

A BOUNDARY LINE ADJUSTMENT
FOR
A PORTION OF THE
UNPLATTED WEST HALF OF
BLOCK 29
IN
THE ORIGINAL CITY OF BUFFALO

BEING A RESUBDIVISION OF
A PORTION OF THE UNPLATTED HALF OF BLOCK 29
IN THE ORIGINAL CITY OF BUFFALO, JOHNSON COUNTY,
WYOMING

CERTIFICATE OF DEDICATION

THE BELOW OR FOLLOWING SUBDIVISION OF A PORTION OF THE UNPLATTED WESTERN HALF OF BLOCK 29 IN 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, WHO HAVE BY THESE PRESENTS LAID OUT AND SURVEYED THEIR LOTS AS SHOWN. SAID LOTS ARE FURTHER DESCRIBED AS:

DURAND PARCEL

A parcel of land located in the unplatted western half of Block 29 of the Original City of Buffalo, Johnson County, Wyoming, being more particularly described as follows:
Beginning at a point on the west line of the alley in said Block 29 opposite the northwest corner of Lot 8 monumented by a 2" aluminum cap stamped PELS 13351;
Thence along a line which is an extension of the north line of said Lot 8, S89°41'48"W, a distance of 59.83 feet to a 2" aluminum cap stamped PELS 13351;
Thence leaving said line N03°13'47"W, a distance of 11.47 feet to a 2" aluminum cap stamped PELS 13351;
Thence N07°14'25"W, a distance of 68.35 feet to a 2" aluminum cap stamped PELS 13351;
Thence S49°16'06"W, a distance of 23.29 feet to the southeast corner of a parcel conveyed to the City of Buffalo in a deed filed in the office of the Johnson County Clerk in Book 15, page 77;
Thence along the eastern line of said parcel recorded in Bk. 15, pg. 77, N03°13'47"W, a distance of 50.06 feet to a 2" aluminum cap stamped PELS 13351 at its northeast corner, said point also being the southeast corner of a parcel conveyed to the City of Buffalo in a deed filed in the office of the Johnson County Clerk in Book 15, page 79;
Thence along the east line of said Parcel recorded in Bk. 15, pg. 79, N03°13'47"W, a distance of 22.08 feet to a 2" aluminum cap stamped PELS 13351;
Thence leaving said line N03°13'47"W, a distance of 138.05 feet to a point on the west line of the alley in said Block 29;
Thence S00°19'09"E, a distance of 69.29 feet to the point of beginning.

BRATEN PARCEL

A parcel of land located in the unplatted western half of Block 29 of the Original City of Buffalo, Johnson County, Wyoming, being more particularly described as follows:
Beginning at the southwest corner of the alley in said Block 29;
Thence N00°19'09"W, a distance of 200.07 feet along the west line of said alley to a point opposite the northwest corner of Lot 8 in said Block 29 as monumented by a 2" aluminum cap stamped PELS 13351;
Thence along a line which is an extension of the north line of said Lot 8, S89°41'48"W, a distance of 59.83 feet to a 2" aluminum cap stamped PELS 13351;
Thence leaving said line N03°13'47"W, a distance of 11.47 feet to a 2" aluminum cap stamped PELS 13351;
Thence N07°14'25"W, a distance of 68.35 feet to a 2" aluminum cap stamped PELS 13351;
Thence S49°16'06"W, a distance of 23.29 feet to the southeast corner of a parcel conveyed to the City of Buffalo in a deed filed in the office of the Johnson County Clerk in Book 15, page 77;
Thence along the eastern line of said parcel recorded in Bk. 15, pg. 77, N03°13'47"W, a distance of 50.06 feet to a 2" aluminum cap stamped PELS 13351 at its northeast corner, said point also being the southeast corner of a parcel conveyed to the City of Buffalo in a deed filed in the office of the Johnson County Clerk in Book 15, page 79;
Thence along the east line of said Parcel recorded in Bk. 15, pg. 79, N03°13'47"W, a distance of 22.08 feet to a 2" aluminum cap stamped PELS 13351;
Thence leaving said line N03°13'47"W, a distance of 138.05 feet to a point on the west line of the alley in said Block 29;
Thence S00°19'09"E, a distance of 69.29 feet to the point of beginning.

IN TESTIMONY WHEREOF: John Durand, April Durand, and Gail Braten, Trustee of the Louisa Clark Braten Revocable Trust Dated March 25, 2009, have caused these presents to be signed this 24th day of August, 2018.

John Durand
JOHN DURAND

April Durand
APRIL DURAND

STATE OF WYOMING }
COUNTY OF JOHNSON }

The Forgoing Instrument was Acknowledged before me this 24th Day of August, 2018 by John Durand and April Durand. Witness my hand and official seal.



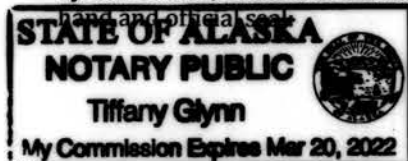
Royal D. Clements
Notary Public

My Commission Expires: April 23rd 2019

Gail Braten
GAIL BRATEN, TRUSTEE

STATE OF WYOMING }
COUNTY OF JOHNSON }

The Forgoing Instrument was Acknowledged before me this 1st Day of September, 2018 by Gail Braten, Trustee of the Louisa Clark Braten Revocable Trust Dated March 25, 2009. Witness my



Tiffany Glynn
Notary Public

My Commission Expires: March 20, 2022



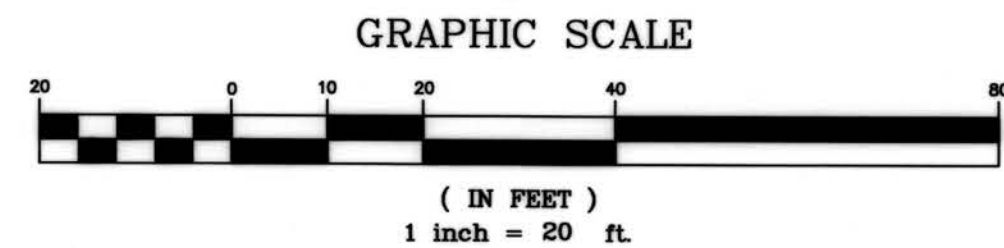
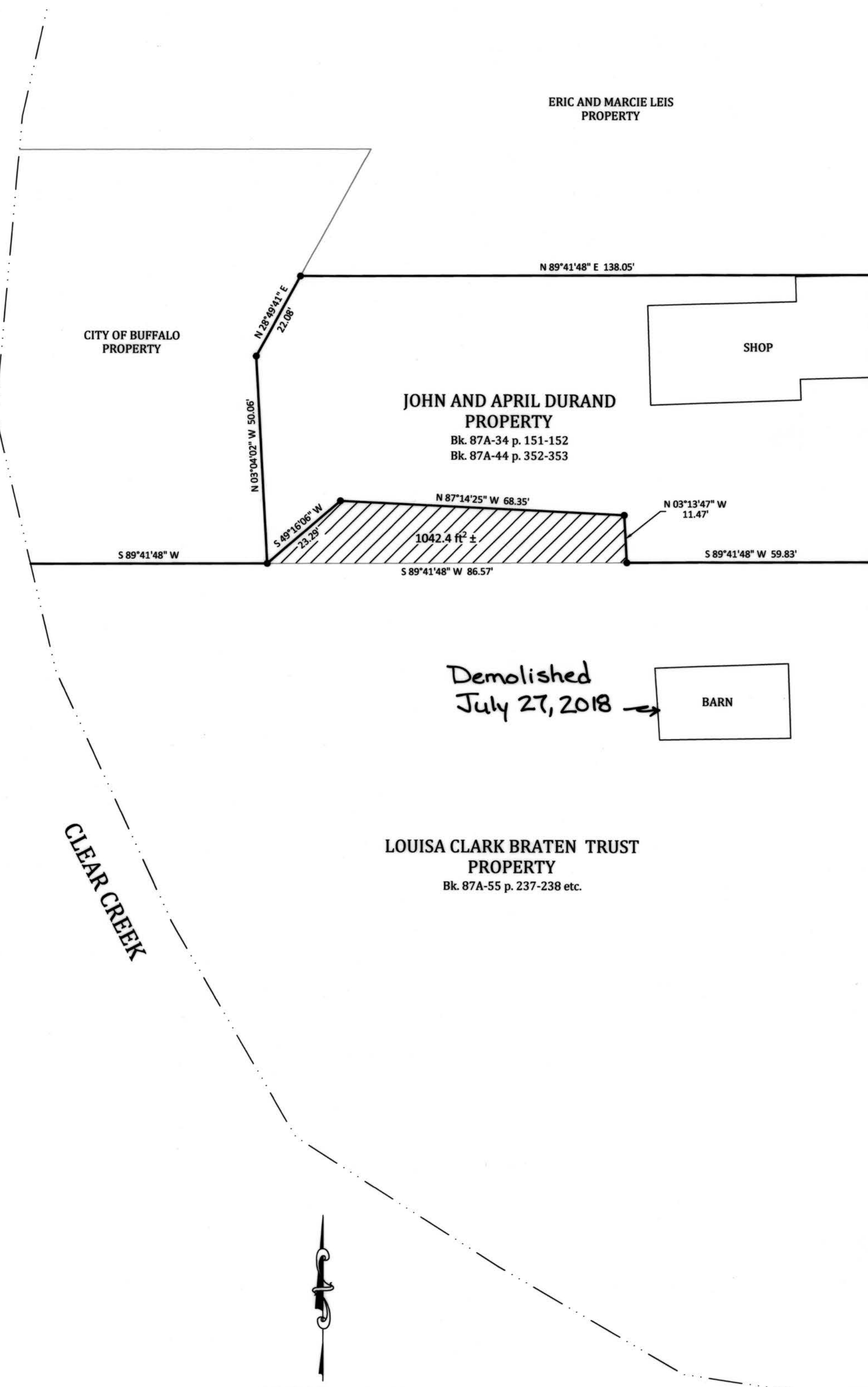
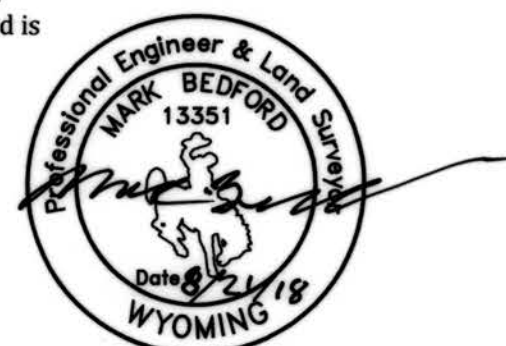
VICINITY MAP

SCALE 1"=300'

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF JOHNSON }

I, Mark Bedford, a duly Registered Professional Engineer and Land Surveyor in the State of Wyoming do hereby certify that this Plat of a portion of the unplatted west half of Block 29 in the original City of Buffalo was made from notes taken during an actual field survey by me or under my direct supervision in 2018 and is true and correct to the best of my knowledge and belief.



LEGEND

- - FOUND ALUMINUM CAP STAMPED PLS 5367
- - SET ALUMINUM CAP STAMPED PELS 13351
- - ESTABLISHED BOUNDARY
- - - - - APPROXIMATE BANK OF CLEAR CREEK
- ▨ - PARCEL TRANSFERRED FROM DURAND TO BRATEN

INCORPORATED CITY APPROVAL

APPROVED BY THE CITY OF BUFFALO ON THIS 1st DAY OF September 2018.

Julie Silbernagel
ATTEST JULIE SILBERNAGEL, CITY CLERK

Bob Rhoades
TOBY RHOADES, CITY PLANNER

STATE OF WYOMING }
COUNTY OF JOHNSON }
Doc Number: 175217
This instrument was filed for record on 9/17/2018 at 1:29 PM
and was duly recorded in book: NFILE pages: 468 - 468 fees: 75.00
Wendi Sedelmaier
Johnson County Clerk
By _____, Deputy

ORIGINAL CITY OF BUFFALO
BOUNDARY LINE ADJUSTMENT
PART OF THE UNPLATTED WESTERN
PORTION OF BLOCK 29

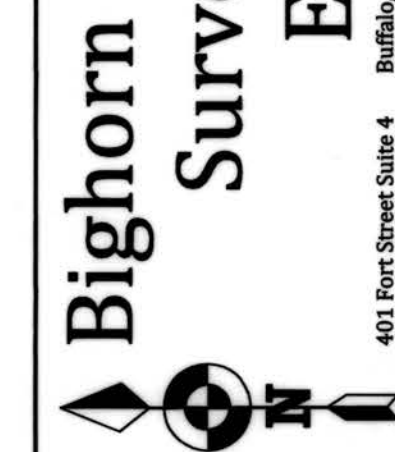
DRAWN BY: MB
CHECKED BY: MB
PROJECT NO.: 18-19
DWG: BRATEN

DATE: 8/21/18
REVISION:

PAGE: 1 / 1

Prepared For:

JOHN AND APRIL DURAND
158 N BOZEMAN AVE
BUFFALO, WY 82834



Bighorn
Surveying &
Engineering, LLC

401 Fort Street Suite 4
Buffalo, WY 82804
(307) 684-7400
www.bighornsurveying.com

BOZEMAN AVE

ALLEY

N 03°13'47" W 200.07'

15'

LOT 13

LOT 12

LOT 11

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

ERIC AND MARCIE LEIS
PROPERTY

SHOP

JOHN AND APRIL DURAND
PROPERTY
Bk. 87A-34 p. 151-152
Bk. 87A-44 p. 352-353

Demolished
July 27, 2018

BARN

LOUISA CLARK BRATEN TRUST
PROPERTY
Bk. 87A-55 p. 237-238 etc.

CITY OF BUFFALO
PROPERTY