

**A BOUNDARY LINE ADJUSTMENT  
IN THE  
BUELL ADDITION  
AND THE  
EYCHANER ADDITION  
TO THE CITY OF BUFFALO, WY  
BEING  
A RESUBDIVISION OF PART OF LOT 1, BLOCK 1 OF THE  
BUELL ADDITION AND AN UNPLATTED PORTION OF BLOCK 23  
OF THE EYCHANER ADDITION  
TO THE CITY OF BUFFALO WY**

**CERTIFICATE OF DEDICATION**

THE ABOVE OR FORGOING SUBDIVISION OF A PORTION OF LOT 1 BLOCK 1 OF THE BUELL ADDITION AND AN UNPLATTED PORTION OF BLOCK 23 OF THE EYCHANER 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 4.28 ACRES MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS LOT 2 BLOCK 1 OF THE BUELL ADDITION AND AN UNPLATTED PORTION OF BLOCK 23 OF THE EYCHANER 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:

**UNPLATTED PORTION OF BLOCK 23, EYCHANER ADDITION**

A parcel of land located in part of the unplatted portion of Block 23 of the Eychaner Addition to Buffalo, Wyoming, as the same is shown on the plat filed with the Johnson County Clerk in plat book 1, page 54, and a portion of Lot 1, Block 1, of the Buell Addition to Buffalo, Wyoming, as the same is shown on the plat filed with the Johnson County Clerk in plat book 2, page 185, said parcel being more particularly described as follows:

Beginning at the southwest corner of Lot 2 of said Block 23, as monumented by an iron pipe;  
Thence along the west line of Lots 2 and 1 of said Block 23, N16°23'23"W, a distance of 76.07 feet to the northwest corner of said Lot 1, as monumented by an iron pipe;  
Thence along the south ROW line of West Brock Street, S73°43'25"W, a distance of 139.78 feet to a 2" aluminum cap stamped PELS 13351;  
Thence leaving said ROW, S00°36'35"W, a distance of 34.71 feet to a 2" aluminum cap stamped PELS 13351 on the north line of said Buell Addition;  
Thence S13°47'35"E, a distance of 71.11 feet to a 2" aluminum cap stamped PELS 13351;  
Thence N82°19'24"E, a distance of 119.60 feet to a 2" aluminum cap stamped PELS 13351;  
Thence N20°48'51"E, a distance of 57.77 feet to the point of beginning. Said parcel contains 0.38 acres, more or less.

**LOT 2, BLOCK 1, BUELL ADDITION**

A parcel of land located in part of the unplatted portion of Block 23 of the Eychaner Addition to Buffalo, Wyoming, as the same is shown on the plat filed with the Johnson County Clerk in plat book 1, page 24, and a portion of Lot 1, Block 1, of the Buell Addition to Buffalo, Wyoming, as the same is shown on the plat filed with the Johnson County Clerk in plat book 2, page 185, said parcel being more particularly described as follows:

Beginning at the northeast corner of said Lot 1, Block 1, as monumented by an aluminum cap stamped LS 5367;  
Thence along the east line of said Lot 1, S00°47'36"E, a distance of 301.60 feet to the northeast corner of Lot 3, Block 2 of the Buell Addition, as the same is shown on the plat filed with the Johnson County Clerk in hanging file, page 399;  
Thence along the north line of Lots 3 and 2, Block 2, N87°46'18"W, a distance of 773.06 feet to the northwest corner of said Lot 2, said point also lying on the west line of said Lot 1, Block 1 and being monumented by a 2" aluminum cap stamped PELS 10245;  
Thence along said west line of Lot 1, Block 1, N02°26'57"W, a distance of 79.99 feet to the southwest corner of a parcel of land conveyed to Mark and Delissa Krasinski in a deed filed with the Johnson County Clerk in Book 67A-45, page 110, as monumented by a plastic cap;  
Thence along the south line of said Krasinski parcel, S89°56'26"E, a distance of 227.08 feet to a 2" aluminum cap stamped PELS 13351 at its southeast corner;  
Thence along the east line of said Krasinski parcel, N00°28'07"E, a distance of 188.73 feet to a 2" aluminum cap stamped PELS 13351 at its northeast corner, said point also lying on the north line of said Lot 1, Block 1;  
Thence along the north line of said Lot 1, Block 1, N89°39'53"E, a distance of 39.59 feet to the southwest corner of said Block 23 of the Eychaner Addition, as monumented by an unmarked aluminum cap;  
Thence along the west line of said Block 23, N00°36'35"E, a distance of 28.85 feet to the southerly ROW line of West Brock Street, as monumented by an unmarked aluminum cap;  
Thence along said southerly ROW line, N73°43'25"E, a distance of 21.33 feet to a 2" aluminum cap stamped PELS 13351;  
Thence leaving said ROW line, S00°36'35"W, a distance of 34.71 feet to a 2" aluminum cap stamped PELS 13351;  
Thence S13°47'35"E, a distance of 71.11 feet to a 2" aluminum cap stamped PELS 13351;  
Thence N82°19'24"E, a distance of 119.60 feet to a 2" aluminum cap stamped PELS 13351;  
Thence N20°48'51"E, a distance of 57.77 feet to a 2" aluminum cap stamped PELS 13351 lying on the north line of said Lot 1, Block 1;  
Thence along the north line of said Lot 1, Block 1, N89°39'53"E, a distance of 327.09 feet to the point of beginning. Said parcel contains 3.9 acres, more or less.

IN TESTIMONY WHEREOF: Robert W. Buell Trustee of the C.E. Buell Trust dated December 3rd 1998, have caused these presents to be signed this 19 day of Nov 2020.

*Robert W. Buell*  
Robert W. Buell, Trustee

STATE OF WYOMING }  
COUNTY OF JOHNSON } SS

The Forgoing Instrument was Acknowledged before me this 19<sup>th</sup> Day of November, 2020 by Robert W. Buell, Trustee of the C.E. Buell Trust dated December 3rd 1998  
Witness my hand and official seal:



*Kyle D. Clements*  
Notary Public

My Commission Expires: **3-5-2023**

**INCORPORATED CITY APPROVAL**

APPROVED BY THE CITY OF BUFFALO ON THIS 19 DAY OF November 2020.

*Julie Silbernagel*  
ATTEST JULIE SILBERNAGEL, CITY CLERK

*Toby Rhoades*  
TOBY RHOADES, CITY PLANNER

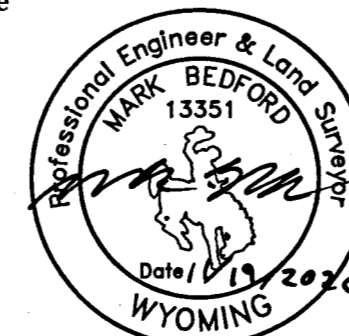
**RECORDER'S CERTIFICATE**

COUNTY OF JOHNSON } SS Doc Number: 304055  
This instrument was Filed for record on 11/19/2020 at 11:48 AM and was duly recorded in book: H:FILE page: 520 - 520 fees: 75.00  
By *Jane Carr* Johnson County Clerk  
Deputy

**CERTIFICATE OF SURVEYOR**

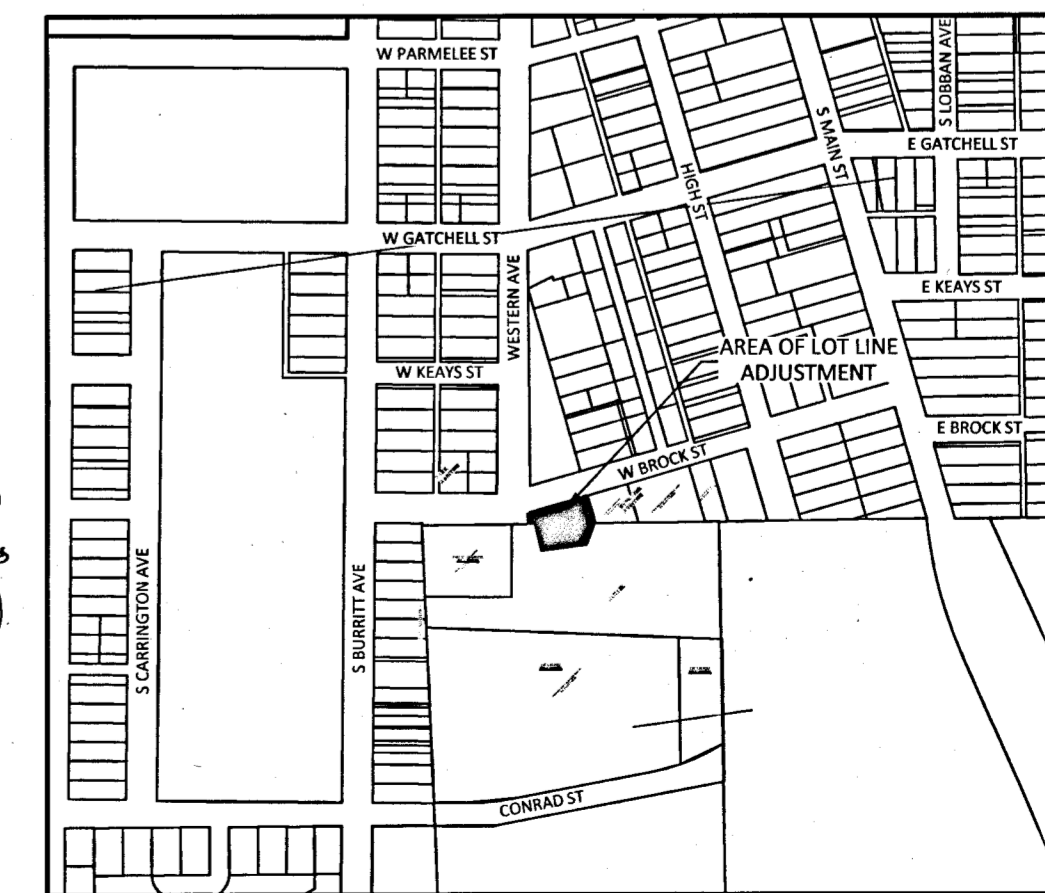
STATE OF WYOMING }  
COUNTY OF JOHNSON } SS

I, Mark Bedford, a duly Registered Professional Engineer and Land Surveyor in the State of Wyoming do hereby certify that this Plat of portions of the Buell Addition and the Eychaner Addition 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.



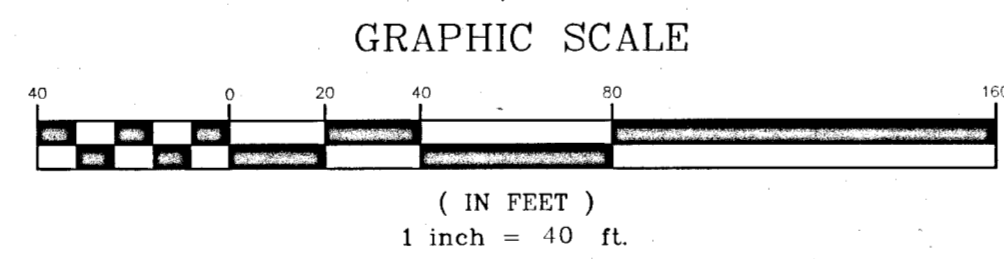
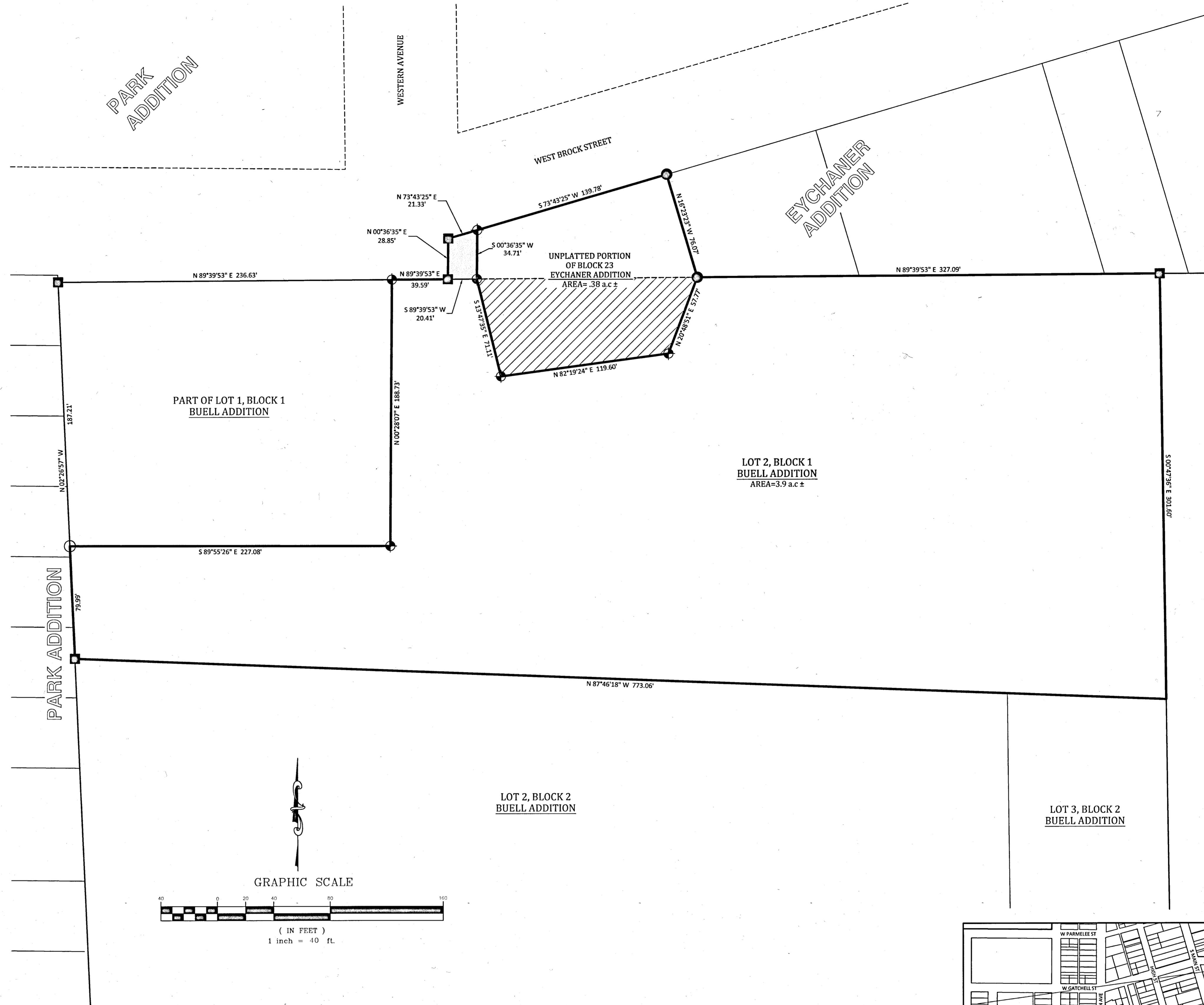
**LEGEND**

- SET ALUMINUM CAP, STAMPED PELS 13351
- FOUND ALUMINUM CAP
- FOUND PLASTIC CAP
- FOUND 1" PIPE
- ESTABLISHED BOUNDARY
- VACATED BOUNDARY
- 648.7 ft<sup>2</sup> ± TRANSFERRED FROM THE EYCHANER ADDITION TO THE BUELL ADDITION
- 8430.8 ft<sup>2</sup> ± TRANSFERRED FROM THE BUELL ADDITION TO THE EYCHANER ADDITION



**VICINITY MAP**

1"=500'



**Bighorn  
Surveying &  
Engineering, LLC**  
Buffalo, WY 82834 (307) 884-7400 www.bighornsurveying.com  
921 Fort Street

Prepared For:  
C.E. BUELL TRUST  
361 N. DESMET  
BUFFALO, WY 82834

**LOT 1, BLOCK 1 BUELL ADDITION AND  
BLOCK 23 EYCHANER ADDITION  
BOUNDARY LINE ADJUSTMENT**

DRAWN BY: SM  
CHECKED BY: MB  
PROJECT NO.: 20-55  
DWG: BUELL

DATE: 11/17/2020  
REVISION:

PAGE: **1**  
**1**