3/31/2021 4:06:11 PM NATRONA COUNTY CLERK
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Tracy Good
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TOWN OF MILLS

VACATION AND REPLAT
OF THE
BUFFALO ADDITION AND SAGE ADDITION, LOT 4
AS THE

# BUFFALO MEADOWS ADDITION

TO THE TOWN OF MILLS, WYOMING
BEING A PORTION OF THE SE1/4NW1/4 AND THE SW1/4NE1/4
SECTION 12, T.33N., R.80W., 6TH P.M.,
NATRONA COUNTY, WYOMING

Curve Table

| CURVE # | DELTA | RADIUS | CHORD BEARING | CHORD LENGTH | ARC LENGTH |
|---|---|---|---|---|---|
| C1 | 90° 34' 13" | 25.00' | N45° 50' 53"W | 35.53' | 39.52' |
| C2 | 89° 25' 47" | 25.00' | S44° 09' 07"W | 35.18' | 39.02' |
| C3 | 54° 44' 25" | 40.00' | N63° 45' 47"W | 36.78' | 38.22' |
| C4 | 19° 29' 40" | 90.00' | N81° 23' 10"W | 30.47' | 30.62' |
| C5 | 20° 54' 09" | 90.00' | N61° 11' 16"W | 32.65' | 32.83' |
| C6 | 17° 59' 26" | 90.00' | S41° 44' 31"E | 28.14' | 28.26' |
| C7 | 2° 54' 41" | 90.00' | S31° 17' 27"E | 4.57' | 4.57' |
| C8 | 6° 33' 28" | 40.00' | N33° 06' 51"W | 4.58' | 4.58' |
| C9 | 10° 53' 56" | 90.00' | N35° 17' 05"W | 17.09' | 17.12' |
| C10 | 20° 43' 50" | 90.00' | N51° 05' 58"W | 32.39' | 32.56' |
| C11 | 20° 43' 50" | 90.00' | N71° 49' 47"W | 32.39' | 32.56' |
| C12 | 8° 55' 00" | 90.00' | N86° 39' 12"W | 13.99' | 14.01' |
| C13 | 61° 16' 36" | 40.00' | N60° 28' 25"W | 40.77' | 42.78' |
| C14 | 28° 37' 58" | 40.00' | N74° 34' 19"E | 19.78' | 19.99' |
| C15 | 8° 09' 27" | 90.00' | S84° 48' 34"W | 12.80' | 12.81' |
| C16 | 20° 28' 31" | 90.00' | S70° 29' 35"W | 31.99' | 32.16' |
| C17 | 89° 59' 59" | 25.00' | S74° 44' 40"E | 35.36' | 39.27' |
| C18 | 90° 00' 00" | 25.00' | S15° 15' 20"W | 35.36' | 39.27' |
| C19 | 90° 00' 00" | 25.00' | S74° 44' 40"E | 35.36' | 39.27' |
| C20 | 90° 00' 00" | 25.00' | N15° 15' 20"E | 35.36' | 39.27' |
| C21 | 28° 49' 42" | 40.00' | S74° 29' 05"W | 19.92' | 20.13' |
| C22 | 28° 38' 38" | 90.00' | N74° 34' 39"E | 44.53' | 44.99' |
| C23 | 90° 38' 23" | 25.00' | S45° 46' 55"E | 35.55' | 39.55' |
| C24 | 71° 33' 51" | 30.00' | S55° 19' 07"E | 35.08' | 37.47' |
| C25 | 19° 04' 23" | 30.00' | S10° 00' 00"E | 9.94' | 9.99' |
| C26 | 59° 58' 09" | 30.00' | N29° 31' 15"E | 29.99' | 31.40' |
| C27 | 29° 23' 39" | 30.00' | N74° 12' 08"E | 15.22' | 15.39' |
| C28 | 89° 21' 46" | 25.00' | S44° 13' 05"W | 35.16' | 38.99' |
| C29 | 89° 21' 29" | 25.00' | S44° 13' 13"W | 35.16' | 38.99' |
| C30 | 90° 38' 31" | 25.00' | S45° 46' 47"E | 35.55' | 39.55' |
| C31 | 89° 21' 50" | 25.00' | N44° 13' 23"E | 35.16' | 38.99' |
| C32 | 90° 38' 31" | 25.00' | S45° 46' 47"E | 35.55' | 39.55' |
| C33 | 23° 39' 06" | 100.00' | S12° 17' 05"E | 40.99' | 41.28' |
| C34 | 29° 17' 08" | 50.00' | S15° 06' 06"E | 25.28' | 25.56' |
| C35 | 5° 38' 02" | 100.00' | N26° 55' 39"W | 9.83' | 9.83' |
| C36 | 49° 30' 22" | 50.00' | S04° 59' 29"E | 41.87' | 43.20' |
| C37 | 25° 48' 18" | 100.00' | S16° 50' 31"E | 44.66' | 45.04' |
| C38 | 23° 42' 04" | 100.00' | N07° 54' 40"E | 41.07' | 41.37' |
| C39 | 10° 16' 54" | 50.00' | N14° 37' 15"E | 8.96' | 8.97' |
| C40 | 15° 38' 06" | 100.00' | S11° 56' 38"W | 27.20' | 27.29' |

ENGINEERS
Environmental and Civil Solutions, LLC
111 West 2nd Street, Suite 600
Casper, WY 82604
Phone: 307.337.2883
www.ecsengineers.net

PROJECT NO. 200028

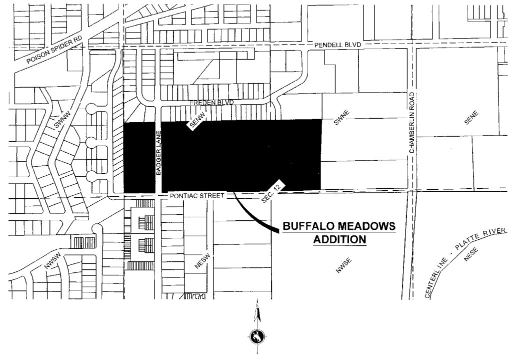
**OWNER:**
BUFFALO DEVELOPMENT, LLC
421 S. CENTER, SUITE 101
CASPER, WY 82601

TOWN OF MILLS
P.O. BOX 789
MILLS, WY 82604

**SURVEYOR:**
FIELD: BP & TJY
REVIEW: JAMES F. JONES, P.L.S.

**DATE DRAWN:**
12.31.2020

**DRAWN BY:**
TJY




**VICINITY MAP**
NATRONA COUNTY, WY
SCALE: 1" = 500'

## NOTES

1. ERROR OF CLOSURE: PARCEL "A" EXCEEDS 1:500,000
2. ERROR OF CLOSURE: PARCEL "B" EXCEEDS 1:500,000
3. BEARINGS AND COORDINATES ARE BASED ON NAD83 (2011) (EPCH 2010.0000) (WYOMING STATE PLANE COORDINATES, EAST CENTRAL ZONE, (4902)). ELEVATIONS ARE NAVD88 AND NOT TO BE USED AS BENCHMARKS
4. ALL DISTANCES ARE GROUND (US SURVEY FOOT).
5. ALL LOT LINES ADJACENT TO STREET RIGHT-OF-WAYS ARE HEREBY PLATTED WITH A 15' PUBLIC UTILITY EASEMENT.
6. TRACTS 1, 2, 3, & 4 TO BE DESIGNATED AS OPEN SPACE/PUBLIC PEDESTRIAN ACCESS EASEMENT & UTILITY EASEMENT.
7. THE UNITED STATES EASEMENTS ARE RESTRICTED AREAS. ALL CONSTRUCTION WITHIN SAID EASEMENTS SHALL BE COORDINATED WITH THE WESTERN AREA POWER ADMINISTRATION (WAPA), P.O. BOX 3700, LOVELAND, COLORADO, 80539-3003.
8. NO LANDSCAPING IN THE WAPA EASEMENTS SHALL EXCEED 10 FEET IN MATURE HEIGHT.

## APPROVALS

**TOWN OF MILLS:**

APPROVED BY THE TOWN COUNCIL OF THE TOWN OF MILLS, WYOMING BY RESOLUTION NUMBER 2021-8 DULY PASSED, ADOPTED AND APPROVED ON THIS 23rd DAY OF March, 2021.

MAYOR
ATTEST: TOWN CLERK
TOWN ENGINEER

## CERTIFICATE OF SURVEYOR

I, **JAMES F. JONES**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF **BUFFALO MEADOWS ADDITION**, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, AND THAT THIS PLAT WAS MADE FROM NOTES DURING AN ACTUAL SURVEY MADE BY ME OR OTHERS UNDER MY DIRECT SUPERVISION DURING THE MONTH OF AUGUST, 2020 AND THAT THE PHYSICAL AND MATHEMATICAL DETAILS SHOWN HEREON ARE CORRECT AT THE TIME OF SAID SURVEY.

Professional Land Surveyor
JAMES F. JONES
5529
Date 3/25/21
WYOMING

STATE OF WYOMING )
) SS
COUNTY OF NATRONA )

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF March, 2021, BY JAMES F. JONES.

WITNESS MY HAND AND OFFICIAL SEAL.

CARTER BRITT - NOTARY PUBLIC
COUNTY OF NATRONA STATE OF WYOMING
MY COMMISSION EXPIRES MARCH 9, 2024

MY COMMISSION EXPIRES: March 9, 2024

NOTARY PUBLIC

## CERTIFICATE OF VACATION AND DEDICATION

STATE OF WYOMING
COUNTY OF NATRONA

THE TOWN OF MILLS, NATRONA COUNTY, WYOMING THROUGH ITS MAYOR AND THE UNDERSIGNED, BUFFALO DEVELOPMENT, LLC, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED PARCELS OF LAND LOCATED IN THE SE1/4NW1/4 AND THE SW1/4NE1/4 OF SECTION 12, T.33N., R.80W., 6TH P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL "A"**:

BEGINNING AT A FOUND ALUMINUM CAP MONUMENTING THE SOUTHWEST CORNER OF LOT 3 OF THE SAGE ADDITION ALONG THE NORTHERN RIGHT-OF-WAY OF PONTIAC STREET, SAID POINT BEING THE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION AND THE SOUTHEAST CORNER OF THE PARCEL OF LAND BEING DESCRIBED HEREIN;

THENCE S 88°53'58" W, FROM THE POINT OF BEGINNING AND ALONG THE SOUTHERLY LINE OF THE PARCEL BEING DESCRIBED, A DISTANCE OF 443.25 FEET TO A FOUND BRASS CAP WITNESS CORNER MARKING THE C1/4 OF SAID SECTION 12;

THENCE S 88°54'18" W, CONTINUING ALONG THE SOUTHERLY LINE OF THE PARCEL BEING DESCRIBED, A DISTANCE OF 270.10 FEET TO THE SOUTHEASTERLY CORNER OF THE ASHBY-BUFFALO ADDITION MONUMENTED BY AN ALUMINUM CAP;

THENCE N 00°42'58" W, ALONG THE EASTERLY LINE OF THE ASHBY-BUFFALO ADDITION, A DISTANCE OF 109.94 FEET TO THE NORTHEASTERLY CORNER OF THE ASHBY-BUFFALO ADDITION MONUMETED BY AN ALUMINUM CAP;

THENCE S 88°53'18" W, ALONG THE NORTHERLY LINE OF THE ASHBY-BUFFALO ADDITION, A DISTANCE OF 697.39 FEET TO THE NORTHWESTERLY CORNER OF THE ASHBY-BUFFALO ADDITION MONUMENTED BY AN ALUMINUM CAP, SAID POINT LIES ON THE EAST RIGHT-OF-WAY LINE OF BADGER LANE;

THENCE N 00°33'47" W, ALONG THE WESTERLY LINE OF THE PARCEL BEING DESCRIBED AND THE EASTERLY RIGHT-OF-WAY LINE OF BADGER LANE, A DISTANCE OF 513.90 FEET TO THE NORTHWESTERLY CORNER OF THE PARCEL BEING DESCRIBED AND A FOUND BRASS CAP ON THE SOUTHERLY LINE OF THE FREDEN ADDITION;

THENCE N 88°52'00" E, ALONG THE NORTHERLY LINE OF THE PARCEL BEING DESCRIBED AND THE SOUTHERLY LINE OF THE FREDEN ADDITION, A DISTANCE OF 843.21 FEET TO A POINT MONUMENTED BY A BARE REBAR;

THENCE N88° 49' 09" E, CONTINUING ALONG THE NORTHERLY LINE OF THE PARCEL BEING DESCRIBED AND THE SOUTHERLY LINE OF THE FREDEN ADDITION LOTS 25 & 26, LOT 25, A DISTANCE OF 124.97 FEET TO THE CSN1/64 CORNER OF SAID SECTION 12 MONUMENTED BY A BRASS CAP;

THENCE N 88°50'41" E, CONTINUING ALONG THE NORTHERLY LINE OF THE PARCEL BEING DESCRIBED AND THE SOUTHERLY LINE OF THE FREDEN ADDITION LOTS 25 & 26, LOT 26, A DISTANCE OF 443.97 FEET TO THE NORTHEASTERLY CORNER OF THE PARCEL BEING DESCRIBED MONUMENTED BY AN ALUMINUM CAP;

THENCE S 00°27'48" E, ALONG THE EASTERLY LINE OF THE PARCEL BEING DESCRIBED AND THE WEST LINE OF LOT 1 OF THE SAGE ADDITION, A DISTANCE OF 376.20 FEET TO A POINT MONUMENTED BY AN ALUMINUM CAP;

THENCE S 00°27'32" E, CONTINUING ALONG THE EASTERLY LINE OF THE PARCEL BEING DESCRIBED AND THE WEST LINE OF LOT 1 OF THE SAGE ADDITION, A DISTANCE OF 248.62 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 18.47 ACRES, MORE OR LESS AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATION, AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

**PARCEL "B"**:

BEGINNING AT A FOUND BRASS CAP WITNESS CORNER MARKING THE CW1/16 CORNER OF SAID SECTION 12, SAID POINT BEING THE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION AND THE SOUTHWEST CORNER OF THE PARCEL BEING DESCRIBED HEREIN;

THENCE N 00°35'44" W, ALONG THE WESTERLY LINE OF THE PARCEL BEING DESCRIBED AND THE EASTERLY LINE OF THE AGATE ADDITON, A DISTANCE OF 623.54 FEET TO THE NORTHWESTERLY CORNER OF THE PARCEL BEING DESCRIBED AND THE SOUTHWESTERLY CORNER OF THE FREDEN ADDITION, MONUMENTED BY A BRASS CAP;

THENCE N 88°52'35" E, ALONG THE NORTHERLY LINE OF THE PARCEL BEING DESCRIBED AND THE SOUTHERLY LINE OF THE FREDEN ADDITION, A DISTANCE OF 277.85 FEET TO A POINT MONUMENTED BY AN ALUMINUM CAP;

THENCE N 88°47'05" E, ALONG THE NORTHERLY LINE OF THE PARCEL BEING DESCRIBED, A DISTANCE OF 5.28 FEET TO A POINT MONUMENTED BY A BRASS CAP, SAID POINT LIES ON THE WESTERLY RIGHT-OF-WAY LINE OF BADGER LANE;

THENCE S 00°35'52" E, CONTINUING ALONG THE EASTERLY LINE OF THE PARCEL BEING DESCRIBED AND THE WESTERLY RIGHT-OF-WAY LINE OF SAID BADGER LANE, A DISTANCE OF 623.60 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL AND A POINT MONUMENTED BY A BRASS CAP, SAID POINT LIES ON THE NORTHERLY RIGHT-OF-WAY LINE OF PONTIAC STREET;

THENCE S 88°53'13" W ALONG THE SOUTHERLY LINE OF THE PARCEL BEING DESCRIBED AND THE NORTHERLY RIGHT-OF-WAY LINE OF PONTIAC STREET, A DISTANCE OF 283.15 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 4.05 ACRES, MORE OR LESS AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATION, AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

THE PARCELS OF LAND, AS THEY APPEAR ON THIS PLAT, ARE DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE ABOVE NAMED OWNERS AND PROPRIETORS. THE NAME OF THE SUBDIVISION SHALL BE KNOWN AS "BUFFALO MEADOWS ADDITION". ALL STREETS AS SHOWN HEREON ARE HEREBY OR WERE PREVIOUSLY DEDICATED TO THE USE OF THE PUBLIC AND EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR THE USE OF PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSES OF CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITY LINES, CONDUITS, DITCHES, DRAINAGE, AND ACCESS.

BUFFALO DEVELOPMENT, LLC
421 S. Center Street, Suite 101
Casper, WY 82601

LISA BURRIDGE, MEMBER OF BUFFALO DEVELOPMENT, LLC

TOWN OF MILLS
P.O. Box 798
Mills, WY 82604

SETH COLEMAN, MAYOR

## ACKNOWLEDGEMENTS

STATE OF WYOMING )
) SS
COUNTY OF NATRONA )

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF March, 2021, BY LISA BURRIDGE, MEMBER OF BUFFALO DEVELOPMENT, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: July 29, 2021

NOTARY PUBLIC

STATE OF WYOMING )
) SS
COUNTY OF NATRONA )

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF March, 2021, BY SETH COLEMAN, MAYOR, TOWN OF MILLS.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC
CHRISTINE M. TRUMBULL
STATE OF WYOMING
COUNTY OF NATRONA
My Commission Expires Dec 7, 2022

MY COMMISSION EXPIRES: Dec. 7th 2022

NOTARY PUBLIC

The Town of Mills 1921
TOWN OF MILLS
State of Wyoming

VACATION AND REPLAT
OF THE
BUFFALO ADDITION AND SAGE ADDITION, LOT 4
AS THE

# BUFFALO MEADOWS ADDITION

TO THE CITY OF MILLS, WYOMING
BEING A PORTION OF THE SE1/4NW1/4 AND THE SW1/4NE1/4
SECTION 12, T.33N., R.80W., 6TH P.M.,
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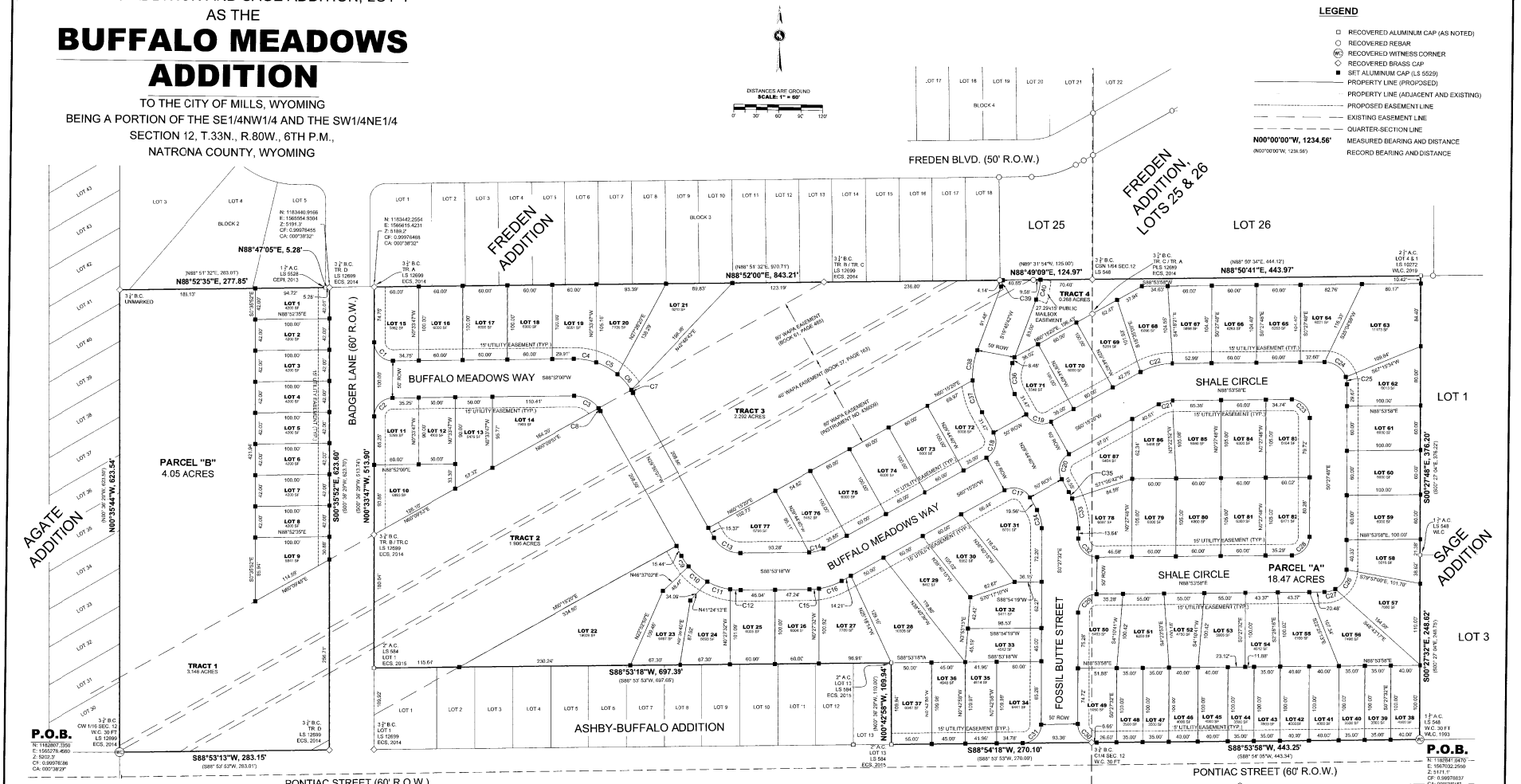


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