

A BOUNDARY LINE ADJUSTMENT
FOR
LOTS 13A AND 14A, BLOCK 26
OF
THE BURLINGTON ADDITION
BEING A RESUBDIVISION OF
LOTS 13 & 14 BLOCK 26, BURLINGTON ADDITION
TO THE CITY OF BUFFALO
JOHNSON COUNTY, WY

CERTIFICATE OF DEDICATION

THE ABOVE OR FORGOING LOT LINE ADJUSTMENT OF LOTS 13 AND 14, BLOCK 26, OF THE BURLINGTON 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 15,020 FT² MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT, AND SURVEYED AS LOTS 13A AND 14A, BLOCK 26, OF THE BURLINGTON 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 13A

A parcel of land located in part of Lot 13 of Block 26 of the Burlington Addition to Buffalo WY, as the same is shown on the plat filed with the Johnson County Clerk in plat book 1, page 23. Said parcel being more particularly described as follows:

Beginning at the southwest corner of said Lot 13 as monumented by a 2" aluminum cap stamped PELS 13351;
Thence along the south line of said Lot 13, S89°24'07"E, a distance of 150.06 feet to its southeast corner, as monumented by a 2" aluminum cap stamped PELS 13351;
Thence along the east line of said Lot 13, N00°33'18"E, a distance of 40.12 feet to a 2" aluminum cap stamped PELS 13351;
Thence leaving said east line, N89°24'47"W, a distance of 150.06 feet to a point on the west line of said Lot 13 monumented by a 2" aluminum cap stamped PELS 13351;
Thence along said west line, S00°33'04"W, a distance of 40.09 feet to the point of beginning. Said parcel contains 6,018.0 square feet, more or less.

LOT 14A

A parcel of land located in part of Lots 13 and 14 of Block 26 of the Burlington Addition to Buffalo WY, as the same is shown on the plat filed with the Johnson County Clerk in plat book 1, page 23. Said parcel being more particularly described as follows:

Beginning at the northwest corner of said Lot 14, as monumented by an iron pipe;
Thence along the north line of said Lot 14, S89°24'47"E, a distance of 150.07 feet to its northeast corner, as monumented by a 2" aluminum cap stamped PELS 13351;
Thence along the east lines of said Lot 14 and Lot 13, S00°33'18"W, a distance of 60.00 feet to a 2" aluminum cap stamped PELS 13351;
Thence leaving said east line, N89°24'47"W, a distance of 150.06 feet to a point on the west line of said Lot 13 monumented by a 2" aluminum cap stamped PELS 13351;
Thence along the west line of said Lots 13 and 14, N00°33'04"E, a distance of 60.00 feet to the point of beginning. Said parcel contains 9,003.8 square feet, more or less.

IN TESTIMONY WHEREOF: Shon Schroefel & Jennifer Schroefel, have caused these presents to be signed this 17 day of September, 2020.

[Signatures]
Shon Schroefel Jennifer Schroefel

STATE OF WYOMING }
COUNTY OF JOHNSON } SS

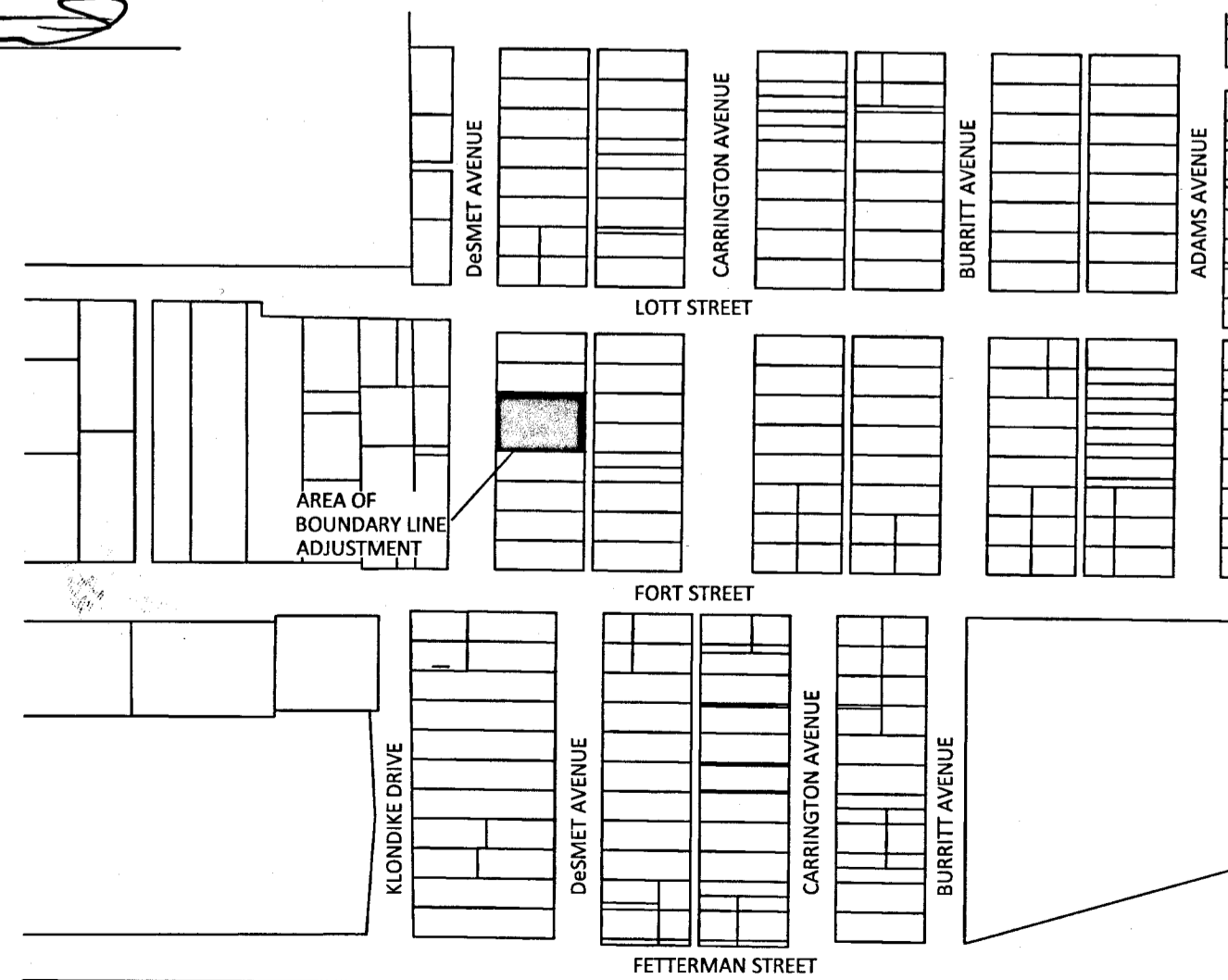
The Forgoing Instrument was Acknowledged before me this 17th Day of September, 2020 by Shon Schroefel and Jennifer Schroefel.



My Commission Expires: March 5th 2023

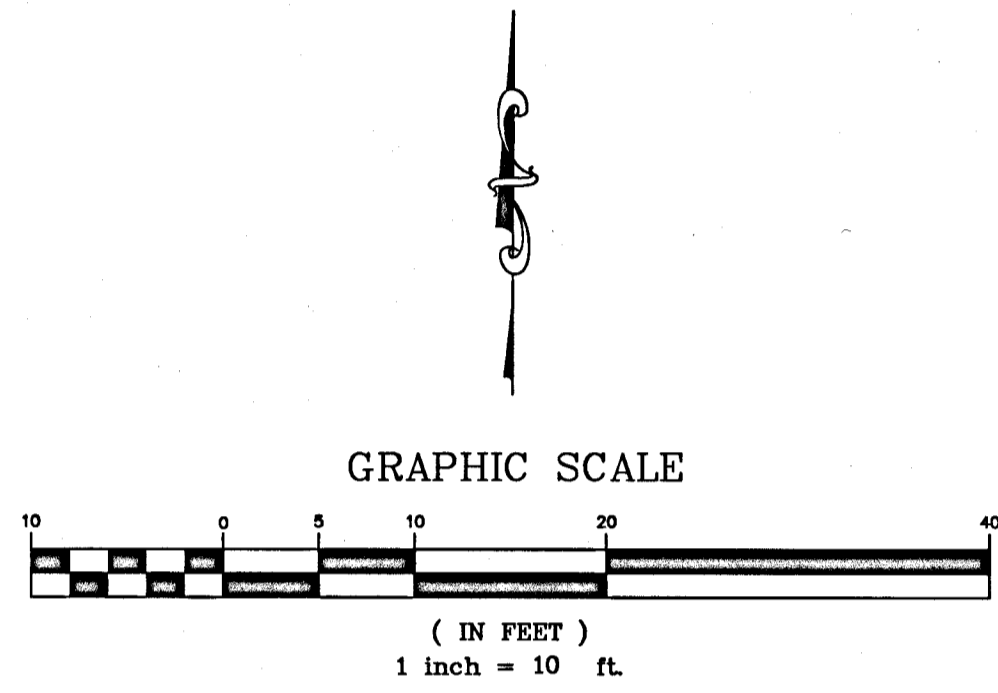
VICINITY MAP

SCALE 1"=300'

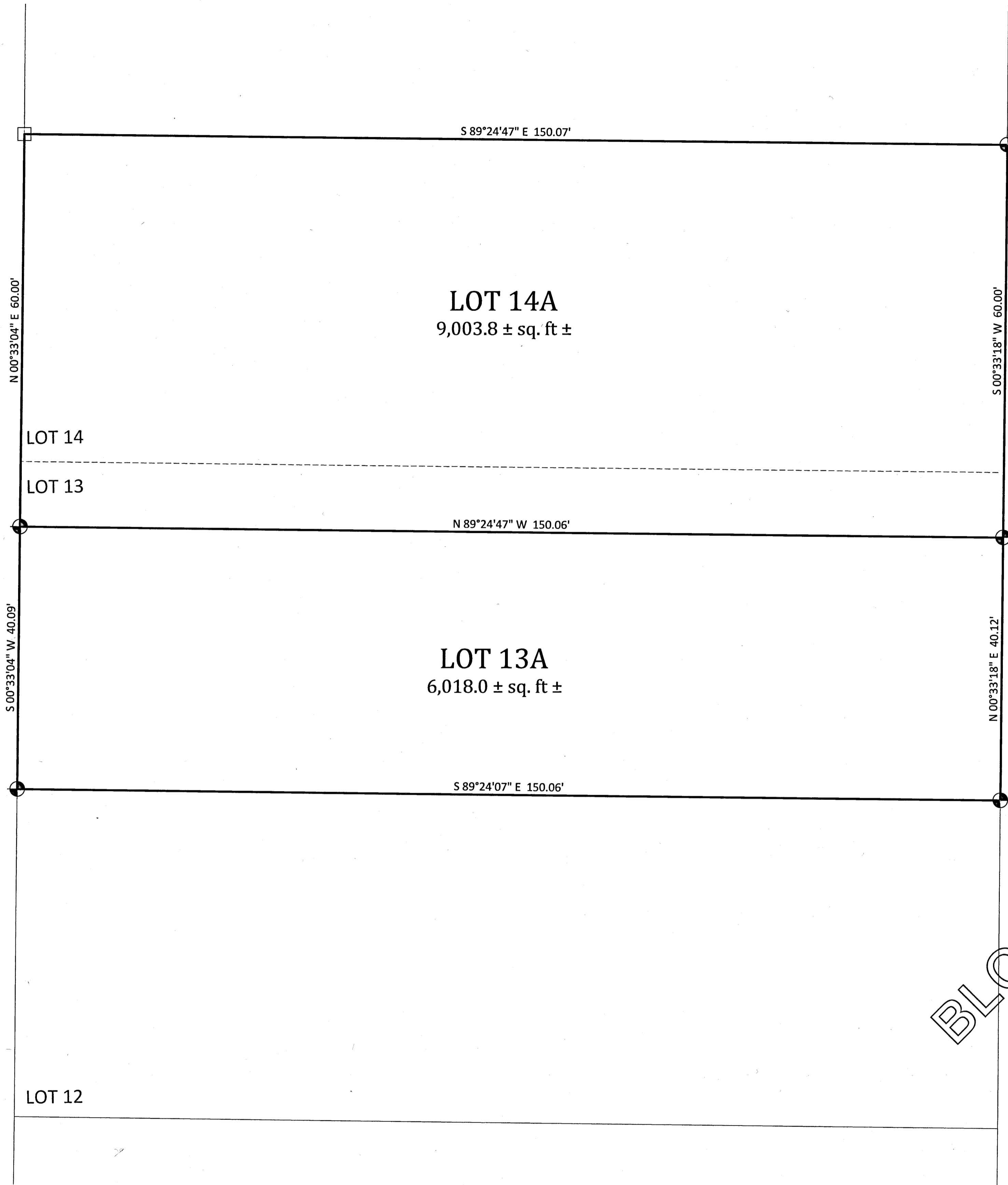


LEGEND

- IRON PIPE
- 2" ALUMINUM CAP STAMPED PELS 13351
- LOT LINES
- ORIGINAL LOT LINE



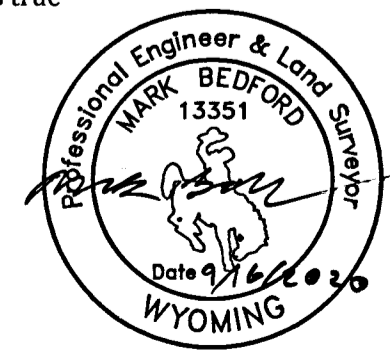
DESMET AVENUE



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 13A and 14A, Block 26 for the Burlington Addition was made from notes taken during an actual field survey by me or under my direct supervision in September of 2020 and is true and correct to the best of my knowledge and belief.



INCORPORATED CITY APPROVAL

APPROVED BY THE CITY OF BUFFALO ON THIS 17 DAY OF September, 2020.

[Signature]
ATTEST JULIE SILBERNAGEL, CITY CLERK

[Signature]
TODD RHOADES, CITY PLANNER

RECORDER'S CERTIFICATE

STATE OF WYOMING }
COUNTY OF JOHNSON } SS Doc Number: 302524
This instrument was filed for record on 9/17/2020 at 1:14 PM
and was duly recorded in book: H.F.I.L.E. page: 493 - 493 fees: 75.00
By *[Signature]* Johnson County Clerk
Deputy

DRAWN BY: KC
CHECKED BY: JJ
PROJECT NO.: 20-65
DWG: SCHROEFEL
DATE: 9/16/2020
REVISION:

PAGE: 1 / 1

BURLINGTON ADDITION
BOUNDARY LINE ADJUSTMENT
LOTS 13A AND 14A, BLOCK 26

Prepared For:
Shon & Jennifer Schroefel
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