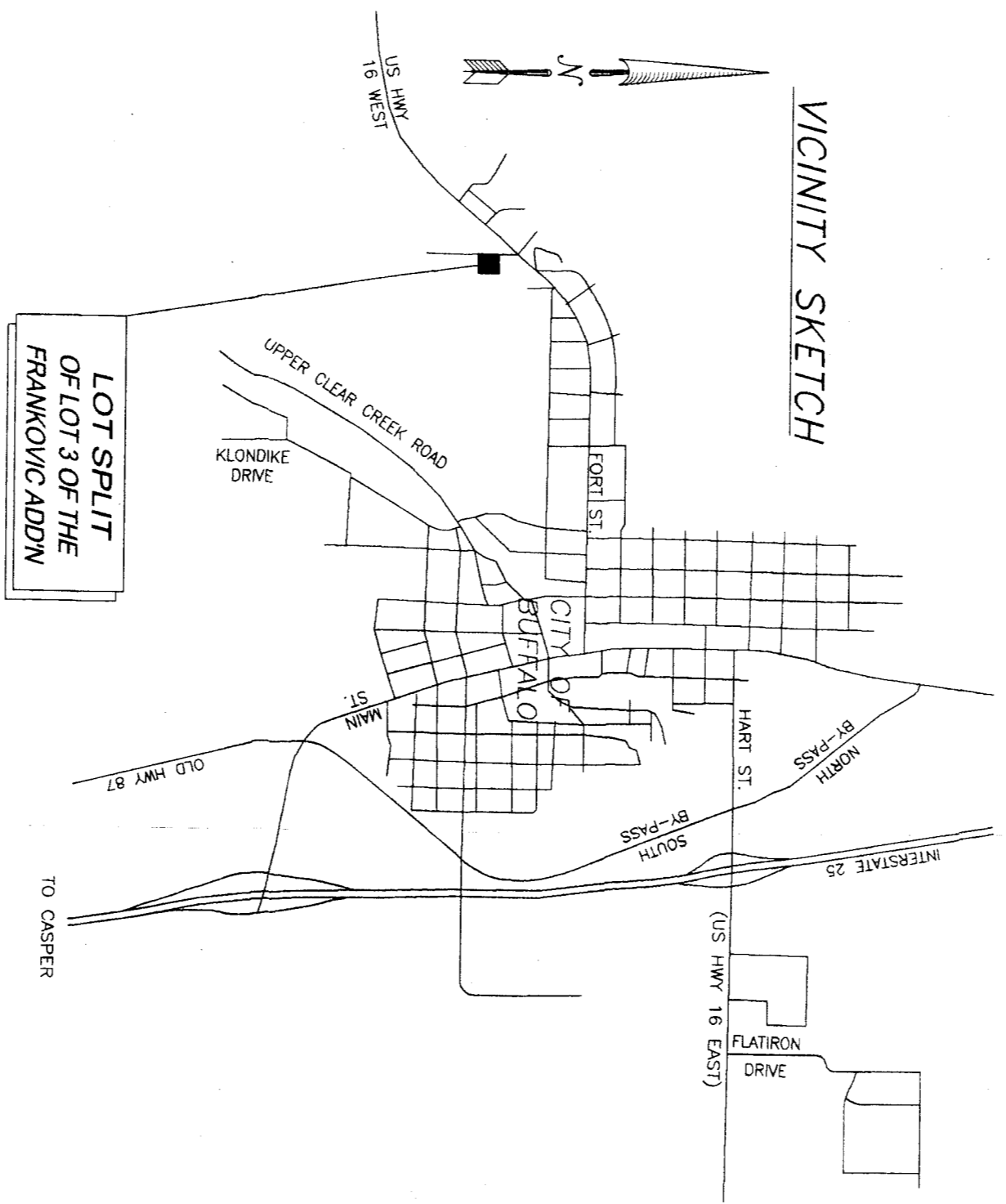


FINAL PLAT
LOT SPLIT
of
Lot 3 of the Frankovic Addition
the
City of Buffalo, Wyoming



LOT SPLIT OF LOT 3 OF THE FRANKOVIC ADDITION

A tract of land being Lot 3 of the Frankovic Addition to the City of Buffalo, Wyoming, which is located in the NE1/4 Sec. 33, Township 23N, Range 82W, West 6th P.M., Johnson County, Wyoming, being more particularly described as follows:

Commencing at the quarter corner common to Section 34 and said Section 33, T31N, R82W, 6th P.M., Johnson County, Wyoming; thence S00°17'11"E along the section line Beginning to said Sections 33 and 34, a distance of 585.50 feet to the Point of

thence continuing S00°17'11"E along said section line common to said Sections 33 and 34, a distance of 272.90 feet;

thence S89°36'26"W, a distance of 219.68 feet to the easterly right-of-way line of Lucas Street;

thence N00°16'15"E along said easterly right-of-way of Lucas Street, a distance of 272.78 feet;

thence N69°34'27"E, a distance of 219.60 feet, to the Point of Beginning.

Said tract of land containing 1.38 acres, more or less, and subject to all easements, Right-of-Way, and restrictions of record.

Basis of bearing being the City of Buffalo Coordinate System of 2008. Any easements shown on this plat are hereby dedicated for the purpose as shown.

The undersigned Owners and Proprietors of the above described tract of land have caused the same to be re-platted in the manner shown on this plat, which shall be known as the "Lot Split of Lot 3 of the Frankovic 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: Ed Faust of Ed's Body Shop, Inc., has caused these presents to be signed this 21 day of January, 2017.

Ed Faust
Ed Faust
Ed's Body Shop, Inc.
STATE OF WYOMING

COUNTY OF JOHNSON
The foregoing instrument was acknowledged before me by Ed Faust this 29 day of January, 2017.
Witness my hand and seal.

Frankie Kelly
Frankie Kelly
Notary Public
My Commission Expires: January 15, 2021

APPROVALS
The City of Buffalo Planning Commission hereby recommends approval of this plat on this 21 day of October, 2017.

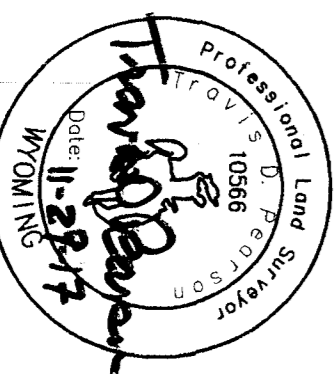
Steve Wroblewski
Steve Wroblewski
Chairman

Leslie Coppe
Leslie Coppe
Secretary

CERTIFICATE OF SURVEYOR

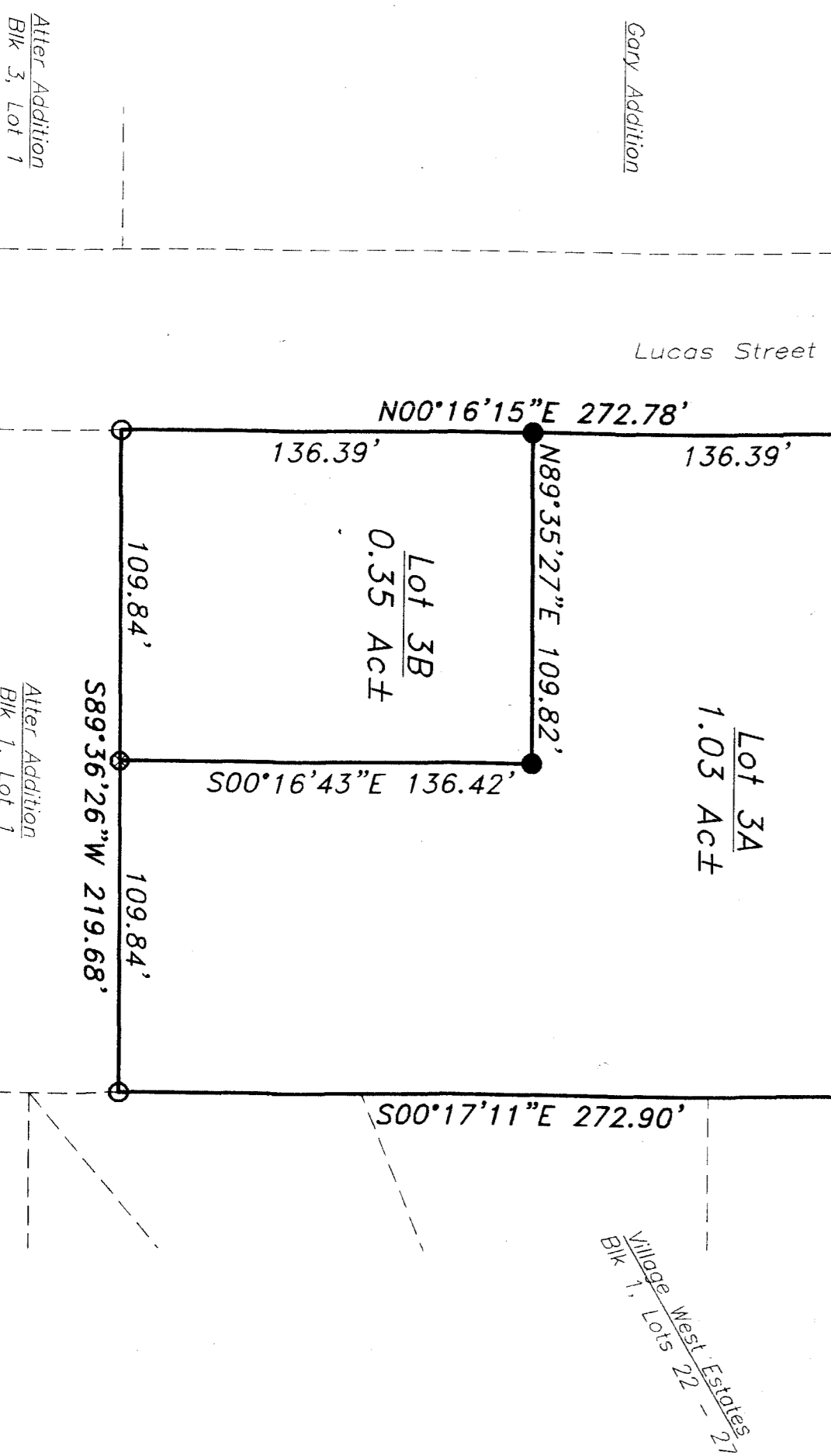
STATE OF WYOMING)
COUNTY OF JOHNSON)

I, **Troy D. Pearson**, a duly registered Professional Land Surveyor in the State of Wyoming, do hereby attest that this plat of Lot Split of Lot 3 of the Frankovic Addition to the City of Buffalo, Wyoming, is based on the results of an actual field survey conducted in 2016, and that said information is accurately represented hereon.



RECORDER'S CERTIFICATE

STATE OF WYOMING)
COUNTY OF JOHNSON)
I, **Donna Whitton**, 168-230
Notary Public, do hereby certify that this plat was recorded on 12/29/2017 at 9:52 AM
and was duly recorded in Book 14 FILE Page: 438 - 438 Rec- 7308
By *Donna Whitton* Notary Public, My Commission Expires 12/31/2019



- SCALE: 1" = 60'
ZONED: COMMERCIAL
NUMBER OF LOTS: 2
TOTAL ACREAGE: 1.38 Ac±
- = ALUMINUM CAPPED REBAR, SET
 - = ALUMINUM CAPPED REBAR, EXISTING
 - = BRASS CAP, EXISTING
 - ⊗ = CHISELED "X" IN CONCRETE

DRAWING NO
B17-062.dwg

JOB TITLE
Minor Subdivision
Lot 3 of the Frankovic Addition
City of Buffalo, Wyoming

DRAWING TITLE
Final Plat

NELSON ENGINEERING
P.O. BOX 1004, BUFFALO WYOMING (307) 684-7029

DATE	REV.
18Sept2017	
SURVEYED	TDP/SDP
ENGINEERED	
DRAWN	FPJ
CHECKED	TDP
APPROVED	