

**A BOUNDARY LINE ADJUSTMENT  
FOR  
LOTS 53A & 54A  
OF  
THE NORTH RIDGE ADDITION  
BEING A RESUBDIVISION OF  
LOTS 53 & 54 OF THE NORTH RIDGE ADDITION  
TO THE CITY OF BUFFALO WY  
IN LOT 11 OF SECTION 27, T. 51 N., R. 82 W.,  
OF THE 6TH P.M.**

**CERTIFICATE OF DEDICATION**

THE ABOVE OR FORGOING SUBDIVISION OF LOTS 53 & 54 OF THE NORTH RIDGE 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 53A AND 54A OF THE NORTH RIDGE 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 53A**  
Beginning at a point on the culdesac of Woodman Drive marked by a 2in aluminum cap stamped 2085; Said point marking the Southerly line between Lots 52 and 53; Thence along said line common to Lots 52 and 53, N29°46'57"E, a distance of 285.42 feet to a 1.5 inch aluminum cap stamped 2085; Thence along the Easterly boundary of North Ridge Addition, S00°32'24"E, a distance of 235.48 feet to a 1.5 inch aluminum cap stamped 2085; Thence S28°13'02"W, a distance of 79.80 feet to an aluminum cap stamped PELS 13351; Thence S76°13'32"W, a distance of 94.23 feet to a point on said Woodman Drive culdesac; Thence along a non-tangential curve to the left with a radius of 50.00 feet, an arc length of 95.86 feet, and a delta angle of 109°50'35"; to said point of beginning marked by a 2 inch aluminum cap stamped 2085; Said tract of land having an area of 0.56 acres more or less.

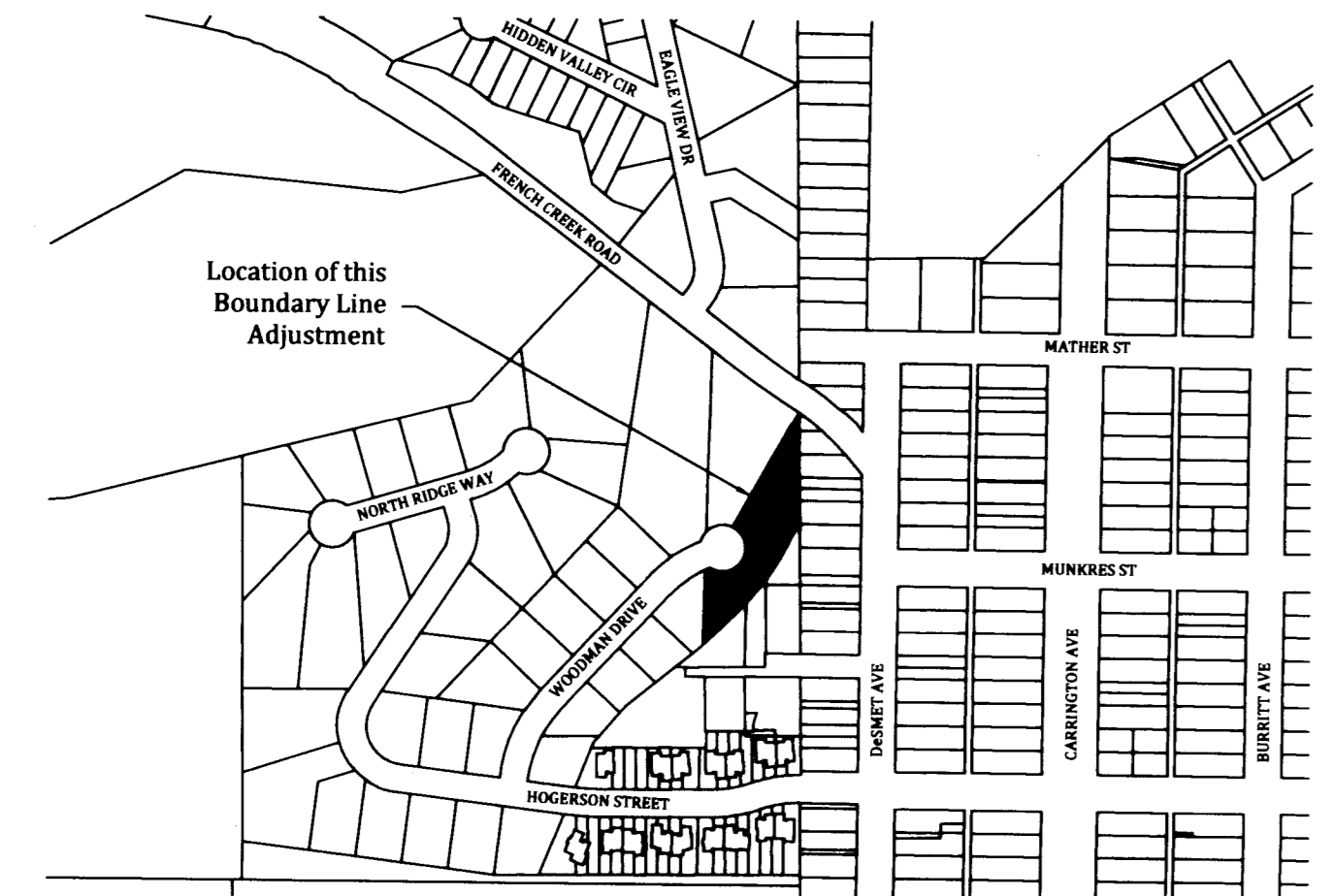
**LOT 54A**  
Beginning at a point marked by a 2 inch aluminum cap stamped PELS 13351, said point marking the common line to Lot 54A and 53A and Woodman Drive culdesac; Thence along a non-tangential curve to the right with a radius of 50.00 feet, an arc length of 46.37 feet, and a delta angle of 53°08'07"; Thence along a reverse curve to the left with a radius of 224.16 feet, an arc length of 10.95 feet, and a delta angle of 02°47'58" to a point marking the corner common to Lot 55 and 54 and Woodman Drive; Thence S01°31'47"W, a distance of 162.15 feet along a line common to said Lot 54 and Lot 55; Thence along the Southeasterly boundary of said North Ridge Addition, N45°23'49"E, a distance of 117.22 feet; Thence along said Southeasterly boundary N41°35'08"E, a distance of 73.22 feet; Thence along said Southeasterly boundary N32°58'06"E, a distance of 60.04 feet to point marked by a 2 inch aluminum cap stamped PELS 13351; Thence along said common line to Lots 53A and 54A, S76°13'32"W, a distance of 94.23 feet to the said point of beginning; Said tract of land having an area of 0.33 acres more or less.

IN TESTIMONY WHEREOF: Karen A. Ward, trustee of the Ward family trust, dated February 25, 2009 has caused these presents to be signed this 30 day of July 2019.

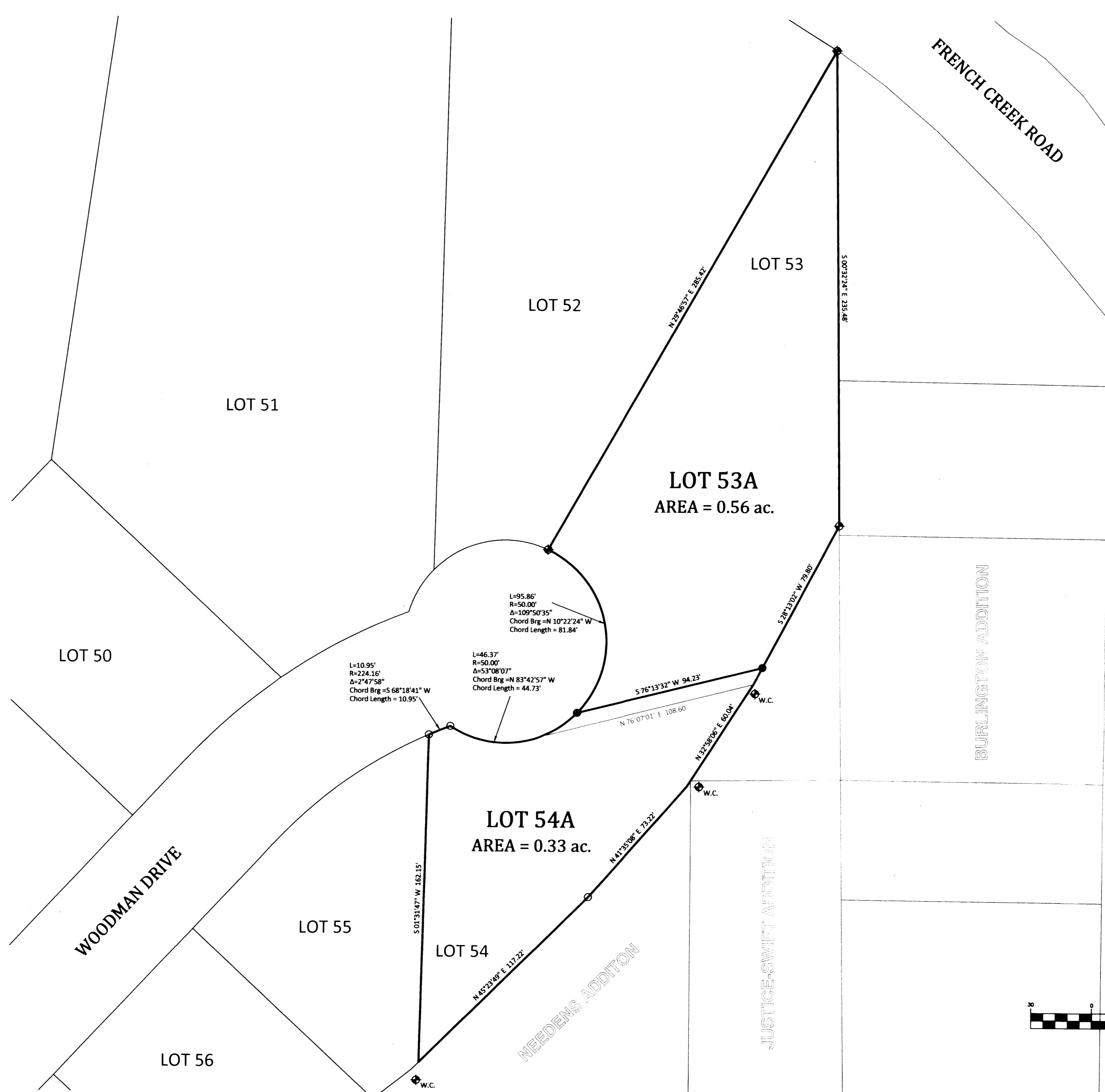
*Karen A. Ward*  
Karen A. Ward, trustee  
STATE OF WYOMING }  
COUNTY OF JOHNSON } ss  
The Forgoing Instrument was Acknowledged before me this 30 Day of July 2019 by Karen A. Ward, trustee of the Ward family Trust. Witness my hand and official seal:  
*Notary Public*  
Notary Public  
My Commission Expires: June 06, 2020

IN TESTIMONY WHEREOF: William Bert Charles and Carol Lynn Charles have caused these presents to be signed this 24 day of July 2019.

*William Bert Charles* *Carol Lynn Charles*  
William Bert Charles Carol Lynn Charles  
STATE OF WYOMING }  
COUNTY OF JOHNSON } ss  
The Forgoing Instrument was Acknowledged before me this 24th Day of July 2019 by William Bert Charles and Carol Lynn Charles. Witness my hand and official seal:  
*Notary Public*  
Notary Public  
My Commission Expires: May 23, 2022

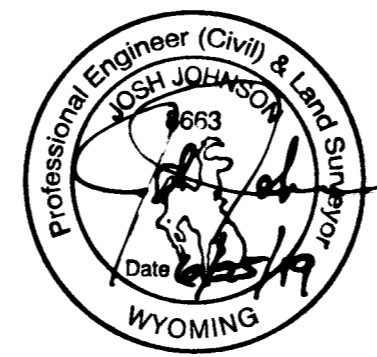


**VICINITY MAP**  
SCALE 1"=500'



**CERTIFICATE OF SURVEYOR**

STATE OF WYOMING }  
COUNTY OF JOHNSON } ss  
I, Josh Johnson, a duly Registered Professional Engineer and Land Surveyor in the State of Wyoming, do hereby certify that this Plat of LOTS 53A and 54A of the North Ridge Addition was made from notes taken during an actual field survey by me or under my direct supervision in June of 2019 and is true and correct to the best of my knowledge and belief.



**LEGEND**

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

**INCORPORATED CITY APPROVAL**

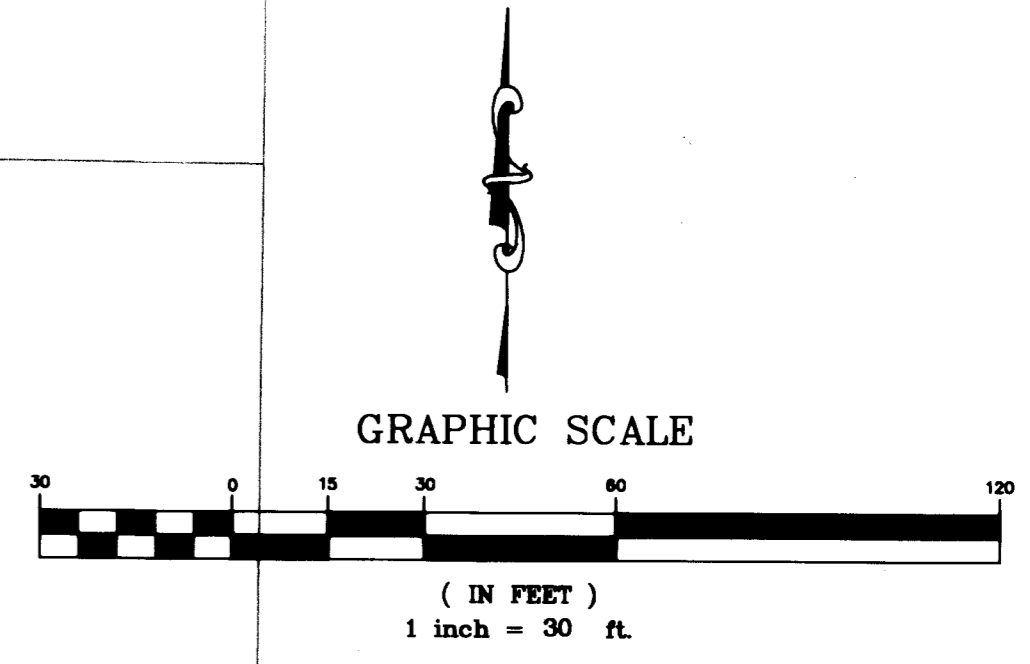
APPROVED BY THE CITY OF BUFFALO ON THIS 18 DAY OF July 2019.

*Julie Silbernagel*  
ATTY JULIE SILBERNAGEL, CITY CLERK

*Toby Rhoades*  
TOBY RHOADES, CITY PLANNER

**RECORDER'S CERTIFICATE**

FILED BY JAMES L. HENDERSON, COUNTY CLERK } ss Doc Number: 183155  
This instrument was Filed for record on 8/6/2019 at 8:41 AM  
and was duly recorded in book: H:FILE page: 476 - 476 fees: 75.00  
By *Janelan* Johnson County Clerk  
Deputy



**Bighorn  
Surveying &  
Engineering, LLC**  
Buffalo, WY 82804 (307) 884-7400  
www.bighornsurveying.com

Prepared For:  
**KAREN A. WARD  
860 WOODMAN DRIVE  
BUFFALO, WY 82834**

**NORTH RIDGE ADDITION  
BOUNDARY LINE ADJUSTMENT  
LOTS 5A AND 6A**

DRAWN BY: JJ  
CHECKED BY: JJ  
PROJECT NO.: 19-27  
DWG: WARD  
DATE: 6/24/2019  
REVISION:

PAGE: 1/1