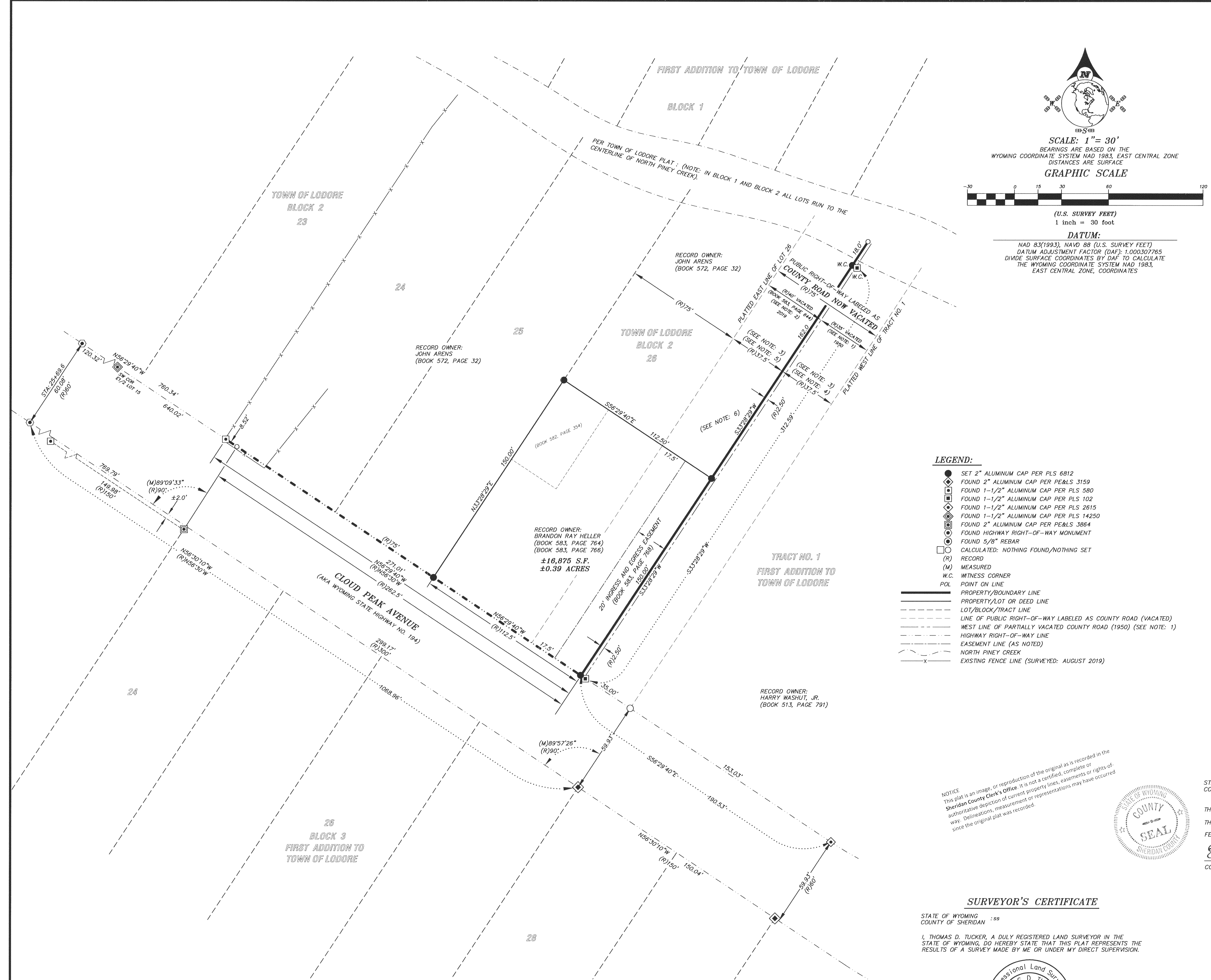


#583



GRAPHIC SCALE

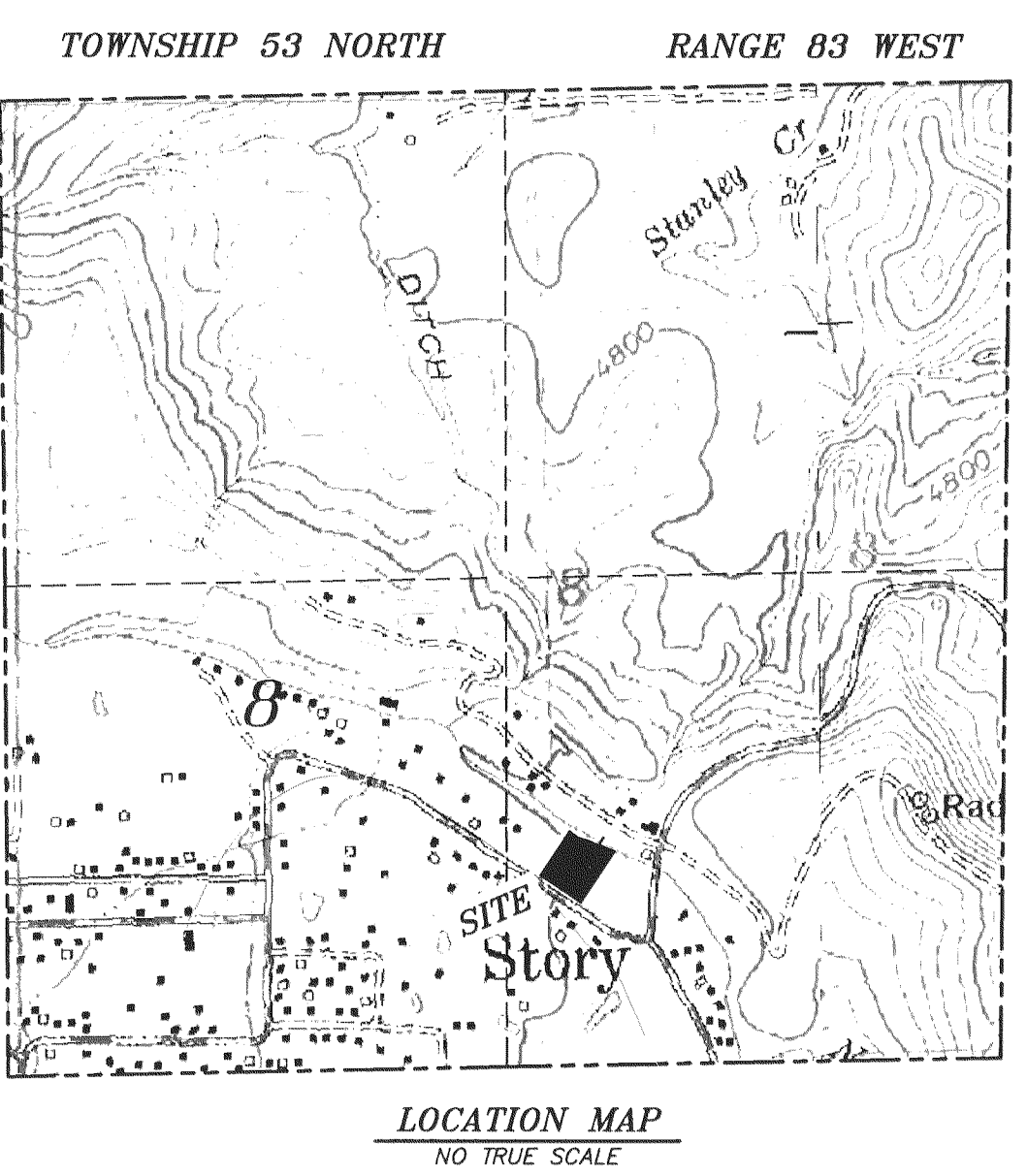
SCALE: 1" = 30'

BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE. DISTANCES ARE SURFACE.

DATUM:

NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)
DATUM ADJUSTMENT FACTOR (DAF): 1.000307765
DIVIDE SURFACE COORDINATES BY DAF TO CALCULATE THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE, COORDINATES

1 inch = 30 feet



- LEGEND:**
- SET 2" ALUMINUM CAP PER PLS 6812
 - FOUND 2" ALUMINUM CAP PER PLS 3159
 - FOUND 1-1/2" ALUMINUM CAP PER PLS 580
 - FOUND 1-1/2" ALUMINUM CAP PER PLS 102
 - FOUND 1-1/2" ALUMINUM CAP PER PLS 2615
 - FOUND 1-1/2" ALUMINUM CAP PER PLS 14250
 - FOUND 2" ALUMINUM CAP PER PLS 3864
 - FOUND HIGHWAY RIGHT-OF-WAY MONUMENT
 - FOUND 5/8" REBAR
 - CALCULATED: NOTHING FOUND/NOTHING SET
 - RECORD
 - MEASURED
 - W.C. WITNESS CORNER
 - POL POINT ON LINE
 - PROPERTY/BOUNDARY LINE
 - PROPERTY/LOT OR DEED LINE
 - LOT/BLOCK/TRACT LINE
 - LINE OF PUBLIC RIGHT-OF-WAY LABELED AS COUNTY ROAD (VACATED)
 - WEST LINE OF PARTIALLY VACATED COUNTY ROAD (1950) (SEE NOTE: 1)
 - HIGHWAY RIGHT-OF-WAY LINE
 - EASEMENT LINE (AS NOTED)
 - NORTH PINEY CREEK
 - EXISTING FENCE LINE (SURVEYED: AUGUST 2019)

- NOTES:**
- THE EASTERLY THIRTY-FIVE (35) FEET OF PUBLIC RIGHT-OF-WAY LABELED AS COUNTY ROAD LYING WESTERLY OF AND ADJACENT TO TRACT NO. 1, FIRST ADDITION TO THE TOWN OF LODORE WAS VACATED SEPTEMBER 5, 1950 (COMMISSIONERS RECORD: BOOK 7, PAGE 492). MONUMENTS WERE FOUND DEFINING THE WEST LINE OF SAID VACATED ROAD PER PLS 102.
 - REMAINING PORTION OF SAID PUBLIC RIGHT-OF-WAY LABELED AS COUNTY ROAD: CORRECTED RESOLUTION 19-06-013 VACATION OF PUBLIC RIGHT-OF-WAY ON PLATS FOR TOWN OF LODORE AND FIRST ADDITION TO TOWN OF LODORE (CORRECTION TO LEGAL DESCRIPTION BOOK 581, PAGE 72, R#2019-750340) RECORDED: OCTOBER 15, 2019 IN BOOK 583, PAGE 644. THE REMAINING VACATED PORTION OF SAID PUBLIC RIGHT-OF-WAY LABELED AS COUNTY ROAD BEING THE WESTERLY FORTY (40) FEET LYING EASTERLY OF AND ADJACENT TO LOT 26, BLOCK 2, TOWN OF LODORE.
 - MONUMENTS WERE ESTABLISHED ON THE CENTERLINE OF SAID VACATED SEVENTY-FIVE (75) FOOT WIDE ROAD, TWO AND ONE-HALF (2.5) FEET WEST OF SAID PREVIOUSLY VACATED THIRTY FIVE (35) FOOT, ADJACENT TO SAID TRACT NO. 1, FIRST ADDITION TO TOWN OF LODORE (SEE NOTES: 4 & 5).
 - THE OWNERSHIP OF THE EASTERLY THIRTY SEVEN AND ONE-HALF (37.5) FEET OF SAID VACATED PUBLIC RIGHT-OF-WAY LABELED AS COUNTY ROAD IS VESTED IN THE OWNER OF TRACT NO. 1, FIRST ADDITION TO TOWN OF LODORE.
 - THE OWNERSHIP OF THE WESTERLY THIRTY SEVEN AND ONE-HALF (37.5) FEET OF SAID VACATED PUBLIC RIGHT-OF-WAY LABELED AS COUNTY ROAD IS VESTED IN THE OWNERS OF LOT 26, BLOCK 2, TOWN OF LODORE.
 - A QUITCLAIM DEED RECORDED OCTOBER 29, 2019 (BOOK 584, PAGE 104) IS CONSIDERED BY THIS SURVEY TO HAVE NO EFFECT ON THE OWNERSHIP OF PROPERTY LYING WESTERLY OF THE CENTERLINE OF SAID VACATED SEVENTY-FIVE (75) FOOT WIDE ROAD.
 - W.S. 34-12-109. VACATION; PARTIAL VACATION; EFFECT ON STREETS. "WHEN ANY PART OF A PLAT SHALL BE VACATED AS AFORESAID, THE PROPRIETORS OF THE LOTS SO VACATED MAY ENCLOSE THE STREETS, ALLEYS AND PUBLIC GROUNDS ADJOINING LOTS IN EQUAL PROPORTIONS".
 - CLARK ON SURVEYING AND BOUNDARIES, FOURTH EDITION SS 642 "THE ABANDONMENT OR VACATION OF A PUBLIC WAY GIVES THE ABSOLUTE POSSESSION AND TITLE TO THE ADJUTING OWNER".
 - BROWN'S BOUNDARY CONTROL AND LEGAL PRINCIPLES, FIFTH EDITION, 8.16 GENERAL PRINCIPLE OF REVERSION: "UNLESS A DEED OR MAP THAT CREATED THE EASEMENT OF DEDICATION INDICATES OTHERWISE, REVERSION RIGHTS EXTEND FROM THE STREET TERMINI OF THE PROPERTY LINES TO THE CENTERLINE OR THROAD OF THE STREET IN A DIRECTION THAT IS AT RIGHT ANGLES TO THE CENTERLINE OF THE STREET".

NOTICE

This plat is an image, or reproduction of the original as is recorded in the State of Wyoming, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

SURVEYOR'S CERTIFICATE

STATE OF WYOMING : ss
COUNTY OF SHERIDAN

I, THOMAS D. TUCKER, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

Professional Land Surveyor
THOMAS D. TUCKER
6812
Date: FEB 10, 2020
WYOMING

"PLAT IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

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 4:08 O'CLOCK P.M., THIS 10 DAY OF February, 2020, AND IS DULY RECORDED IN DRAWER A, PLAT NO. 583

FEE \$ 50.00

Eda Schunk Thompson
COUNTY CLERK

STAMP RECEIVING NUMBER 2020-765781

ARENS & HELLER

RECORD OF SURVEY

LOCATION: LOTS 24-26, BLOCK 2, TOWN OF LODORE AND THE WEST HALF OF THE PUBLIC RIGHT-OF-WAY LABELED AS COUNTY ROAD (VACATED), SHERIDAN COUNTY, WYOMING

CLIENTS: JOHN ARENS
3259 JOHNSON STREET NE
MINNEAPOLIS, MN 55418
&
BRANDON RAY HELLER
11 FISH HATCHERY ROAD
BANNER, WY 82832

RESTFELDT
SURVEYING
2340 WETLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415

JN: 2019-057
DN: 2019-057-RS
TAB: PLAT
PF: 2019-062
REVIEWED BY: NWS
FEBRUARY 8, 2020