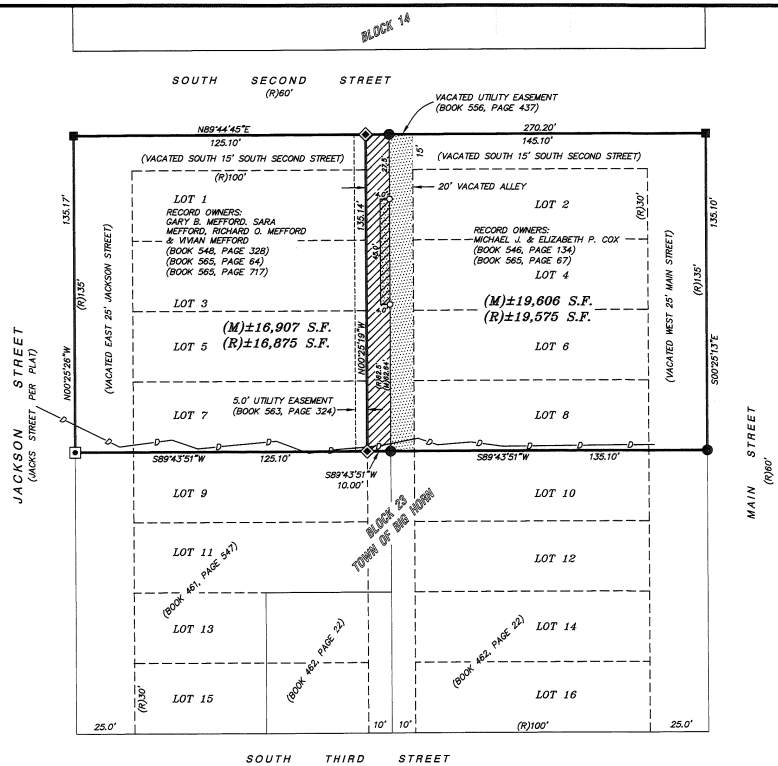

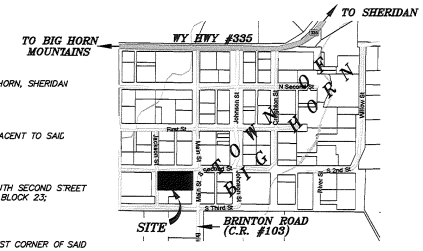

LOCATION MAP:
NO TRUE SCALE

COX (BOUNDARY LINE ADJUSTMENT)

LOTS 2, 4, 6 AND 8, BLOCK 23, OF THE TOWN OF BIG HORN, SHERIDAN COUNTY, WYOMING.

AND

THE WEST TWENTY-FIVE (25) FEET OF MAIN STREET ADJACENT TO SAID LOTS 2, 4, 6 AND 8, BLOCK 23;

AND

THAT PORTION OF THE SOUTH FIFTEEN (15) FEET OF SOUTH SECOND STREET BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2, BLOCK 23;
THENCE EAST A DISTANCE OF 25 FEET TO A POINT;
THENCE NORTH A DISTANCE OF 15 FEET TO A POINT;
THENCE WEST A DISTANCE OF 135 FEET TO A POINT;
THENCE SOUTH A DISTANCE OF 15 FEET TO A POINT;
THENCE EAST A DISTANCE OF 10 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 23;
THENCE EAST A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING;

AND

THE EAST HALF OF THE TWENTY (20) FOOT WIDE ALLEY ADJACENT TO LOTS, 2, 4, 6 AND 8, BLOCK 23;

AND

THE WEST HALF OF THE TWENTY (20) FOOT WIDE ALLEY ADJACENT TO LOTS 1, 3, 5, AND 7, BLOCK 23.

AND

THAT PORTION OF SOUTH SECOND STREET LYING NORTH OF BLOCK 23, TOWN OF BIG HORN, SHERIDAN COUNTY, WYOMING, DESCRIBED AS FOLLOWS: THE SOUTH FIFTEEN (15) FEET OF SAID SOUTH SECOND STREET LYING BETWEEN THE EXTENSION OF THE EAST LINE OF LOT 1 AND THE EXTENSION OF THE CENTERLINE OF SAID ALLEY SITUATED IN BLOCK 23.

SAID TRACT CONTAINS (R)19,575 SQUARE FEET OF LAND, MORE OR LESS.

MEFFORD (BOUNDARY LINE ADJUSTMENT)

LOTS 1, 3, 5 AND 7, BLOCK 23, OF THE TOWN OF BIG HORN, SHERIDAN COUNTY, WYOMING.

AND

THE EAST TWENTY-FIVE (25) FEET OF JACKSON STREET ADJACENT TO LOTS 1, 3, 5, AND 7, BLOCK 23, OF THE TOWN OF BIG HORN, SHERIDAN COUNTY, WYOMING.

AND

THAT PORTION OF THE SOUTH FIFTEEN (15) FEET OF SOUTH SECOND STREET BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 23;
THENCE EAST A DISTANCE OF 100 FEET TO A POINT, SAID POINT BEING THE NORTHEAST OF SAID LOT 1, BLOCK 23;
THENCE NORTH A DISTANCE OF 15 FEET TO A POINT;
THENCE WEST A DISTANCE OF 125 FEET TO A POINT;
THENCE SOUTH A DISTANCE OF 15 FEET TO A POINT;
THENCE EAST A DISTANCE OF 25 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS (R)16,875 SQUARE FEET OF LAND, MORE OR LESS.

VACATED UTILITY EASEMENT (BOOK 566, PAGE 437)

THAT PORTION OF THE SOUTH FIFTEEN (15) FEET OF SOUTH SECOND STREET LYING NORTH OF BLOCK 23, AND A PORTION OF A TWENTY (20) FOOT WIDE ALLEY SITUATED IN BLOCK 23, TOWN OF BIG HORN, SHERIDAN COUNTY, WYOMING, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 23;
THENCE SOUTH A DISTANCE OF 120 FEET TO THE SOUTHWEST CORNER OF LOT 8, BLOCK 23;
THENCE WEST A DISTANCE OF 10 FEET TO A POINT;
THENCE NORTH A DISTANCE OF 62.5 FEET TO A POINT;
THENCE WEST A DISTANCE OF 4 FEET TO A POINT;
THENCE NORTH A DISTANCE OF 45 FEET TO A POINT;
THENCE EAST A DISTANCE OF 4 FEET TO A POINT;
THENCE NORTH A DISTANCE OF 27.5 FEET TO A POINT;
THENCE EAST A DISTANCE OF 10 FEET TO A POINT;
THENCE SOUTH A DISTANCE OF 15 FEET TO THE POINT OF BEGINNING;

NOTICE
This plat is an image, or reproduction of the original as is recorded in the **Sheridan County Clerk's Office.** It is not a certified, complete or authoritative depiction of current property lines, easements or rights-of-way. Delineations, measurement or representations may have occurred since the original plat was recorded.

NOTES:

1) THIS SURVEY IS "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".

2) WEST HALF (W1/2) OF THE VACATED ALLEY IS STILL RETAINED AS A UTILITY EASEMENT EXCEPT FOR THAT PORTION DESCRIBED IN (BOOK 566, PAGE 437).

LEGEND:

- FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- SET 2" ALUMINUM CAP PER PLS 6812
- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND 5/8" REBAR/SET 2" ALUMINUM CAP PER PLS 6812
- CALCULATED; NOTHING FOUND/NOTHING SET
- (R) RECORD
- (M) MEASURED
- BOUNDARY LINE
- PROPERTY LINES
- ORIGINAL BLOCK/LOT LINE
- UTILITY EASEMENT AS NOTED
- CENTERLINE OF DITCH
- MEFFORD TO COX (BOOK 564, PAGE 572) (SEE NOTE: 2)
- VACATED UTILITY EASEMENT (BOOK 566, PAGE 437)

SCALE: 1"= 30'
BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE
DISTANCES ARE SURFACE

GRAPHIC SCALE

-30 0 15 30 60

(U.S. SURVEY FEET)
1 inch = 30 feet

DATUM:

NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)
DATUM ADJUSTMENT FACTOR (DAF): 1.000246811
DIVIDE SURFACE COORDINATES BY DAF TO CALCULATE THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE, COORDINATES

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.

Professional Land Surveyor THOMAS D. TUCKER 6812 Date: MAY 17, 2017 WYOMING

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

STATE OF WYOMING COUNTY OF SHERIDAN SEAL

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 10:22 O'CLOCK P.M., THIS 17, DAY OF May, 20 17,
AND IS DULY RECORDED IN DRAWER A, PLAT NO. 515 FEE $ 50.00

Eda Schunk Thompson STAMP RECEIVING NUMBER 2017-784733
COUNTY CLERK

RECORD OF SURVEY

COX - MEFFORD

BOUNDARY LINE ADJUSTMENT

LOCATION: LOTS 1-8, BLOCK 23, VACATED ALLEY AND STREETS, TOWN OF BIG HORN, SHERIDAN COUNTY, WYOMING

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

CLIENTS: MICHAEL J. & ELIZABETH P. COX
154 S. SECOND ST.
BIG HORN, WY 82833
&
GARY B. & RICHARD O. MEFFORD
39 MEADE CREEK RD
SHERIDAN, WY 82801

JN: 2014-034 SJ: 2
DN: 2014-034D
PF: T2014-034
MAY 17, 2017

#515