

*TRACT 1*

A TRACT OF LAND SITUATED IN THE SE¼SE¼ OF SECTION 3, TOWNSHIP 54 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 3 (MONUMENTED WITH A 3/4" ALUMINUM CAP PER PLS 6812); THENCE S89°50'59"W, 264.32 FEET ALONG THE SOUTH LINE OF SAID SE $\frac{1}{4}$ SW $\frac{1}{4}$  TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 535 OF DEEDS, PAGE 168; THENCE, CONTINUE S89°50'59"W, 1057.82 FEET ALONG SAID SOUTH LINE OF THE SE $\frac{1}{4}$ SW $\frac{1}{4}$  TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE N00°29'18"W, 1330.34 FEET ALONG THE WEST LINE OF SAID SE $\frac{1}{4}$ SW $\frac{1}{4}$  TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID SE $\frac{1}{4}$ SW $\frac{1}{4}$ ; THENCE N84°48'13"E, 132.9 FEET TO A POINT, SAID POINT LYING ON THE EAST-RIGHT-OF-WAY LINE OF MCCORMICK ROAD (AKA COUNTY ROAD NO. 109); THENCE, CONTINUE N84°48'13"E, 1188.81 FEET TO A POINT, SAID POINT BEING THE EAST-LEFT-OF-WAY LINE OF MCCORMICK ROAD (AKA COUNTY ROAD NO. 109); THENCE, CONTINUE N84°48'13"E, 116.49 FEET TO THE NORTHWEST CORNER OF SAID SE $\frac{1}{4}$ SW $\frac{1}{4}$ ; THENCE S05°42'03"W, 1308.17 FEET ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 535 OF DEEDS, PAGE 168 TO A POINT, SAID POINT LYING ON THE NORTH-RIGHT-OF-WAY LINE OF KRUSE CREEK ROAD (AKA COUNTY ROAD NO. 30); THENCE, CONTINUE S05°42'03"W, 30.09 FEET ALONG SAID EAST LINE OF SAID TRACT DESCRIBED IN BOOK 535 OF DEEDS, PAGE 168 TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 34.52 ACRES OF LAND, MORE OR LESS.

*TRACT 2*

A TRACT OF LAND SITUATED IN THE E½SE¼ OF SECTION 3, TOWNSHIP 54 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 3 (MONUMENTED WITH 3" ALUMINUM CAP PER PL8 6812); THENCE N00°38'27"W, 133.61 FEET ALONG THE EAST LINE OF THE SE $\frac{1}{4}$ SW $\frac{1}{4}$  TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THE N $\frac{1}{4}$ SE $\frac{1}{4}$ , AND LYING ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 571 OF DEEDS, PAGE 234; THENCE S89°45'27"W, 116.49 FEET ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 571 OF DEEDS, PAGE 234 TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT BEING AN ANGLE POINT ON SAID SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 571 OF DEEDS, PAGE 234; THENCE S89°48'13"W, 118.81 FEET TO A POINT, SAID POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF MCCORMICK ROAD (AKA COUNTY ROAD NO. 109); THENCE, CONTINUE S89°48'13"W, 13.29 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID N $\frac{1}{4}$ SE $\frac{1}{4}$ ; THENCE N00°29'18"W, 44.95 FEET ALONG THE WEST LINE OF SAID N $\frac{1}{4}$ SE $\frac{1}{4}$  TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 571 OF DEEDS, PAGE 234; THENCE N89°18'41"E, 11.82 FEET ALONG SAID SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 571 OF DEEDS, PAGE 234 TO A POINT, SAID POINT LYING ON SAID EAST RIGHT-OF-WAY LINE OF SAID MCCORMICK ROAD (AKA COUNTY ROAD NO. 109); THENCE, CONTINUE N89°18'41"E, 803.20 FEET ALONG SAID SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 571 OF DEEDS, PAGE 234 TO A POINT; THENCE N00°24'13"W, 180.84 FEET ALONG SAID SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 571 OF DEEDS, PAGE 234 TO A POINT; THENCE S83°35'11"E, 319.95 FEET ALONG SAID SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 571 OF DEEDS, PAGE 234 TO A POINT; THENCE S63°51'19"E, 137.28 FEET ALONG SAID SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 571 OF DEEDS, PAGE 234 TO A POINT; THENCE S05°39'42"W, 551.58 FEET ALONG SAID SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 571 OF DEEDS, PAGE 234 TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 14.22 ACRES OF LAND, MORE OR LESS.

**NOTES:**

1. FOR THE PURPOSE OF COMPLETING A BOUNDARY LINE ADJUSTMENT IN ACCORDANCE WITH WYOMING LAW, AND WHICH DOES NOT HAVE THE EFFECT OF CREATING ANY NEW, SEPARATELY OWNED PARCEL, TRACT 2, DESCRIBED IN THIS BOUNDARY LINE ADJUSTMENT SHALL BE ATTACHED TO THE ADJOINER AND CAN NOT BE SOLD SEPARATELY.

2. DEEDS AND EASEMENTS OF RECORD WERE PROVIDED BY WILCOX ABSTRACT & TITLE COMPANY. A TITLE COMMITMENT WAS NOT REQUIRED FOR THIS PROJECT. WILCOX ABSTRACT & TITLE COMPANY AND PRESTEDFIELD SURVEYING, LLC DID A PRELIMINARY SEARCH FOR DEEDS AND EASEMENTS OF RECORD AT THE SHERIDAN COUNTY COURT HOUSE. THIS SEARCH DOES NOT CONSTITUTE A GUARANTEE OR POLICY OF TITLE INSURANCE, AND DOES NOT GUARANTEE THAT ALL EASEMENTS OF RECORD ARE SHOWN ON THIS DRAWING.

3. SEE RECORD OF SURVEY: COUNTY ROAD NO. 28, RIGHT-OF-WAY, (AKA BIRD FARM ROAD), RECORDED IN DRAWER "A", PLAT NUMBER "391).

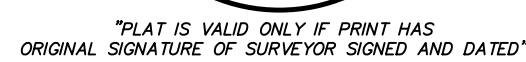
4. SEE RECORD OF SURVEY: COUNTY ROAD NO. 30, RIGHT-OF-WAY, (AKA KRUSE CREEK ROAD), RECORDED IN DRAWER "A", PLAT NUMBER "392).

2. A 5/8" REBAR CONTROLLING THE EAST LINE OF BOOK 535 OF DEEDS, PAGE 168 WAS FOUND NORTH OF THE NORTH-ORTH-OF-WAY LINE, BEING A (31.91) FOOT WITNESS CORNER AS SHOWN ON RECORD OF SURVEY: COUNTY ROAD NO. 30, RIGHT-OF-WAY (AKA KRUZE CREEK ROAD), RECORDED IN DRAWER "A", PLAT NUMBER 188, DATED 12/13/2009. (AKA KRUZE CREEK ROAD) RECOVERED AS 2021 SURVEY. THE MONUMENTS POSITION CONTROLLING THE EAST LINE OF SAID RECORDED DRAWER "A", PLAT NUMBER 188, DATED 12/13/2009, WITNESS CORNER, THE OBLATERED MONUMENT WAS NOT FOUND DURING A 2021 SURVEY. THE MONUMENTS POSITION CONTROLLING THE EAST LINE OF SAID BOOK 535, PAGE 168 FROM THE NORTHEAST CORNER OF SAID BOOK 535, PAGE 168 SET 1/4" ALUMINUM CAP PER PLS 6812, AT WHICH POINT SET A 1/4" ALUMINUM CAP PER PLS 6812. A WITNESS CORNER WAS ALSO ESTABLISHED AT THE INTERSECTION OF SAID EAST LINE OF BOOK 535, PAGE 168 AND THE NORTH-ORTH-OF-WAY LINE OF SAID KRUZE CREEK ROAD (AKA COUNTY ROAD NO. 30). SAID MONUMENT IS LOCATED AS 2021 SURVEY. THE MONUMENTS POSITION CONTROLLING THE EAST LINE OF SAID BOOK 535, PAGE 168 AND THE NORTH-ORTH-OF-WAY LINE OF SAID KRUZE CREEK ROAD (AKA COUNTY ROAD NO. 30).

### SURVEYOR'S CERTIFICATE

STATE OF WYOMING : ss  
COUNTY OF SHERIDAN

I, THOMAS D. TUCKER, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



*CERTIFICATE OF RECORDER*

STATE OF WYOMING : ss  
COUNTY OF SHERIDAN

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT \_\_\_\_\_ O'CLOCK \_\_\_\_M.,  
THIS \_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_\_\_\_, AND IS DULY RECORDED AS SURVEY \_\_\_\_\_, NO. \_\_\_\_\_  
FEE \$ \_\_\_\_\_

COUNTY CLERK \_\_\_\_\_ STAMP RECEIVING NUMBER \_\_\_\_\_

BAILEY - CAMPBELL  
***BOUNDARY LINE ADJUSTMENT***  
SITUATED IN THE E1/2SE1/4 OF SECTION 3, TOWNSHIP 54 NORTH, RANGE 84 WEST,  
6TH PRINCIPAL MERIDIAN,  
**SHERIDAN COUNTY, WYOMING**

**RESTFELDT**  
**SURVEYING**  
2340 WETLANDS DR., SUITE 100  
PO BOX 3082  
SHERIDAN, WY 82801  
307-672-7415

CLIENT: CLEARWATER LAND & MINERALS, LLC  
ATTN: CHIP CAMPBELL  
2161 COFFEEN AVENUE, SUITE 301  
219 McCORMICK ROAD  
SHERIDAN, WY 82801

JN: 2021-030  
DN: 2021-030D  
TAB: BLA  
PF: T2021-030  
REVIEWED BY: JSP & CT  
JUNE 03, 2021