

BEING PART OF THE NORTH HALF (N1/2) AND THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2 OF SE1/4) SECTION 17,
TOWNSHIP 56 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING



NOTES
1. BASIS OF BEARINGS IS WYOMING STATE PLANE, EAST CENTRAL ZONE, NAD 83
2. DISTANCES ARE GROUND
3. 20' ACCESS & UTILITY EASEMENT RESERVED TO BENEFIT ALL TRACTS.
4. 20' WATER LINE EASEMENT AND 20' ACCESS & UTILITY EASEMENT RESERVED TO BENEFIT TRACT 3
5. 30' ACCESS & UTILITY EASEMENT RESERVED TO BENEFIT TRACT 3.

STATE OF WYOMING }
COUNTY OF SHERIDAN } 55
This plat was filed for record in the Office of the Clerk and Recorder at 9:32 o'clock this
27 day of JANUARY 2021 and is duly recorded in Book 83 Page 618
2021-765866
Kimberly Hein chief deputy
County Clerk



Prepared for
Millmont D. LLC
PO Box 23

Arrow
Survey Group, Inc.
Sarasota, FL 34231 (813) 551-7541

#1018

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EXISTING (PER INSTRUMENT NO. 2020-757375)

[illegible]

TRACT :

A TRACT OF LAND LOCATED IN THE NORTH HALF (N/2) OF SECTION 17, TOWNSHIP 56 NORTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17, MONUMENTED WITH A 6 INCH BRASS CAP; THENCE S 02°20'00" E; ALONG THE EAST LINE OF SAID SECTION 17, 101.30 FEET TO THE POINT BEGINNING;

THENCE S 02°20'00" E; ALONG SAID EAST LINE, 140.81 FEET; THENCE N 81°12'00" W, 1620.73 FEET TO THE CENTERLINE OF THE 120 FEET WIDE RIGHT-OF-WAY RECORDED IN INSTRUMENT NUMBER 2011-073435 OF SHERIDAN COUNTY, WYOMING; THENCE ALONG SAID CENTERLINE, ALONG A NON-TANGENT CURVE TO THE LEFT, AROUND A RADIOS OF 117.38 FEET, AN ARC OF 171°38'00" TO THE POINT BEGINNING; OR, ALTERNATELY, THENCE N 81°12'00" W, 1620.73 FEET TO THE EAST-NORTH-EAST CENTER LINE OF SAID SECTION; THENCE S 48°00'00" E, 100.00 FEET; THENCE S 02°20'00" E, ALONG THE WEST LINE OF SAID SECTION, 119.61 FEET TO THE SOUTHWEST CORNER OF SAID SECTION; MONUMENTED WITH A 6 INCH BRASS CAP; THENCE N 02°20'00" E; ALONG THE WEST LINE OF SAID SECTION, 119.61 FEET TO THE WEST QUARTER CORNER OF THE NORTH 80 FEET OF SAID SECTION; THENCE S 81°12'00" W; ALONG THE SOUTH LINE OF THE NORTH 80 FEET OF SAID SECTION, 34.88 FEET TO THE POINT BEGINNING.

**CONTAINS
SLURRY**

[illegible]**TRACT 3**[illegible]

LEGAL DESCRIPTIONS

20' ACCESS & UTILITY EASEMENT 1 (ALL TRACTS):

[illegible]

20' WATER LINE EASEMENT (FOR TRACT 3)

A 20.00 FOOT WIDE STRIP OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE 1/4 OF SE 1/4) OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 14 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERMAN COUNTY, IOWA, LYING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE COMMENCING AT THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 17, MONUMENTED WITH A 2" HIGH ALUMINUM CAP, 5.023102', ALONG THE WEST LINE OF THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 17, 10.00 FEET TO THE CENTERLINE OF THE 13.00 FOOT WIDE RIGHT-OF-WAY RECORDED IN INSTRUMENT NUMBER 2013-107343 OF SHERMAN COUNTY RECORDS AND THE POINT OF BEGINNING. THENCE S 63°49'57" E, 152.164 FEET, THENCE S 78°47'31" E, 14.30 FEET, THENCE S 78°49'02" E, 373.718 FEET TO THE WEST LINE OF TRACT 3 AND THE POINT OF TERMINUS. THENCE AND BACK BY THE SEVERAL SIDES OF SAID TRACT 3, OVERLAPS CONTAINING A 10.00 FOOT STRIP OF LAND, TO THE POINT OF BEGINNING.

20% ACCESS & UTILITY EASEMENT 2 (FOR TRACT 3)

A 20.00' WIDE STRIP OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SEE 05F01410) OF SECTION 17, TOWNSHIP 34 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, LYING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE

THENCE S 02°02'00" E, ALONG THE SOUTHERLY CORNER OF THE SOUTHERLY CORNER OF SAID SECTION 17 MONUMENTED WITH A 3" INCH ALUMINUM CAP, THENCE S 02°02'00" E, ALONG THE WEST LINE OF THE SOUTHERLY CORNER OF SAID SECTION 17 MONUMENTED WITH A 3" INCH ALUMINUM CAP, THENCE S 87°02'00" E, ALONG THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE TRACT RECORDED IN INSTRUMENT NUMBER 2020-29078 OF THE SHERIDAN COUNTY RECORDS, MONUMENTED WITH A 3" INCH ALUMINUM CAP, THENCE S 87°02'00" E, ALONG THE SOUTHERLY CORNER OF SAID SECTION 17 MONUMENTED WITH A 3" INCH ALUMINUM CAP, THENCE S 74°58'00" E, ALONG SAID BOUNDARY LINE, 128.81 FEET TO A POINT MONUMENTED WITH A 1.5" INCH ALUMINUM CAP, THENCE S 74°00'00" E, ALONG SAID BOUNDARY LINE, 128.81 FEET TO A POINT MONUMENTED WITH A 1.5" INCH ALUMINUM CAP, THENCE S 74°00'00" E, ALONG SAID BOUNDARY LINE, 128.81 FEET TO A POINT MONUMENTED WITH A 1.5" INCH ALUMINUM CAP, THENCE S 74°00'00" E, ALONG SAID BOUNDARY LINE, 128.81 FEET TO THE NORTH LINE OF THE EASEMENT RECORDED IN 128.81 PAGE 5 OF SHERIDAN COUNTY RECORDS AND THE POINT OF BEGINNING.

THENCE N 02°40'00" E, 229.26 FEET, THENCE N 47°40'00" E, 28.28 FEET, THENCE S 87°03'00" E, 160.18 FEET TO THE WEST LINE OF TRACT 3 AND THE POINT OF TERMINUS OF SAID LONG AND SHORT EASEMENTS. THE BOUNDARY OF SAID LONG AND SHORT EASEMENTS ARE SHOWN ON THE ATTACHED MAP. THE ATTACHED MAP CONTAINS A TOTAL CALCULATED AREA OF 11.90 ACRES PLUS 0.0000 ACRES AND 87.6733 SQ. FT.

20' ACCESS & UTILITY EASEMENT 3 (FOR TRACT 3)

[illegible]

SURVEYOR'S CERTIFICATE

I, JASON D. LEVANE, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAN OF TRACTS 1, 2 & 3 AS SHOWN TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION



NOTICE
This plot is an image, or reproduction of the original plot as it appears in the
the Sheridan County Clerk's Office. It is not a certified copy of the
authoritative depiction of current property lines, easements, or rights
of way. Discrepancies, misstatements, or misrepresentations may have
occurred since the original plot was recorded.

Please to
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Please to
»»» Arrow
Survey Group, Inc.
Vanhook, N.Y. 62664 (307)751-7543

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