



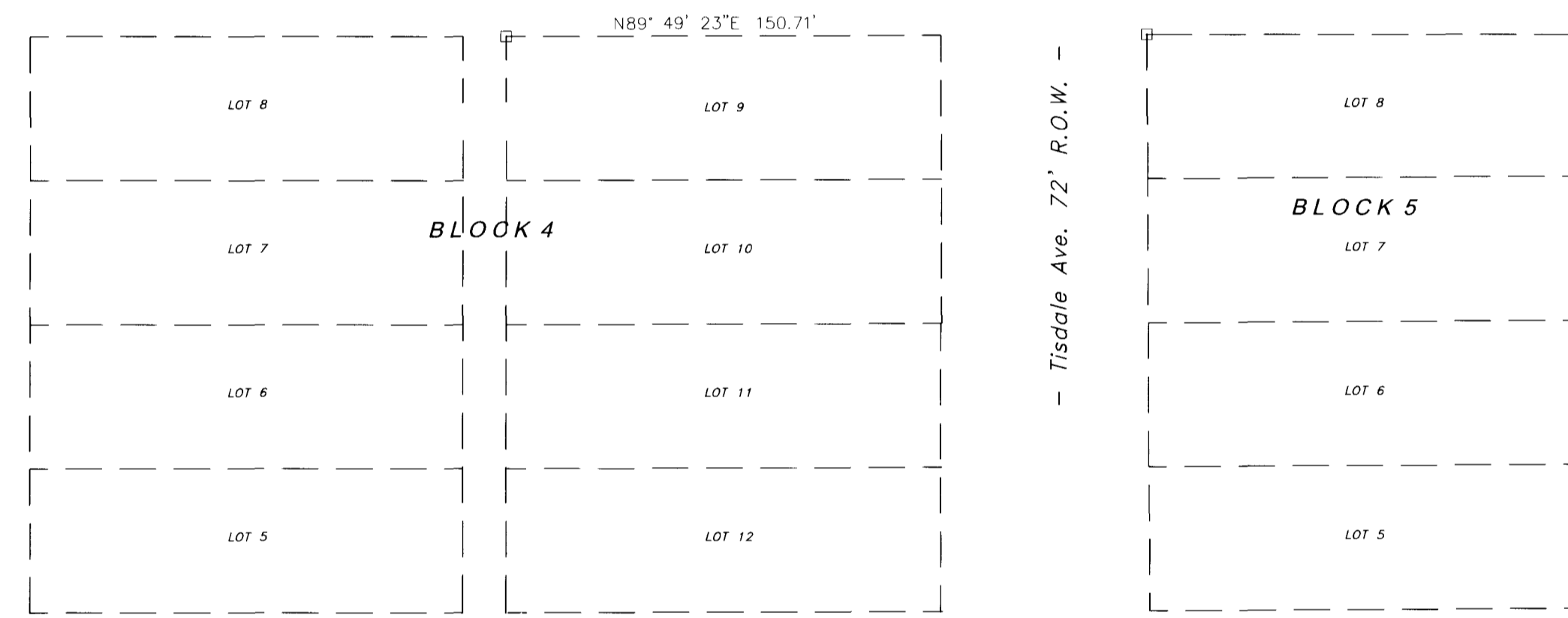
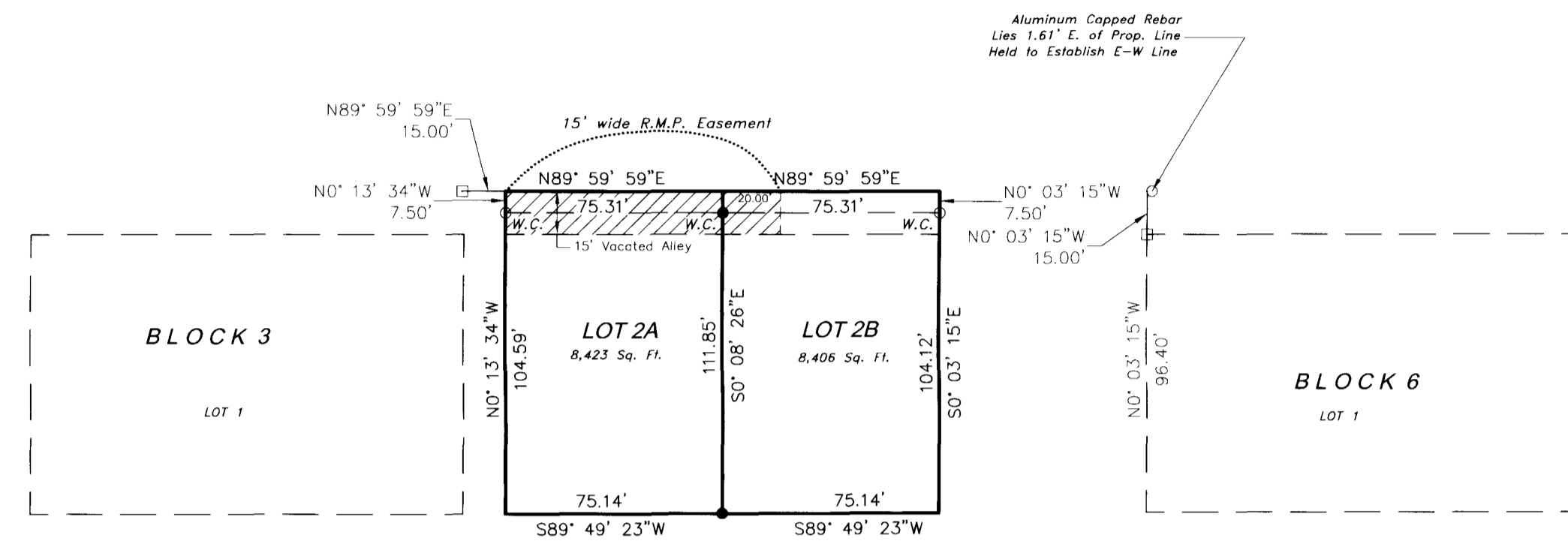
SCALE: 1" = 30'

LEGEND

- = ALUMINUM CAPPED REBAR, SET
- = ALUMINUM CAPPED REBAR, EXISTING
- = IRON PIPE or IRON ROD, EXISTING
- X = CALCULATED POSITION
- = ALUMINUM CAPPED REBAR, SET
- W.C. = WITNESS CORNER, 7.5' N. TO PROPERTY LINE
- = ALUMINUM CAPPED REBAR, EXISTING
- W.C. = WITNESS CORNER, 7.5' N. TO PROPERTY LINE

NOTES

1. Set Backs on this Lot will comply with the City of Buffalo Zoning Ordinance, Chapter 29, Article 17.
2. This Lot is Zoned R-1.
3. Water and Sewer Utilities exist and are available from adjacent street and alley.



SPIERING LOT SPLIT
BEING A
RESUBDIVISION OF
LOT 2, BLOCK 3, SONNA ADDITION
TO THE CITY OF BUFFALO, WY.

A tract of land located SE¼NW¼ of Section 35, T.51N., R.82W., of the 6th P.M., said tract further located within the Sonna Addition to the City of Buffalo, Johnson County, Wyoming, and said tract of land being more particularly described as follows:

Beginning at the southwest corner of Said Lot 2, Block 3, thence N0°13'34"W a distance of 112.09 feet to the North line of a vacated alley, on the North line of said Sonna Addition; thence along said North Line of the Sonna Addition N89°59'59"E a distance of 150.62 feet to the intersection of said North line of the Sonna Addition and the easterly most line of said Lot 2, Block 3; thence along said easterly most line of Lot 2, Block 3 S0°03'15"E a distance of 111.62 feet to the southeast corner of said Lot 2, Block 3; thence along the South line of said Lot 2, Block 3 S89°49'23"W a distance of 150.28 feet to the Point of Beginning of this description, containing 0.35 acres, or 16,829 square feet, more or less, and subject to all easements, rights-of-way, and restrictions of record

Basis of Bearing being the City of Buffalo Coordinate System of 2008.

EASEMENTS: As shown on Plat.

IN TESTIMONY WHEREOF: Gerald Spiering of Buffalo, Wyoming has caused these to be signed this 3rd day of August, 2015

G. Spiering
Gerald Spiering

STATE OF WYOMING)
)ss
COUNTY OF JOHNSON)

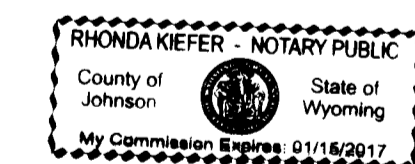
The foregoing instrument was acknowledged before me by Gerald Spiering who acknowledged said instrument to be his free act and deed this 3rd day of August, 2015.

Witness my hand and seal:

Rhonda Kiefer
Notary Public

My Commission Expires:

January 15, 2017



APPROVALS

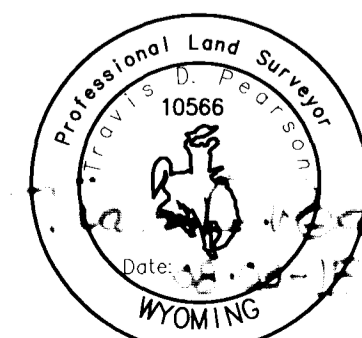
The City of Buffalo Planning Commission hereby grants approval of this plat on this 29th day of July, 2015.

Chris Smith
Chairman

Craig Cope
Secretary

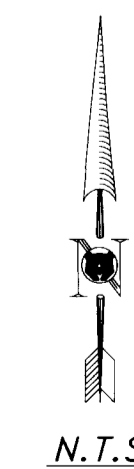
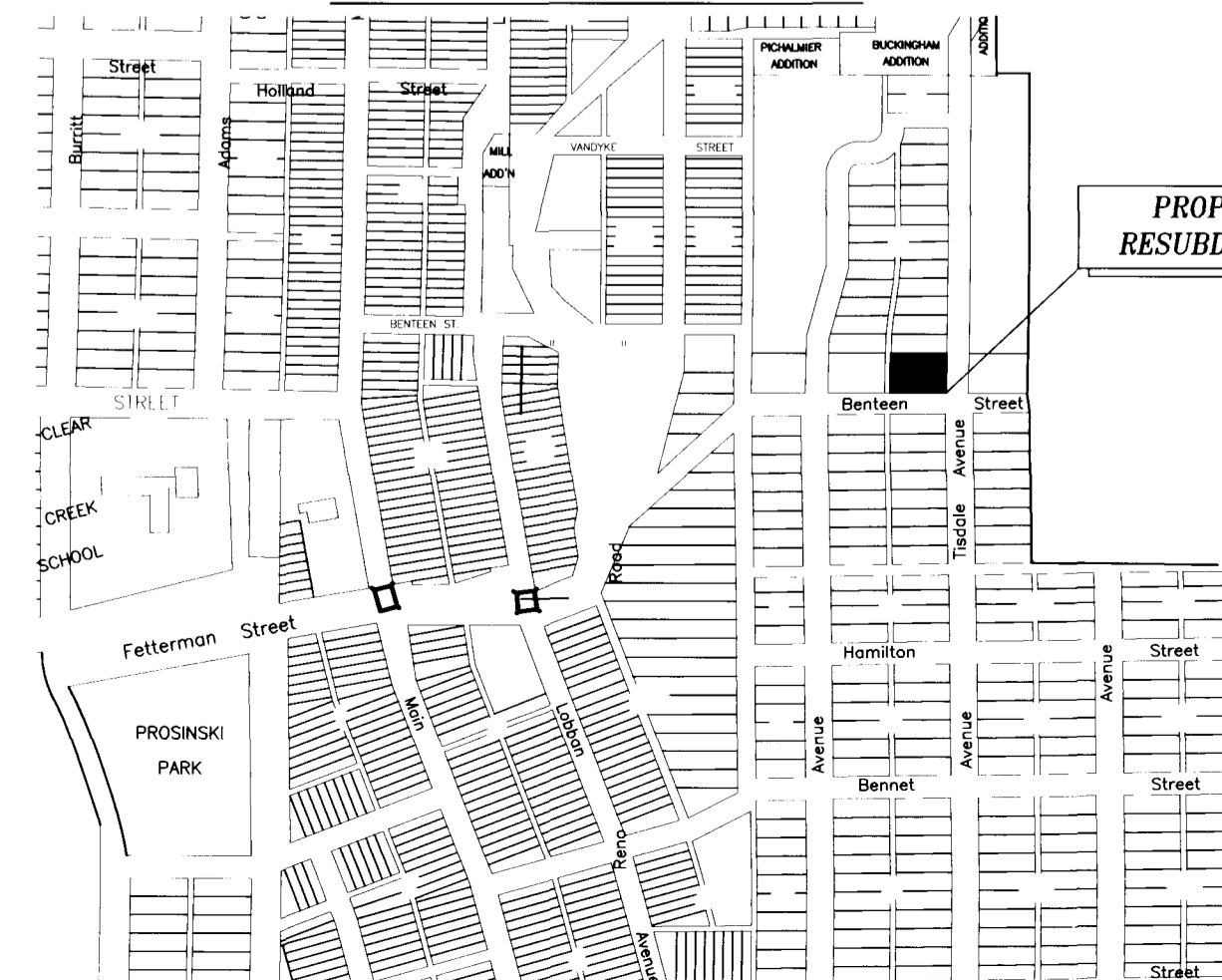
CERTIFICATE OF SURVEYOR

I, Travis D. Pearson, a duly Registered Professional Land Surveyor in the State of Wyoming, do hereby certify that this Plat of the SPIERING LOT SPLIT: A RE-SUBDIVISION OF LOT 2, BLOCK 3, OF THE SONNA ADDITION TO THE CITY OF BUFFALO is based on the results of a field survey conducted by me in July of 2015, together with documents and maps of record, and that said information is accurately represented hereon.



STATE OF WYOMING } ss Doc Number: 149003
 COUNTY OF JOHNSON }
 This instrument was Filed for record on 8/3/2015 at 4:14 PM
 and was duly recorded in book: H.FILE page: 431 - 431 fees: 75.00
 Johnson County Clerk
 By *Mary Kraehen*, Deputy

VICINITY SKETCH



NELSON ENGINEERING
 CONSULTING ENGINEERS and LAND SURVEYORS
 P.O. BOX 1004
 BUFFALO, WYOMING 82834
 307/684-7029
 Date Drawn: 07/30/15
 Drawn By: TDP
 Project No. B15-053
 Scale: See Drawing
 Checked By: TDP
 File Name: B15-053.dwg

FINAL PLAT
LOT SPLIT
 Prepared for:
 SPIERING, GERALD
 193 S. MAIN ST., GENERAL DELIVERY
 BUFFALO, WY 82834

RE-SUBDIVISION OF
 LOT 2, BLOCK 3, SONNA ADDITION
 CITY OF BUFFALO, WYOMING

No.	DATE	REVISION DESCRIPTION	BY