

A LOT SPLIT  
OF  
LOTS A AND B,  
IN PARTS OF  
THE UNPLATTED WEST HALF OF  
BLOCK 29 AND A PORTION OF THE  
VACATED N. LOBBAN AVE.  
IN THE ORIGINAL CITY OF BUFFALO,  
JOHNSON COUNTY, WY

CERTIFICATE OF DEDICATION

THE ABOVE OR FORGOING LOT SPLIT OF A PORTION OF THE UNPLATTED WEST HALF OF BLOCK 29, AND A PORTION OF THE VACATED NORTH LOBBAN AVE. 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, CONTAINING 31,549 FT<sup>2</sup>, MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS LOTS A AND B, BLOCK 29 OF THE ORIGINAL 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 A

A parcel of land located in a part of the unplatted west 1/4 of Block 29 and the vacated portion of the original Lobban Avenue in the Original City of Buffalo, as shown on the plat filed with the Johnson County Clerk in plat book 1, page 1, said parcel being more particularly described as follows:

Beginning at the southwest corner of the Mill Addition to the City of Buffalo as shown on the plat filed with the Johnson County Clerk in plat book 1, page 10, as monumented by a 2" aluminum cap stamped PELS 13351;

Thence along the current easterly right of way line of Lobban Avenue, S00°39'25"W, a distance of 126.42 feet to a scribed X;

Thence leaving said easterly right of way, S89°22'27"E, a distance of 69.92 feet to a point, said point being monumented by a 2" aluminum cap stamped PELS 13351 set as a witness corner and lying N89°22'27"W, a distance of 10.00 feet from its true position;

Thence N01°50'30"E, a distance of 126.40 feet to the southeast corner of said Mill Addition, as monumented by a 2" aluminum cap stamped PELS 13351;

Thence along the south line of said Mill Addition, N89°20'30"W, a distance of 72.54 feet to the point of beginning.

Said parcel contains 9003.2 square feet, more or less.

LOT B

A parcel of land located in a part of the unplatted west 1/4 of Block 29 and the vacated portion of the original Lobban Avenue in the Original City of Buffalo, as shown on the plat filed with the Johnson County Clerk in plat book 1, page 1, said parcel being more particularly described as follows:

Beginning at a scribed X on the current easterly right of way of Lobban Avenue lying S00°39'25"W, a distance of 126.42 feet from the southwest corner of the Mill Addition to the City of Buffalo as shown on the plat filed with the Johnson County Clerk in plat book 1, page 10, said southwest corner being monumented by a 2" aluminum cap stamped PELS 13351;

Thence along said easterly right of way, S00°39'25"W, a distance of 225.48 feet to the northeast corner of the intersection of Lobban Avenue and Benteen Street, as monumented by a scribed X;

Thence along the northerly right of way of Benteen Street, S89°22'03"E, a distance of 140.05 feet to a 5/8" rebar;

Thence leaving said northerly right of way, N21°04'30"W, a distance of 155.50 feet to a 2" aluminum cap stamped PELS 13351;

Thence N00°36'30"W, a distance of 68.50 feet; Thence N89°20'30"W, a distance of 11.30 feet to a 2" aluminum cap stamped PELS 13351;

Thence N01°50'30"E, a distance of 12.57 feet to a point, said point being monumented by a 2" aluminum cap stamped PELS 13351 set as a witness corner and lying N89°22'27"W, a distance of 10.00 feet from its true position;

Thence N89°22'27"W, a distance of 69.92 feet to the point of beginning.

Said parcel contains 22,545.6 square feet, more or less.

IN TESTIMONY WHEREOF, Kevin Michelena, in his capacity as President of Michelena Automotive Inc, has caused these presents to be signed this 13<sup>th</sup> day of April, 2020.

*Kevin Michelena*  
Kevin Michelena, President

STATE OF WYOMING }  
COUNTY OF JOHNSON }

The Forgoing Instrument was Acknowledged before me this 13<sup>th</sup> day of April, 2020 by Kevin Michelena, president of Michelena Automotive Inc. Witness my hand and official seal:



*I. Decodd*  
Notary Public

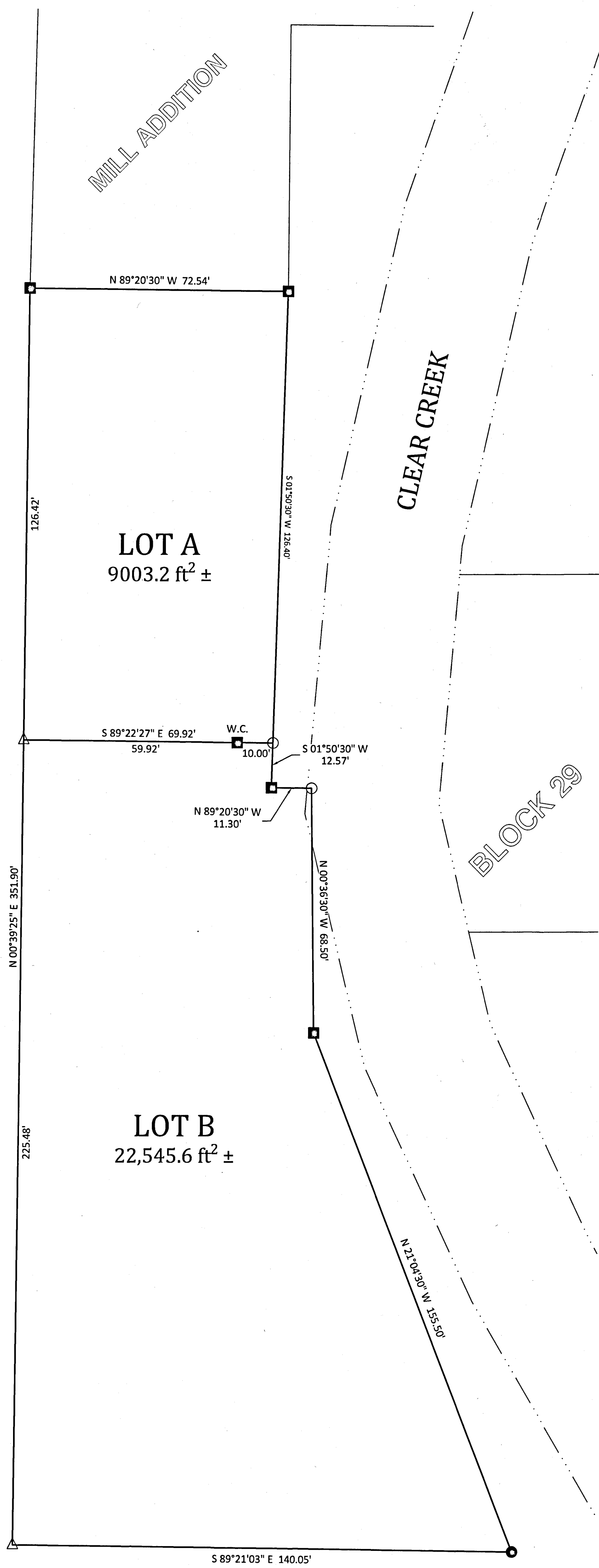
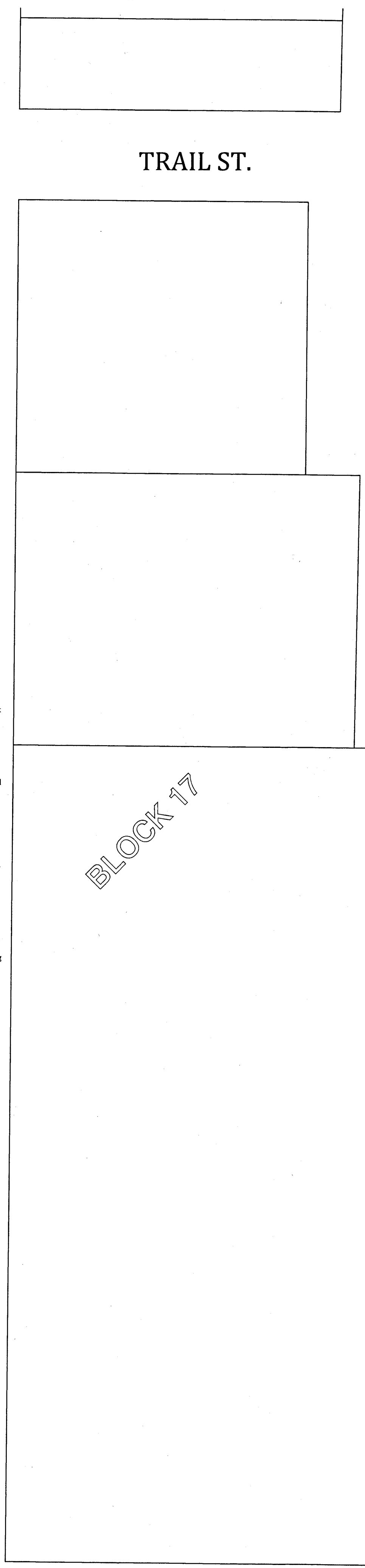
My Commission Expires: 3-5-23

INCORPORATED CITY APPROVAL

APPROVED BY THE CITY OF BUFFALO PLANNING COMMISSION ON THIS 26<sup>th</sup> DAY OF May, 2020

*Kate Harness*  
KATE HARNNESS, CHAIR

*Toby Rhoades*  
TOBY RHOADES, CITY PLANNER



EAST BENTEEN ST.

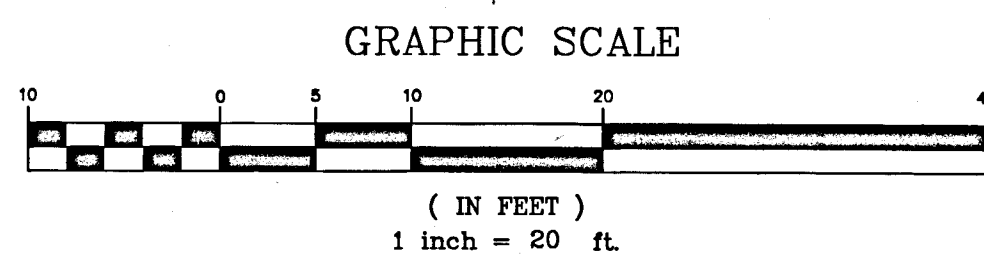
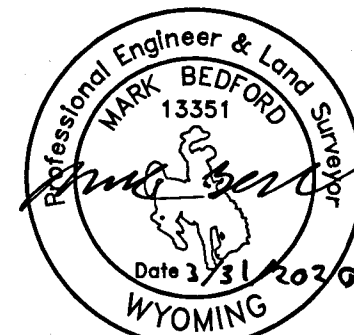
RECORDER'S CERTIFICATE

STATE OF WYOMING }  
COUNTY OF JOHNSON } Doc Number: 189248  
This instrument was Filed for record on 5/27/2020 at 1:40 PM  
and was duly recorded in book: H:FILE page: 489 - 489 fees: 75.00  
Johnson County Clerk  
By *I. Decodd*, Deputy

CERTIFICATE OF SURVEYOR

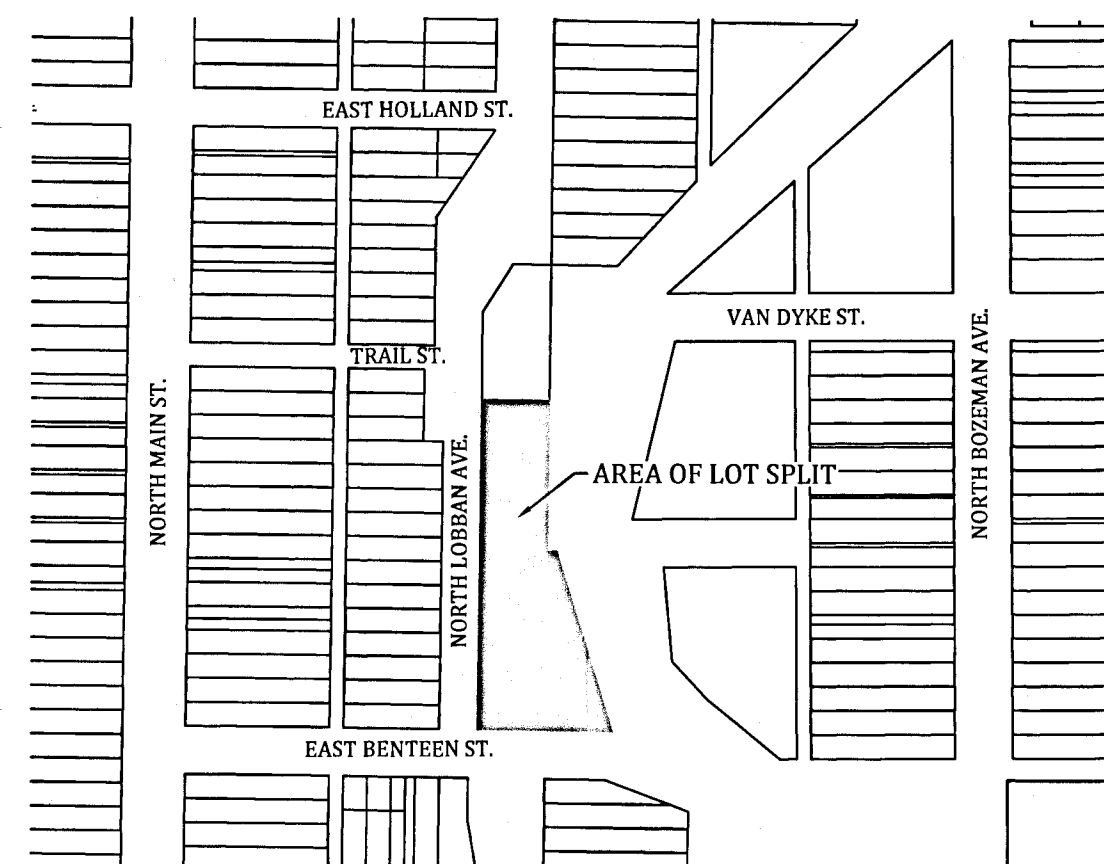
STATE OF WYOMING }  
COUNTY OF JOHNSON }

I, Mark Bedford, a duly Registered Professional Engineer and Land Surveyor in the State of Wyoming do hereby certify that this Plat of lots A and B in the unplatted West half of Block 29 and a portion of the vacated N. Lobban Ave. in the original city of Buffalo was made from notes taken during an actual field survey by me or under my direct supervision in February of 2020 and is true and correct to the best of my knowledge and belief.



LEGEND

- - 5/8" REBAR
- - CALCULATED POSITION
- X - IN CONCRETE
- - 2" ALUMINUM CAP STAMPED PELS 13351
- - - LOT LINES
- - - CREEK



VICINITY MAP

SCALE 1"=200'

PAGE:	1
DRAWN BY:	SM
CHECKED BY:	MB
PROJECT NO.:	20-03
DWG. MICHELENA	
DATE:	3/31/2020
REVISION:	

PARTS OF BLOCK 29 AND LOBBAN AVE.,  
ORIGINAL CITY OF BUFFALO

LOTS A AND B

Prepared For:  
MICHELENA AUTOMOTIVE INC.  
70 BENTEEN ST  
BUFFALO, WY 82834

**Bighorn**  
Surveying &  
Engineering, LLC

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