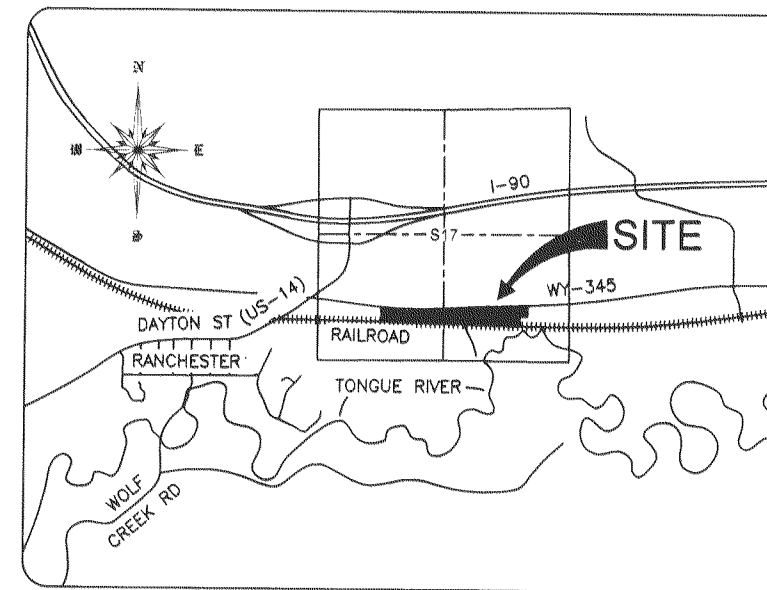


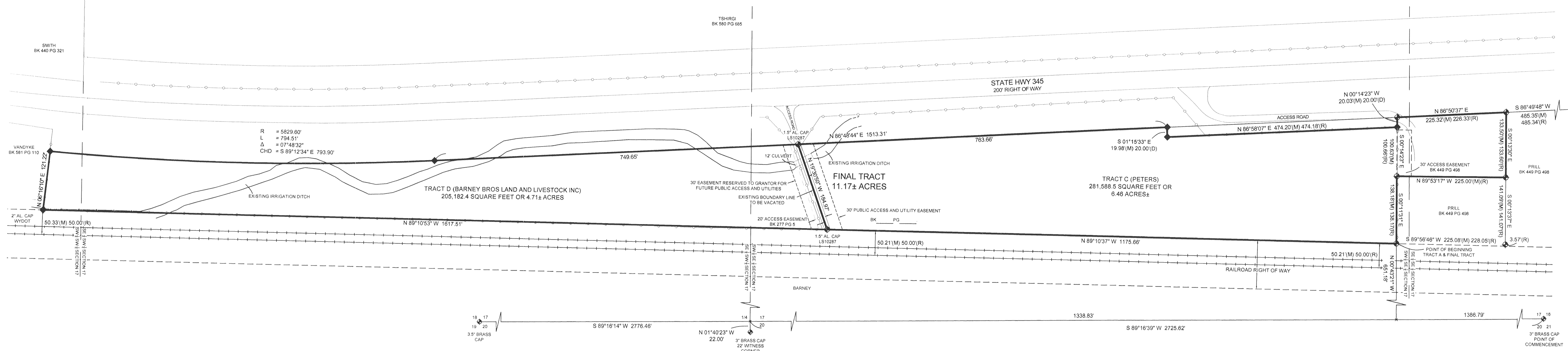
BARNEY-PETERS SECOND BOUNDARY LINE ADJUSTMENT

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



VICINITY MAP

NOT TO SCALE



LEGAL DESCRIPTIONS

TRACT C:

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 17; 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 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 ROAD;

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 345;

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 "WYDOT";

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 4364";

THENCE N 89°53'17" W A DISTANCE OF 225.00 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 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.

TRACT D:

A TRACT OF LAND LOCATED WITHIN THE SOUTH HALF OF THE SOUTHEAST QUARTER AND THE SOUTH HALF OF THE SOUTHWEST 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 17; 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 TO A POINT WHICH LIES ON THE NORTH RIGHT-OF-WAY LINE OF THE BNSF RAILROAD AND IS 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 POINT OF BEGINNING;

THENCE N 89°10'53" W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1617.51 FEET TO A POINT MONUMENTED WITH A 2 INCH ALUMINUM CAP MARKED "WYDOT";

THENCE N 06°16'10" E A DISTANCE OF 121.22 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 345, MONUMENTED WITH A 3 INCH BRASS CAP MARKED "WYDOT";

THENCE ALONG AN ARC TO THE LEFT OF RADIUS 5829.60 FEET, HAVING A DELTA ANGLE OF 07°48'32", AND WHICH CHORD BEARS S 89°12'34" E 793.90 FEET, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 794.51 FEET TO A POINT MONUMENTED WITH A 3 INCH BRASS CAP MARKED "WYDOT";

THENCE N 86°48'44" E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 749.65 FEET TO A POINT;

THENCE S 19°30'50" E A DISTANCE OF 184.97 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

SAID TRACT CONTAINS AREA OF 4.71 ACRES, MORE OR LESS.

SUBJECT TO ANY EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS OR CONDITIONS CONTAINED IN PRIOR CONVEYANCES OF RECORD.

FINAL TRACT (TRACTS C AND D 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 17;

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 4364";

THENCE N 89°10'37" W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1175.66 FEET TO A POINT;

THENCE N 89°10'53" W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1617.51 FEET TO A POINT MONUMENTED WITH A 2 INCH ALUMINUM CAP MARKED "WYDOT";

THENCE N 06°16'10" E A DISTANCE OF 121.22 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 345, MONUMENTED WITH A 3 INCH BRASS CAP MARKED "WYDOT";

THENCE ALONG AN ARC TO THE LEFT OF RADIUS 5829.60 FEET, HAVING A DELTA ANGLE OF 07°48'32", AND WHICH CHORD BEARS S 89°12'34" E 793.90 FEET, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 794.51 FEET TO A POINT MONUMENTED WITH A 3 INCH BRASS CAP MARKED "WYDOT";

THENCE N 86°48'44" E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1513.31 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 "WYDOT";

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 4364";

THENCE N 89°53'17" W A DISTANCE OF 225.00 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 11.17 ACRES, MORE OR LESS.

SUBJECT TO ANY EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS OR CONDITIONS CONTAINED IN PRIOR CONVEYANCES OF RECORD.

SUBJECT TO A 60 FEET WIDE PUBLIC ACCESS AND UTILITY EASEMENT, BEING THE WEST 30 FEET OF TRACT C AND THE EAST 30 FEET OF TRACT D.

EASEMENT RESERVATION

RESERVING TO BARNEY BROTHERS LAND AND LIVESTOCK, INC. A 60 FEET WIDE EASEMENT LOCATED WITHIN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 57 NORTH, RANGE 85 WEST, SHERIDAN COUNTY, WYOMING, MEASURED 30 FEET ON EACH SIDE OF THE CENTERLINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 17; 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 TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE BNSF RAILROAD AND IS 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 POINT OF BEGINNING, SAID POINT LYING ON THE CENTERLINE OF AN ACCESS ROAD, AND MONUMENTED WITH A 1.5 INCH ALUMINUM CAP MARKED "LS10287";

THENCE N 19°30'50" W ALONG THE CENTERLINE OF SAID ACCESS ROAD A DISTANCE OF 184.97 FEET, MORE OR LESS, TO THE POINT OF TERMINATION, SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 345, AND MONUMENTED WITH A 1.5 INCH ALUMINUM CAP MARKED "LS10287";

SAID EASEMENT CONTAINS AREA OF 0.25 ACRES, MORE OR LESS.

SUBJECT TO ANY EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS OR CONDITIONS CONTAINED IN PRIOR CONVEYANCES OF RECORD.

NOTES:

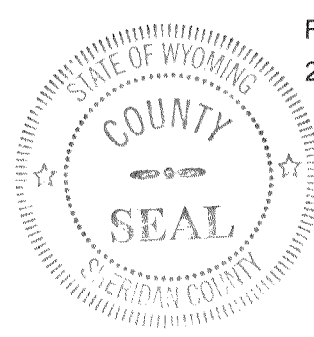
- NO TITLE SEARCH WAS PERFORMED BY ARROW SURVEY GROUP.
- FOR THE PURPOSE OF COMPLETING A BOUNDARY LINE ADJUSTMENT IN ACCORDANCE WITH WYOMING LAW, AND WHICH DOES NOT HAVE THE EFFECT OF CREATING ANY NEW SEPARATELY OWNED PARCEL.

CERTIFICATE OF RECORDER

State of Wyoming } ss
County of Sheridan }

This plat was filed for record in the Office of the Clerk and Recorder at 1:28 P.M., this 13 day of July, 2020, and is duly recorded in Book 4, Page No. 598.

Doc. 2020-759957



Eda Schuch Thompson
County Clerk

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.

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 JUNE 2020, AND TO THE BEST OF MY KNOWLEDGE IS TRUE AND CORRECT.



JASON D. LEVANEN
PLS10287

LEGEND:

- FOUND 2" ALUMINUM CAP UNLESS NOTED
- FOUND 2.75" BRASS CAP: WYOMING DEPT. OF TRANSPORTATION
- EXISTING FENCE
- (R) 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

PREPARED BY:

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