

# CONNELY BOUNDARY LINE ADJUSTMENT

LOTS 4 & 5, BLOCK H, POWDER HORN RANCH P.U.D. PHASE TWO, LOCATED IN THE SW1/4 OF THE SW1/4 OF SECTION 34, T 55 N, R 84 W, OF THE 6TH P.M., SHERIDAN COUNTY, WYOMING

LINE TABLE (M)		
LINE	BEARING	DISTANCE
L1	S 82°30'53" E	17.03(M)
L2	S 35°28'07" E	28.35(M)
L3	S 69°58'18" E	30.79(M)
L4	N 87°48'17" E	24.46(M)
L5	N 88°20'44" E	27.47(M)
L6	S 68°00'30" E	65.94(M)

CURVE TABLE (M)					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	870.00'	91.80'	91.76'	N 05°24'02" W	06°02'45"
C2	85.00'	64.11'	62.60'	N 22°58'59" E	43°12'57"
C3	845.00'	36.95'	36.95'	N 02°37'40" E	02°30'20"
C4	845.00'	68.89'	68.87'	S 05°44'07" W	04°40'15"

CURVE TABLE (R)					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	870.00'	91.87'	N/A	N/A	N/A
C2	85.00'	64.11'	N/A	N/A	N/A
C3	845.00'	36.95'	N/A	N/A	N/A
C4	845.00'	69.21'	N/A	N/A	N/A

## LEGAL DESCRIPTIONS OF REVISED LOTS 4 AND 5

**LOT 4:**  
A TRACT OF LAND LOCATED WITHIN BLOCK H, POWDER HORN RANCH P.U.D. PHASE TWO, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, SAID BLOCK H, MONUMENTED WITH AN ALUMINUM CAP;  
THENCE S 82°30'53" E, 17.03 FEET;  
THENCE S 35°28'07" E, 28.35 FEET;  
THENCE S 69°58'18" E, 30.79 FEET;  
THENCE N 87°48'17" E, 24.46 FEET;  
THENCE N 88°20'44" E, 27.47 FEET;  
THENCE S 68°00'30" E, 65.94 FEET TO THE EAST LINE OF SAID LOT 4;  
THENCE N 08°53'38" W, ALONG THE EAST LINE OF SAID LOT 4 A DISTANCE OF 152.40 FEET TO AN ALUMINUM CAP;  
THENCE N 15°59'55" E, 31.71 FEET TO AN ALUMINUM CAP;  
THENCE S 71°19'37" W, ALONG THE NORTH LINE OF SAID LOT 4 A DISTANCE OF 161.18 FEET TO AN ALUMINUM CAP;  
THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT 4, 68.89 FEET ALONG THE ARC OF A 845.00 FOOT RADIUS CURVE TO THE LEFT, WHICH CHORD BEARS S 05°44'07" W, 68.87 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.46 ACRES MORE OR LESS.

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

**LOT 5:**  
A TRACT OF LAND LOCATED WITHIN BLOCK H, POWDER HORN RANCH P.U.D. PHASE TWO, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF LOT 5, SAID BLOCK H, MONUMENTED WITH AN ALUMINUM CAP;  
THENCE S 82°30'53" E, 17.03 FEET;  
THENCE S 35°28'07" E, 28.35 FEET;  
THENCE S 69°58'18" E, 30.79 FEET;  
THENCE N 87°48'17" E, 24.46 FEET;  
THENCE N 88°20'44" E, 27.47 FEET;  
THENCE S 68°00'30" E, 65.94 FEET TO THE EAST LINE OF SAID LOT 4;  
THENCE S 08°53'38" E, ALONG THE EAST LINE OF LOT 4, SAID BLOCK H, A DISTANCE OF 29.70 FEET TO THE ORIGINAL NORTHEAST CORNER OF SAID LOT 5, THENCE S 15°48'38" E ALONG THE EAST LINE OF SAID LOT 5 A DISTANCE OF 66.17 FEET TO AN ALUMINUM CAP;  
THENCE S 81°31'39" W, ALONG THE SOUTH LINE OF SAID LOT 5 A DISTANCE OF 216.89 FEET TO AN ALUMINUM CAP;  
THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 5, 91.80 FEET ALONG THE ARC OF A 870.00 FOOT RADIUS CURVE TO THE RIGHT, WHICH CHORD BEARS N 05°24'02" W, 91.76 FEET TO AN ALUMINUM CAP;  
THENCE NORTHEASTERLY ALONG THE WEST LINE OF SAID LOT 5, 84.11 FEET ALONG THE ARC OF A 85.00 FOOT RADIUS CURVE TO THE LEFT, WHICH CHORD BEARS N 22°58'59" E, 62.60 FEET;  
THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 5, 36.95 FEET ALONG THE ARC OF A 845.00 FOOT RADIUS CURVE TO THE RIGHT, WHICH CHORD BEARS N 02°37'40" E, 36.95 TO THE POINT OF BEGINNING AND CONTAINING 0.63 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

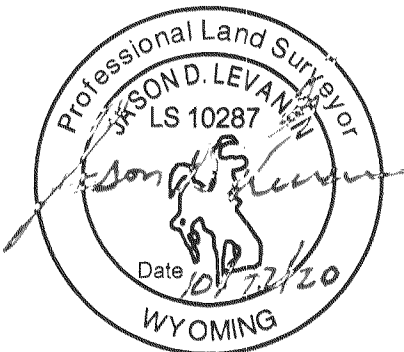
STATE OF WYOMING }  
COUNTY OF SHERIDAN } SS:

This plat was filed for record in the Office of the Clerk and Recorder at 4:05 o'clock this 2 day of Nov., 2020, and is duly recorded in Book H Page 609 2020-763453

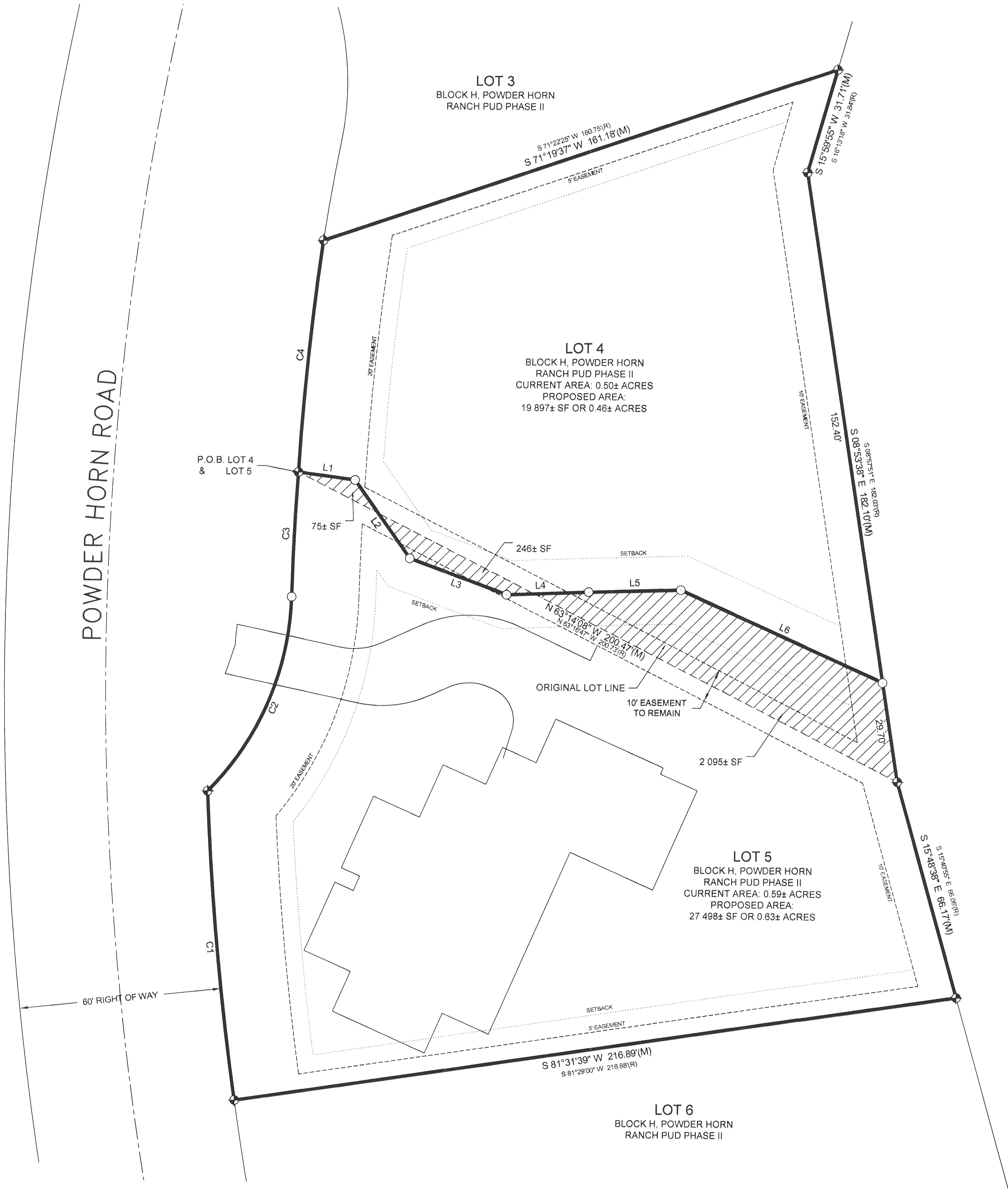
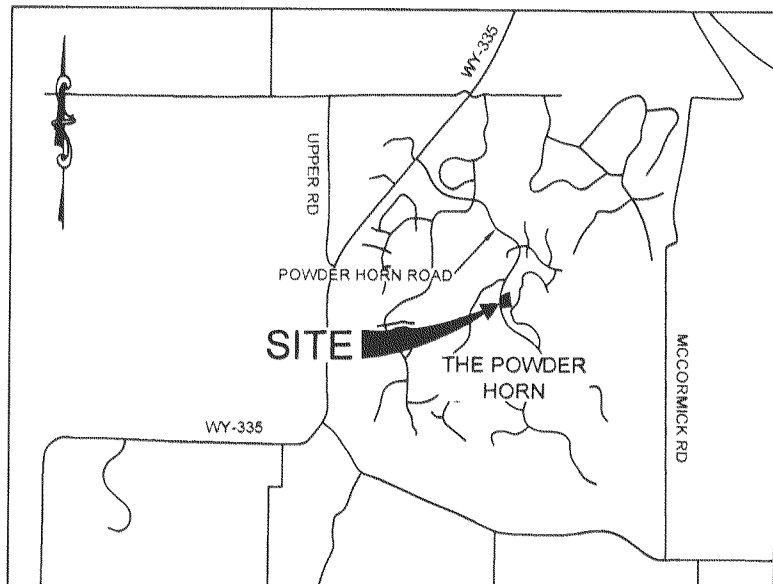
*Edda Schuck-Thompson*  
County Clerk

## SURVEYOR'S CERTIFICATE

I, JASON D. LEVANEN, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

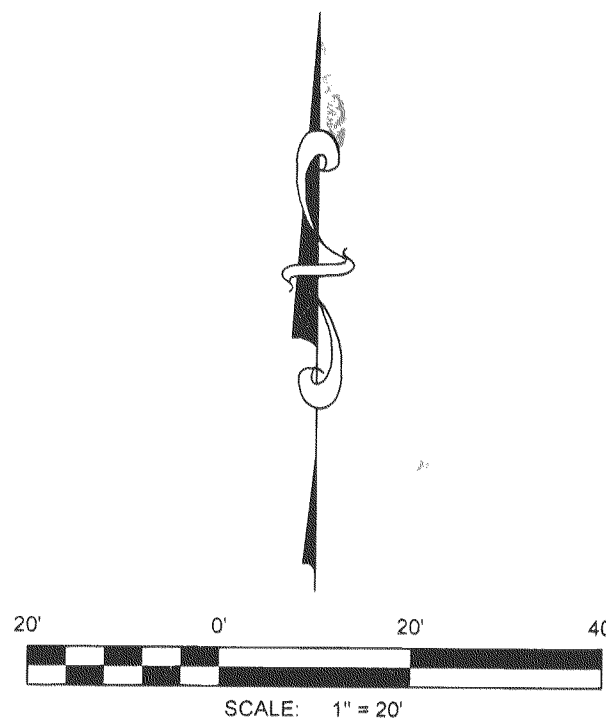


NOTICE  
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## LEGEND

- FOUND ALUMINUM CAP UNLESS NOTED
- SET 1.5" ALUMINUM CAP LS10287
- (R) RECORD BEARING/DISTANCE PER POWDER HORN PUD PHASE TWO "AREA H & I"
- (M) MEASURED BEARING/DISTANCE
- SUBJECT PROPERTY LINE
- UTILITY, DRAINAGE, AND CONSTRUCTION EASEMENT
- SETBACKS: 25' FRONT, 10' BACK/SIDE UNLESS NOTED
- PROPOSED AREA TO BE CONVEYED



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

DISTANCES ARE AT GROUND

SURVEY FOR:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PREPARED BY:

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