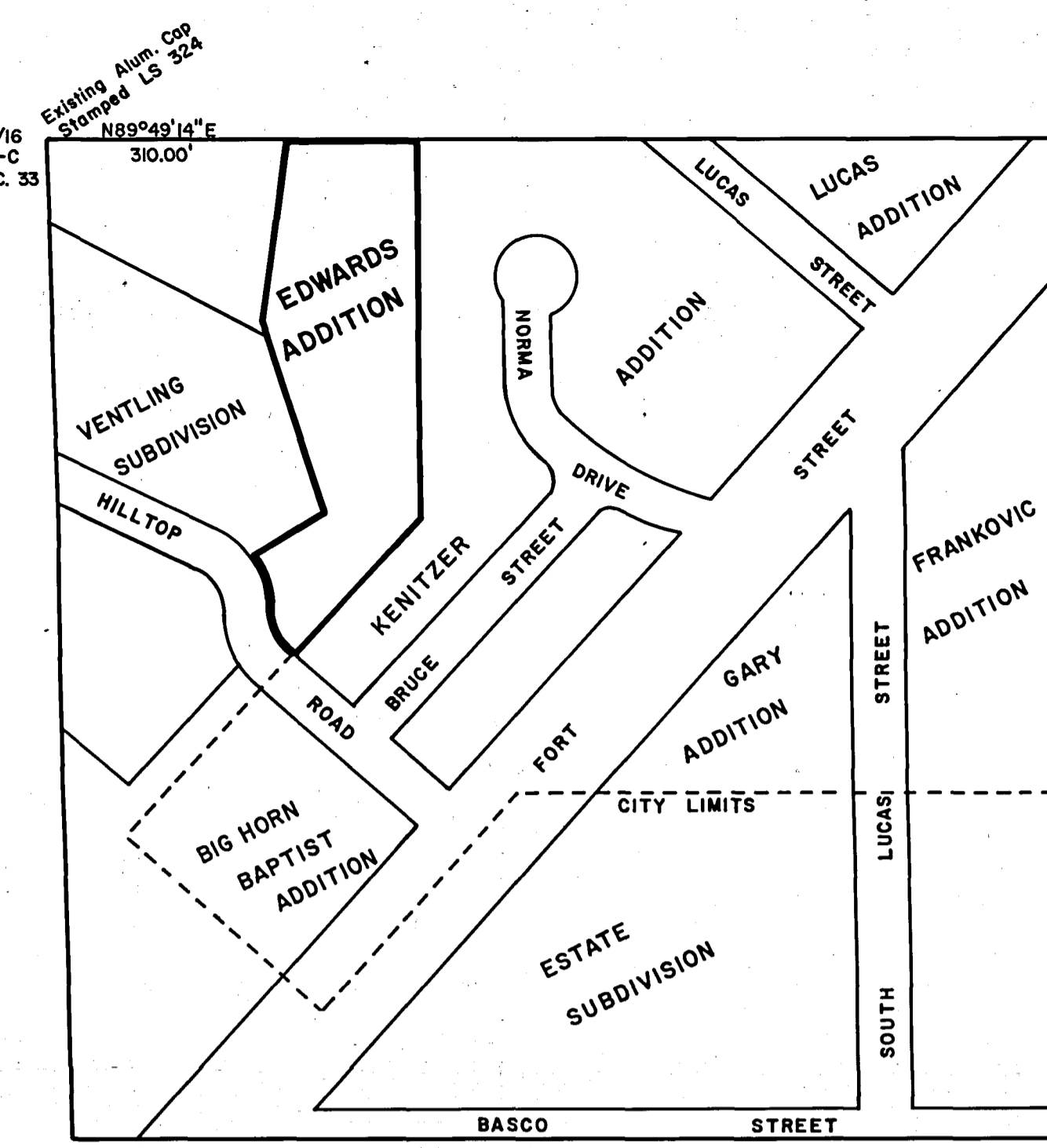
The foregoing instrument was acknowledged before me by Robert D. Edwards and Amelia R. Edwards this 24th day of January, 1989.

Witness my hand and seal:



Meta M. Neustel  
Notary Public

My Commission Expires: May 14, 1990



- LEGEND**
- Aluminum Cap stamped LS 5367 set this survey
  - Found Brass Cap stamped V with corner number and LS 2335
  - Found Aluminum Cap stamped LS 2086
  - ⊙ Fence Corner (Chain Link Fence)
  - ⊙ 4" Drill Stem - 9 1/2' high

**NOTES**

Easements as recorded on Ventling Subdivision Plat for installation and maintenance of utilities are reserved on each lot as follows:

- (a). 8 feet on adjoining lot lines.
- (b). 10 feet bordering streets and/or roads.
- (c). 10 feet bordering property not included in this subdivision.

Protective Covenants for the Ventling Subdivision are recorded in Book 86A-19, page 433 1/2.  
Zoning - R-1, Residential  
Total Acres = 2.55 acres, more or less.

**APPROVALS**

The City of Buffalo Planning Commission hereby recommends approval of this plat on this 20th day of Jan., 1989.

Robert D. Edwards Chairman  
Donald P. Kress Secretary

Approved by the City of Buffalo, Wyoming, this 27th day of March, 1989.

James F. Hicks Mayor  
Adeline Dross City Clerk

State of Wyoming )  
County of Johnson )

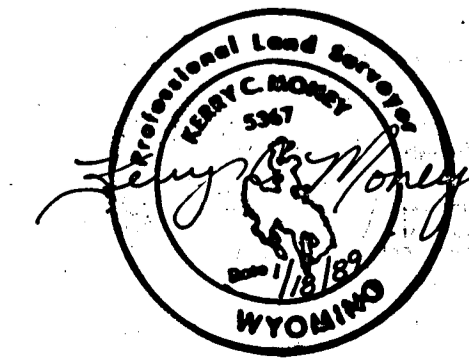
This instrument was filed for record on the 13th day of March, 1989, at 11:40 AM, and was duly recorded in Plat Book 2, page 84.  
Fee: \$ 50.00

Michael J. Newby Register of Deeds  
By: Deputy

**CERTIFICATE OF SURVEYOR**

State of Wyoming )  
County of Johnson )

I, Kerry C. Money, a duly Registered Land Surveyor in the State of Wyoming, do hereby certify that this plat of the "EDWARDS ADDITION" truly and correctly represents conditions based on the recorded plat of the Ventling Subdivision and corners either observed in the field or corners set this survey.



EDWARDS ADDITION TO THE CITY OF BUFFALO, WYOMING	
Prepared for: ROBERT D. EDWARDS P.O. BOX 518 BUFFALO, WYOMING 82834	
<b>GRIZZLY ENGINEERING</b> CONSULTING ENGINEERS and LAND SURVEYORS	
P.O. BOX 1004 BUFFALO, WYOMING 82834	
507/684-7029	
Date drawn: 12/20/88	Scale: 1" = 50'
Drawn by: KcM	Checked by: KcM
Project No. 88-57 B	