

**A BOUNDARY LINE ADJUSTMENT
IN THE
4K ADDITION
TO THE CITY OF BUFFALO, WY
BEING
A RESUBDIVISION OF LOTS 22 AND 23, BLOCK 3
OF THE 4 K ADDITION
TO THE CITY OF BUFFALO WY**

CERTIFICATE OF DEDICATION

THE ABOVE OR FORGOING SUBDIVISION OF LOTS 22 AND 23, BLOCK 3, OF THE 4 K 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 1.18 ACRES MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS LOT 22A, BLOCK 3 OF THE 4 K 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 22A, BLOCK 3, 4 K ADDITION

A parcel of land located in parts of Lot 22 and 23, Block 3, of the 4 K Addition to Buffalo, Wyoming, as the same is shown on the plat on file with the Johnson County Clerk in Plat Book 2, page 34. Said parcel being more particularly described as follows:

Beginning at the northwest corner of said Lot 22, as monumented by a 1.5" aluminum cap stamped PELS 2085;

Thence along the northerly line of said Lot 22, S83°35'16"E, a distance of 153.57 feet to its point of ending on the ROW of Comanche Lane;

Thence along the easterly line of said Lots 22 and 23, along a non-tangential curve to the left with a radius of 50.00 feet, an arc length of 82.97 feet, a delta angle of 95°04'28", a chord bearing of S15°52'34"E, and a chord length of 73.77 feet to a 2" aluminum cap stamped PELS 13351;

Thence leaving said easterly line, S38°43'40"W, a distance of 77.00 feet to a point on the southwesterly line of said Lot 22 monumented by a 2" aluminum cap stamped PELS 13351;

Thence along said southwesterly line, N40°03'44"W, a distance of 193.61 feet to the point of beginning. Said parcel contains 11,724 square feet, more or less.

LOT 23A, BLOCK 3, 4 K ADDITION

A parcel of land located in parts of Lot 22 and 23, Block 3, of the 4 K Addition to Buffalo, Wyoming, as the same is shown on the plat on file with the Johnson County Clerk in Plat Book 2, page 34. Said parcel being more particularly described as follows:

Beginning at the northeast corner of said Lot 23, as monumented by a 1.5" aluminum cap stamped PELS 2085;

Thence along the northeasterly line of said Lot 23, N58°30'02"W, a distance of 79.94 feet to a 1.5" aluminum cap stamped PELS 2085;

Thence continuing along said northeasterly line along a non-tangential curve to the right with a radius of 50.00 feet, an arc length of 41.96 feet, a delta angle of 48°04'53", a chord bearing of N87°27'14"W, and a chord length of 40.74 feet to a 2" aluminum cap stamped PELS 13351;

Thence leaving said northeasterly line, S38°43'40"W, a distance of 77.00 feet to a point on the southwesterly line of said Lot 22 monumented by a 2" aluminum cap stamped PELS 13351;

Thence along the southwesterly line of said Lots 22 and 23, S40°03'44"E, a distance of 132.03 feet to the southeast corner of said Lot 23, monumented by a 1.5" aluminum cap stamped PELS 2085;

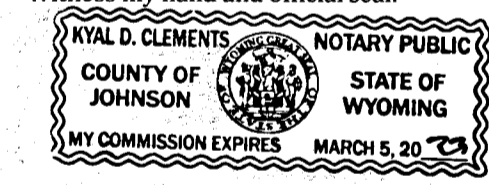
Thence along the southeasterly line of said Lot 23, N31°30'36"E, a distance of 137.87 feet to the point of beginning. Said parcel contains 13,623 square feet, more or less.

IN TESTIMONY WHEREOF: Dustin J. Kavitz, Jessica L. Werries, and Richard J. Olsen, Trustee of the Margaret C. Charbonnier Revocable Trust, have caused these presents to be signed this 13th day of October, 2020.

Richard J. Olsen
Richard J. Olsen, Trustee, HOA Representative

STATE OF WYOMING }
COUNTY OF JOHNSON } SS

The Forgoing Instrument was Acknowledged before me this 13th Day of October, 2020 by Richard J. Olsen, Trustee of the Margaret C. Charbonnier Revocable Trust, in his capacity as Representative for the Village at Comanche Cove Homeowners Association

Witness my hand and official seal:


Vital D. Clements
Notary Public

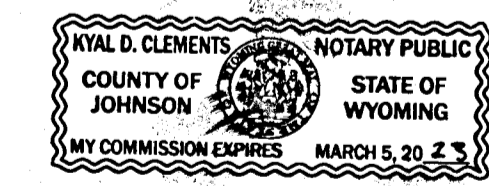
My Commission Expires: 3-5-2023

Dustin J. Kavitz
Dustin J. Kavitz

Jessica L. Werries
Jessica L. Werries

STATE OF WYOMING }
COUNTY OF JOHNSON } SS

The Forgoing Instrument was Acknowledged before me this 13th Day of October, 2020 by Dustin J. Kavitz and Jessica L. Werries. Witness my hand and official seal.



Vital D. Clements
Notary Public

My Commission Expires: 3-5-2023

INCORPORATED CITY APPROVAL

APPROVED BY THE CITY OF BUFFALO ON THIS 15 DAY OF October, 2020.

Julie Silbernagel
ATTEND JULIE SILBERNAGEL, CITY CLERK

Boyd J. Rhoades
TOBY RHOADES, CITY PLANNER

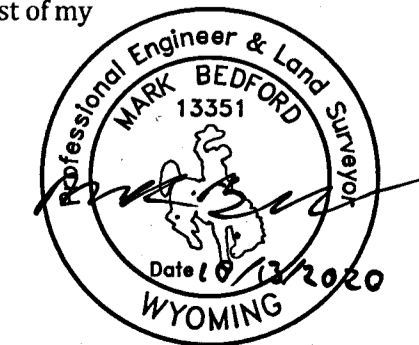
RECORDER'S CERTIFICATE

STATE OF WYOMING }
COUNTY OF JOHNSON } SS
Doc Number: 303257
This instrument was filed for record on 10/15/2020 at 9:54 AM
and was duly recorded in book: H-FILE page: 918 - 918 fees: 75.00
By *Jane Lan* Johnson County Clerk
Deputy

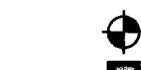

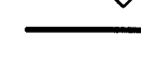


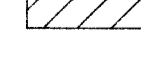

CERTIFICATE OF SURVEYOR

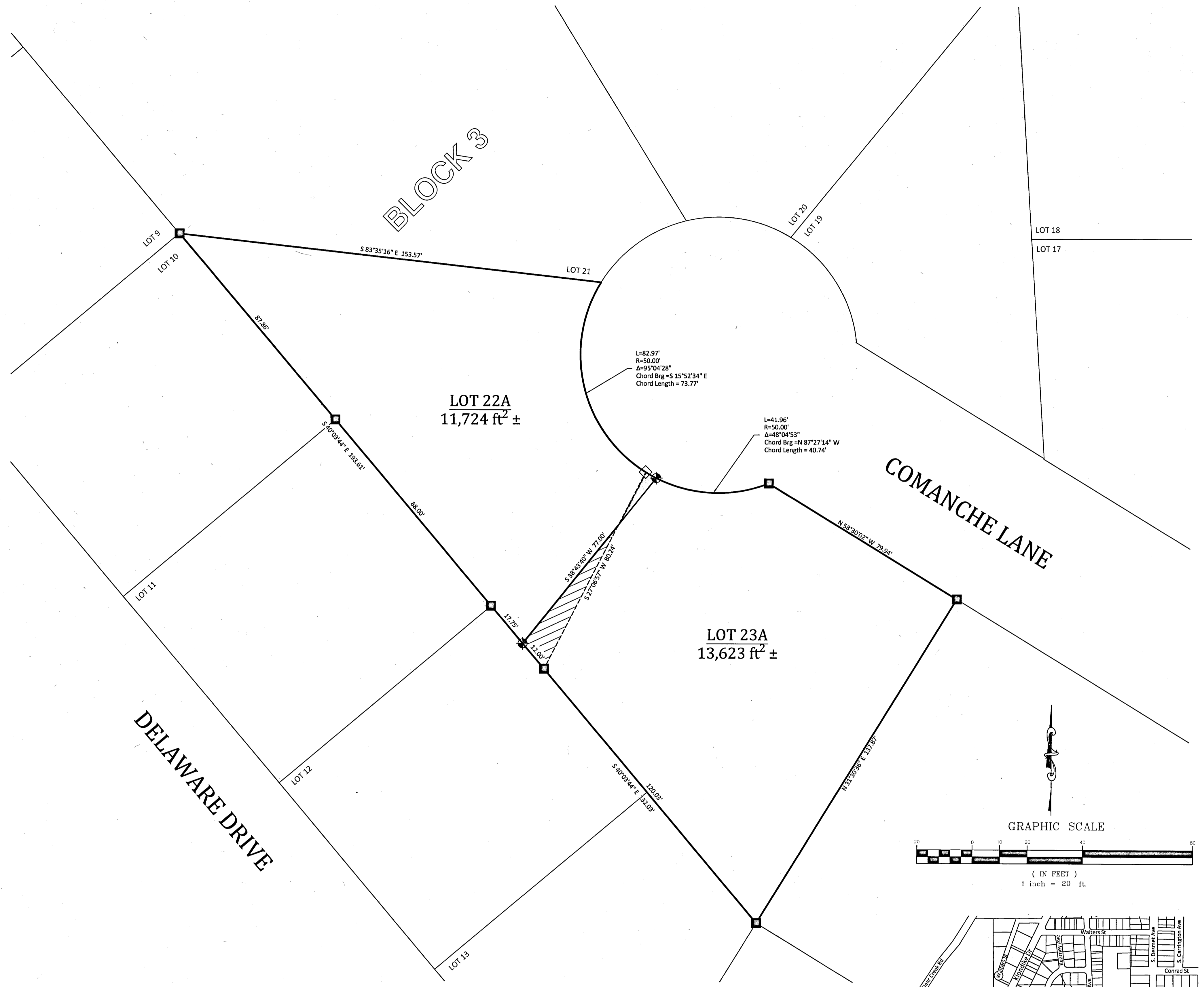
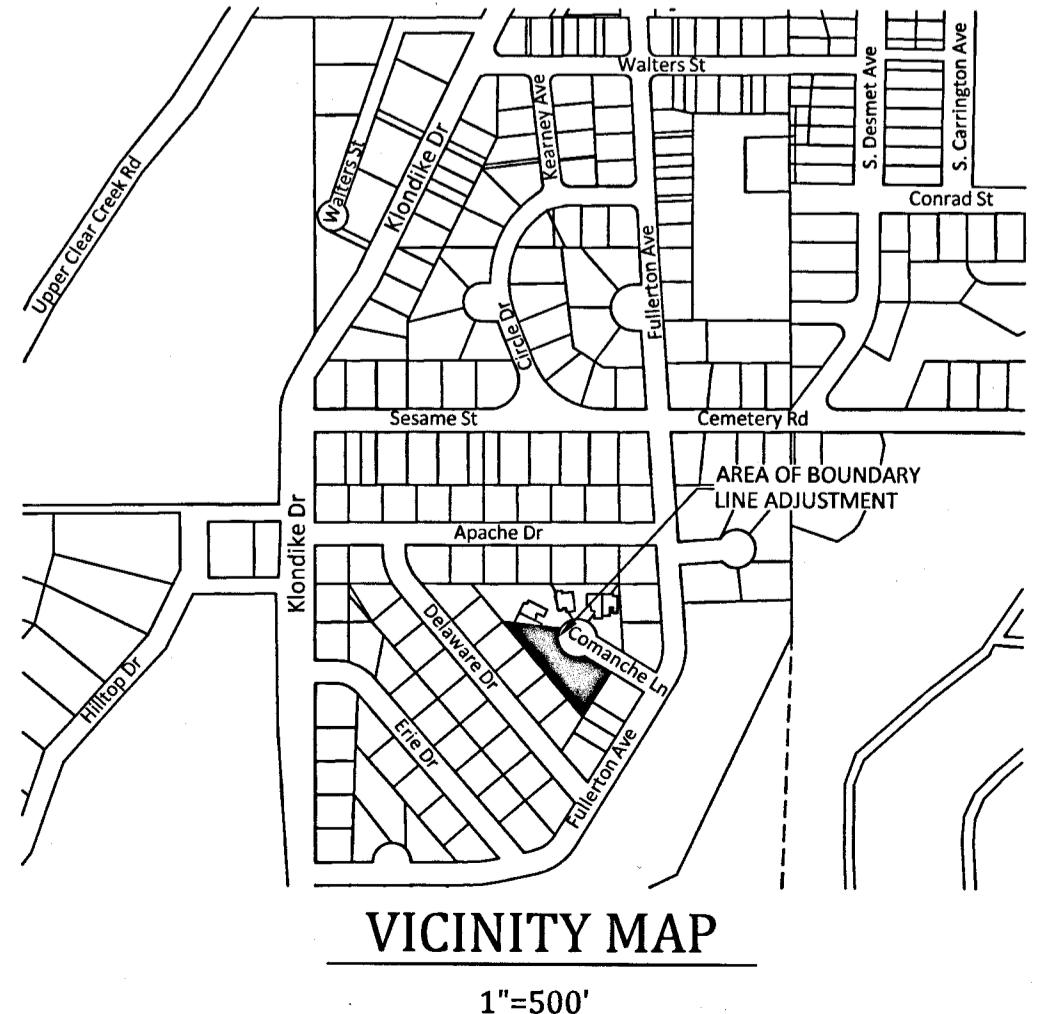
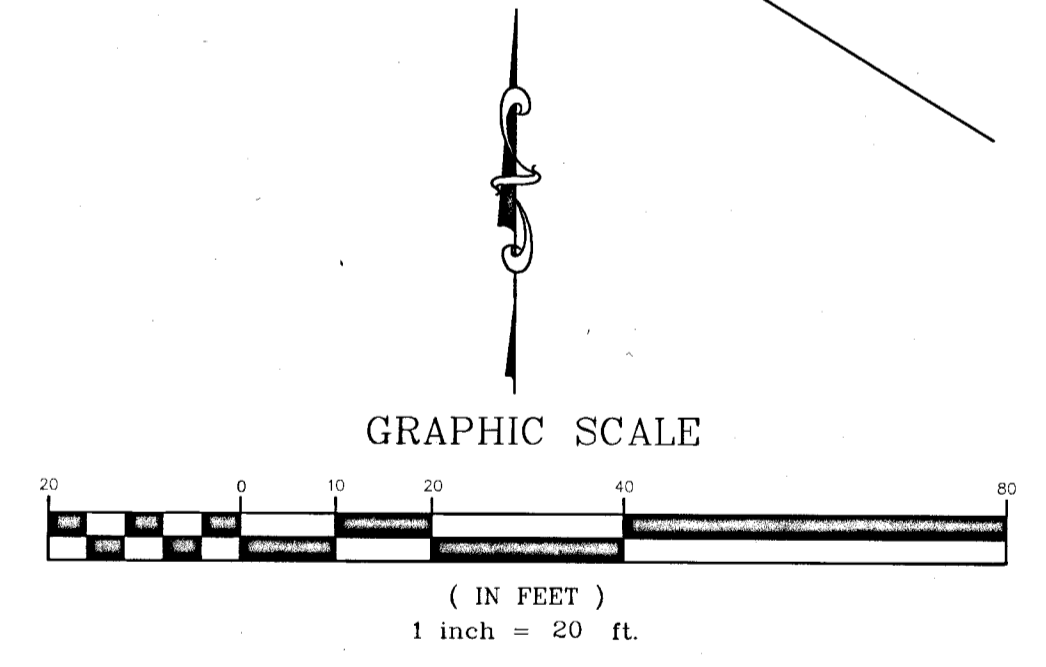
STATE OF WYOMING }
COUNTY OF JOHNSON } SS

I, Mark Bedford, a duly Registered Professional Engineer and Land Surveyor in the State of Wyoming do hereby certify that this Plat of The Village At Comanche Cove was made from notes taken during an actual field survey by me or under my direct supervision in August of 2020 and is true and correct to the best of my knowledge and belief.



LEGEND

-  - SET ALUMINUM CAP, STAMPED PELS 13351
-  - FOUND ALUMINUM CAP
-  - "X" IN CONCRETE
-  - ESTABLISHED BOUNDARY
-  - VACATED BOUNDARY
-  - 48.2 ft² ± TRANSFERRED FROM KAVITZ TO THE VILLAGE AT COMANCHE COVE HOA.
-  - 323.4 ft² ± TRANSFERRED FROM THE VILLAGE AT COMANCHE COVE HOA TO KAVITZ



**Bighorn
Surveying &
Engineering, LLC**
821 Fort Street
Buffalo, WY 82804 (307) 667-7000
www.bighornsurveying.com

Prepared For:
MARGARET CHARBONNIER REV. TRUST
457 KLONDIKE RD
BUFFALO, WY 82834

**4 K ADDITION
LOT LINE ADJUSTMENT
LOTS 22A AND 23A**

DRAWN BY: SM
CHECKED BY: MB
PROJECT NO: 20-47
DWG: COMANCHE COVE
DATE: 10/12/2020
REVISION:

PAGE: 1 / 1