

AMENDED PLAT of PHASE I of the THE CATURIA ADDITION to the City of Buffalo, Wyoming

A portion of the Caturia Addition to the City of Buffalo, Wyoming, being a re-subdivision of said Caturia Addition, as filed in the Office of the Clerk of Johnson County, Wyoming, in Hanging File, Page 445, being more particularly described as follows:

Commencing at the West 1/4 corner of Section 3, T50N, R82W, 6th P.M. Johnson County, Wyoming; thence N67°19'34"E a distance of 2297.89 feet to Point of Beginning 2; thence N42°54'10"E a distance of 130.49 feet; thence N26°16'14"E a distance of 102.14 feet; thence along a tangent curve to the right through a central angle of 63°30'51" a distance of 125.70 feet, said curve having a radius of 113.39 feet, and a long chord which bears N58°01'40"E a distance of 119.36 feet; thence N89°47'05"E a distance of 200.72 feet; thence S0°14'04"E along the westerly R.O.W. line of County Road No. 132 (Klondike Dr.) a distance of 175.00 feet; thence S89°47'05"W a distance of 231.60 feet; thence N52°15'16"W a distance of 32.62 feet; thence S05°55'12"W a distance of 161.76 feet; thence N86°03'40"W a distance of 40.69 feet; thence N53°16'57"W a distance of 14.64 feet; thence N84°23'57"W a distance of 93.55 feet; thence N20°56'33"W a distance of 48.18 feet to said Point of Beginning 2.

The remainder being Tract B of the Caturia Addition to the City of Buffalo, Wyoming, being more particularly described as follows:

Commencing at the West 1/4 corner of said Section 3, T50N, R82W, 6th P.M. Johnson County, Wyoming; thence N76°38'06"E a distance of 1950.62 feet to Point of Beginning 1; thence N19°31'05"E a distance of 120.04 feet; thence N70°23'16"W a distance of 44.84 feet; thence N19°29'41"E a distance of 111.39 feet; thence N42°54'10"E a distance of 275.37 feet; thence S20°56'33"E a distance of 48.18 feet; thence S84°23'57"E a distance of 93.55 feet; thence S53°16'57"E a distance of 14.64 feet; thence S86°03'40"E a distance of 40.69 feet; thence N05°55'12"E a distance of 161.76 feet; thence S52°15'16"E a distance of 32.62 feet; thence N89°47'05"E a distance of 231.60 feet; thence S0°14'04"E along the westerly R.O.W. line of County Road No. 132 (Klondike Dr.) a distance of 219.27 feet to the Omohundro Trust property; thence S89°49'32"W a distance of 199.88 feet; thence S0°14'04"E a distance of 289.76 feet; thence S89°49'32"W a distance of 461.43 feet, to said Point of Beginning 1.

Said tracts of land containing 1.67 acres, more or less; and 4.83 acres, more or less, respectively, and being subject to all easements, Right-of-Way, and restrictions of record.

Basis of bearing being the City of Buffalo Coordinate System of 2008.
Any easements shown on this plat are hereby dedicated for the purpose as shown and designated.
The undersigned Owners and Proprietors of the above described tract of land have caused the same to be subdivided in the manner shown on this plat, which subdivision shall be known as "Amended Plat of Phase I of the Caturia Addition".
Said plat is proposed and offered with free consent and in accordance with the desires of the undersigned Owners and Proprietors and, the undersigned Owners and Proprietors do hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

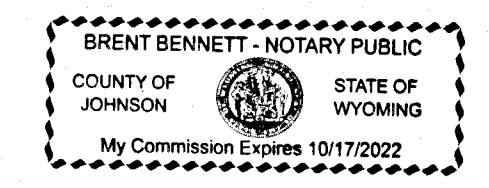
IN TESTIMONY WHEREOF: Bison Development Group, LLC have caused these present to be signed this 30th day of December, 2020

Kade M. Caturia

(Managing Member)

STATE OF WYOMING)
COUNTY OF JOHNSON) ss

The foregoing instrument was acknowledged before me by Kade M. Caturia this 30th day of December, 2020
Witness my hand and seal.



Brent Bennett

Notary Public

My Commission Expires: 10-17-2022

APPROVALS

The City of Buffalo Planning Commission hereby recommends approval of this plat on this 8th day of February, 2021.

W. Janssen

Chairman

Craig Cape

Secretary

Approved by the City of Buffalo, Wyoming, this 17 day of March, 2021.

Travis D. Pearson

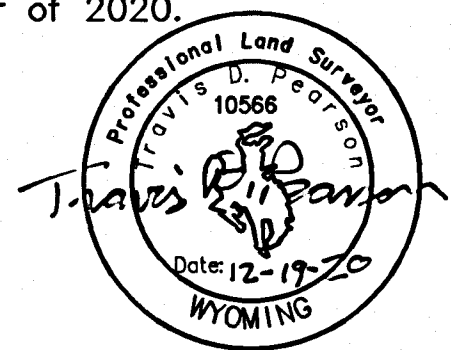
Mayor

Janet S. Bennett

City Clerk

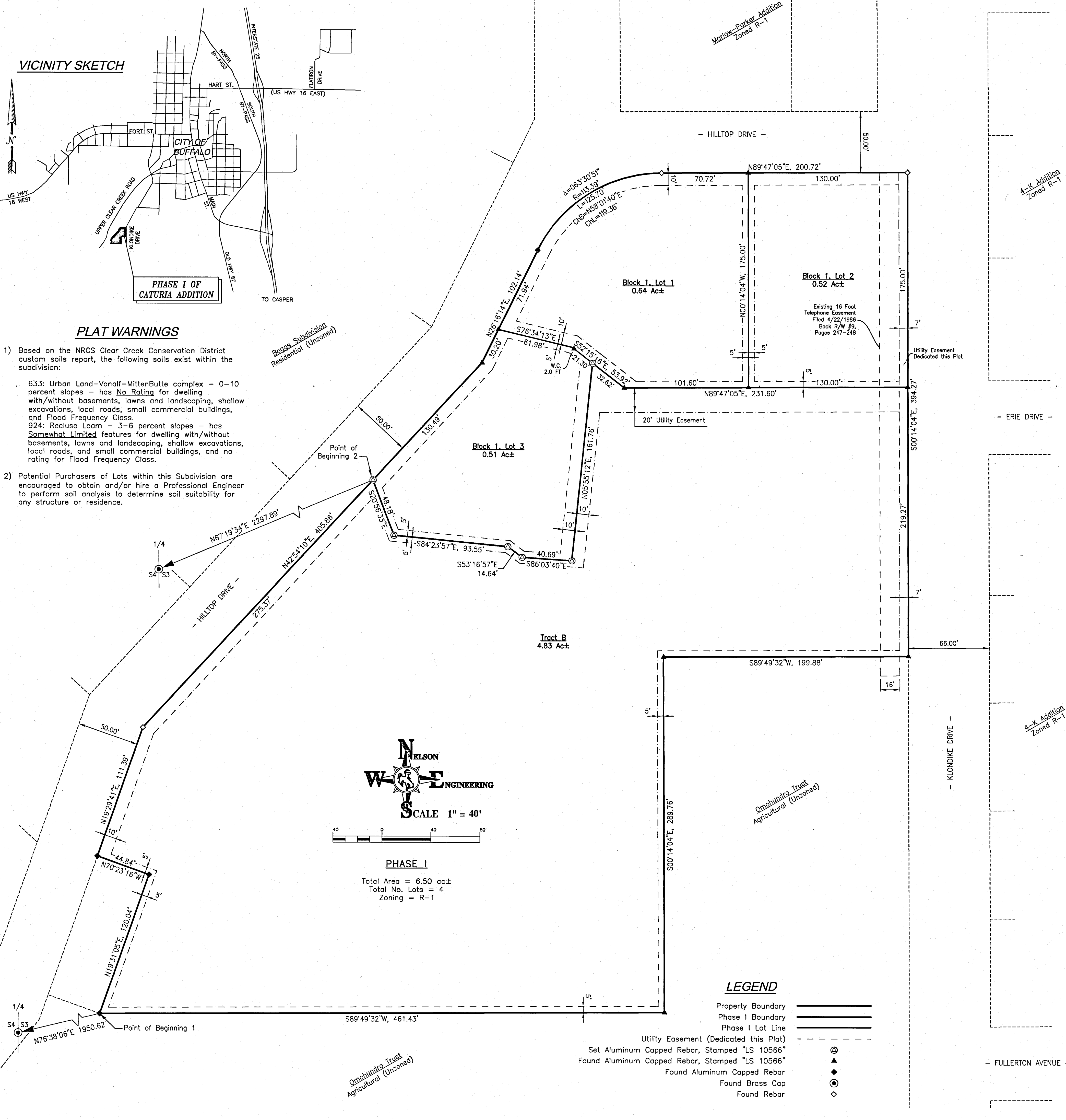
CERTIFICATE OF SURVEYOR

I, Travis D. Pearson, a duly Registered Professional Land Surveyor in the State of Wyoming, do hereby attest that this Amended Plat of Phase I of the Caturia Addition to the City of Buffalo, Wyoming, is based on the results of a field survey conducted, by Fred Janssen, under my direction in December of 2020.

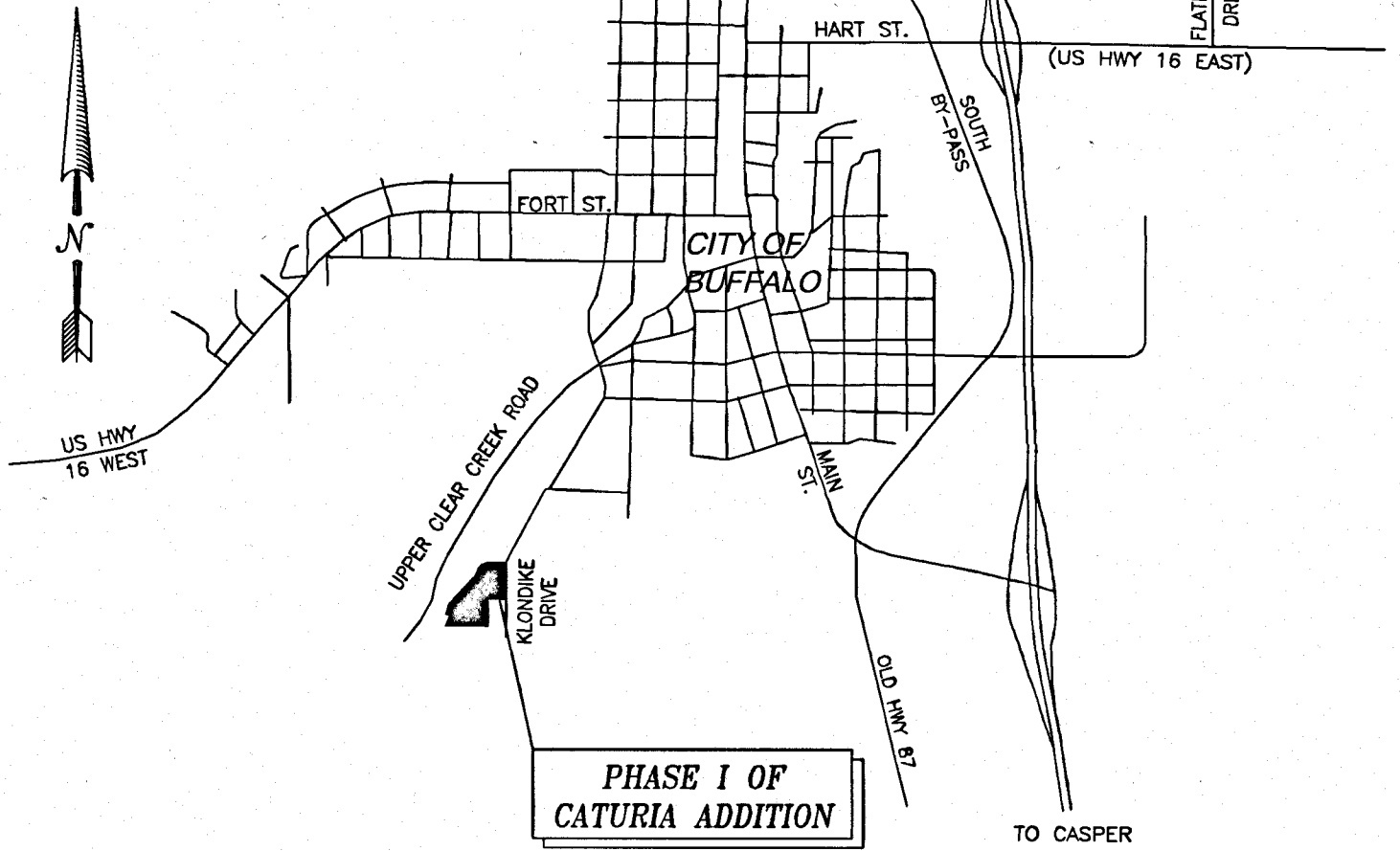


RECORDER'S CERTIFICATE

STATE OF WYOMING)
COUNTY OF JOHNSON) ss Doc Number: 306691
This instrument was Filed for record on 3/18/2021 at 3:08 PM
and was duly recorded in book: H-FILE page: 532 532 from: 75.00
By Janet S. Bennett Johnson County Clerk
Deputy



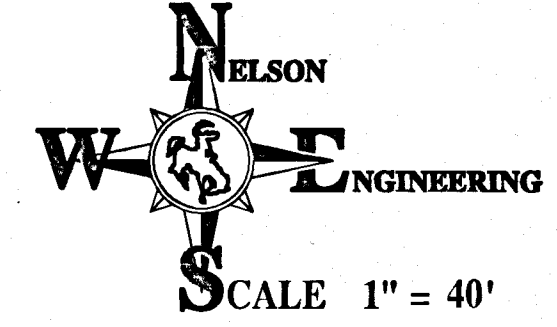
VICINITY SKETCH



PHASE I OF CATURIA ADDITION

PLAT WARNINGS

- Based on the NRCS Clear Creek Conservation District custom soils report, the following soils exist within the subdivision:
 - 633: Urban Land-Vonalf-MittenButte complex - 0-10 percent slopes - has **No Rating** for dwelling with/without basements, lawns and landscaping, shallow excavations, local roads, small commercial buildings, and Flood Frequency Class.
 - 924: Recluse Loam - 3-6 percent slopes - has **Somewhat Limited** features for dwelling with/without basements, lawns and landscaping, shallow excavations, local roads, and small commercial buildings, and no rating for Flood Frequency Class.
- Potential Purchasers of Lots within this Subdivision are encouraged to obtain and/or hire a Professional Engineer to perform soil analysis to determine soil suitability for any structure or residence.



PHASE I
Total Area = 6.50 ac±
Total No. Lots = 4
Zoning = R-1

LEGEND	
Property Boundary	—————
Phase I Boundary	—————
Phase I Lot Line	—————
Utility Easement (Dedicated this Plat)	—————
Set Aluminum Capped Rebar, Stamped "LS 10566"	⊙
Found Aluminum Capped Rebar, Stamped "LS 10566"	▲
Found Aluminum Capped Rebar	●
Found Brass Cap	◆
Found Rebar	◇

DATE	18Dec2020	REV.	
SURVEYED	PFJ	ENGINEERED	
DRAWN	PFJ	CHECKED	JLW
APPROVED	TDP		
NELSON ENGINEERING P.O. BOX 1004, BUFFALO WYOMING (307) 684-7029			
DRAWING TITLE	AMENDED PLAT		
JOB TITLE	BISON DEVELOPMENT GROUP, LLC PHASE I OF THE CATURIA ADDITION CITY OF BUFFALO, WYOMING		
DRAWING NO	1/1	JOB NO	B-19-038-01