

A BOUNDARY LINE ADJUSTMENT  
IN THE  
**TACO JOHN'S ADDITION**  
AND THE  
**BIG HORN BUSINESS CENTER**  
ADDITION

TO THE CITY OF BUFFALO, WY  
BEING  
A RESUBDIVISION OF THE  
TACO JOHN'S ADDITION AND LOT 1B  
OF THE BIG HORN BUSINESS CENTER ADDITION  
TO THE CITY OF BUFFALO WY

**CERTIFICATE OF DEDICATION**

THE ABOVE OR FORGOING SUBDIVISION OF THE TACO JOHN'S ADDITION AND LOT 1B OF THE BIG HORN BUSINESS CENTER 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 4.27 ACRES, MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS LOTS 1D OF THE BIG HORN BUSINESS CENTER ADDITION AND LOT 1 OF THE TACO JOHN'S 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 FURTHER DESCRIBED AS:

**LOT 1D BIG HORN BUSINESS CENTER ADDITION**

A parcel of land located in a part of Lot 1B of the Big Horn Business Center Addition to the City of Buffalo, WY, as the same is recorded with the Johnson County Clerk on Hanging File page 339, said parcel being more particularly described as follows:

Beginning at the southwest corner of said Lot 1B, as monumented by a 5/8" rebar;  
Thence along the west line of said Lot 1B, N00°40'02" E, a distance of 389.82 feet to its northwest corner, as monumented by a 2" aluminum cap stamped PELS 12309;  
Thence along the north line of said Lot 1B, N89°59'34" E, a distance of 551.71 feet to its northeast corner, as monumented by a 2" aluminum cap stamped LS 5367;  
Thence along the east line of said Lot 1B, S00°12'35" E, a distance of 188.03 feet to its southeast corner, as monumented by a 1.5" aluminum cap stamped PELS 2085;  
Thence along the south line of said Lot 1B, S89°38'42" W, a distance of 149.91 feet to an iron pipe;  
Thence leaving said south line and continuing S89°38'42" W, a distance of 150.39 feet to a 2" aluminum cap stamped PELS 13351;  
Thence S00°29'07" E, a distance of 100.10 feet to a 5/8" rebar monumenting the northwest corner of the Taco John's addition to the City of Buffalo, WY, as the same is recorded with the Johnson County Clerk in Flat Book 2, page 90a;  
Thence along the west line of said Taco John's addition S00°29'07" E, a distance of 100.34 feet to its southwest corner, as monumented by an X in the concrete sidewalk, said point also being a southeast corner of said Lot 1B;  
Thence along the south line of said Lot 1B, S89°28'33" W, a distance of 128.24 feet to a WYDOT ROW marker;  
Thence continuing along said south line, N07°41'57" W, a distance of 0.51 feet to a WYDOT ROW marker;  
Thence continuing along said south line, N89°30'47" W, a distance of 130.01 feet to the point of beginning. Said parcel contains 3.58 acres, more or less.

**LOT 1 TACO JOHN'S ADDITION**

A parcel of land located in parts of Lot 1B of the Big Horn Business Center Addition to the City of Buffalo, WY, as the same is recorded with the Johnson County Clerk on Hanging File page 339, and parts of the Taco John's Addition to the City of Buffalo, WY as the same is recorded with the Johnson County Clerk in Flat Book 2, page 90a, said parcel being more particularly described as follows:

Beginning at the southeast corner of said Taco John's addition as monumented by a 1.5" aluminum cap stamped PELS 2085;  
Thence along the south line of said Taco John's addition S89°28'33" W, a distance of 149.91 feet to its southwest corner, as monumented by an X in the concrete sidewalk;  
Thence along the west line of said Taco John's addition N00°29'07" W, a distance of 100.34 feet to its northwest corner, as monumented by a 5/8" rebar;  
Thence continuing N00°29'07" W, a distance of 100.10 feet to a 2" aluminum cap stamped PELS 13351;  
Thence N89°38'42" W, a distance of 150.39 feet to an iron pipe monumenting the northwest corner of the Martens Addition to the City of Buffalo, WY, as the same is recorded with the Johnson County Clerk in Flat Book 2, page 6;  
Thence along the west line of said Martens addition, S00°20'44" E, a distance of 99.96 feet to the southeast corner of said Taco John's Addition, as monumented by a 1.5" aluminum cap stamped PELS 2085;  
Thence along the east line of said Taco John's Addition S00°20'44" E, a distance of 100.04 feet to the point of beginning. Said parcel contains 0.69 acres, more or less.

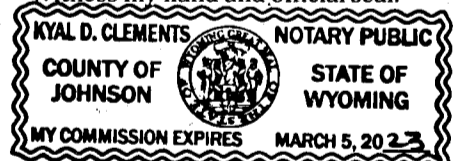
IN TESTIMONY WHEREOF: Dennis Lawrence of Crazy Woman Investments LLC, and Thomas Maertens of Thomas A. Maertens, LLC, have caused these presents to be signed this 25<sup>th</sup> day of August, 2020.

*Dennis Lawrence*  
Dennis Lawrence, Member

*Thomas Maertens*  
Thomas Maertens, Member

STATE OF WYOMING }  
COUNTY OF JOHNSON } SS

The Forgoing Instrument was Acknowledged before me this 25<sup>th</sup> day of August, 2020 by Dennis Lawrence in his capacity as member of Crazy Woman Investments LLC. Witness my hand and official seal.

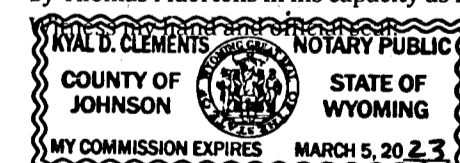


*Neil D. Clements*  
Notary Public

My Commission Expires: March 5<sup>th</sup> 2023

STATE OF WYOMING }  
COUNTY OF JOHNSON } SS

The Forgoing Instrument was Acknowledged before me this 25<sup>th</sup> day of August, 2020 by Thomas Maertens in his capacity as member of Thomas A. Maertens LLC.



*Neil D. Clements*  
Notary Public

My Commission Expires: March 5<sup>th</sup> 2023

**INCORPORATED CITY APPROVAL**

APPROVED BY THE CITY OF BUFFALO ON THIS 26 DAY OF August, 2020.

*Julie Silbernagel*  
ATTEST JULIE SILBERNAGEL, CITY CLERK

*Toby Rhoades*  
TOBY RHOADES, CITY PLANNER

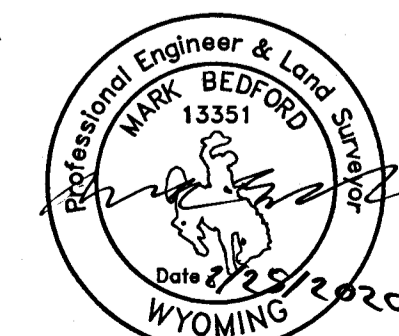
**RECORDER'S CERTIFICATE**

STATE OF WYOMING }  
COUNTY OF JOHNSON } SS Doc Number: 301994  
This instrument was Filed for record on 8/27/2020 at 1:08 AM  
and was duly recorded in book: H.F.I.L.E. pages: 491 - 491 fees: 75.00  
By *Janet* Johnson County Clerk  
Deputy

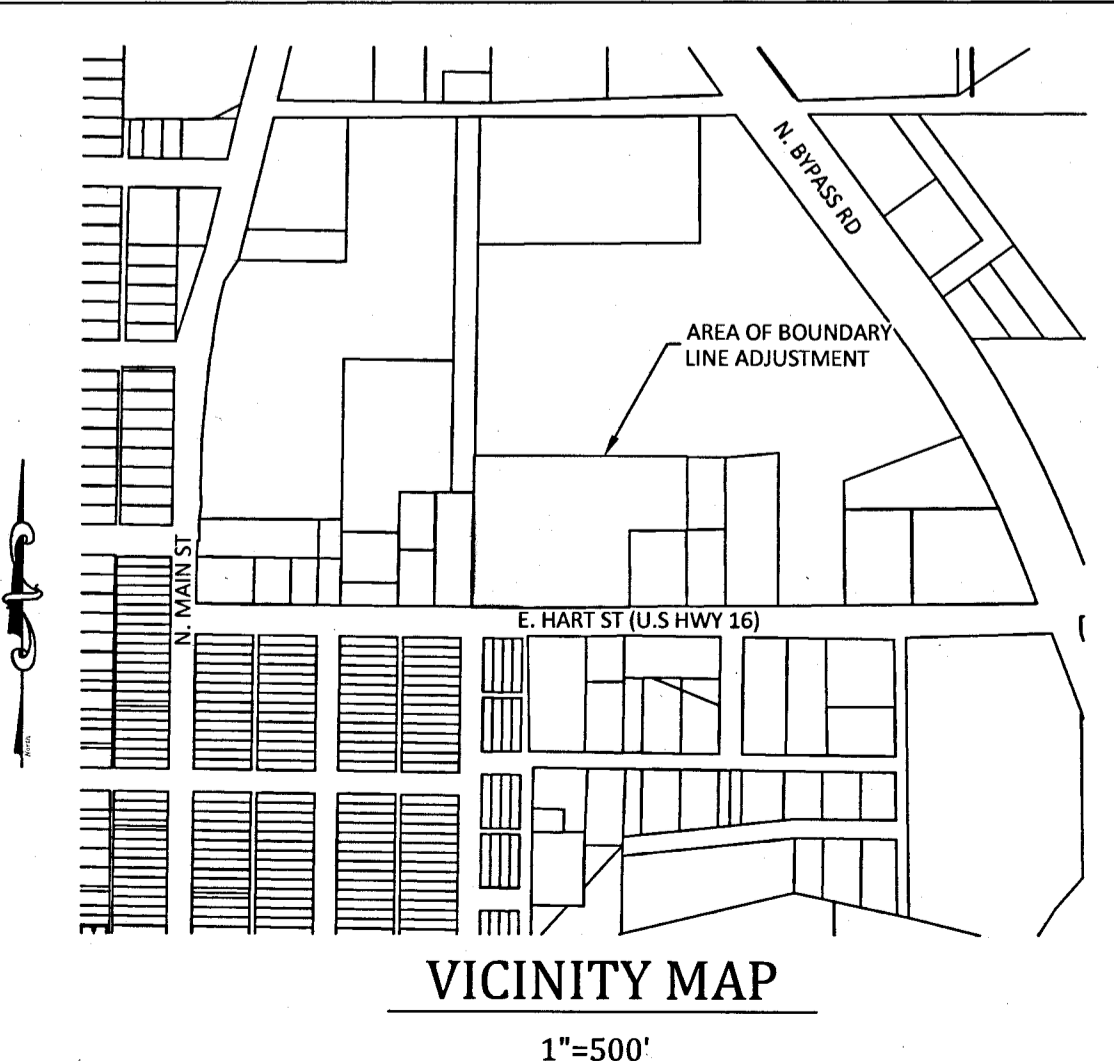
**CERTIFICATE OF SURVEYOR**

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 the Taco John's Addition was made from notes taken during an actual field survey by me or under my direct supervision in July of 2020 and is true and correct to the best of my knowledge and belief.



- LEGEND**
- ◻ - ALUMINUM CAP, STAMPED PELS 13351
  - ◻ - ALUMINUM CAP, STAMPED PELS 2085
  - ◻ - ALUMINUM CAP, STAMPED PELS 12309
  - ◻ - ALUMINUM CAP, STAMPED LS 5367
  - ◻ - WYDOT R.O.W MARKERS
  - ◻ - 5/8" REBAR
  - ◻ - 3/4" PIPE
  - ◻ - "X" IN THE CONCRETE SIDEWALK
  - ◻ - ESTABLISHED BOUNDARY
  - ◻ - VACATED BOUNDARY
  - ◻ - 0.35 ac. TRANSFERRED FROM LOT 1B BIGHORN BUSINESS CENTER TO TACO JOHNS ADDITION.



**Bighorn Surveying & Engineering, LLC**  
Buffalo, WY 82834  
(307) 684-7460  
www.bighornsurveying.com

Prepared For:  
**CRAZY WOMAN INVESTMENTS, LLC**  
PO BOX 370  
BUFFALO, WY 82834

**BIG HORN BUSINESS CENTER  
ADDITION/ TACO JOHN'S ADDITION**  
LOT LINE ADJUSTMENT

DRAWN BY: SM  
CHECKED BY: MB  
PROJECT NO.: 19-65  
DWG: TACO JOHNS  
DATE: 8/21/2020  
REVISION:

PAGE: 1/1