



APPROVALS

THE CITY OF BUFFALO PLANNING COMMISSION HEREBY RECOMMENDS APPROVAL OF THIS PLAT THIS 21ST DAY OF DECEMBER, 19 94.

Donnell P. Kraen CHAIRMAN
Anthony SECRETARY

APPROVED BY THE JOHNSON COUNTY BOARD OF COUNTY COMMISSIONERS THIS 3rd DAY OF JANUARY, 19 95.

R. Tracy Andrus CHAIRMAN
Devalyn Roberts ATTEST: COUNTY CLERK

APPROVED BY THE CITY OF BUFFALO, WYOMING THIS 17th DAY OF JANUARY, 19 95.

Neil J. Jorgensen MAYOR
Kay E. Wertz ATTEST: CITY CLERK

State of Wyoming)
)ss
 County of Johnson)

This instrument was filed for record on the day of Feb, 19 95, at 2:30 P.M. and was duly recorded in Plat Book 2, page 124.

Fee: \$50.00

Register of Deeds
Jane Carr Deputy

"PAYNE ADDITION"

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

A tract of land located in the NE¹/₄SE¹/₄ 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 northwest corner of said NE¹/₄SE¹/₄ of said Section 33;

thence S00°19'33"E along the West line of said NE¹/₄SE¹/₄ of said Section 33, a distance of 99.68 feet to a point, said point being the northwest corner of said Lot 2 of said Ventling Subdivision, and said point being the true point of beginning;

thence S61°07'55"E along the northerly line of said Lot 2 of said Ventling Subdivision, a distance of 311.30 feet to a point, said point lying on the westerly line of the Edwards Addition to the City of Buffalo, Wyoming;

thence continuing along said westerly line of said Edwards Addition, S17°23'58"E a distance of 266.04 feet to a point;

thence continuing along said westerly line of said Edwards Addition, S58°03'38"W a distance of 103.42 feet to a point, said point lying on the easterly 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 142.50 feet, the bearing to the radius being S58°03'37"W;

thence continuing along said easterly Right-of-Way line of said Hilltop Road and along said non-tangent circular curve to the right, through a central angle of 28°33'07", a distance of 71.01 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 97.50 feet;

thence continuing along said easterly Right-of-Way line of said Hilltop Road and along said tangent circular curve to the left, through a central angle of 45°00'00" a distance of 76.58 feet to the point of ending of said tangent circular curve to the left;

thence S41°36'41"W a distance of 60.00 feet to a point, said point lying on the westerly Right-of-Way line of said Hilltop Road, and said point also being the point of beginning of a non-tangent circular curve to the right having a radius of 157.50 feet, the bearing to the radius being N41°36'41"E;

thence continuing along said westerly 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 123.70 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 82.50 feet;

thence continuing along said westerly Right-of-Way line of said Hilltop Road and along said tangent circular curve to the left, through a central angle of 61°30'13", a distance of 88.56 feet to the point of ending of said tangent circular curve to the left;

thence continuing along said westerly Right-of-Way line of said Hilltop Road, N64°53'29"W a distance of 194.74 feet to a point, said point lying on said West line of said NE¹/₄SE¹/₄ of said Section 33;

thence along said West line of said NE¹/₄SE¹/₄ of said Section 33, N00°19'33"W a distance of 376.95 feet to the true point of beginning.

Said tract containing 2.74 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 "PAYNE 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: William H. Payne and S. Colleen Payne have caused these present to be signed this 16th day of DECEMBER, 19 94.

William H. Payne
 William H. Payne

S. Colleen Payne
 S. Colleen Payne

State of Wyoming)
)ss
 County of Johnson)

The foregoing instrument was acknowledged before me by William H. Payne and S. Colleen Payne this 16th day of December, 19 94.

Witness my hand and seal:

Notary Public
Sharon L. Spaulding
 My Commission Expires: 12/31/95

PAYNE ADDITION
 TO THE
 City of Buffalo, Wyoming

Prepared for:
 Bill Payne
 102 Hilltop Road
 Buffalo, WY 82834

GRIZZLY ENGINEERING
 CONSULTING ENGINEERS and LAND SURVEYORS

R.O. BOX 1004
 BUFFALO, WYOMING 82834

307/684-7029

Date drawn: 12/9/94
 Drawn by: RDN
 Project No. 94-138

Scale: 1" = 50'
 Checked by:

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, pg. 433 1/2.

Zoning is R-1, Residential and Block 1 contains 2.17 acres, more or less.



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