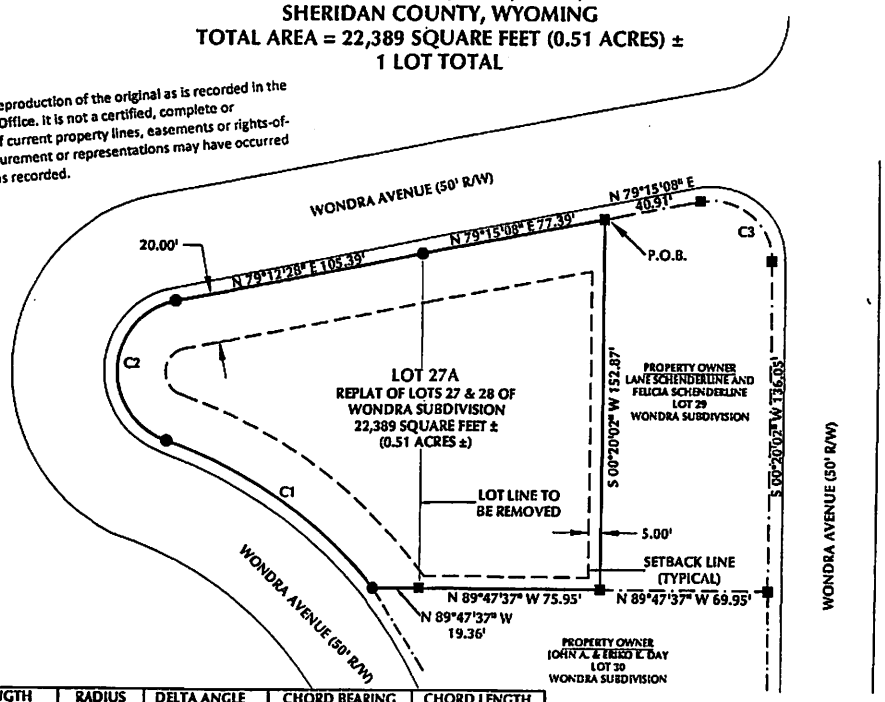
REPLAT OF LOTS 27 & 28 OF WONDRA SUBDIVISION

LOCATED IN SECTION 18, T57N, R85W, 6TH P.M.
SHERIDAN COUNTY, WYOMING
TOTAL AREA = 22,389 SQUARE FEET (0.51 ACRES) ±
1 LOT TOTAL

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.



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	107.36'	190.00'	32°22'27"	N 55°11'20" W	105.93'
C2	78.70'	30.00'	150°18'42"	N 03°34'14" E	58.00'
C3	44.11'	25.00'	101°04'54"	S 50°12'25" E	38.60'

PROPERTY DESCRIPTION

THE ABOVE OR FOREGOING SUBDIVISION BEING A REPLAT OF LOT 27 AND LOT 28, WONDRA SUBDIVISION, LOCATED IN SECTION 18, T57N, R85W, 6TH P.M., SHERIDAN COUNTY, WYOMING, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 29, OF THE WONDRA SUBDIVISION, BEING MARKED BY A 1 1/2" ALUMINUM CAP, STAMPED P.L.S. 12703 AND PROCEEDING S00°20'02"W, 152.87 FEET, TO THE SOUTHWEST CORNER OF LOT 29, OF THE WONDRA SUBDIVISION, BEING MARKED BY A 1 1/2" ALUMINUM CAP, STAMPED P.L.S. 12703;
THENCE N89°47'37"W, 75.95 FEET, TO A 1 1/2" ALUMINUM CAP, STAMPED P.L.S. 12703;
THENCE N89°47'37"W, 19.36 FEET, TO A 5/8" REBAR;
THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 32°22'27", AN ARC LENGTH OF 107.36 FEET AND A CHORD BEARING OF N55°11'20"W, 105.93 FEET TO A 5/8" REBAR;
THENCE ALONG A NON-TANGENT REVERSE CURVE WITH A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 150°18'42", AN ARC LENGTH OF 78.70 FEET AND A CHORD BEARING OF N03°34'14"E, 58.00 FEET TO A 5/8" REBAR;
THENCE N79°12'28"E, 105.39 FEET, TO A 5/8" REBAR;
THENCE N79°15'08"E, 77.39 FEET, TO THE POINT OF BEGINNING;

LOT 27A CONTAINS 22,389 SQUARE FEET (0.51 ACRES), MORE OR LESS.

LEGEND:

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- SETBACK
- EDGE OF PAVED ROAD
- P.O.B. POINT OF BEGINNING

CERTIFICATE OF RECORDER

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 1:34 O'CLOCK THIS 8 DAY OF June 2021 AND FILED AS INSTRUMENT NO. 2021-769716 FEE 50.00

Eda Chunk Thompson
COUNTY CLERK

STATE OF WYOMING COUNTY SEAL SHERIDAN COUNTY

CERTIFICATE OF SURVEYOR:

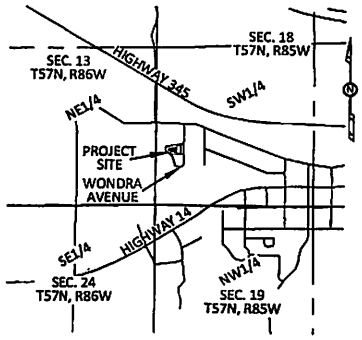
I, RANDALL K. FRENCH, A REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM NOTES TAKEN DURING A SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION IN APRIL, 2021, AND TO THE BEST OF MY KNOWLEDGE IS TRUE AND CORRECT.

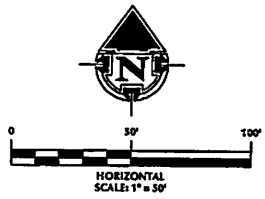
Professional Land Surveyor RANDALL K. FRENCH 12703 5/25/21 WYOMING

RANDALL K. FRENCH
PROFESSIONAL LAND SURVEYOR
WYOMING REGISTRATION NO. 12703

VICINITY MAP

NOT TO SCALE





SURVEY REFERENCES:

1. PLAT OF WONDRA SUBDIVISION PREPARED BY WALTER J. PILCH, L.S. NO. 537. RECORDED MARCH 9, 1976 AND FOUND ON RECORD WITH SHERIDAN COUNTY IN PLAT BOOK 1, PAGE 106. INSTRUMENT NO. 615792.

SURVEYOR'S NOTES:

- ● FOUND 5/8" REBAR PROPERTY CORNER
- ■ SET 1 1/2" ALUM. CAP P.L.S. NO. 12703 PROPERTY CORNER.

1. BASIS OF BEARING DERIVED FROM WYOMING COORDINATE SYSTEM OF 1983 EAST CENTRAL ZONE.
2. ALL MEASURED DISTANCES ARE GROUND.

REPLAT OF LOTS 27 & 28	PREPARED FOR:	609 CONSULTING, LLC		
40 WONDRA AVENUE RANCHESTER, WYOMING 82839 PIDN: 57851830500318 PORTION OF SW1/4 SW1/4, SECTION 18 T57N, R85W, 6TH P.M. SHERIDAN COUNTY, WYOMING	BRENT PETERSON 40 WONDRA AVENUE RANCHESTER, WYOMING 82839	1095 Sabertoo Avenue Sheridan, Wyoming 82801 Phone 307-674-0509 Fax 307-674-0182	DRAFTED BY: RZP DATE DRAFTED: 5/25/21 REVISED:	CHECKED BY: RKF DATE SURVEYED: 4/2/21 FILE NAME: 21-30

SHEET NO: 1 1 OF 1

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