

SCALE: 1" = 30'
 4 Lots
 2.42 Ac± Total
 ZONED: "B-2" Community "Heavy" Commercial
 BASIS of BEARING: City of Buffalo 2008 Survey Control Network

LEGEND
 ▲ = Aluminum Capped Rebar (LS 10566)
 ○ = Property Corner Location

Madsen Addition

To the City of Buffalo, Wyoming
 The above or foregoing addition of the following described real estate to wit:
 A tract of land located in the N½SW¼ of Section 26, T51N, R82W, of the 6th P.M., Johnson County, Wyoming, said tract of land being more particularly described:
 Commencing at the intersection of the westerly right-of-way line of North By-Pass Road (County Road No. 252) and the northerly line of McKinney Street, said point beginning being the true point of beginning of said tract of land;
 thence S89°22'52"W along said northerly line of said McKinney Street a distance of 394.34 feet to a point, said point lying on the centerline of vacated Craig Street in vacated Chaplines Addition as vacated by "Resolution of the County" dated February 1, 1977, recorded in the Office of the Clerk of Johnson County, Wyoming in Miscellaneous Book 87A-18, page 215, and as shown on the plat titled "Vacation of Lands in the Chaplines Addition" as recorded in said Office of the Clerk of Johnson County, Wyoming in Plat Book 2, page 12;
 thence along said vacated Craig Street, N00°38'41"W a distance of 398.58 feet to a point, said point lying on the centerline of vacated Finn Street vacated by said "Resolution of the County";
 thence along said centerline of said vacated Finn Street, N89°40'03"E a distance of 199.09 feet to a point, said point lying on the centerline of the vacated alley between said vacated Craig Street and vacated Jefferson Street vacated by said "Resolution of the County";
 thence along said vacated centerline of said vacated alley, S00°44'02"E a distance of 128.34 feet to a point, said point lying on said westerly right-of-way line of said North By-Pass Road;
 thence along said westerly right-of-way line of said North By-Pass Road, S36°33'31"E a distance of 332.54 feet to the true point of beginning of said tract of land.
 Said tract of land containing 2.42 acres, more or less.
 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 "Madsen 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: Carl T. Madsen, Trustee of the Carl T. Madsen Revocable Trust, dated October 7, 1998 and Lois I. Madsen have caused these present to be signed this 27th day of June, 2013.

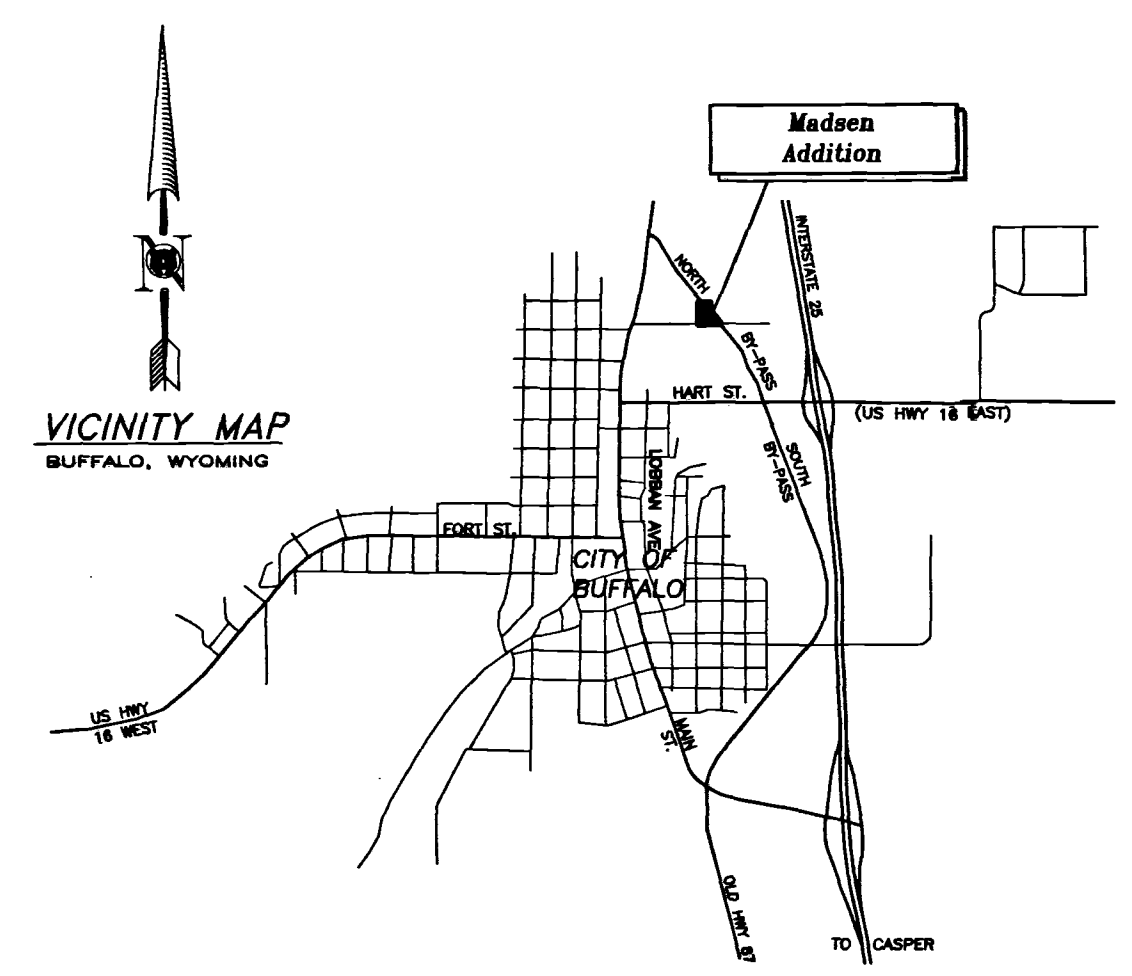
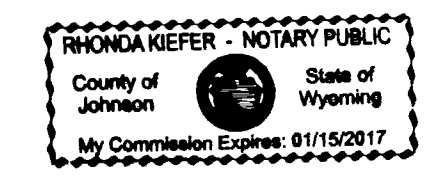
Carl T. Madsen
 Carl T. Madsen, Trustee
 Carl T. Madsen Revocable Trust

Lois I. Madsen
 Lois I. Madsen

STATE OF WYOMING)
)ss
 COUNTY OF JOHNSON)
 The foregoing instrument was acknowledged before me by Carl T. Madsen, Trustee of the Carl T. Madsen Revocable Trust and Lois I Madsen this 27th day of June, 2013.
 Witness my hand and seal.

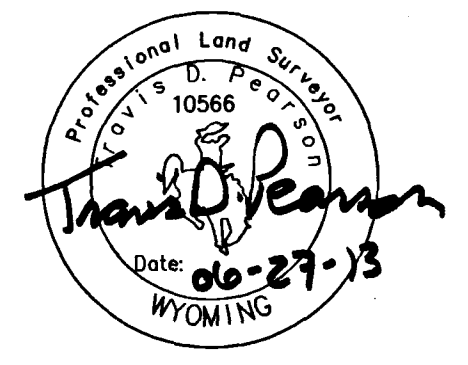
Rhonda Kiefer
 Notary Public

My Commission Expires: January 15, 2017.



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 Madsen Addition to the City of Buffalo, Wyoming, is based on the results of a field survey conducted under my direction in April of 2013.



STATE OF WYOMING)
)ss
 COUNTY OF JOHNSON)
 This instrument was filed for record on the _____ day of _____, 2013, at _____ and was duly recorded on Hanging File page _____.
 Fee: \$ _____
 Register of Deeds
 By: *Mary K. Keenan* Deputy

STATE OF WYOMING } ss Doc Number: 133427
 COUNTY OF JOHNSON } This instrument was filed for record on 9/3/2013 at 2:30 PM
 and was duly recorded in book: H.FILE page: 409 - 409 fees: 75.00
 Johnson County Clerk
 By: *Mary K. Keenan* Deputy

APPROVALS

Approved by the City of Buffalo Planning Commission this 27th day of August, 2013.
Stephen B. Reimann Chairperson
Craig Cope Attest: Secretary

Approved by the Buffalo City Council this 6th day of August, 2013.
[Signature] Mayor
Julie Silberman Attest: City Clerk

DATE	06/27/2013	REV.	
SURVEYED	PPJ		
ENGINEERED	TDP		
DRAWN	PPJ		
CHECKED	BAB		
APPROVED	TDP		
NELSON ENGINEERING			
P.O. BOX 1004, BUFFALO WYOMING (307) 684-7029			
DRAWING TITLE	Final Plat		
JOB TITLE	Annexation Plat Madsen Addition to the City of Buffalo, WY		
DRAWING NO	13-014.dwg	JOB NO	B13-014