

A BOUNDARY LINE ADJUSTMENT
FOR
LOTS 5A & 6A
OF
THE WEST VALLEY ADDITION

BEING A RESUBDIVISION OF
LOTS 5 & 6 OF THE WEST VALLEY ADDITION
TO THE CITY OF BUFFALO WY
IN THE NW $\frac{1}{4}$ NW $\frac{1}{4}$ OF SECTION 34, T. 51 N., R. 82 W.,
OF THE 6TH P.M.

CERTIFICATE OF DEDICATION

THE ABOVE OR FORGOING SUBDIVISION OF LOTS 5 & 6 OF THE WEST VALLEY ADDITION, TO THE 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, CONTAINING 1.23 ACRES MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS LOTS 5A AND 6A 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 MORE PARTICULARLY DESCRIBED AS:

LOT 5A

Beginning at the southeast corner of said Lot 5 of the West Valley Addition, said point lying on the westerly ROW line of Juniper Street and being monumented by a 2" aluminum cap stamped PELS 2085;

Thence along the original platted boundary of Lot 5 of the West Valley Addition S70°55'37"W, a distance of 242.61 feet to a 2" aluminum cap stamped PELS 2085;

Thence continuing along said original boundary N45°13'11"W, a distance of 104.23 feet to a 1.5" aluminum cap;

Thence continuing along said original boundary on a curve to the left with a record radius of 320.00 feet, a record arc length of 23.86 feet, a record delta angle of 4°16'15", a chord bearing of N47°19'30"W, and a chord length of 23.76 feet to a 2" aluminum cap stamped PELS 2085;

Thence leaving said original boundary N81°52'26"E, a distance of 238.70 feet to a 2" cap stamped PELS 2085 on the westerly ROW line of Juniper Street marking the northeast corner of said Lot 5;

Thence along said original platted boundary on a non-tangent curve to the left with a record radius of 60.00 feet, a record arc length of 90.53 feet, a chord bearing of S64°51'03"E, and a chord length of 82.10 feet to a 2" aluminum cap stamped PELS 2085;

Thence continuing along said original boundary S48°03'00"E, a distance of 13.61 feet to the point of beginning. Said parcel contains 0.45 acres, more or less.

LOT 6A

Beginning at the northeast corner of said Lot 6 of the West Valley Addition, said point lying on the westerly ROW line of Juniper Street and being monumented by a 2" aluminum cap stamped PELS 2085;

Thence along the original platted boundary of Lot 5 of the West Valley Addition N66°49'04"W, a distance of 239.25 feet to a 2" aluminum cap stamped PELS 13351;

Thence continuing along said original boundary S58°27'24"W, a distance of 113.03 feet to an unmarked 1.5" aluminum cap;

Thence continuing along said original boundary S19°52'58"W, a distance of 60.23 feet to an unmarked 1.5" aluminum cap;

Thence continuing along said original boundary on a non-tangent curve to the right with a record radius of 320.00 feet, a record arc length of 155.77 feet, a record delta angle of 20°43'45", a chord bearing of S59°59'27"E, and a chord length of 115.25 feet to a 2" aluminum cap stamped PELS 2085;

Thence leaving said original boundary N81°52'26"E, a distance of 238.70 feet to a 2" aluminum cap stamped PELS 2085 on the westerly ROW line of Juniper Street marking the southeast corner of said Lot 6;

Thence along said original boundary on a non-tangent curve to the right with a record radius of 60.00 feet, a record arc length of 46.79 feet, a chord bearing of N00°49'51"E, and a chord length of 45.52 feet to the point of beginning. Said parcel contains 0.83 acres, more or less.

CURVE INFORMATION
L=155.77' (R)
R=320.00' (R)
Δ=20°43'45" (R)
Chord Brg = S59°58'27" E
Chord Length = 115.25'

CURVE INFORMATION
L=23.86' (R)
R=320.00' (R)
Δ=4°16'15" (R)
Chord Brg = N47°19'30" W
Chord Length = 23.76'

IN TESTIMONY WHEREOF: Dennis R. Lawrence, trustee of the Dennis R. Lawrence rev. trust, dated February 10, 1988, and trustee of the Shar-Den family trust, dated September 30, 2003, and Sharon F. Lawrence, trustee of the Shar-Den family trust, dated September 30, 2003 have caused these presents to be signed this 9th day of April, 2019.

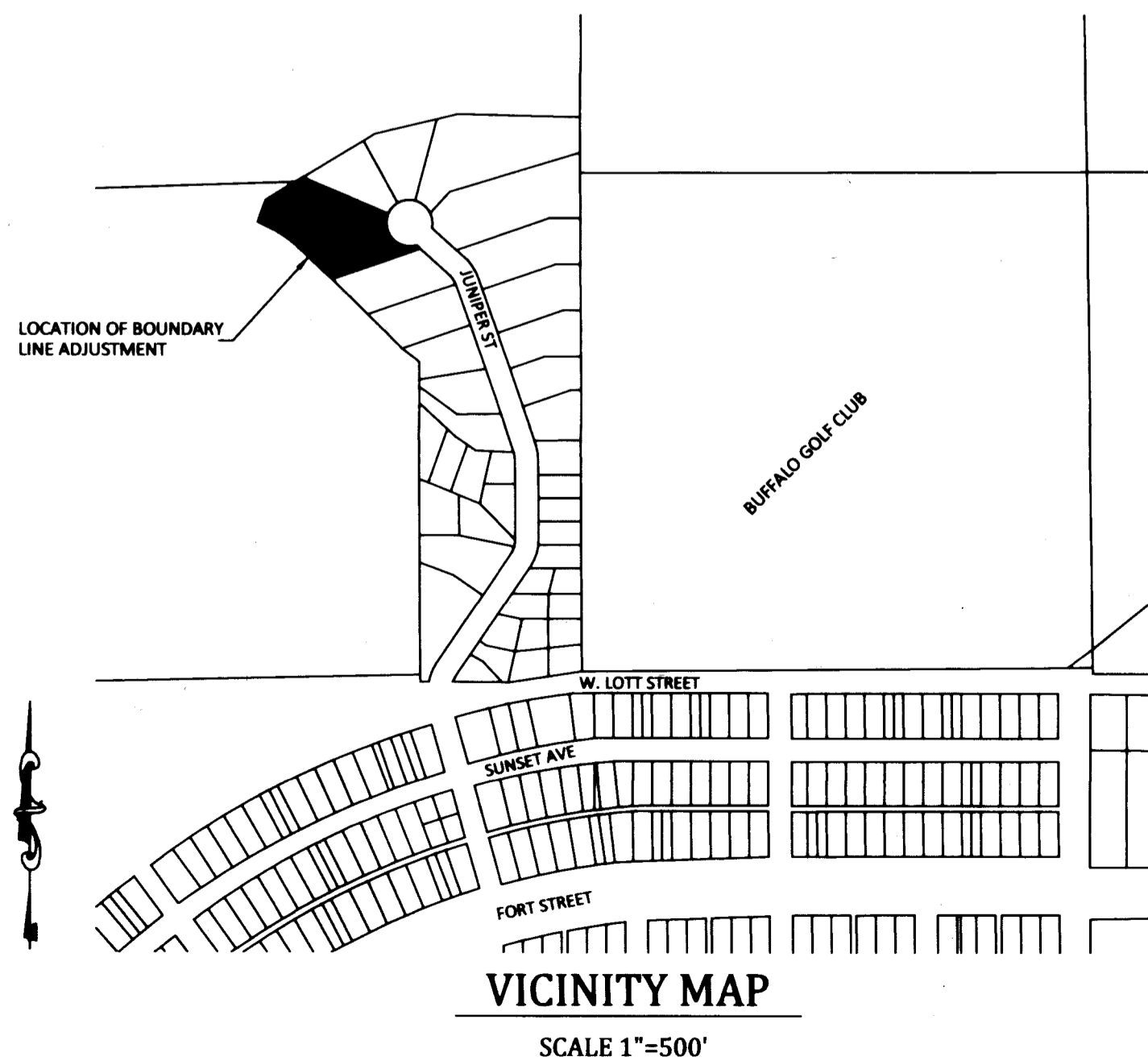
Dennis R. Lawrence Dennis R. Lawrence, Trustee
Sharon F. Lawrence Sharon F. Lawrence, Trustee

STATE OF WYOMING }
COUNTY OF JOHNSON } SS

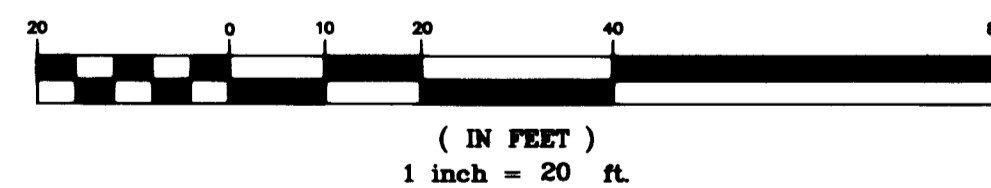
The Forgoing Instrument was Acknowledged before me this 9th Day of April, 2019 by Dennis R. Lawrence, and Sharon F. Lawrence, Trustees of the Shar-Den Family Trust, and the Dennis R. Lawrence Rev. Trust. Witness my hand and official seal:



K. D. Dotts
Notary Public



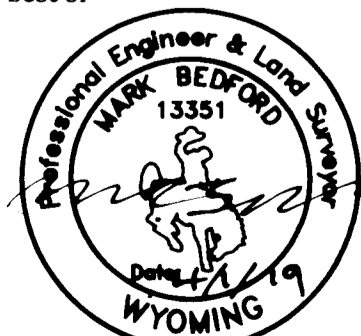
GRAPHIC SCALE



CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF JOHNSON } SS

I, Mark Bedford, a duly Registered Professional Engineer and Land Surveyor in the State of Wyoming do hereby certify that this Plat of LOTS 5A and 6A for the West Valley Addition was made from notes taken during an actual field survey by me or under my direct supervision in 2017 and is true and correct to the best of my knowledge and belief.



LEGEND

- - 2" ALUMINUM CAP STAMPED PLS 2085
- - 1.5" ALUMINUM CAP
- - 2" ALUMINUM CAP STAMPED PELS 13351
- ESTABLISHED BOUNDARY
- - - VACATED BOUNDARY

INCORPORATED CITY APPROVAL

APPROVED BY THE CITY OF BUFFALO ON THIS 24 DAY OF April, 2019.

Julie Silbernagel
ATTY JULIE SILBERNAGEL, CITY CLERK

Toby Rhoades
TOBY RHOADES, CITY PLANNER

RECORDER'S CERTIFICATE

STATE OF WYOMING }
COUNTY OF JOHNSON } SS Doc Number: 180444
This instrument was filed for record on 4/24/2019 at 12:53 PM
and was duly recorded in book: H:FILE page: 474 - 474 fees: 75.00
By *Janelan* Johnson County Clerk
Deputy

DRAWN BY: SM
CHECKED BY: MB
PROJECT NO.: 17-25
DWG: LAWRENCE

DATE: 4/1/2019
REVISION:

PAGE: 1/1

Prepared For:
DENNIS AND SHARON LAWRENCE
460 N JUNIPER STREET
BUFFALO, WY 82834

WEST VALLEY ADDITION
BOUNDARY LINE ADJUSTMENT
LOTS 5A AND 6A

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