

CERTIFICATE OF DEDICATION

THE ABOVE AND FOREGOING SUBDIVISION OF THE NORTH EIGHTY (80) FEET OF THE BUCKINGHAM FIRST ADDITION AND PARCEL "A" OF THE BUCKINGHAM SECOND ADDITION TO THE CITY OF BUFFALO, WYOMING AS IT APPEARS ON THIS PLAT, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; CONTAINING 1.046 ACRES, MORE OR LESS; HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS PARCEL "A" OF THE BUCKINGHAM FIRST ADDITION AND PARCEL "A1" OF THE BUCKINGHAM SECOND ADDITION TO THE CITY OF BUFFALO, WYOMING. SAID LOTS ARE FURTHER DESCRIBED AS:

PARCEL "A" OF THE BUCKINGHAM FIRST ADDITION: COMMENCING AT THE SOUTHEAST CORNER OF PARCEL "B" OF THE BUCKINGHAM SECOND ADDITION DESCRIBED IN THE AFFIDAVIT OF LOT DIVISION TO THE CITY OF BUFFALO, WYOMING RECORDED IN BOOK 86A-64 ON PAGES 199-201; THENCE N00°11'57"E 339.51 FEET TO THE NORTHEAST CORNER OF PARCEL "A" OF THE BUCKINGHAM SECOND ADDITION; THENCE S00°11'57"W 27.53 FEET; THENCE S32°05'17"W 101.31 FEET TO THE TRUE POINT OF BEGINNING OF SAID PARCEL; THENCE N03°41'33"W 24.34 FEET; THENCE N89°39'24"W 97.34 FEET; THENCE N63°21'35"W 34.00 FEET; THENCE N89°32'03"W 134.15 FEET; THENCE S00°27'57"W 15.35 FEET; THENCE S00°27'22"W 79.89 FEET; THENCE S89°32'04"E 229.17 FEET; THENCE N32°05'17"E 65.97 FEET TO THE TRUE POINT OF BEGINNING. SAID PARCEL CONTAINS 22,423 SQUARE FEET, MORE OR LESS.

PARCEL "A1" OF THE BUCKINGHAM SECOND EDITION: COMMENCING AT SOUTHEAST CORNER OF PARCEL "B" OF THE BUCKINGHAM SECOND ADDITION DESCRIBED IN THE AFFIDAVIT OF LOT DIVISION TO THE CITY OF BUFFALO, WYOMING RECORDED IN BOOK 86A-64 ON PAGES 199-201; THENCE N00°11'57"E 339.51 FEET TO THE NORTHEAST CORNER OF PARCEL "A" OF THE BUCKINGHAM SECOND ADDITION AND THE TRUE POINT OF BEGINNING OF SAID PARCEL; THENCE N89°24'43"W 273.39 FEET; THENCE S00°35'17"W 49.87 FEET; THENCE N89°37'56"W 43.26 FEET; THENCE S00°27'57"W 25.37 FEET; THENCE S89°32'03"E 134.15 FEET; THENCE S63°21'35"E 34.00 FEET; THENCE S89°39'24"E 97.34 FEET; THENCE S03°41'33"E 24.34 FEET; THENCE N32°05'17"E 101.31 FEET; THENCE N00°11'57"E 27.53 FEET TO THE TRUE POINT OF BEGINNING. SAID PARCEL CONTAINS 23,134 SQUARE FEET, MORE OR LESS.

WITNESS OUR HANDS AND SEALS 9 THIS DAY OF SEPTEMBER, 2020.

Brian J. Cotant
BRIAN J. COTANT, TRUSTEE OF THE BRIAN J. COTANT AND REBECCA A. COTANT REVOCABLE TRUST DATED NOVEMBER 16, 2012

Rebecca A. Cotant
REBECCA A. COTANT, TRUSTEE OF THE BRIAN J. COTANT AND REBECCA A. COTANT REVOCABLE TRUST DATED NOVEMBER 16, 2012

Lonnie W. Holmes
LONNIE W. HOLMES

Judi M. Holmes
JUDI M. HOLMES

STATE OF WYOMING)
) SS
COUNTY OF JOHNSON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY:

BRIAN J. COTANT & REBECCA A. COTANT, TRUSTEES OF THE BRIAN J.

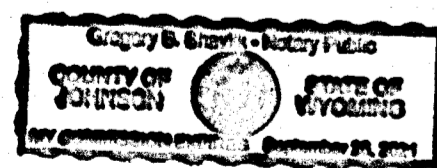
COTANT AND REBECCA A. COTANT REVOCABLE TRUST DATED

NOVEMBER 16, 2012 & LONNIE W. HOLMES & JUDI M. HOLMES

THIS 9 DAY OF SEPTEMBER, 2020.

WITNESS MY HAND AND OFFICIAL SEAL GREGORY S. SHAVLIK
NOTARY PUBLIC

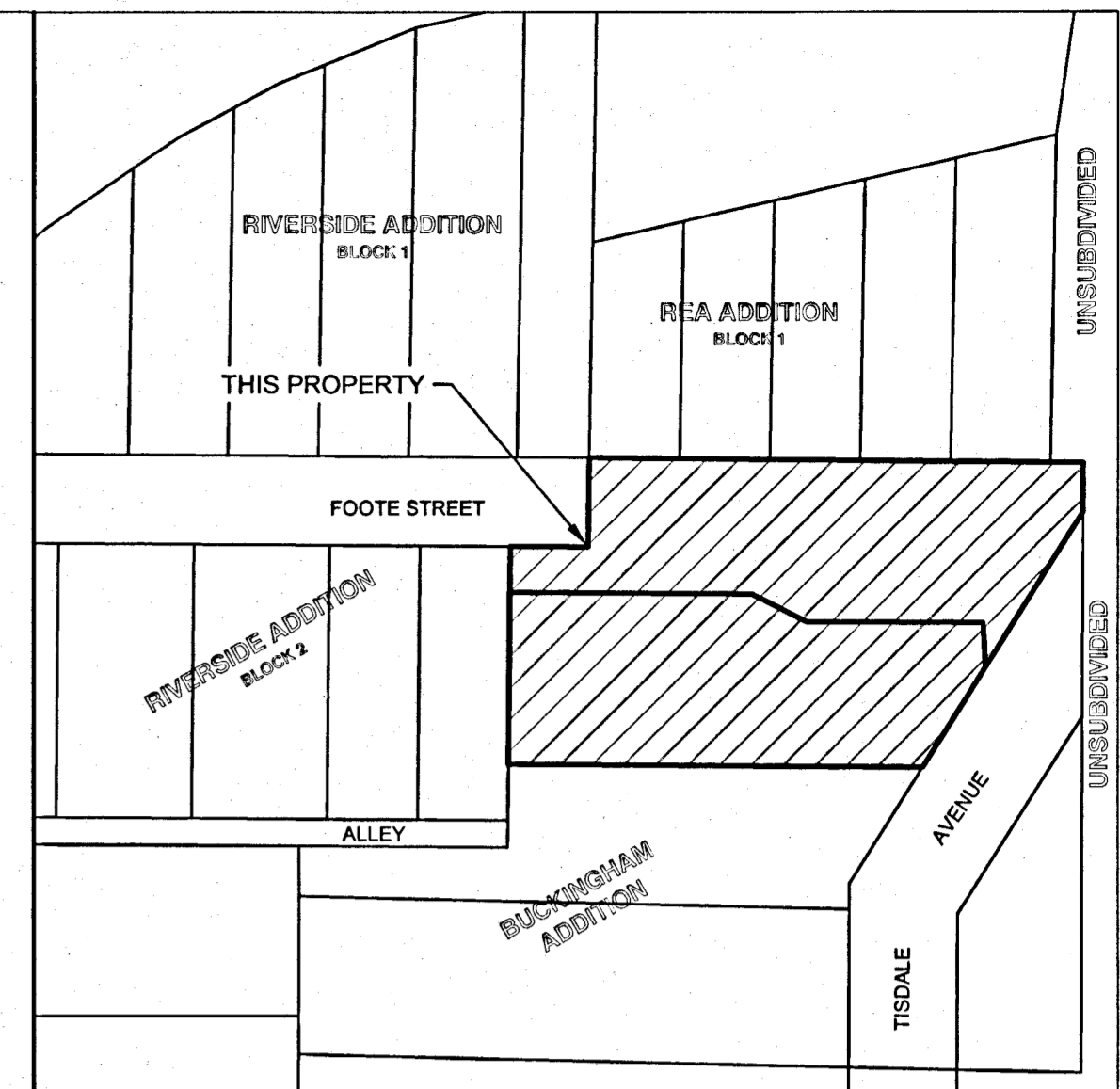
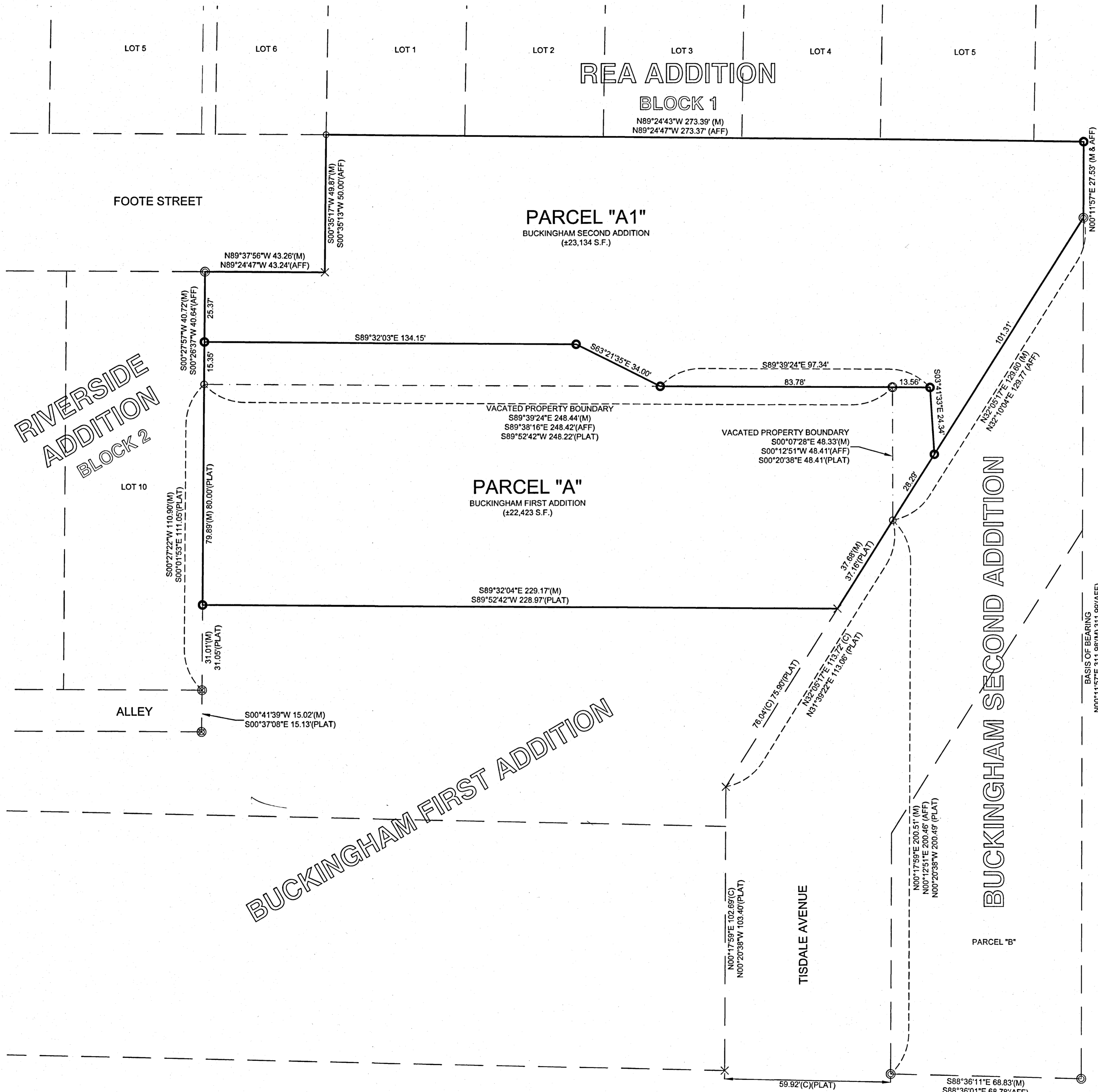
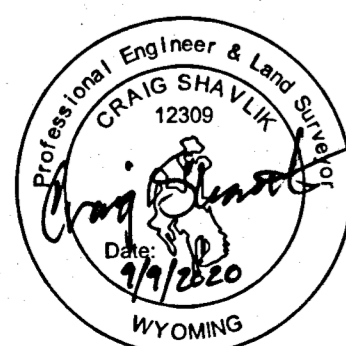
MY COMMISSION EXPIRES: 07/26/2021



SURVEYOR'S CERTIFICATE

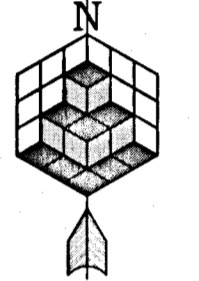
I, CRAIG SHAVLIK, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME.

STATE OF WYOMING)
) SS
COUNTY OF JOHNSON)



VICINITY MAP

1" = 100'



LEGEND

- ⊙ 2" ALUMINUM CAP - FOUND
- 2" ALUMINUM CAP - SET
- 1-1/2" ALUMINUM CAP - FOUND
- 5/8" REBAR - FOUND
- ⊗ IRON PIPE - FOUND
- × NOTHING FOUND/SET
- PROPERTY BOUNDARY
- - - VACATED PROPERTY BOUNDARY
- - - ADJACENT PROPERTY BOUNDARY
- (C) CALCULATED
- (M) MEASURED
- (AFF) AFFIDAVIT (BOOK 86A-64 PAGE 199-201)
- (PLAT) PLAT (BOOK 2 PAGE 24)

GENERAL NOTES

1. BASIS OF BEARING IS N00°11'57"E BETWEEN THE FOUND 2-INCH ALUMINUM CAP MARKING THE SOUTHEAST CORNER OF PARCEL "B" OF THE BUCKINGHAM SECOND ADDITION AND THE FOUND 2-INCH ALUMINUM CAP MARKING THE SOUTHERLY CORNER OF THE EAST BOUNDARY OF PARCEL "A" OF THE BUCKINGHAM SECOND ADDITION. BEARING IS PER THE AFFIDAVIT OF LOT DIVISION FOR THE BUCKINGHAM SECOND ADDITION RECORDED IN BOOK 86A-64 ON PAGES 199-201 OF THE RECORDS MAINTAINED BY THE JOHNSON COUNTY CLERK'S OFFICE.
2. THE LAND SURVEY WAS PERFORMED IN U.S. SURVEY FEET AND USED GPS DATA COLLECTED AND PROCESSED WITH AN APPLIED GROUND SCALE FACTOR OF 1.00025105301.
3. A TITLE COMMITMENT WAS NOT PERFORMED. KL&A, INC. DID A SEARCH FOR RECORD DOCUMENTS ON FILE WITH THE JOHNSON COUNTY CLERK'S OFFICE. THIS SEARCH DOES NOT CONSTITUTE A GUARANTEE OR POLICY OF TITLE INSURANCE, AND DOES NOT GUARANTEE ALL DOCUMENTS OF RECORD ARE SHOWN. LAND BOUNDARIES ARE PER THE QUITCLAIM DEED RECORDED IN BOOK 87A-59 ON PAGES 416-417 AND THE WARRANTY DEED RECORDED IN BOOK 87A-66 ON PAGE 531 OF THE RECORDS MAINTAINED BY THE JOHNSON COUNTY CLERK'S OFFICE.

INCORPORATED CITY APPROVAL

APPROVED BY THE CITY OF BUFFALO, WYOMING ON THIS 14 DAY OF September 2020

Julie Sibernagel CITY CLERK
Toby Rhoades CITY PLANNER

RECORDER'S CERTIFICATE

STATE OF WYOMING } ss
COUNTY OF JOHNSON }
This instrument was filed for record on 9/18/2020 at 11:23 AM
and was duly recorded in book: H.FILE page: 494 - 494 fees: 75.00
Johnson County Clerk
By *Gene Carr*, Deputy

PLAT OF THE BOUNDARY LINE ADJUSTMENT FOR
PARCEL "A" OF BUCKINGHAM FIRST ADDITION
&
PARCEL "A1" OF BUCKINGHAM SECOND ADDITION
RESUBDIVISION OF THE NORTH 80 FEET OF THE BUCKINGHAM FIRST ADDITION & PARCEL "A" OF THE BUCKINGHAM SECOND ADDITION TO THE CITY OF BUFFALO, WYOMING
LOCATED WITHIN THE NE1/4NW1/4 OF SEC. 35, T5N, R82W, 6TH P.M JOHNSON COUNTY, WYOMING
(CONTAINING 1.046 ACRES, MORE OR LESS)