

A BOUNDARY LINE ADJUSTMENT
FOR
LOTS 88A, 89A, 90A, AND 91A
OF
SHILOH ADDITION PHASE II
BEING A RESUBDIVISION OF
LOTS 88, 89, 90, 91 & 92, SHILOH ADDITION PHASE II
TO THE CITY OF BUFFALO WY
IN PART OF THE SE₁ SE₁ OF SECTION 33, T. 51 N., R. 82 W.,
OF THE 6TH P.M.

CERTIFICATE OF DEDICATION

THE ABOVE OR FORGOING SUBDIVISION OF LOTS 88-92 OF THE SHILOH ADDITION, PHASE II, 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 1.22 ACRES MORE OR LESS, HAVE BY THESE PRESENT LAID OUT, AND SURVEYED AS LOTS 88A, 89A, 90A, AND 91A OF THE SHILOH ADDITION PHASE II, TO THE CITY OF BUFFALO, WYOMING, AND DO HEREBY RESERVE PERPETUAL EASEMENTS AS ARE LAID OUT AND DESIGNATED ON THIS PLAT. SAID LOTS ARE FURTHER DESCRIBED AS:

LOT 88A

A parcel of land lying in parts of Lots 88 and 89 in The Shiloh Addition to Buffalo, WY Phase II, as shown on the plat filed with the Johnson County Clerk in Hanging File, pages 279 A-C, being more particularly described as follows:

Beginning at the southeasterly corner of said lot 88 on the east line of said Shiloh Addition, as monumented by a 2" aluminum cap stamped LS 5367;
Thence along the south line of said lot 88, S67°09'56"W, a distance of 52.02 feet to a 2" aluminum cap stamped LS 5367;
Thence continuing along said south line, S34°49'11"W, a distance of 21.66 feet to a 2" aluminum cap stamped LS 5367;
Thence continuing along said south line, S89°42'11"W, a distance of 143.51 feet to a 2" aluminum cap stamped LS 5367;
Thence continuing along said south line, N40°10'31"W, a distance of 45.06 feet to its intersection with the easterly right of way line of South Lucas Street, as the same is shown on said Shiloh plat, said point being monumented by a 2" aluminum cap stamped LS 5367;
Thence along said easterly right of way along a non-tangent curve to the left with a radius of 230.00 feet, an arc length of 50.82 feet, a delta angle of 12°39'34", a chord bearing of N40°57'10"E, and a chord length of 50.71 feet, to a 2" aluminum cap stamped PELS 13351;
Thence leaving said easterly right of way, N89°38'38"E, a distance of 201.35 feet to a 2" aluminum cap stamped PELS 13351 on the east line of said Shiloh Addition;
Thence along said east line 500°18'09"E, a distance of 37.59 feet to the point of beginning. Said parcel contains 0.34 acres, more or less.

LOT 90A

A parcel of land lying in parts of Lots 90 and 91 in The Shiloh Addition to Buffalo, WY Phase II, as shown on the plat filed with the Johnson County Clerk in Hanging File, pages 279 A-C, being more particularly described as follows:

Beginning at a point on the east line of said Shiloh Addition Phase II lying N00°18'09"W, a distance of 45.14 feet from the southeast corner of said lot 91, as monumented by a 2" aluminum cap stamped LS 5367;
Thence along said east line, S00°18'09"E, a distance of 75.00 feet to a 2" aluminum cap stamped PELS 13351;
Thence leaving said east line, S89°38'38"W, a distance of 167.01 feet to a point on the easterly right of way line of South Lucas Street, as the same is shown on said Shiloh plat, said point being monumented by a 2" aluminum cap stamped PELS 13351;
Thence along said easterly right of way line on a non-tangent curve to the left with a radius of 230.00 feet, an arc length of 57.13 feet, a delta angle of 14°13'54", a chord bearing of N66°50'22"E, and a chord length of 56.98 feet to a 2" aluminum cap stamped LS 5367;
Thence continuing along said easterly right of way line, N00°22'51"W, a distance of 18.47 feet to a 2" aluminum cap stamped PELS 13351;
Thence leaving said easterly right of way, N89°38'38"E, a distance of 159.95 feet to the point of beginning. Said parcel contains 0.28 acres, more or less.

LOT 91A

A parcel of land lying in parts of Lots 91 and 92 in The Shiloh Addition to Buffalo, WY Phase II, as shown on the plat filed with the Johnson County Clerk in Hanging File, pages 279 A-C, being more particularly described as follows:

Beginning at the northeast corner of said Lot 92 as monumented by a 2" aluminum cap stamped LS 5367;
Thence 500°18'09"E, a distance of 75.00 feet along the east line of said Lots 92 and 91 to a 2" aluminum cap stamped PELS 13351;
Thence leaving said east line, S89°38'38"W, a distance of 159.95 feet to a point on the easterly right of way line of South Lucas Street, as the same is shown on said Shiloh plat, said point being monumented by a 2" aluminum cap stamped PELS 13351;
Thence along said easterly ROW line N00°22'51"W, a distance of 14.94 feet to the southwest corner of said lot 92, as monumented by a 2" aluminum cap stamped LS 5367;
Thence continuing along said easterly ROW line, N00°16'08"W, a distance of 60.06 feet to the northwest corner of said lot 92 as monumented by a 2" aluminum cap stamped PELS 13351;
Thence along the north line of said lot 92, N89°38'38"E, a distance of 159.94 feet to the point of beginning. Said parcel contains 0.28 acres, more or less.

IN TESTIMONY WHEREOF: Steven Adami, president of Cloud Peak Company, Inc., has caused these presents to be signed this 6th day of March, 2020.

Steven Adami
Steven Adami, President

STATE OF WYOMING
COUNTY OF JOHNSON } SS

The Forgoing Instrument was Acknowledged before me this 6th Day of March, 2020 by Steven Adami in his capacity as president of Cloud Peak Company, Inc.
Witness my hand and official seal:

WAL D. CLEMENS, NOTARY PUBLIC
COUNTY OF JOHNSON
STATE OF WYOMING
MY COMMISSION EXPIRES MARCH 5, 2023

W.D. Clemens
Notary Public

INCORPORATED CITY APPROVAL

APPROVED BY THE CITY OF BUFFALO ON THIS 9th DAY OF March, 2020.

Julie Silbermeyer
ATTEST JULIE SILBERMEYER, CITY CLERK

Barad Rhoades
TQBY RHOADES, CITY PLANNER

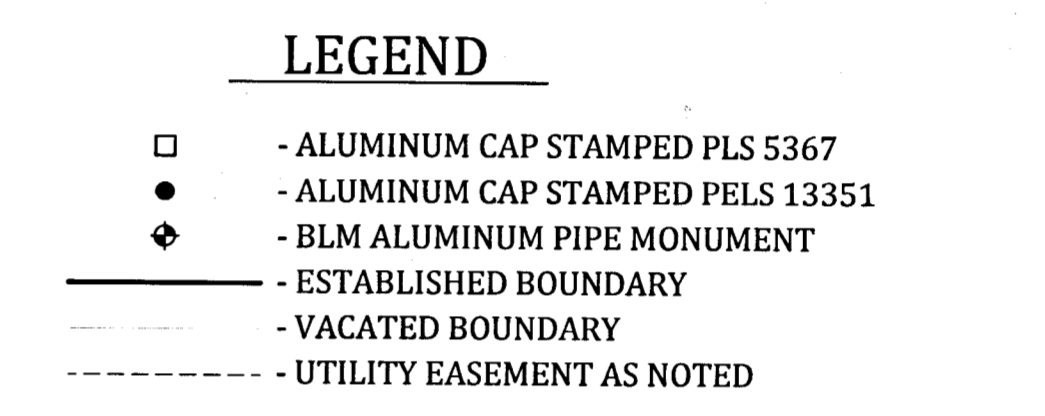
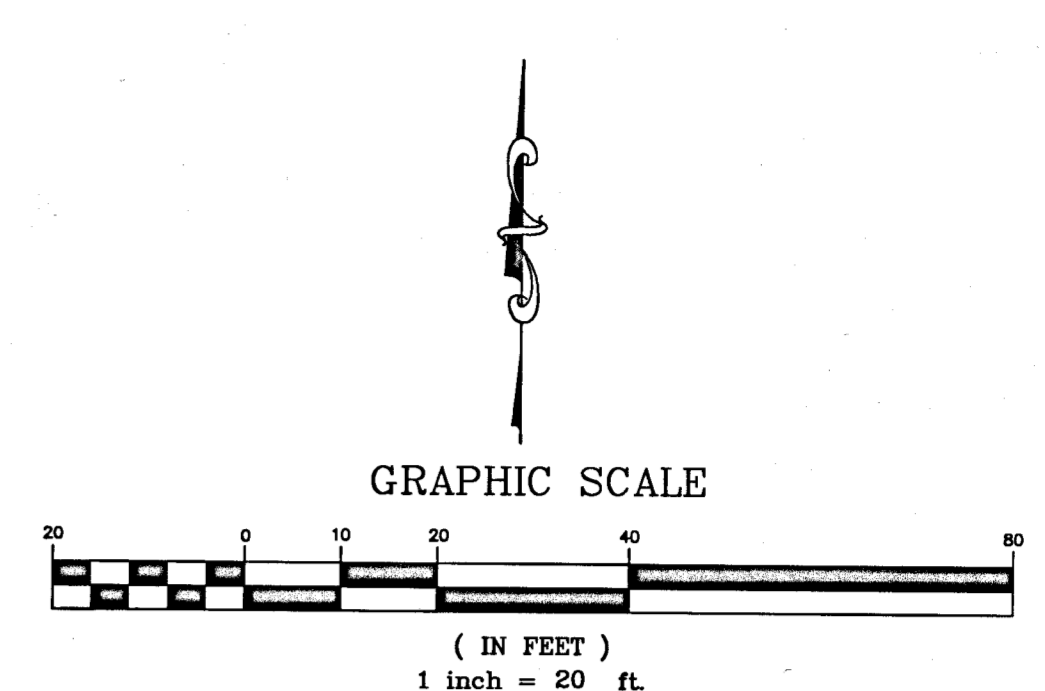
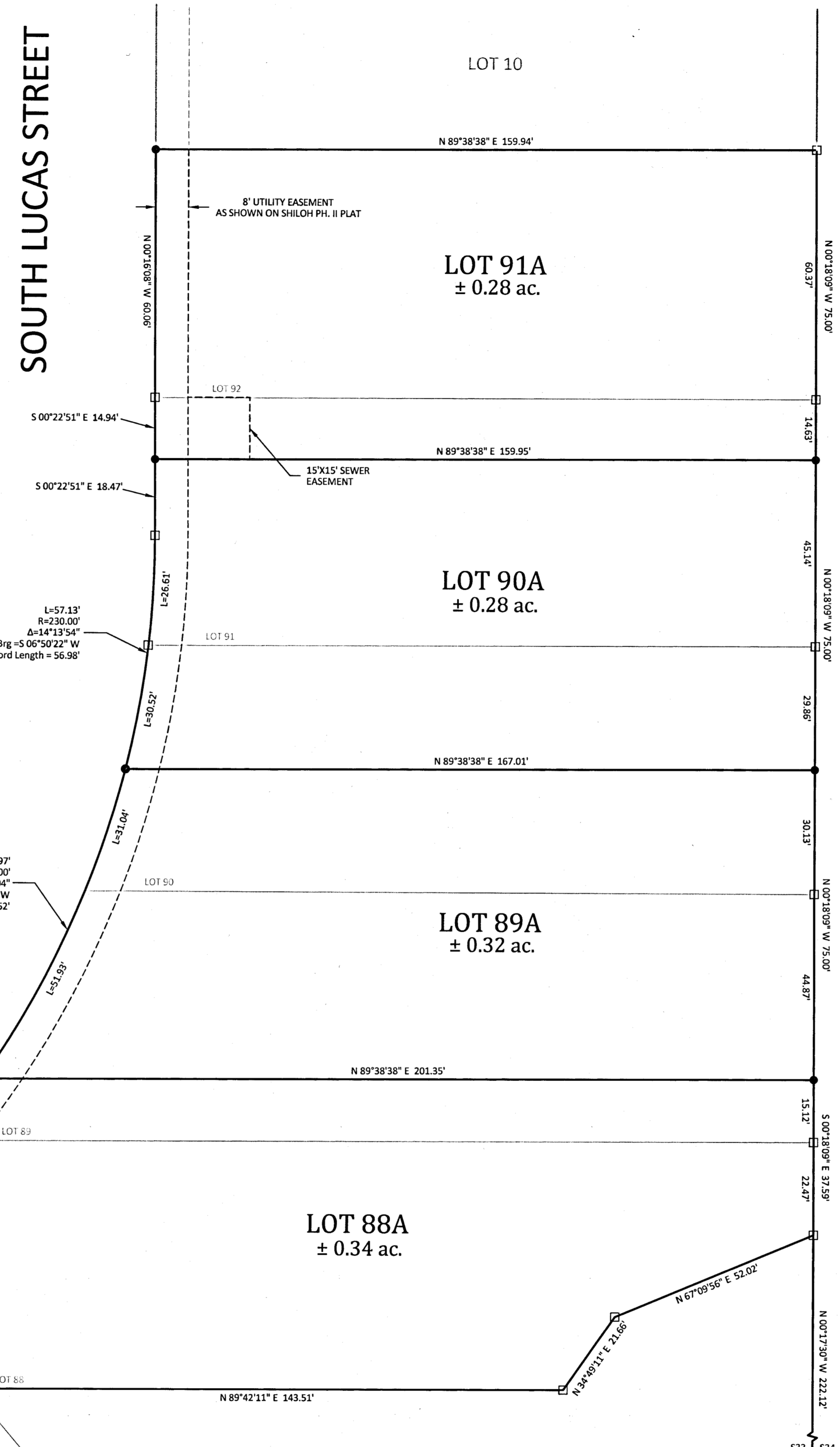
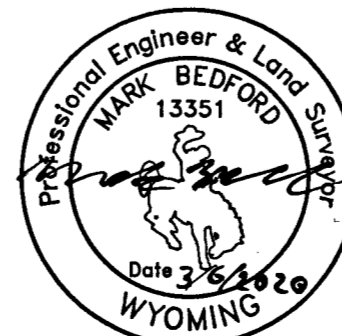
RECORDER'S CERTIFICATE

STATE OF WYOMING }
COUNTY OF JOHNSON } SS Doc Number: 187687
This instrument was filed for record on 3/9/2020 at 10:42 AM
and was duly recorded in book: H.F.I.L.E page: 485 - 485 fees: 75.00
By *Jane Lan* Johnson County Clerk
Deputy

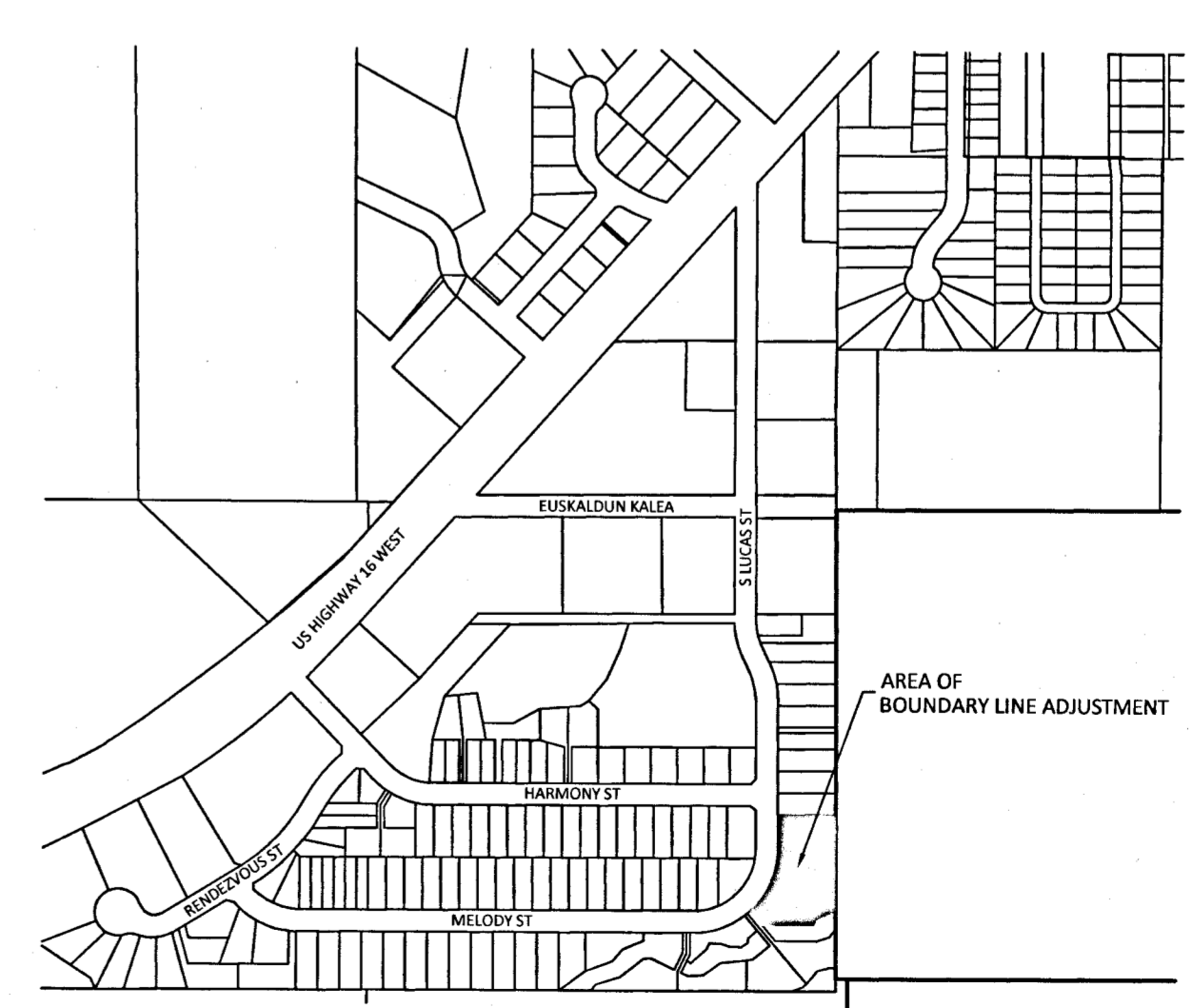
CERTIFICATE OF SURVEYOR

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 88A, 89A, 90A and 91A for the Shiloh Addition Phase II was made from notes taken during an actual field survey by me or under my direct supervision in 2019 and is true and correct to the best of my knowledge and belief.



NOTE: All lots shown are still subject to all notes, restrictions, and easements shown on the original Shiloh Addition to the City of Buffalo, Phase II Plat, as filed with the Johnson County Clerk in hanging file pages 279 A-C.



VICINITY MAP
SCALE 1" = 500'

Bighorn
Surveying &
Engineering, LLC
821 Fort Street
Buffalo, WY 82834
(307) 684-7400
www.bighornsurveying.com

Prepared For:
CLOUD PEAK COMPANY, INC.
PO DRAWER G
BUFFALO, WY 82834-0200

SHILOH ADDITION PHASE II
BOUNDARY LINE ADJUSTMENT
LOTS 88, 89, 90, 91, 92

DRAWN BY: SM
CHECKED BY: JJ
PROJECT NO.: 19-65
DWG: FRANKOVIC
DATE: 2/5/20
REVISION:
PAGE: 1/1

Shiloh Addition Phase II
Boundary line Adjustment to
Lots 88A, 89A, 90A & 91A
Make
531