



SCALE: 1" = 100'
BEARINGS ARE BASED ON THE
WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE
DISTANCES ARE SURFACE
GRAPHIC SCALE



(U.S. SURVEY FEET)
1 inch = 100 feet

DATUM:

NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)
DATUM ADJUSTMENT FACTOR (DAF): 1.000235
DIVIDE SURFACE COORDINATES BY DAF TO CALCULATE
THE WYOMING COORDINATE SYSTEM NAD 1983,
EAST CENTRAL ZONE, COORDINATES

NOTES:

- 1) 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.
- 2) A PRELIMINARY TITLE SEARCH WAS PERFORMED BY PRESTFELDT SURVEYING, LLC WHICH MAY OR MAY NOT INCLUDE ALL EASEMENTS, RESERVATIONS OR ENCUMBRANCES WHICH MAY HAVE BEEN LEGALLY ACQUIRED.
- 3) IRRIGATION PIPELINE EASEMENT IS TO BENEFIT PARCEL 1-EAST AND THE N1/2SE1/4 OF SECTION 8.
- 4) 60.00' PRIVATE ACCESS, UTILITY AND IRRIGATION EASEMENT, THE PRIVATE ACCESS EASEMENT IS TO BENEFIT PARCEL 1-EAST, PARCEL 1-WEST AND THE N1/2SE1/4 OF SECTION 8 FOR INGRESS AND EGRESS. THE UTILITY EASEMENT IS TO BENEFIT PARCEL 1-EAST, PARCEL 1-WEST AND THE N1/2SE1/4 OF SECTION 8 FOR PRIVATE AND PUBLIC UTILITIES. THE PRIVATE IRRIGATION EASEMENT IS TO BENEFIT PARCEL 1-EAST AND THE N1/2SE1/4 OF SECTION 8.
- 5) THE FOX #1 SPRING AND STOCK WATERING PIPELINE EASEMENT IS TO BENEFIT PARCEL 1-EAST AND PARCEL 1-WEST.

LEGEND:

- SET 2" ALUMINUM CAP PER PLS 6812
- ◆ FOUND 1-1/2" ALUMINUM CAP PER PE&LS 3159
- ◆ FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- ◆ FOUND 1-1/2" ALUMINUM CAP PER PLS 529
- FOUND 5/8" REBAR
- CALCULATED: NOTHING FOUND/NOTHING SET
- WC WITNESS CORNER
- (R) RECORD
- BOUNDARY LINE
- PROPERTY/LOT LINE
- BOUNDARY LINE TO BE ADJUSTED (BLA)
- SECTION LINE
- INTERIOR SECTION LINE
- COUNTY ROAD RIGHT-OF-WAY LINE
- EASEMENT LINE (AS NOTED)
- FENCE LINE SURVEYED 2016 & NOVEMBER, 2019
- CENTERLINE OF HALL DRAW
- CENTERLINE OF COLORADO COLONY DITCH

PARADISE PARK ROAD
(AKA COUNTY ROAD NO.72)

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.

LEGAL DESCRIPTIONS:

PARCEL 1-WEST

SW1/4 OF SECTION 8, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING;
EXCEPT THE SOUTH ONE-HUNDRED AND THIRTY-TWO (132.0) FEET AS DESCRIBED IN WARRANTY DEED
RECORDED JANUARY 30, 1996 IN BOOK 378 OF DEEDS, PAGE 61.

SAID PARCEL OF LAND CONTAINS 36.88 ACRES OF LAND, MORE OR LESS.

FOX #1 SPRING AND STOCK WATERING PIPELINE EASEMENT (SEE NOTE: 5)

AN EASEMENT FOR A PORTION OF THE FOX #1 SPRING AND STOCK WATERING PIPELINE (PERMIT NO. U.W.
139360) SITUATED IN THE SW1/4 OF SECTION 8, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN
COUNTY, WYOMING; SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 8 (MONUMENTED WITH A 1 1/2" ALUMINUM
CAP PER PLS 529); THENCE N73°31'18"E, 1386.43 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT, SAID
POINT LYING ON THE EAST LINE OF SAID SW1/4; THENCE N47°02'20"W, 435.72 FEET TO A POINT; THENCE
S42°57'40"W, 17.00 FEET TO A POINT; THENCE N47°02'20"W, 50.00 FEET TO A POINT; THENCE N42°57'40"E,
50.00 FEET TO A POINT; THENCE S47°02'20"E, 50.00 FEET TO A POINT; THENCE S42°57'40"W, 17.00 FEET TO
A POINT; THENCE S47°02'20"E, 420.74 FEET TO A POINT LYING ON SAID EAST LINE OF SAID SW1/4; THENCE
S00°10'13"E, 21.92 FEET ALONG SAID EAST LINE OF SAID SW1/4 TO THE POINT OF BEGINNING OF SAID
EASEMENT.

SAID FOX #1 SPRING AND STOCK WATERING PIPELINE EASEMENT CONTAINS 9,352 SQUARE FEET OR 0.21 ACRES
OF LAND, MORE OR LESS.

10' GUY ANCHOR EASEMENT

A GUY ANCHOR EASEMENT TEN (10) FEET WIDE, BEING FIVE (5) FEET EACH SIDE OF THE FOLLOWING
DESCRIBED CENTERLINE SITUATED IN THE SW1/4 OF SECTION 8, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH
P.M., SHERIDAN COUNTY, WYOMING; SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 8 (MONUMENTED WITH A 1 1/2" ALUMINUM
CAP PER PLS 529); THENCE N00°06'06"W, 1315.99 FEET ALONG THE WEST LINE OF SAID SW1/4 TO THE
POINT OF BEGINNING OF SAID EASEMENT, SAID POINT ALSO BEING S00°06'06"E, 25.00 FEET FROM THE
NORTHWEST CORNER OF SAID SW1/4 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE
S66°37'05"E, 28.00 FEET ALONG SAID CENTERLINE TO THE POINT OF TERMINUS OF SAID EASEMENT, SAID POINT
BEING S35°29'09"E, 44.35 FEET FROM SAID NORTHWEST CORNER OF SAID SW1/4.

SAID GUY ANCHOR EASEMENT CONTAINS 280 SQUARE FEET OF LAND, MORE OR LESS.

PARCEL 1-EAST

SE1/4 OF SECTION 8, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING;
EXCEPT THE SOUTH ONE-HUNDRED AND THIRTY-TWO (132.0) FEET AS DESCRIBED IN WARRANTY DEED
RECORDED JANUARY 30, 1996 IN BOOK 378 OF DEEDS, PAGE 61.

SAID PARCEL OF LAND CONTAINS 36.83 ACRES OF LAND, MORE OR LESS.

60.00' PRIVATE ACCESS, UTILITY AND IRRIGATION EASEMENT (SEE NOTE: 4)

A PRIVATE ACCESS, UTILITY AND IRRIGATION EASEMENT BEING THE NORTH SIXTY (60.00) FEET OF THE
EAST ONE-THOUSAND FIVE HUNDRED (1,500.00) FEET OF THE SW1/4, SECTION 8, TOWNSHIP 55 NORTH,
RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING.

SAID PRIVATE ACCESS, UTILITY AND IRRIGATION EASEMENT CONTAINS 2.07 ACRES OF LAND, MORE OR LESS.

IRRIGATION PIPELINE EASEMENT (SEE NOTE: 3)

AN IRRIGATION PIPELINE EASEMENT SIXTEEN (16) FEET WIDE, BEING EIGHT (8) FEET EACH SIDE OF THE
FOLLOWING DESCRIBED CENTERLINE SITUATED IN THE SW1/4 OF SECTION 8, TOWNSHIP 55 NORTH, RANGE 84
WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 8 (MONUMENTED WITH A 1 1/2" ALUMINUM
CAP PER PLS 529); THENCE N41°04'39"E, 1424.22 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT;
THENCE S54°07'19"E, 55.00 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N68°15'22"E, 19.00 FEET
ALONG SAID CENTERLINE TO A POINT; THENCE, ALONG SAID CENTERLINE THROUGH A CURVE TO THE LEFT
HAVING A CENTRAL ANGLE OF 39°10'05", A RADIUS OF 360.00 FEET, AN ARC LENGTH OF 246.10 FEET, A
CHORD BEARING OF N48°40'19"E, AND A CHORD LENGTH OF 241.34 FEET TO A POINT; THENCE N29°05'16"E,
74.70 FEET ALONG SAID CENTERLINE TO A POINT THE POINT OF TERMINUS OF SAID EASEMENT, SAID POINT
LYING ON THE SOUTH RIGHT-OF-WAY LINE OF A SIXTY (60.0) FOOT WIDE ACCESS, UTILITY AND IRRIGATION
EASEMENT, AND BEING N43°40'36"E, 1760.20 FEET FROM SAID SOUTH QUARTER CORNER OF SECTION 8.
LENGTHENING OR SHORTENING THE SIDE LINES OF SAID EASEMENT TO INTERSECT SAID BOUNDARY LINE.

SAID IRRIGATION PIPELINE EASEMENT CONTAINS 6,317 SQUARE FEET OF LAND, MORE OR LESS.

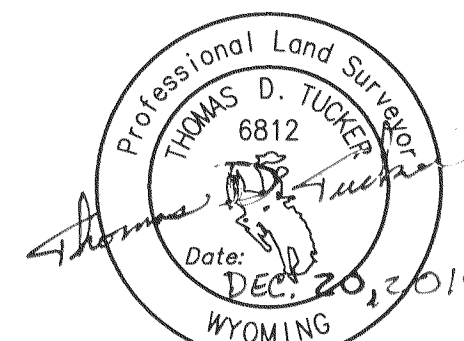
TIE TABLE

FROM THE S1/4 CORNER SECTION 8, T55N, R84W, 6TH P.M.		
TIE	BEARING	DISTANCE
T-1	N41°04'39"E	1424.22'
T-2	N43°40'36"E	1760.20'
T-3	N73°31'18"E	1386.43'

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.



"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 11:25 O'CLOCK A.M.,
THIS 20, DAY OF December, 2019, AND IS DULY RECORDED IN DRAWER A, PLAT NO. 578.
FEE \$

Kimberly Acin chief deputy COUNTY CLERK STAMP RECEIVING NUMBER 2019-754802

RUEB BOUNDARY LINE ADJUSTMENT

SITUATED IN THE S1/2SE1/4 OF SECTION 8, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN,
SHERIDAN COUNTY, WYOMING

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

CLIENT: JOHN A. & JUDITH A. RUEB
291 U.S. HIGHWAY 14E
SHERIDAN, WY 82801

JN: 2016-033
DN: 2016-033-BLA-C30
TAB: PLAT
PF: 12016-033
REVIEWED BY: NWS
DECEMBER 20, 2019