

A REPLATTING
OF PART OF
THE PARK ADDITION
LOTS 1-6, BLOCK 4,
AND
THE HEPP ADDITION,
AND
THE BENTON ADDITION
ALL TO THE CITY OF BUFFALO, WY

CERTIFICATE OF DEDICATION

THE ABOVE OR FORGOING REPLATTING OF THE HEPP ADDITION, THE BENTON ADDITION, AND A PORTION OF LOTS 1-6, BLOCK 4, OF THE PARK ADDITION TO 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 3.31 ACRES, MORE OR LESS, HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS LOT 1A, BLOCK 1, OF THE HEPP ADDITION, LOT 1A OF THE BENTON ADDITION, AND LOT 1A, BLOCK 4, OF THE PARK ADDITION ALL TO THE CITY OF BUFFALO WYOMING, AND DO HEREBY RESERVE PERPETUAL EASEMENTS AS ARE LAID OUT AND DESIGNATED ON THIS PLAT. SAID LOTS ARE MORE PARTICULARLY DESCRIBED AS:

LOT 1A, BLOCK 4, PARK ADDITION

A parcel of land located in part of Lots 1, 2, and 3, Block 4, of the Park Addition to the City of Buffalo, Wyoming as shown on the plat filed with the Johnson County Clerk in Plat Book 1, Page 19A. Said parcel being more particularly described as follows:

Beginning at the northwest corner of said Block 4 as monumented by an aluminum cap stamped PELS 13351;
Thence along the north line of Block 4 N89°51'05" E, a distance of 58.32 feet to a point on the centerline of the Clear Creek Land and Ditch Co. ditch monumented by an aluminum cap stamped PELS 13351;
Thence along the centerline of said ditch S02°31'50"W, a distance of 83.26 feet to a point on the south line of said Lot 2, Block 4 monumented by a witness corner set 10.0' westerly on line stamped PELS 13351;
Thence along the south line of said Lot N89°28'57"W, a distance of 39.01 feet to a point monumented by an aluminum cap stamped PELS 13351 at the NE corner of a parcel described in a deed filed with the Johnson County Clerk in Book 87A-42, Book 662;
Thence along the east line of said parcel S00°26'26"E, a distance of 14.93 feet to a point monumented by an aluminum cap stamped PELS 13351;
Thence S89°51'14"W, a distance of 14.93 feet to the southeast corner of Lot 12 of the Cloud Peak Addition as shown on the plat filed with the Johnson County Clerk in Plat Book 1, Page 41A as monumented by an iron pipe;
Thence along the east line of said Lot 12 N00°28'53"W, a distance of 99.63 feet to the Point of Beginning.
Said parcel contains 4,905.3 square feet more or less.

LOT 1A, BENTON ADDITION

A parcel of land located in part of Lots 4-6, Block 4, of the Park Addition to the City of Buffalo, Wyoming as shown on the plat filed with the Johnson County Clerk in Plat Book 1, Page 19A and in part of the Benton addition to the City of Buffalo, Wyoming as shown on the plat filed with the Johnson County Clerk in Plat Book #2, Page 72. Said parcel being more particularly described as follows:

Beginning at the Southeast corner of said Benton Addition as monumented by a 5" Rebar;
Thence along the East line of said Addition N00°21'31"W, a distance of 19.97 feet to the Southwest corner of Block 4, of the Park Addition monumented by a 5" rebar;
Thence along the south line of said Block 4 S89°52'06"E, a distance of 14.80 feet to an iron pipe;
Thence leaving said South line following the east line of a parcel described in a deed filed with Johnson County Clerk in Book 87A-42, Book 662 N00°26'26"W, a distance of 122.09 feet to a point monumented by an aluminum cap stamped PELS 13351;
Thence S89°25'21"W, a distance of 14.89 feet to the Northeast corner of said Benton Addition monumented by an aluminum cap stamped PELS 13351;
Thence along the North line of said Addition S89°25'21"W, a distance of 115.03 feet to the Northwest corner of said Benton Addition monumented by an iron pipe;
Thence along the West line of said Addition S00°27'24"E, a distance of 141.82 feet to the Southwest corner of said Benton Addition monumented by an iron pipe;
Thence along the South line of said Addition N89°27'22"E, a distance of 115.05 feet to the Point of Beginning.
Said parcel contains 18,131.0 square feet more or less.

LOT 1A, BLOCK 1, HEPP ADDITION

A parcel of land located in part of Lots 3, and 4, Block 4, of the Park Addition to the City of Buffalo, Wyoming as shown on the plat filed with the Johnson County Clerk in Plat Book 1, Page 19A and in part of Lot 1, Block 1, of the Hepp addition to the City of Buffalo, Wyoming as shown on the plat filed with the Johnson County Clerk in Plat Book #2, Page 187. Said parcel being more particularly described as follows:

Beginning at the Southeast corner of said Lot 1, Block 1, of the Hepp Addition as monumented by an iron pipe;
Thence along the South line of said Lot S89°48'33"W, a distance of 254.86 feet to the Southwest corner of said Lot 1 monumented by an aluminum cap stamped PELS 13351;
Thence along the West line of said Lot N00°12'00"W, a distance of 189.22 feet to a point on the west line of said Lot 1 monumented by an iron pipe;
Thence along the West line of said Lot N00°08'46"W, a distance of 350.40 feet to the Northwest corner of said Lot 1 as monumented by an aluminum cap stamped PELS 13351;
Thence along the North line of said Lot N89°51'14"E, a distance of 251.88 feet to the northeast corner of said Lot 1, monumented by an iron pipe;
Thence N89°51'14"E, a distance of 14.93 feet to a point on the East line of a parcel described in a deed filed with the Johnson County Clerk in Book 87A-42, Page 662 monumented by an aluminum cap stamped PELS 13351;
Thence along said East line S00°26'26"E, a distance of 60.77 feet to an aluminum cap stamped PELS 13351;
Thence S89°25'21"W, a distance of 14.89 feet to the Northeast corner of the Benton Addition to the City of Buffalo, Wyoming as shown on the plat filed with the Johnson County Clerk in Plat Book #2, Page 72, monumented by an aluminum cap stamped PELS 13351;
Thence along the north line of said Addition S89°25'21"W, a distance of 115.03 feet to the Northwest corner of said Addition monumented by an iron pipe;
Thence along the west line of said addition S00°27'24"E, a distance of 141.82 feet to the Southwest corner of said Addition monumented by an iron pipe;
Thence along the South line of said Addition N89°27'22"E, a distance of 115.05 feet to the Southeast corner of said Addition monumented by a rebar;
Thence along the East line of said Lot 1, Block 1, of the Hepp Addition S00°29'20"E, a distance of 336.67 feet to the Point of Beginning.
Said parcel contains 2,785 acres more or less.

IN TESTIMONY WHEREOF: Spencer and Paula Hepp have caused these presents to be signed this 18 day of December, 2023.

Spencer Hepp
Spencer Hepp
Paula Hepp
Paula Hepp

STATE OF WYOMING }
COUNTY OF JOHNSON } SS

The Forgoing Instrument was Acknowledged before me this 18 Day of December, 2023 by Spencer and Paula Hepp. Witness my hand and official seal:

Jackie L. Powell
Notary Public

My Commission Expires: 6-24-28

JACKIE L. POWELL
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 14229
MY COMMISSION EXPIRES: 06/24/2028

INCORPORATED CITY APPROVAL

APPROVED BY THE CITY OF BUFFALO ON THIS 9th DAY OF January, 2024

Julie Silbernagel
ATTY JULIE SILBERNAGEL, CITY CLERK

Tracy P...
TRACY ASKY, CITY PLANNER

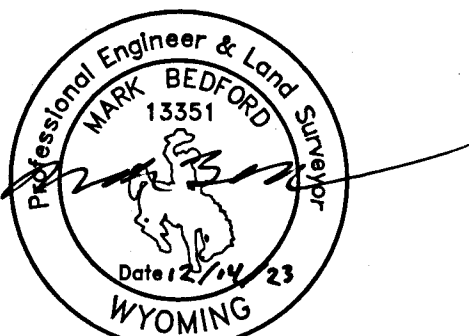
RECORDER'S CERTIFICATE

STATE OF WYOMING }
COUNTY OF JOHNSON } SS
Doc Number: 329428
This instrument was Filed for record on 1/9/2024 at 1:11 PM
and was duly recorded in book: H.F.I.L.E page: 692 - 692 fees: 75.00
Johnson County Clerk
By *Gene Carr* Deputy

CERTIFICATE OF SURVEYOR

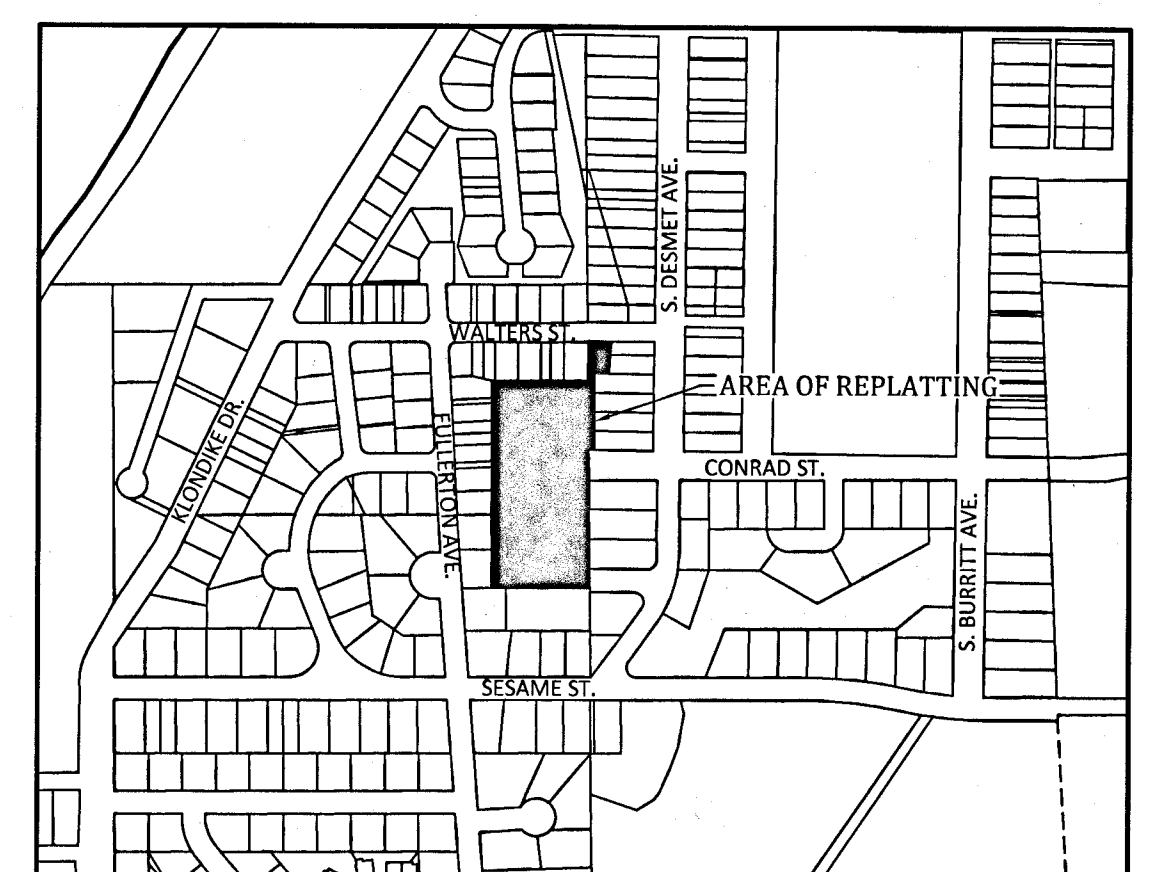
STATE OF WYOMING }
COUNTY OF JOHNSON } SS

I, Mark Bedford, a duly Registered Professional Engineer and Land Surveyor in the State of Wyoming do hereby certify that this Re-platting of the Hepp Addition, the Benton Addition, and parts of Lots 1-6, Block 4, of the Park Addition, was made from notes taken during an actual field survey by me or under my direct supervision in September of 2023 and is true and correct to the best of my knowledge and belief.



LEGEND

- - SET 2" AC PELS 13351
- - FOUND 5/8" REBAR
- - FOUND IRON PIPE
- - CALCULATED CORNER
- - PARCEL BOUNDARY
- - - - - VACATED BOUNDARY
- - - - - DITCH CENTERLINE



VICINITY MAP

SCALE 1"=500'

GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft.

BASES OF BEARINGS: CITY OF BUFFALO COORDINATE SYSTEM

PART OF LOTS 1-6, BLOCK 4 OF THE PARK
ADDITION, LOT 1 BLOCK 1 OF THE HEPP
ADDITION, AND LOT 1 OF THE BENTON ADDITION

REPLATTING

Prepared For:
SPENCER AND PAULA HEPP
34 AIRPORT ROAD
BUFFALO, WY 82834

Bighorn
Surveying &
Engineering, LLC

821 Fort Street Buffalo, WY 82834 (307) 684-7400 www.bighornsurveying.com

PAGE: 1
1
DRAWN BY: AE
CHECKED BY: MB
PROJECT NO.: 23-50
DWG.: HEPP ADDN
DATE: 12/14/2023
REVISION: