

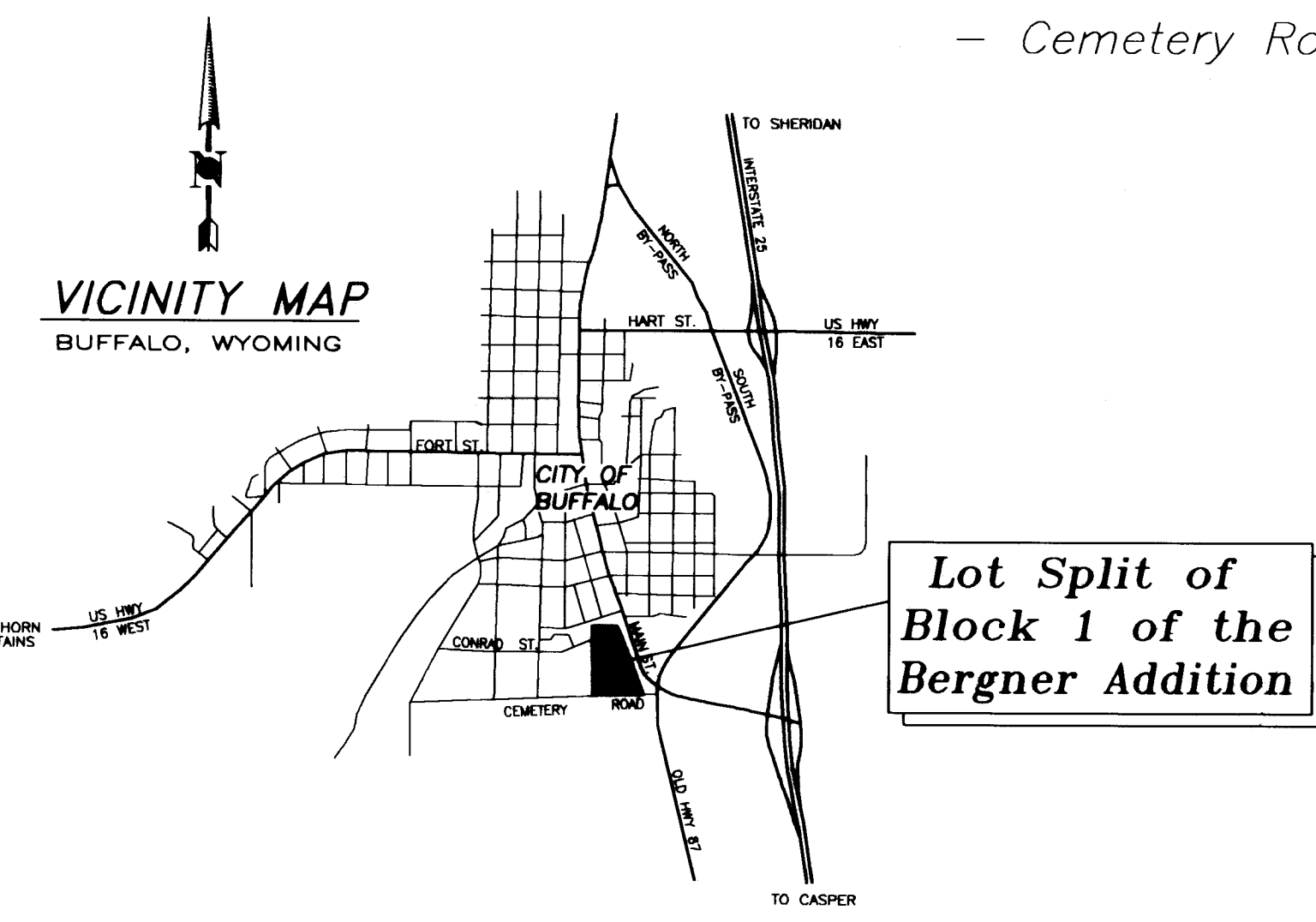
**Measured**  
 $\Delta = 5^{\circ}40'14''$   
 $R = 3894.80'$   
 $L = 385.46'$   
**Record**  
 $\Delta = 5^{\circ}40'29''$   
 $R = 3894.8'$   
 $L = 385.56'$

**Measured**  
 $\Delta = 7^{\circ}28'14''$   
 $R = 5654.60'$   
 $L = 737.29'$   
**Record**  
 $\Delta = 7^{\circ}28'32''$   
 $R = 5654.6'$   
 $L = 737.77'$

SCALE: 1" = 100'  
 2 Lots  
 23.60 Ac± Total  
 ZONED: "R-3"  
 BASIS OF BEARING: City of Buffalo 2008 Survey Control Network

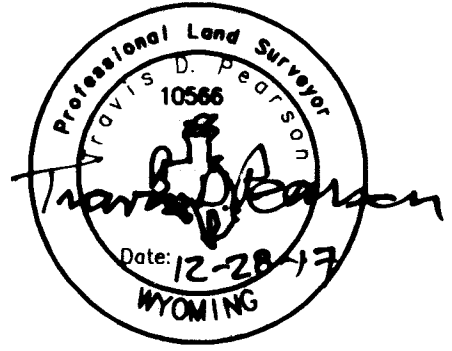
- LEGEND**
- = Found Aluminum Capped Rebar
  - = Found Right-of-Way Monument
  - ▲ = Set Aluminum Capped Rebar (LS 10566)
  - = Property Corner Location

LINE TABLE			LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	N65°44'44"E	52.34	L21	S77°59'23"E	30.32
L2	S86°45'28"E	110.33	L22	N04°49'04"W	92.16
L3	S69°37'49"E	41.03	L23	N20°01'45"E	46.41
L4	N46°52'36"E	21.39	L24	N02°03'39"W	146.41
L5	N46°52'36"E	52.88	L25	N41°14'47"E	60.76
L6	N70°49'12"E	22.37			
L7	N57°45'38"E	20.49			
L8	N18°02'43"E	32.54			
L9	N43°08'40"E	49.79			
L10	N17°51'16"W	20.12			
L11	N32°17'24"E	8.97			
L12	N60°36'45"E	33.60			
L13	S83°16'29"E	26.13			
L14	N83°01'28"E	21.41			
L15	N36°47'27"E	13.02			
L16	N72°46'34"E	19.45			
L17	S54°19'25"E	12.48			
L18	S19°24'17"E	58.30			
L19	S74°43'57"E	32.51			
L20	S40°22'50"E	46.71			



**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 Lot Split of Block 1 of the Bergner Addition to the City of Buffalo, Wyoming, is based on the results of a field survey, by Fred Janssen, conducted under my direction in April of 2013.



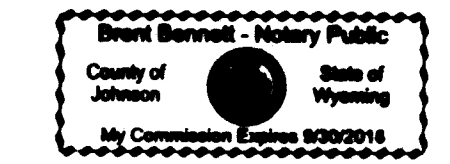
**Lot Split of Block 1 of the Bergner Addition**

To the City of Buffalo, Wyoming  
 The above or foregoing addition of the following described real estate to wit:  
 The Bergner Addition to The City of Buffalo, Wyoming (Plat Book No.2, Page 95).  
 Said tract of land containing 23.60 acres, more or less.  
 Any easements shown on this plat are hereby dedicated for the purpose as shown and designated.  
 The undersigned Owners and Proprietors of the above described tract of land have caused the same to be annexed in the manner shown on this plat, which shall be known as the "Lot Split of Block 1 of the Bergner 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: Robert A. Bergner, Manager of Sweetwater Interests, LLC, has caused these present to be signed this 28 day of December, 2017.

*Robert A. Bergner*  
 Robert A. Bergner, Manager  
 Sweetwater Interests, LLC

STATE OF WYOMING )  
 ) ss  
 COUNTY OF JOHNSON )  
 The foregoing instrument was acknowledged before me by Robert A. Bergner, Manager of Sweetwater Interests, LLC, this 28 day of December, 2017.  
 Witness my hand and seal.



*Brent Bennett*  
 Brent Bennett  
 Notary Public

My Commission Expires: 9-30-2018

STATE OF WYOMING )  
 COUNTY OF JOHNSON ) ss Doc Number: 168858  
 This instrument was filed for record on 1/4/2018 at 11:13 AM  
 and was duly recorded in book: H FILE page: 159 - 159 fees: 75.00  
 Johnson County Clerk  
 By *Jane Carr*, Deputy

**APPROVALS**

Approved by the City of Buffalo Planning Commission this 28 day of December, 2017.  
*Jim Masten* Chairperson  
*Bob Hines* Attest Secretary

Approved by the Buffalo City Council this 2 day of January, 2018.  
*Michael A. Johnson* Mayor  
*Julie Silberman* Attest City Clerk

DRAWING NO 17-089.dwg	JOB NO B17-089	JOB TITLE Lot Split of Block 1 of the Bergner Addition	DRAWING TITLE Final Plat	 P.O. BOX 1004, BUFFALO WYOMING (307) 684-7029 Bergner Addition Block 1 Lot 1 + Lot 2	DATE 08Nov2017	REV.
					SURVEYED PPJ	ENGINEERED ---