VILLAGE AT COMANCHE COVE TOWNHOUSE SUBDIVISION

Tracts 1–6 of Block 3 of the 4–K Addition to the City of Buffalo, Wyoming

SCALE 1"=20'
Basis of Bearing: C.O.B. 2008 Coordinate System

LEGEND

- ○ = SET ALUMINUM CAPPED REBAR, STAMPED LS 10566
- □ = FOUND ALUMINUM CAPPED REBAR, STAMPED PE&LS 2085
- ● = FOUND ALUMINUM CAPPED REBAR, STAMPED PE&LS 13351
- ------ = EXISTING WATER EASEMENT
- —W— = ℄ OF EXISTING WATER EASEMENT
- - - - - - = PROPOSED UTILITY EASEMENT
- (M) = MEASURED
- (R) = RECORD

The above or foregoing subdivision of the following described land or real estate to wit:

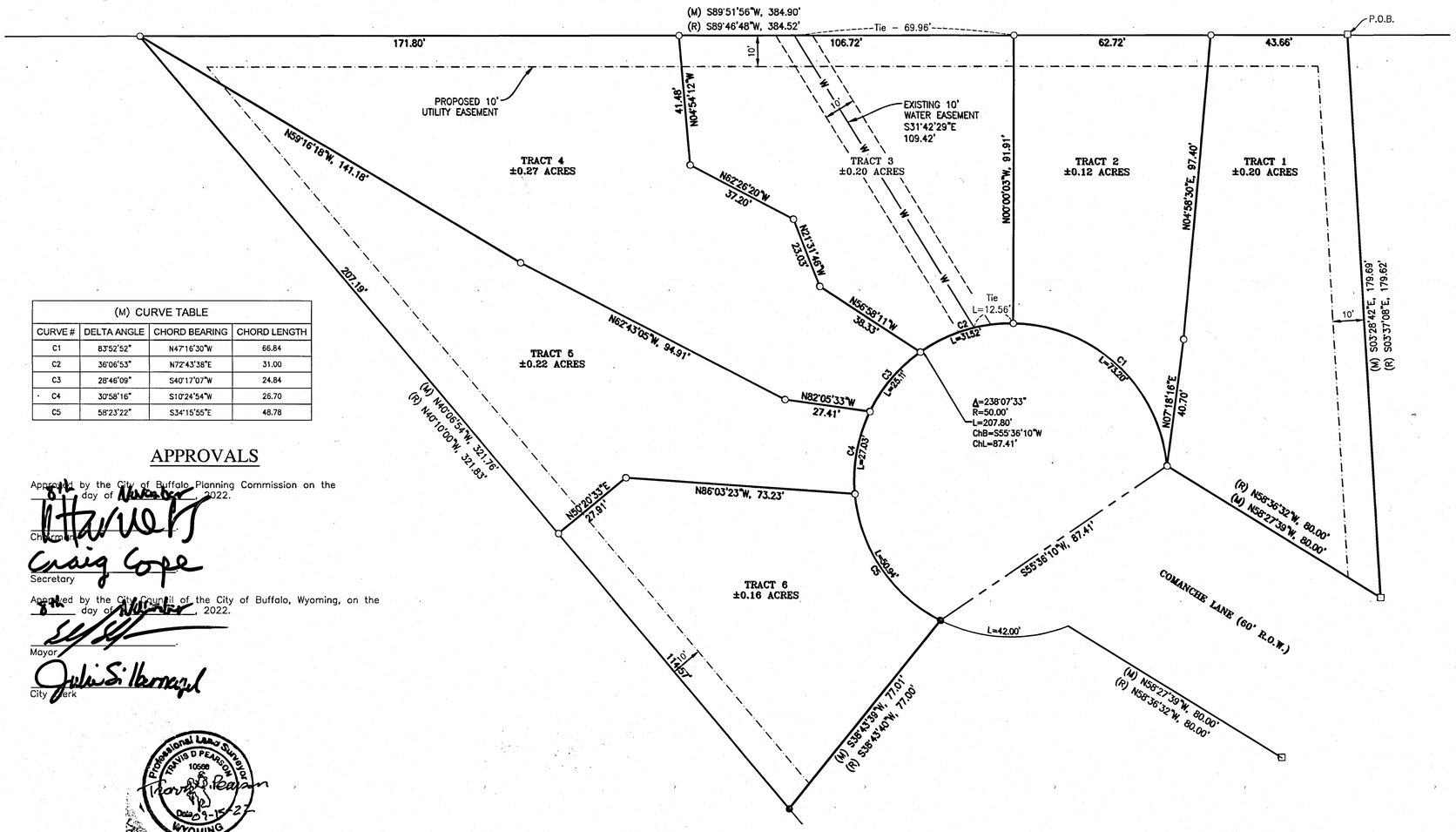
A parcel of land located in Lot 11, Section 3, T50N, R82W, of the 6th P.M., Johnson County, Wyoming, being more particularly described as follows:

Commencing at an aluminum capped rebar, stamped PE & LS 2085, marking the northeast corner of the Condominium Plat, The Village at Comanche Cove to the City of Buffalo, Wyoming, said point being the northeast corner of said Tract 1, Section 3, T50N, R82W, which point is the true point of beginning;

thence S03°28'42"E a distance of 179.69 feet to a point lying on the north right–of–way line of Comanche Lane;
thence N58°27'39"W, along said right–of–way line a distance of 80.00 feet to the beginning of a non–tangent circular curve to the left;
thence along the arc of said non–tangent circular curve to the left through a central angle of 238°07'33" an arc distance of 208.80 feet, having a radius of 50.00 feet, and a long chord that bears S55°36'10"W a distance of 87.41 feet;
thence S38°43'39"W a distance of 77.01 feet;
thence N40°06'54"W a distance of 321.76 feet;
thence N89°51'56"E a distance of 384.90 feet to the true point of beginning.
Said parcel containing 1.18 acres, more or less.

The undersigned proprietors of the above described parcel of land have caused the same to be subdivided in the manner shown on this plat which subdivision shall be known as "Village at Comanche Cove Townhouse Subdivision".

Easements: Easements shown hereon are dedicated as noted on this plat.



(M) CURVE TABLE			
CURVE #	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	83°52'52"	N47°16'30"W	66.84
C2	36°06'53"	N72°43'38"E	31.00
C3	28°46'09"	S40°17'07"W	24.84
C4	30°58'16"	S10°24'54"W	26.70
C5	58°23'22"	S34°15'55"E	48.78

APPROVALS

Approved by the City of Buffalo Planning Commission on the 8th day of November, 2022.

Chairman

Secretary

Approved by the City Council of the City of Buffalo, Wyoming, on the 8th day of November, 2022.

Mayor

City Clerk

Professional Land Surveyor TRAVIS D PEARSON 10566 WYOMING Date 09-15-22

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
)ss
COUNTY OF JOHNSON)

I, Travis D. Pearson, a duly Registered Professional Land Surveyor in the State of Wyoming, do hereby attest that this Plat of the VILLAGE AT COMANCHE COVE TOWNHOUSE SUBDIVISION located in Tracts 1–6, Block 3 of the 4K Addition to the City of Buffalo, Wyoming, was made from notes taken during an actual field survey and accurately depicts the boundary lines as located in the field.

STATE OF WYOMING } SS
COUNTY OF JOHNSON }
Doc Number: 320507
This instrument was Filed for record on 11/9/2022 at 12:54 PM and was duly recorded in book: H.FILE page: 639 - 639 fees: 75.00
Johnson County Clerk
By _____, Deputy

Note: This Subdivision Plat is a Vacation of
CONDOMINIUM PLAT
THE VILLAGE AT COMANCHE COVE (Hanging File #001325)
Phase I
Building 4 (Unit A & B), Building 5 (Unit A), and Building 6 (Unit A & B)
Lots 19, 20, 21 & 22 of Block 3 of the
4–K Addition to the City of Buffalo, Wyoming
(Hanging File #44807)

DEDICATION

Know all men by these presents that the undersigned owners of the Village at Comanche Cove Townhouse Subdivision Being A Vacation of Condominium Plat, THE VILLAGE AT COMANCHE COVE, Phase I, LLC, a Wyoming Limited Liability Corporation, being the owner, proprietor or parties of interest in the land shown on this plat do hereby certify:

That the foregoing plat designated as the VILLAGE AT COMANCHE COVE TOWNHOUSE SUBDIVISION BEING A VACATION OF CONDOMINIUM PLAT, THE VILLAGE AT COMANCHE COVE Phase I, is comprised of Tracts 1–6, Block 3, of the 4–K Addition to the City of Buffalo, Johnson County, Wyoming, and contains an area of 1.18 acres, more or less, and, that this subdivision, as it is described and as it appears on this plat, is made with the free consent and in accordance with the desires of the undersigned owners and proprietors, and that this is a correct plat of the subdivision as it is divided into the lots shown hereon.

Executed this 29th day of Sept, 2022, by:

OWNER: _____
Micah T. Olsen

STATE OF WYOMING)
)ss.
COUNTY OF JOHNSON)

The foregoing instrument was acknowledged before me this 29th day of Sept, 2022, i.e., Micah T. Olsen, as a free and voluntary act and deed.
Witness my hand and official seal.

Christine M. Hook
Notary Public

CHRISTINE M. HOOK - NOTARY PUBLIC COUNTY OF JOHNSON STATE OF WYOMING My Commission Expires 3/23/2023

My Commission Expires: 03-23-2023

OWNER: _____
Leslie S. Olsen

STATE OF WYOMING)
)ss.
COUNTY OF JOHNSON)

The foregoing instrument was acknowledged before me this 30 day of Sept, 2022, i.e., Leslie S. Olsen, as a free and voluntary act and deed.
Witness my hand and official seal.

Christine M. Hook
Notary Public

CHRISTINE M. HOOK - NOTARY PUBLIC COUNTY OF JOHNSON STATE OF WYOMING My Commission Expires 3/23/2023

My Commission Expires: 03-23-2023

OWNER: _____
Lois Eillen Vogl

STATE OF WYOMING)
)ss.
COUNTY OF JOHNSON)

The foregoing instrument was acknowledged before me this 16th day of Sept, 2022, i.e., Lois Eillen Vogl, as a free and voluntary act and deed.
Witness my hand and official seal.

Notary Public

BRENT BENNETT - NOTARY PUBLIC COUNTY OF JOHNSON STATE OF WYOMING My Commission Expires 10/17/2022

My Commission Expires: 10-17-2022

OWNER: _____
Zoe M. Loyd, Trustee of the Zoe M. Loyd Living Trust, dated February 1, 2012

STATE OF WYOMING)
)ss.
COUNTY OF JOHNSON)

The foregoing instrument was acknowledged before me this 28th day of Sept, 2022, i.e., Zoe M. Loyd, Trustee of the Zoe M. Loyd Living Trust, as a free and voluntary act and deed.
Witness my hand and official seal.

Christine M. Hook
Notary Public

CHRISTINE M. HOOK - NOTARY PUBLIC COUNTY OF JOHNSON STATE OF WYOMING My Commission Expires 3/23/2023

My Commission Expires:

OWNER: _____
Michael J. Desmond, Jr.

STATE OF WYOMING)
)ss.
COUNTY OF JOHNSON)

The foregoing instrument was acknowledged before me this 27th day of Sept, 2022, i.e., Michael J. Desmond Jr., as a free and voluntary act and deed.
Witness my hand and official seal.

Notary Public

BRENT BENNETT - NOTARY PUBLIC COUNTY OF JOHNSON STATE OF WYOMING My Commission Expires 10/17/2022

My Commission Expires: 10-17-2022

OWNER: _____
Laura L. Betz Desmond

STATE OF WYOMING)
)ss.
COUNTY OF JOHNSON)

The foregoing instrument was acknowledged before me this 27th day of Sept., 2022, i.e., Laura L. Betz Desmond, as a free and voluntary act and deed.
Witness my hand and official seal.

Christine M. Hook
Notary Public

CHRISTINE M. HOOK - NOTARY PUBLIC COUNTY OF JOHNSON STATE OF WYOMING My Commission Expires 3/23/2023

My Commission Expires: 03-23-2023

OWNER: _____
Michael File

STATE OF WYOMING)
)ss.
COUNTY OF JOHNSON)

The foregoing instrument was acknowledged before me this 28th day of Sept, 2022, i.e., Michael File, as a free and voluntary act and deed.
Witness my hand and official seal.

Christine M. Hook
Notary Public

CHRISTINE M. HOOK - NOTARY PUBLIC COUNTY OF JOHNSON STATE OF WYOMING My Commission Expires 3/23/2023

My Commission Expires: 03-23-2023

OWNER: _____
Lori Lee File

STATE OF WYOMING)
)ss.
COUNTY OF JOHNSON)

The foregoing instrument was acknowledged before me this 28th day of Sept, 2022, i.e., Lori Lee File, as a free and voluntary act and deed.
Witness my hand and official seal.

Christine M. Hook
Notary Public

CHRISTINE M. HOOK - NOTARY PUBLIC COUNTY OF JOHNSON STATE OF WYOMING My Commission Expires 3/23/2023

My Commission Expires: 03-23-2023

OWNER: _____
Karol Ann Scott, Trustee of the Karol Ann Scott Revocable Trust, dated November 6, 2019

STATE OF WYOMING)
)ss.
COUNTY OF JOHNSON)

The foregoing instrument was acknowledged before me this 30th day of Sept, 2022, i.e., Karol Ann Scott, Trustee of the Karol Ann Scott Revocable Trust, as a free and voluntary act and deed.
Witness my hand and official seal.

Christine M. Hook
Notary Public

CHRISTINE M. HOOK - NOTARY PUBLIC COUNTY OF JOHNSON STATE OF WYOMING My Commission Expires 3/23/2023

My Commission Expires: 03/23/2023

DATE	09/06/2022	REV.
SURVEYED	TDR	---
ENGINEERED	---	---
DRAWN	KJL/TDR/FPJ	---
CHECKED	JLW/TDP/FPJ	---
APPROVED	TDP	---

NELSON ENGINEERING
P.O. BOX 1004, BUFFALO WYOMING (307) 684–7029

DRAWING TITLE: THE VILLAGE AT COMANCHE COVE TOWNHOUSE SUBDIVISION

JOB TITLE: COMANCHE COVE HOMEOWNERS CITY OF BUFFALO, WYOMING

DRAWING NO 1/1

JOB NO B22–042–01