

CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION TO PORTIONS OF LOTS 28-31 BLOCK 35 OF THE ORIGINAL 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 0.555 ACRES MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS LOTS 28A AND 31A BLOCK 35 OF THE ORIGINAL 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 28A
BEGINNING AT A 2 INCH ALUMINUM CAP MARKING THE NORTHEAST CORNER OF SAID LOT, THENCE S00°22'40"W 165.33 FEET TO A 1-1/2 INCH ALUMINUM CAP MARKING THE NORTHERN BOUNDARY OF EAST BENNETT STREET, THENCE S64°07'13"W 95.05 FEET ALONG SAID STREET BOUNDARY TO THE EAST BOUNDARY OF ALLEY, SAID CORNER HAVING A 5.00 FOOT WITNESS CORNER MARKED BY A 2 INCH ALUMINUM CAP ALONG THE WEST BOUNDARY OF SAID PARCEL, THENCE N20°04'19"W 128.19 FEET ALONG SAID ALLEY BOUNDARY TO A 2 INCH ALUMINUM CAP, THENCE N52°05'32"E 93.45 FEET TO A 2 INCH ALUMINUM CAP, THENCE N66°56'04"E 29.55 FEET TO A 2 INCH ALUMINUM CAP, THENCE N01°35'35"E 18.23 FEET TO A 2 INCH ALUMINUM CAP, THENCE S88°24'25"E 29.18 FEET TO THE POINT OF BEGINNING, SAID PARCEL BEING 0.403 ACRES, MORE OR LESS.

LOT 31A
BEGINNING AT A 2 INCH ALUMINUM CAP MARKING THE NORTHWEST CORNER OF SAID LOT, THENCE S88°24'25"E 119.70 FEET, THENCE S88°24'25"E 15.03 FEET TO A 2 INCH ALUMINUM CAP, S01°35'35"W 18.23 FEET TO A 2 INCH ALUMINUM CAP, THENCE S66°56'04"W 29.55 FEET TO A 2 INCH ALUMINUM CAP, THENCE S52°05'32"W 93.45 FEET TO A 2 INCH ALUMINUM CAP, BEING THE EASTERN BOUNDARY OF ALLEY, THENCE N20°04'19"W 96.85 FEET ALONG SAID ALLEY BOUNDARY TO POINT OF BEGINNING, SAID PARCEL BEING 0.152 SQUARE FEET, MORE OR LESS.

WITNESS OUR HANDS AND SEALS THIS 23rd DAY OF February, 2015.

Marcia A. Gaines
MARCIA A. GAINES
Steven T. Bennett
STEVEN T. BENNETT
Kelsey R. McDonnell
KELSEY R. MCDONNELL

STATE OF WYOMING)
)SS
COUNTY OF JOHNSON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY:
Marcia A. Gaines, Steven T. Bennett and Kelsey R. McDonnell

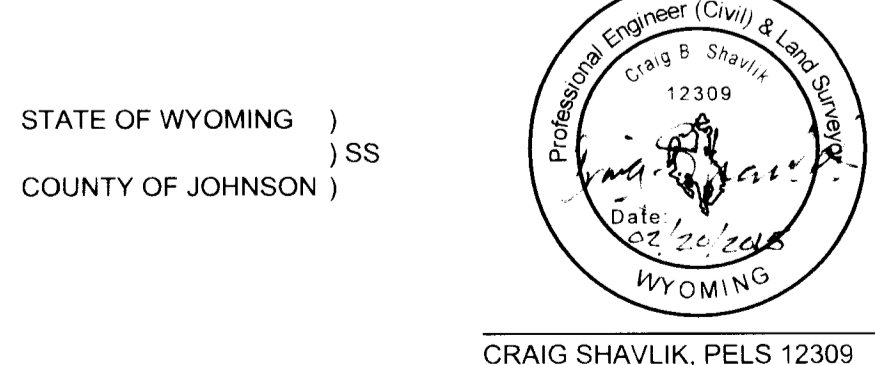
THIS 23rd DAY OF February, 2015
WITNESS MY HAND AND OFFICIAL SEAL [Signature]
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

GENERAL NOTES

1. BASIS OF BEARING IS N20°04'19"W BETWEEN A 2-INCH ALUMINUM CAP MARKING THE NORTHWEST CORNER OF SAID PARCEL AND A 2-INCH ALUMINUM CAP MARKING THE NORTHWEST CORNER OF AN ADJACENT PARCEL TO THE NORTH OF SAID PARCEL. BEARING IS PER THE CERTIFICATE OF SURVEY RECORDED AS EXHIBIT "A" OF THE AFFIDAVIT OF LOT DIVISION RECORDED IN BOOK 86A-64 ON PAGES 606-608 OF THE RECORDS MAINTAINED BY THE JOHNSON COUNTY CLERK.
2. LAND SURVEY WAS COMPLETED REFERENCING GPS DATA COLLECTED AND PROCESSED REFERENCING MONUMENT "GRIZ-1" OF THE BUFFALO SURVEY CONTROL NETWORK (N1729306.66, E1483933). AN APPLIED GROUND SCALE FACTOR OF 1.0002489910 WAS USED.
3. RIGHT OF WAY WIDTHS SHOWN TO THE NEAREST FOOT REPRESENT ACTUAL DIMENSIONS TO THE NEAREST HUNDREDTH OF A FOOT.
4. FLOOD INSURANCE RATE MAP 560027 0001 D, 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.
5. THE COMMON ACCESS EASEMENT ESTABLISHED BY THIS PLAT IS FOR PRIVATE ACCESS TO EACH LOT USING THE ACCESS FROM THE DESIGNATED ALLEY.
6. THE RIGHT TO CONSTRUCTION, INSTALLATION, MAINTENANCE, IMPROVEMENT, INVESTIGATION, UPKEEP AND REPAIR OF UTILITIES CROSSING LOT 28A TO SERVE LOT 31A ARE GRANTED PER WARRANTY DEED RECORDED IN BOOK 87A-7 ON PAGE 240 OF THE RECORDS MAINTAINED BY THE JOHNSON COUNTY CLERK.

SURVEYOR'S CERTIFICATE

I, CRAIG SHAVLIK, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF LOTS 28A AND 31A OF THE ORIGINAL CITY OF BUFFALO, WYOMING TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



CRAIG SHAVLIK, PELS 12309

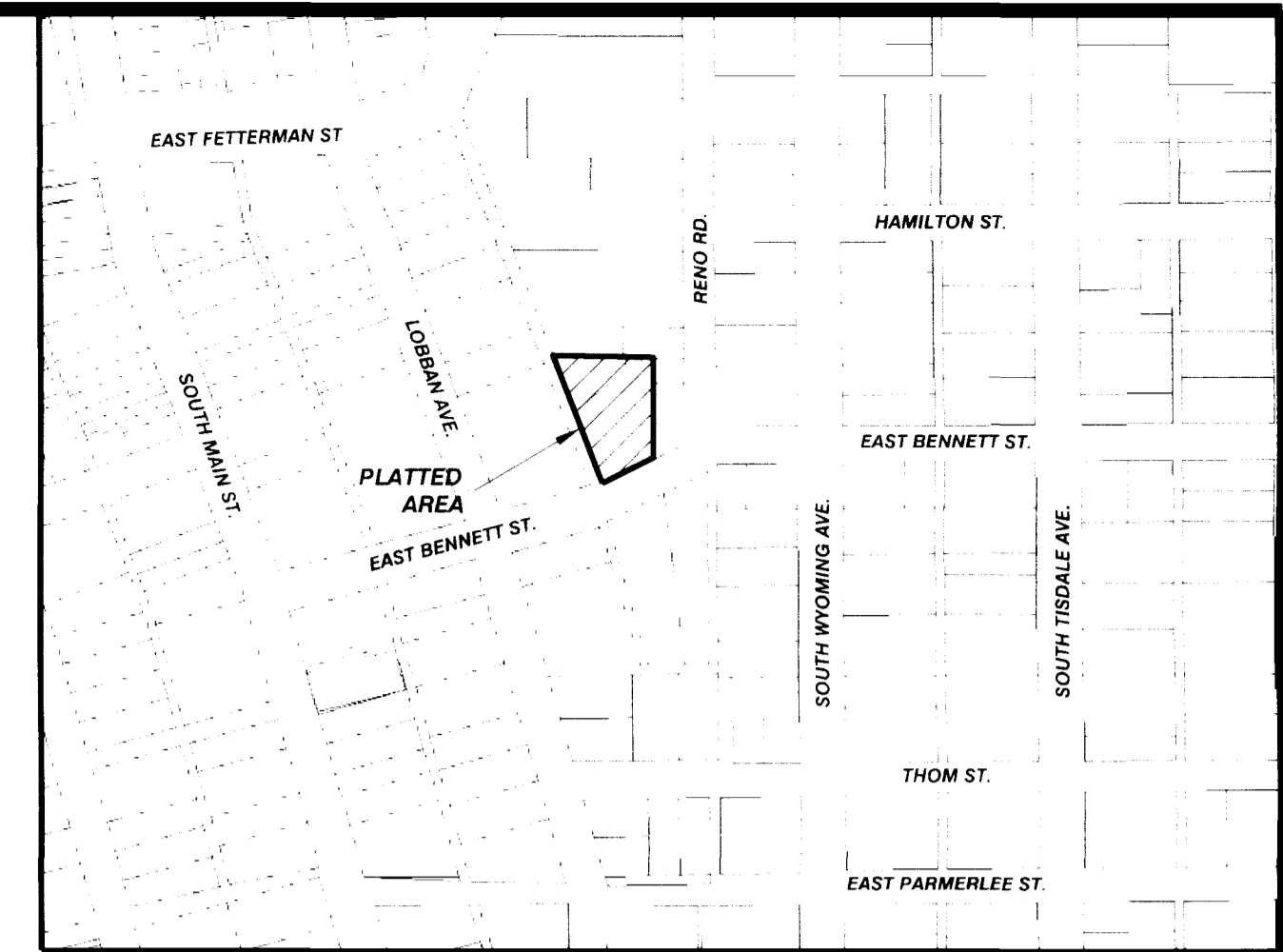
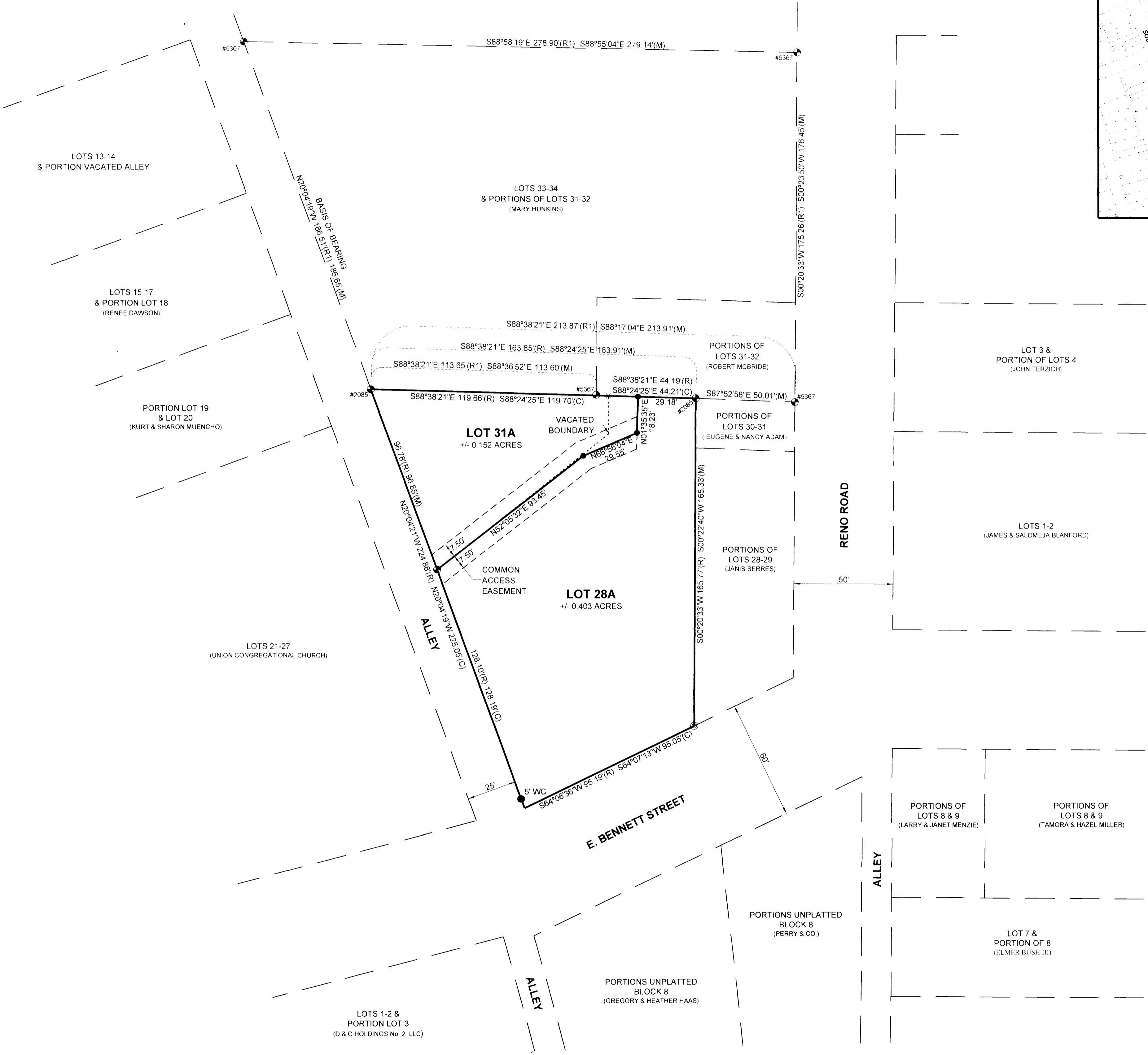
PREPARED FOR: SBC, LLC 821 FORT STREET BUFFALO, WY 82834	DRAWN BY: CBS	<p>JLM ENGINEERING INC. Engineering and Surveying for Wyoming's Future 19 South Main Buffalo, WY 82804 DL: WY 2884, 2644 Fax: 974-688-9345</p>
CHECKED BY: JLM	PROJ. No.: B14061.01	
DATE: FEBRUARY 19, 2015		

INCORPORATED CITY APPROVAL

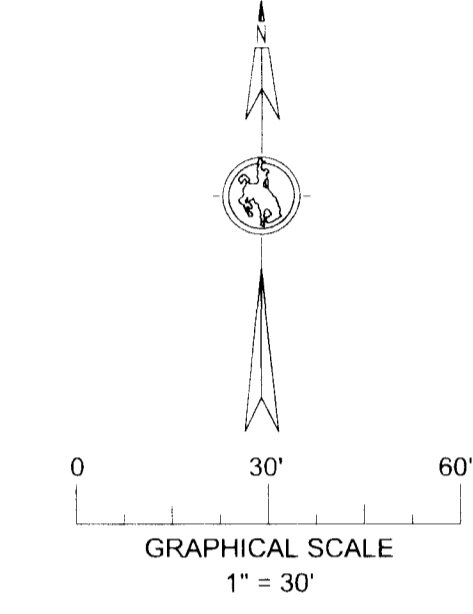
APPROVED BY THE CITY OF BUFFALO ON THIS 24 DAY OF February, 2015.
Julie Silbernegel ATTEST: JULIE SILBERNEGEL, CITY CLERK
Lynn Barrett LYNN BARRETT, CITY PLANNER

RECORDER'S CERTIFICATE

STATE OF WYOMING } SS
COUNTY OF JOHNSON }
Doc Number: 145112
This instrument was filed for record on 2/25/2015 at 10:43 AM
and was duly recorded in book: H:FILE page: 420 - 420 fees: 75.00
Johnson County Clerk
By Jane Can, Deputy



VICINITY MAP
1" = 300'



- LEGEND**
- ⊕ FOUND 2" ALUM. CAP
 - ⊙ FOUND 1-1/2" ALUM. CAP
 - SET 2" ALUM. CAP
 - × COMPUTED (NOTHING FOUND / SET)
 - (R) RECORD (DEEDS BK 87A-62 PAGES 363 & 364)
 - (R1) RECORD (CERT. OF SURVEY BK 87A-64 PG 607)
 - (M) MEASURED
 - (C) CALCULATED
 - WC WITNESS CORNER

BOUNDARY LINE ADJUSTMENT FOR
LOTS 28A & 31A BLOCK 35
ORIGINAL CITY OF BUFFALO

RESUBDIVISION OF PORTIONS LOTS 28-31 BLOCK 35 OF THE
ORIGINAL CITY OF BUFFALO, WYOMING
LOCATED WITHIN NW1/4SW1/4 SEC. 35, T51N, R82W, 6TH P.M.
(CONTAINING 0.555 ACRES, MORE OR LESS)

Done by: [Signature] Date: 2/25/2015
 PLS. BY 9:55 AM, 2/25/2015