

RESUBDIVISION OF THE HATCH ADDITION TO THE CITY OF BUFFALO, WY

DATE	9/7/16
DESIGNED	TDP
ENGINEERED	TDP
DRAWN	JLW
CHECKED	JLW
APPROVED	TDP

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

DRAWING TITLE: Final Plat  
 JOB TITLE: Resubdivision of the Hatch Addition  
 JOB NO: B16-066  
 Hatch Add Resub

A tract of land located in part of Lot 2, Section 2, Township 50 North, Range 82 West, and in part of the SW¼SE¼, Section 35, Township 51 North, Range 82 West, 6th P.M., Johnson County, Wyoming, being more particularly described as follows:

Commencing at the quarter corner of common to said Sections 2 and 35, marked with an iron pipe, said quarter corner being the TRUE POINT OF BEGINNING, thence S01°19'14"E along the North-South Midsection line of said Section 2, a distance of 1112.03 feet to the northerly right-of-way of South Main Street, marked with a WYDOT Right-of-way Monument, thence S75°37'47"E along said northerly right-of-way, a distance of 391.31 feet to a 1½" aluminum capped rebar, thence N14°23'00"E a distance of 555.95 feet to a 1½" aluminum capped rebar, thence S78°40'58"E a distance of 369.82 feet to a 1½" aluminum capped rebar, thence westerly right-of-way of Interstate 25, thence N11°20'01"E along the said westerly right-of-way of Interstate 25, a distance of 377.80 feet to a WYDOT Right-of-way Monument, thence N03°52'41"E along the said westerly right-of-way of Interstate 25, a distance of 601.74 feet to a WYDOT Right-of-way Monument, thence N00°52'22"W along the said westerly right-of-way of Interstate 25, a distance of 1090.91 feet to the north line of said SW¼SE¼ of Section 35, thence thence N89°45'16"W along said north line of the SW¼SE¼ of Section 35, a distance of 219.02 feet to a point on the easterly right-of-way of South Bypass Road (County Road No. 252), thence along said easterly right-of-way of South Bypass Road which has a spiral curve with centerline spiral data of Is=448' Is=120 feet Ls=240 feet, with a chord bearing S38°46'49"W, a distance of 203.33 feet to a WYDOT Right-of-way Monument, thence S39°56'12"W along said easterly right-of-way of South Bypass Road, a distance of 737.81 feet to a 1½" aluminum capped rebar, thence N85°15'35"W, a distance of 130.00 feet to a 1½" aluminum capped rebar, thence S50°03'48"E, a distance of 159.08 feet to a 1½" aluminum capped rebar, thence S39°56'12"W along said easterly right-of-way of South Bypass Road, a distance of 196.13 feet to the west line of said SW¼SE¼ of Section 35, thence S00°08'07"E along said west line of the SW¼SE¼ of Section 35, a distance of 374.86 feet to said TRUE POINT OF BEGINNING.

Said tract of land containing 42.33 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.

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, Nathan D. Waterhouse and Brandi C. Waterhouse have caused these present to be signed this 12<sup>th</sup> day of September, 2016.

*Nathan D. Waterhouse*  
 Nathan D. Waterhouse

*Brandi C. Waterhouse*  
 Brandi C. Waterhouse

STATE OF WYOMING }  
 COUNTY OF JOHNSON }  
 The foregoing instrument was acknowledged before me by Nathan D. Waterhouse and Brandi C. Waterhouse this 12<sup>th</sup> day of September, 2016.  
 Witness my hand and seal.

*Brandi C. Waterhouse*  
 Notary Public

My Commission Expires: 9/30/2018

**APPROVALS**  
 The City of Buffalo Planning Commission hereby recommends approval of this plat on this 27<sup>th</sup> day of SEPTEMBER, 2016.

*Jim Martin*  
 Chairman

*Crissy Cope*  
 Secretary

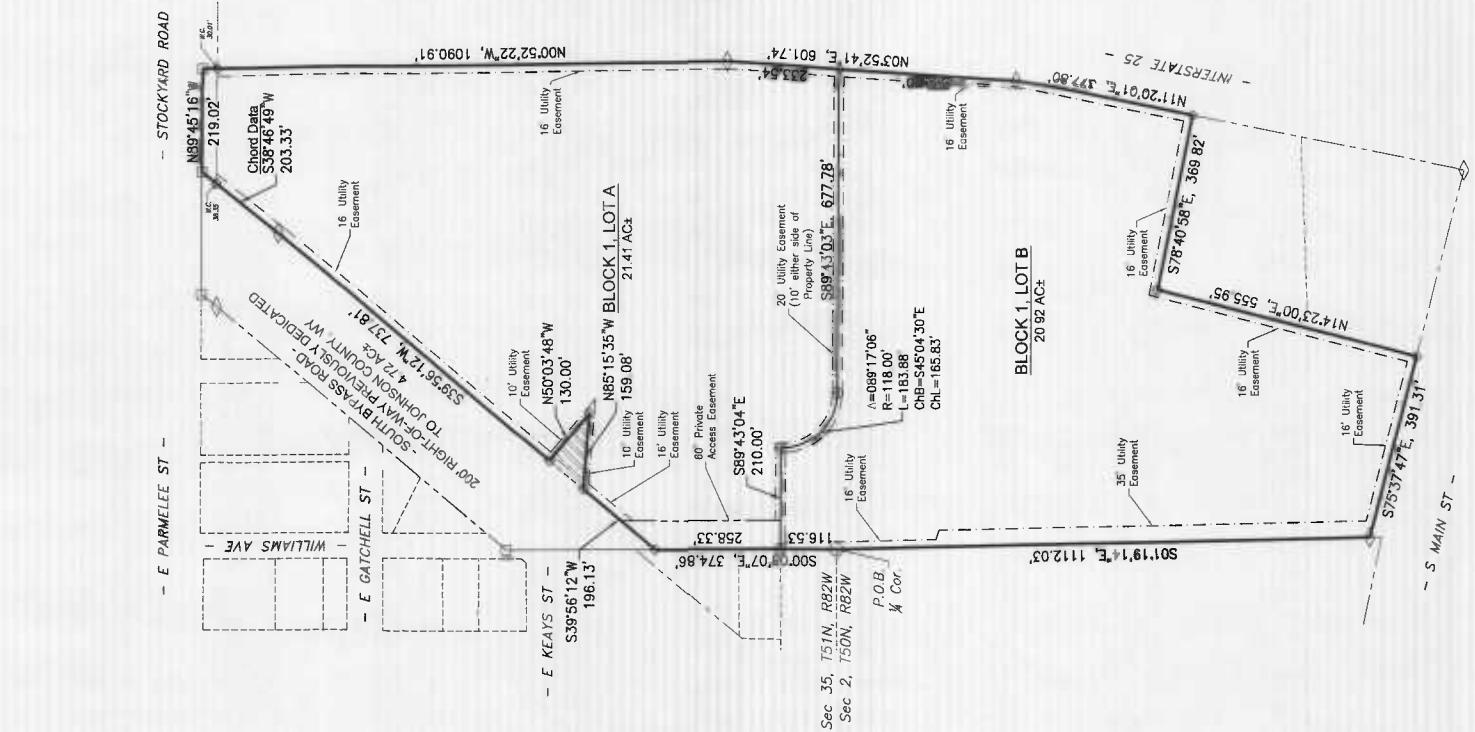
Approved by the City of Buffalo, Wyoming, this 12 day of October, 2016.

*Michael J. Pearson*  
 Mayor

*John Silbert*  
 City Clerk

**RECORDER'S CERTIFICATE**

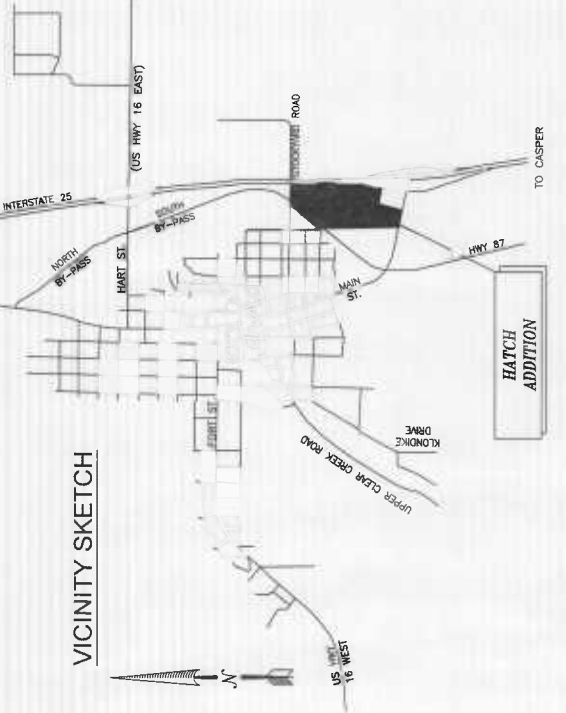
STATE OF WYOMING, } ss  
 COUNTY OF JOHNSON, }  
 The instrument was filed for record on 10/14/2016 at 11:28 AM and was duly recorded in book W FILED Johnson County Clerk  
 by *Jane Lane*, Deputy



**LEGEND**

Property Boundary	---
Right-of-Way	----
Found R/W Monument	◇
Found Iron Pipe	○
Found Aluminum Cop	◇
Found Brass Cop	⊙
Set Aluminum Cop	⊙
Calculated Position	□
Lot 19B (0.15AC±)	▨
Bison Meadows Phase I	▨

- NOTES:**
1. PRIVATE ACCESS EASEMENT IS THE RESPONSIBILITY OF THE LOT OWNERS.
  2. EXTENSION OF UTILITIES TO NEW LOTS SHOWN HEREON WILL BE THE RESPONSIBILITY OF THE LOT OWNERS.
  3. FOR ADDITIONAL INFORMATION ON PERMETER EASEMENTS SHOWN HEREON, REFER TO PLAT OF PARTIAL VACATION AS RECORDED IN THE JOHNSON COUNTY CLERK AND RECORDER'S OFFICE IN HANGING FILES AT PAGE 423.



**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 Hatch Addition to the City of Buffalo, Wyoming, is based on records on-file at the Johnson County Clerks Office.

