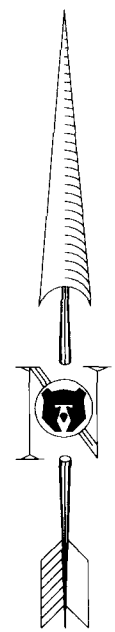


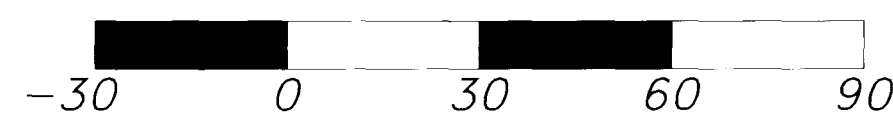
# BOUNDARY LINE ADJUSTMENT for LOTS 1A & 2A, WEST VALLEY ADDITION to the City of Buffalo, Wyoming

**GENERAL NOTES:**

1. BASIS OF BEARING BEING: THE PLAT OF WEST VALLEY ADDITION TO THE CITY OF BUFFALO, WYOMING.
2. LOTS 1A AND 2A AS SHOWN HEREIN REMAIN ZONED R-1 RESIDENCE DISTRICT.
3. V. MARIE MERRILL, TRUSTEE OF THE V. MARIE MERRILL REVOCABLE TRUST DATED DECEMBER 19, 1996 IS THE SOLE OWNER OF LOTS 1 & 2, WEST VALLEY ADDITION TO THE CITY OF BUFFALO, PER WARRANTY DEEDS FILED IN THE OFFICE OF THE CLERK OF JOHNSON COUNTY, WYOMING IN BOOK 87A-48 AT PAGE 94 (LOT 1) AND BOOK 87A-51 AT PAGE 130 (LOT 2).
4. THIS PLAT OF THE BOUNDARY LINE ADJUSTMENT OF SAID LOTS 1 & 2, BEING A RE-SUBDIVISION OF SAME IS SUBJECT TO THE ADMINISTRATIVE APPROVAL THE CITY OF BUFFALO PLANNING DEPARTMENT.
5. THIS BOUNDARY LINE ADJUSTMENT IS FOR THE PURPOSE OF TRANSFERRING 3986 Sq. Ft. of SAID LOT 2 AS ORIGINALLY PLATTED TO SAID LOT 1 AS ORIGINALLY PLATTED, IN ORDER TO CREATE LOT 1A AND LOT 1B AS SHOWN HEREON.



SCALE: 1" = 30'



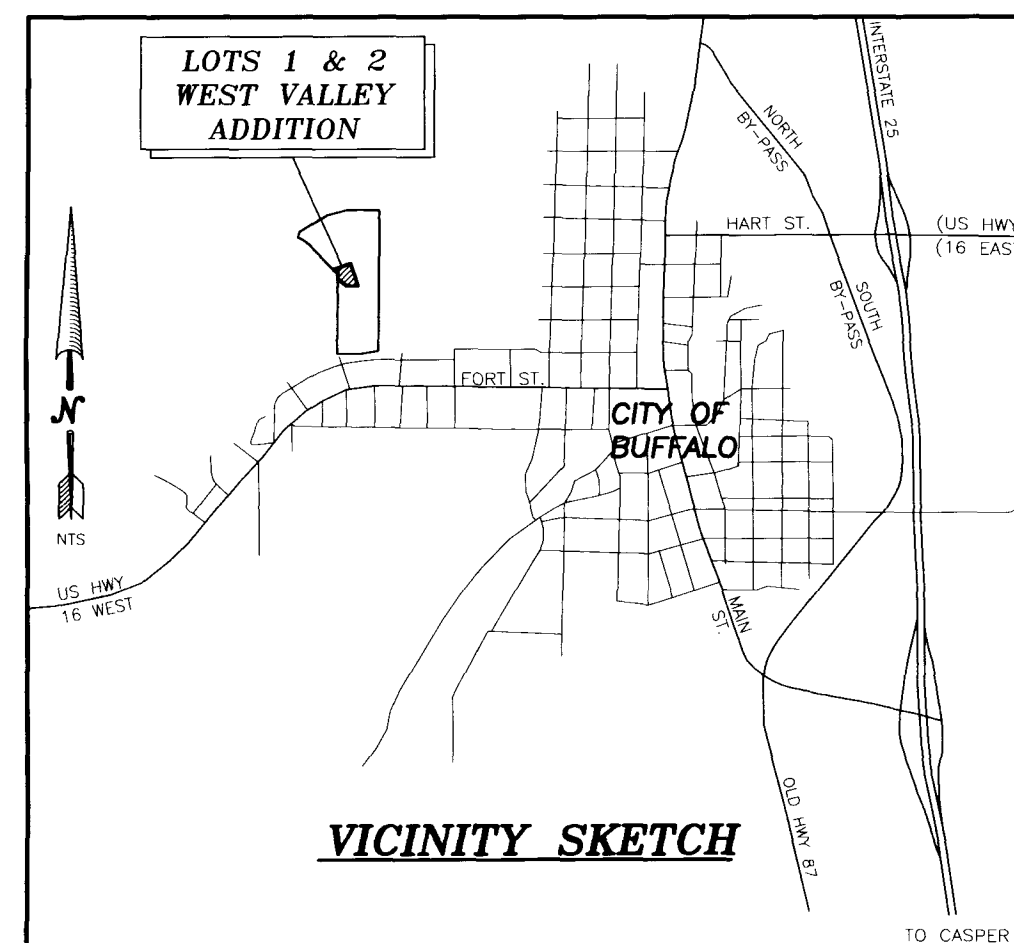
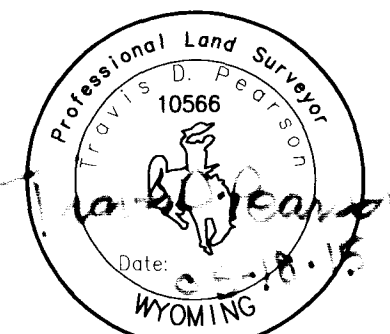
**LEDGEND:**

● = ALUMINUM CAPPED REBAR, FOUND PER ORIGINAL PLAT

**CERTIFICATE OF SURVEYOR**

STATE OF WYOMING }  
COUNTY OF JOHNSON }

I, Travis D. Pearson, a duly registered Land Surveyor in the State of Wyoming, do hereby attest that this certificate was prepared from notes made during an actual field survey by me in May of 2015, and represents the conditions as found on the ground.



**RECORDERS CERTIFICATE**

**INCORPORATED CITY APPROVAL**

Approved by the City of Buffalo on this 22<sup>nd</sup> day of May, 2015.

Lynn Barrett  
Lynn Barrett, City Planner

Julie Sibernogel  
Attest: Julie Sibernogel, City Clerk

STATE OF WYOMING }  
COUNTY OF JOHNSON } SS Doc Number: 147343  
This instrument was filed for record on 5/27/2015 at 9:24 AM  
and was duly recorded in book: H:FILE page: 424 - 424 fees: 75.00  
By Jane Lan Johnson County Clerk  
, Deputy

**WEST VALLEY ADDITION**

The above or forgoing re-subdivision to Portions of Lots 1 and 2 of the West Valley Addition to the City of Buffalo, Wyoming, as appears of this plat, is with the free consent, and in accordance with the desires of the undersigned owner and proprietor, containing 0.79 acres, more or less, have by these presents laid out, and surveyed as Lots 1A and 2A of the West Valley Addition to the 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 1A:**  
Beginning at a 2 inch aluminum capped rebar marking the Northeast corner of said Lot 1, said aluminum capped rebar being the Point of Beginning;  
thence S19°10'55"E, a distance of 123.35 feet;  
thence S89°14'18"W, a distance of 114.79 feet;  
thence N54°08'11"W, a distance of 119.03 feet;  
thence N00°18'09"W, a distance of 64.16 feet;  
thence S84°22'13"E, a distance of 171.88 feet, to the Point of Beginning.  
Said Lot 1A containing 0.47 acres, more or less.

**LOT 2A:**  
Beginning at a 2 inch aluminum capped rebar marking the Southeast corner of said Lot 2, said aluminum capped rebar being the Point of Beginning;  
thence N84°22'13"W, a distance of 171.88 feet, to the beginning of a non-tangent curve to the right, having a radius of 230.00 feet, the bearing to the radius being N30°31'30"E;  
thence along the arc of said non-tangent circular curve to the right, through a central angle of 14°10'21", a distance of 56.89 feet to the point of ending of said non-tangent circular curve to the right;  
thence N70°49'05"E, a distance of 187.10 feet;  
thence S19°10'55"E, a distance of 119.61 feet, to the Point of Beginning.  
Said Lot 2A containing 0.32 acres, more or less.

IN TESTIMONY WHEREOF: V. Marie Merrill, Trustee of the V. Marie Merrill Revocable Trust Dated December 19, 1996 has caused these presents to be signed this 19 day of May, 2015.

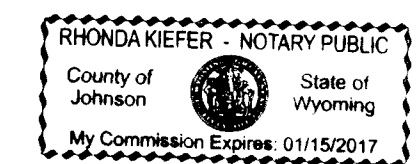
V. Marie Merrill  
V. Marie Merrill  
Trustee of the V. Marie Merrill Revocable Trust Dated December 19, 1996

STATE OF WYOMING }  
COUNTY OF JOHNSON }

The foregoing instrument was acknowledged before me by V. Marie Merrill, Trustee of the V. Marie Merrill Revocable Trust Dated December 19, 1996 who acknowledge said instrument to be their free act and deed this 19<sup>th</sup> day of May, 2015.

Witness my hand and official seal.

Rhonda Kiefer  
Notary Public



January 15, 2017  
My Commission Expires:

	DATE	05/11/15	REV.		
	SURVEYED	TDP	---		
	ENGINEERED	---	---		
	DRAWN	FPJ/TDP	---		
	CHECKED	BAB	---		
	APPROVED	---	---		
<b>NELSON ENGINEERING</b>					
P.O. BOX 1004, BUFFALO WYOMING (307) 684-7029					
DRAWING TITLE	BOUNDARY LINE ADJUSTMENT LOTS 1A & 2A WEST VALLEY ADDITION				
JOB TITLE	Re-Subdivision of Portions of Lots 1 & 2, West Valley Addition City of Buffalo, WY				
DRAWING NO	WVsend				
JOB NO	B15-034				