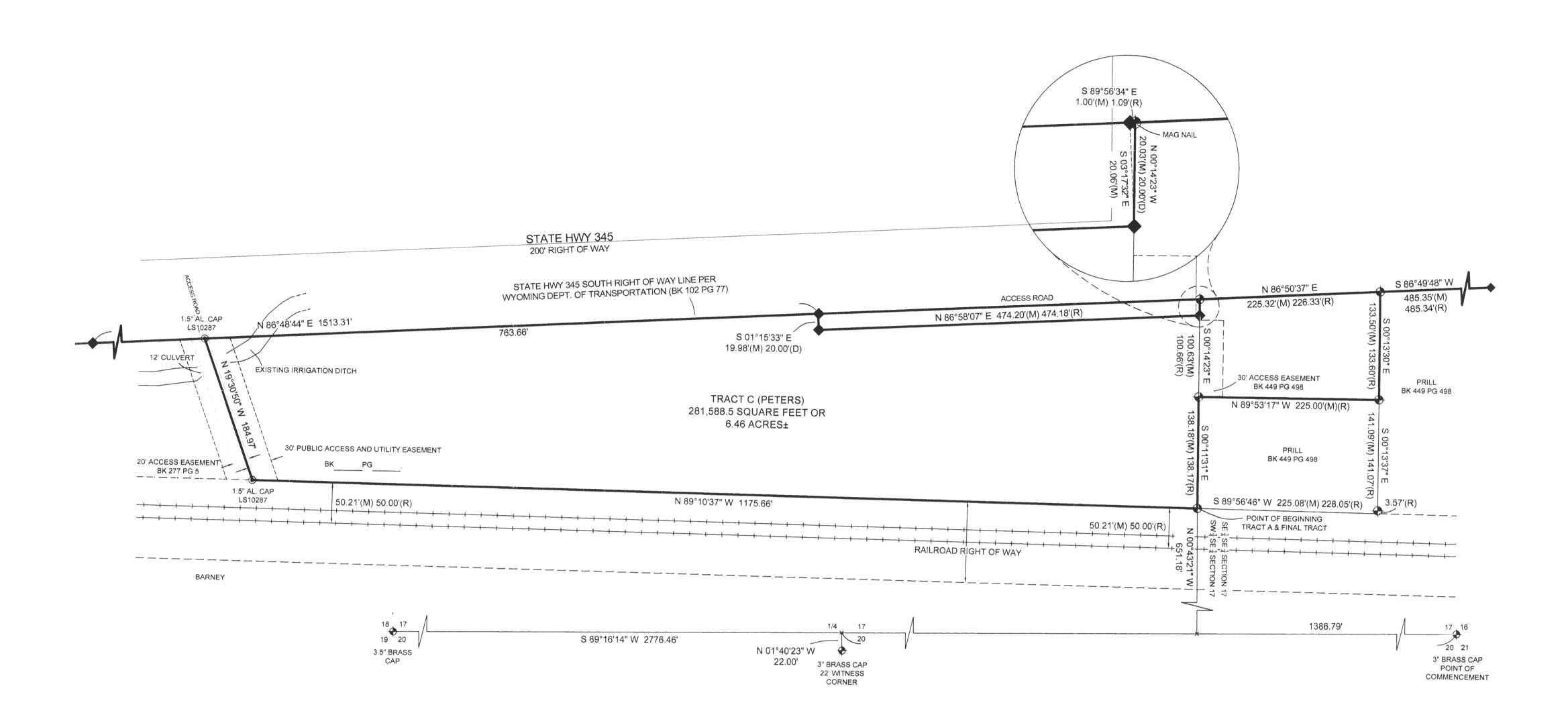
BARNEY-PETERS BOUNDARY LINE ADJUSTMENT

A TRACT OF LAND LOCATED WITHIN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17, T57N-R85W, SHERIDAN COUNTY, WYOMING



LEGAL DESCRIPTIONS

BOOK 178 PAGE 413:

A TRACT OF LAND LOCATED IN S_{2}^{1} SE $_{3}^{1}$ OF SECTION 17, TOWNSHIP 57 NORTH, RANGE 85 WEST. SHERIDAN COUNTY, WYOMING, MORE GENERALLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED NORTH, 797.5 FEET FROM THE SOUTHWEST (SW) CORNER OF SE¹/₄ SE¹/₄; THENCE WEST, 33 FEET TO A POINT; THENCE NORTH 137.5 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF HIGHWAY U.S. 87, THENCE EAST, 225 FEET TO A POINT, THENCE SOUTH 137.5 FEET TO A POINT, THENCE WEST, 192 FEET MORE OR LESS TO THE

POINT OF BEGINNING. TOGETHER WITH ALL IMPROVEMENTS THEREON AND THEREUNTO APPERTAINING. SUBJECT TO ALL PRIOR RESERVATIONS, EXCEPTIONS AND LIENS

ALSO DESCRIBED ON AN UNRECORDED SURVEY BY JOSEPH L.

FEELEY, PELS 4364, DATED 08/27/14.

A TRACT OF LAND LOCATED WITHIN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 57 NORTH, RANGE 85 WEST, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION

THENCE S 89°16'39" W, ALONG THE SOUTH LINE OF SAID SECTION 17 A DISTANCE OF 1386.79 FEET; THENCE N 00°43'21" W A DISTANCE OF 651.18 FEET, MORE OR LESS, TO THE POINT OF BEGINNING WHICH LIES ON THE NORTH RIGHT-OF-WAY LINE OF THE BNSF RAILROAD, MONUMENTED WITH A 2 INCH ALUMINUM CAP MARKED "PELS 4364"; THENCE N 89°10'37" W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1175.66 FEET TO THE CENTERLINE OF AN ACCESS

THENCE N 19°30'50" W ALONG THE CENTERLINE OF SAID

ACCESS ROAD A DISTANCE OF 184.97 FEET, MORE OR LESS, TO A 4364"; POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY

THENCE N 86°48'44" E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 763.66 FEET TO A POINT MONUMENTED WITH A 3 INCH BRASS CAP MARKED "WYDOT"; THENCE S 01°15'33" E A DISTANCE OF 19.98 FEET TO A POINT MONUMENTED WITH A 3 INCH BRASS CAP MARKED "WYDOT"; THENCE N 86°58'07" E A DISTANCE OF 474.20 FEET TO A POINT ON THE WEST LINE OF THE PROPERTY DESCRIBED ON AN UNRECORDED SURVEY BY JOSEPH L. FEELEY, PELS 4364, DATED 08/27/14, MONUMENTED WITH A 3 INCH BRASS CAP MARKED

THENCE S 00°14'23" E ALONG SAID WEST LINE A DISTANCE OF 100.63 FEET TO A POINT MONUMENTED WITH A 2 INCH ALUMINUM CAP MARKED "PELS 4364"; THENCE S 00°11'31" E A DISTANCE OF 138.18 FEET, MORE OR LESS, TO THE POINT OF BEGINNING: SAID PARCEL CONTAINS AREA OF 5.81 ACRES, MORE OR LESS.

SUBJECT TO A 30 FOOT PUBLIC ACCESS AND UTILITY EASEMENT, BEING THE WEST 30 FEET OF TRACT B. SUBJECT TO ANY EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS OR CONDITIONS CONTAINED IN PRIOR CONVEYANCES OF RECORD.

FINAL TRACT (TRACT A AND TRACT B COMBINED): A TRACT OF LAND LOCATED WITHIN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 57 NORTH, RANGE 85 WEST, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION

THENCE S 89°16'39" W, ALONG THE SOUTH LINE OF SAID SECTION 17 A DISTANCE OF 1386.79 FEET; THENCE N 00°43'21" W A DISTANCE OF 651.18 FEET, MORE OR LESS, TO THE POINT OF BEGINNING WHICH LIES ON THE NORTH RIGHT-OF-WAY LINE OF THE BNSF RAILROAD AND IS MONUMENTED WITH A 2 INCH ALUMINUM CAP MARKED "PELS

THENCE N 89°10'37" W ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1175.66 FEET TO THE CENTERLINE OF AN ACCESS THENCE N 19°30'50" W ALONG THE CENTERLINE OF SAID ACCESS ROAD A DISTANCE OF 184.97 FEET, MORE OR LESS, TO A

POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY THENCE N 86°48'44" E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 763.66 FEET TO A POINT MONUMENTED WITH A 3 INCH BRASS CAP MARKED "WYDOT":

THENCE S 01°15'33" E A DISTANCE OF 19.98 FEET TO A POINT MONUMENTED WITH A 3 INCH BRASS CAP MARKED "WYDOT": THENCE N 86°58'07" E A DISTANCE OF 474.20 FEET TO A POINT ON THE WEST LINE OF THE PROPERTY DESCRIBED ON AN UNRECORDED SURVEY BY JOSEPH L. FEELEY, PELS 4364, DATED 08/27/14, MONUMENTED WITH A 3 INCH BRASS CAP MARKED THENCE N 00°14'23" W ALONG SAID WEST LINE A DISTANCE OF 20.03 FEET, MORE OR LESS, TO A POINT ON THE SOUTH

RIGHT-OF-WAY LINE OF STATE HIGHWAY 345, ; THENCE N 86°50'37" E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 225.32 FEET TO A POINT MONUMENTED WITH A 2 INCH ALUMINUM CAP MARKED "PELS 4364"; THENCE S 00°13'30" E A DISTANCE OF 133.50 FEET TO A POINT MONUMENTED WITH A 2 INCH ALUMINUM CAP MARKED "PELS

THENCE N 89°53'17" W A DISTANCE OF 225.00 FEET TO A POINT MONUMENTED WITH A 2 INCH ALUMINUM CAP MARKED "PELS THENCE S 00°11'31" E A DISTANCE OF 138.18 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; SAID PARCEL CONTAINS AREA OF 6.46 ACRES, MORE OR LESS.

SUBJECT TO ANY EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS OR CONDITIONS CONTAINED IN PRIOR CONVEYANCES OF RECORD. SUBJECT TO A 30 FOOT PUBLIC ACCESS AND UTILITY EASEMENT, BEING THE WEST 30 FEET OF TRACT B.

NOTES:

 NO TITLE SEARCH WAS PERFORMED BY ARROW SURVEY GROUP.

2. 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.

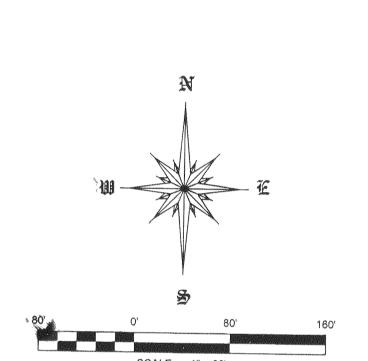
CERTIFICATE OF RECORDER State of Wyoming State of Sheridan ss

This plat was filed for record in the Office of the Clerk and Recorder at 3:28 O'Clock M., this 9 day of 044 2020, and is duly recorded in Book 4 , Page No. 595.

2020-759872 7/9/2020 3:28 PM PAGE: 1 OF 1
SURVEY: A NO: 595 FEES: \$50.00 DO SURVEYOR CERTIFICATE
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Eda Schurk Thompson

VICINITY MAP NOT TO SCALE



BASIS OF BEARINGS IS NAD83, WYOMING STATE PLANE, EAST CENTRAL ZONE, AS DERIVED FROM GPS OBSERVATION WITH OPUS SOLUTION

DISTANCES ARE AT GROUND

LEGEND:

- FOUND 2" AL. CAP, PELS 4364 UNLESS NOTED
- FOUND 2.75" BRASS CAP, WYOMING DEPT. OF TRANSPORTATION
- SET #5 REBAR W/ 1.5" AL. CAP, LS 10287
- RECORD BEARING/DISTANCE PER UNRECORDED MAP OF SURVEY (JOSEPH L. FEELEY, PELS 4364, 08/27/14)
- (D) RECORD BEARING/DISTANCE PER WYOMING DEPT. OF TRANSPORTATION
- (M) MEASURED BEARING/DISTANCE

SURVEY FOR: **GARY BARNEY**

PREPARED BY:

P.O. BOX 690

LANDER, WY 82520

MArrow Survey Group, Inc. Sheridan, WY 82801 (307) 751-7543

CERTIFICATE OF SURVEYOR

I, JASON D. LEVANEN, A REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM NOTES TAKEN DURING A SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION IN AUGUST 2019, AND TO THE BEST OF MY KNOWLEDGE IS TRUE AND

