

1/4  
28 27

WYOMING STATE HIGHWAY NO. 338  
(AKA DECKER ROAD)

SCB=N06°38'06"E  
SCL=98.76'

SCB=N00°50'27"E  
SCL=282.87'

S89°20'50"E  
34.84'

(R)870.60'  
870.84'

(R)N00°51'48"W  
500°51'26"E

(R)N00°51'48"W  
N00°51'26"W

(R)701.98'  
702.18'

±18.77 ACRES

SW1/4SW1/4

SW1/4SW1/4

NE1/4SW1/4

SE1/4SW1/4

RECORD OWNER:  
NORTH SHERIDAN LAND COMPANY, LLC  
(BOOK 504, PAGE 184)

RECORD OWNER:  
BLACK GOLD LAND COMPANY, LLC  
(DEED RECEPTION NO. 2021-767154)

### NOTES:

- 1: A TITLE SEARCH WAS NOT PERFORMED AND DOES NOT INCLUDE ALL EASEMENT, RESERVATIONS OR ENCUMBRANCES WHICH MAY HAVE BEEN LEGALLY ACQUIRED
- 2: "FOR THE PURPOSED OF COMPLETING A BOUNDARY LINE ADJUSTMENT IN ACCORDANCE WITH WYOMING LAW, AND WHICH DOES NOT HAVE THE EFFECT OF CREATING AND NEW, SEPERATELY OWNED PARCEL."

### 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 9:01 O'CLOCK A.M.,  
THIS 24, DAY OF May, 2021, AND IS DULY RECORDED IN DRAWER A, PLAT NO. 628  
FEE \$ 50.00

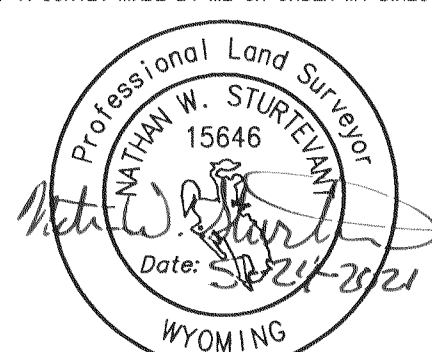
Ella Schunk Thompson  
COUNTY CLERK

STAMP RECEIVING NUMBER 2021-769297

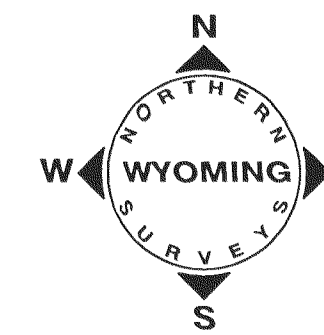
### SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss  
COUNTY OF SHERIDAN

I, NATHAN W. STURTEVANT, 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.

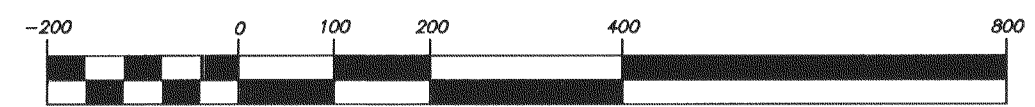


"PLAT IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"



SCALE: 1"= 200'  
BEARINGS ARE BASED ON THE  
WYOMING COORDINATE SYSTEM, EAST CENTRAL ZONE  
DISTANCES ARE SURFACE

### BAR SCALE



(U.S. SURVEY FEET)  
1 inch = 200 feet

### DATUM:

NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)  
DATUM ADJUSTMENT FACTOR (DAF): 1.000235  
DIVIDE SURFACE COORDINATES BY DAF TO CALCULATE  
THE WYOMING COORDINATE SYSTEM NAD 1983,  
EAST CENTRAL ZONE, COORDINATES

### LEGEND:

- FOUND 4-1/2" BRASS CAP PER SHERIDAN WYOMING COAL CO.
- FOUND 2" IRON PIPE PER SHERIDAN WYOMING COAL CO.
- SET 2" ALUMINUM CAP PER PLS 15646
- FOUND HIGHWAY RIGHT-OF-WAY MONUMENT
- CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- PROPERTY LINE
- SECTION LINE
- INTERIOR SECTION LINE
- HIGHWAY RIGHT-OF-WAY LINE
- BOUNDARY ADJUSTMENT LINE
- BOUNDARY ADJUSTMENT (BLACK GOLD TO NORTH SHERIDAN LAND COMPANY, LLC) TOTAL ±18.77 ACRES

### LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE SW1/4 OF SECTION 27, TOWNSHIP 57 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 27 (MONUMENTED WITH A 2" BRASS CAP PER SHERIDAN WYOMING COAL COMPANY); THENCE N71°03'42"W, 3977.63 FEET TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT LYING THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 504 OF DEEDS, PAGE 184; THENCE N25°25'54"W, 786.63 FEET TO A POINT; THENCE N58°26'32"W, 841.10 FEET TO A POINT, SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID WYOMING STATE HIGHWAY NO. 338; THENCE ALONG A SPIRAL CHORD BEARING OF S00°50'27"W, SPIRAL CHORD LENGTH 282.87 FEET ALONG SAID WYOMING STATE HIGHWAY NO. 338 TO A POINT; THENCE N89°20'50"W, 34.84 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT; THENCE S00°51'26"E, 870.84 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 504 OF DEEDS, PAGE 184; THENCE N89°51'47"E, 1080.48 FEET ALONG SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 504 OF DEEDS, PAGE 184 TO SAID POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 18.77 ACRES OF LAND, MORE OR LESS.

### BOUNDARY LINE ADJUSTMENT FOR

## NORTH SHERIDAN LAND COMPANY, LLC

SITUATED IN THE SW1/4 OF SECTION 27,  
TOWNSHIP 57 NORTH, RANGE 84 WEST,  
6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

CLIENT: NORTH SHERIDAN LAND COMPANY, LLC  
237 N. MAIN ST., SUITE 250  
SHERIDAN, WY 82801



555 W. BURKITT ST.  
SHERIDAN, WY 82801

AC: 2021-008  
DN: 2021-008-BLA  
MAY 21, 2021

# 628