

RECORD OF SURVEY

TRACTS OF LAND WITHIN SECTIONS 7, 8, 17 & 18,
T57N-R83W, 6TH P.M. SHERIDAN COUNTY, WYOMING

LEGAL DESCRIPTIONS

SUBJECT TRACT 1A

A tract of land being the NE1/4 of the NE1/4 of Section 18, part of the NW1/4 of the NW1/4 of Section 17, part of the SE1/4 of the SE1/4 of Section 7, all that part of the NE1/4 of the SE1/4 of Section 7 lying south and east of Beatty Gulch Road, part of the W1/2 of the SW1/4 of Section 8 lying south of the Beatty Gulch Road, all within Township 57 North, Range 83 West of the Sixth Principal Meridian, Sheridan County, Wyoming, and being more particularly described as follows:

Beginning at the Northeast 1/16 corner of said Section 18, said corner being a 2" brass cap per LS 6594 at the southeast corner of Tract 8 of Beatty Spur Ranchettes; thence N00°15'10"W along the west line of the NE1/4 of the NE1/4 of said Section 18, 1330.01 feet to the E1/16 corner between said Sections 7 and 18; thence N00°35'48"E along the west line of the SE1/4 of the SE1/4 of said Section 7, 890.11 feet to a point on the center line of Beatty Gulch Road;

thence along the centerline of Beatty Gulch Road the following ten (10) courses:
northeasterly 118.66 feet along the arc of a 925.00 foot radius curve to the left which chord bears N19°50'14"E, 118.58 feet;
thence N 16°09'44" E, 338.35 feet;
thence northeasterly 122.04 feet along the arc of a 100.00 foot radius curve to the right which chord bears N 51°07'25" E, 114.60 feet;
thence N 86°05'06" E, 116.49 feet;
thence N 86°05'08" E, 635.43 feet;
thence northeasterly 398.42 feet along the arc of a 820.00 foot radius curve to the left which chord bears N 72°09'57" E, 394.51 feet;
thence N 58°14'47" E, 188.45 feet;
thence northeasterly 126.34 feet along the arc of a 7040.00 foot radius curve to the left which chord bears N 57°43'57" E, 126.33 feet;
thence N 57°13'08" E, 978.86 feet;
thence northeasterly 26.22 feet along the arc of a 1470.00 foot radius curve to the left which chord bears N 56°42'27" E, 26.22 feet;

thence S00°35'24"W, parallel to the west line of the SW 1/4 of said Section 8, 2223.09 feet to a point on the south line of said Section 8;
thence S00°16'07"E, parallel to the west line of the NW 1/4 of said Section 17, 1345.28 feet to a point on the south line of the NW1/4 of the NW1/4 of said Section 17; thence S88°13'09"W along said south line, 1117.85 feet to the N1/8 corner between said Sections 17 and 18;
thence S89°37'31"W, 1330.83 feet to the Point of Beginning and containing 166.15 acres more or less.

Subject to any easements, exceptions, reservations, restrictions, or conditions contained in prior conveyances of record.

SUBJECT TRACT 1B

A tract of land being that part of the N1/2 of the SE1/4 and the SE1/4 of the SE1/4 of Section 7, T57N, R83W, 6th P.M., Sheridan County, Wyoming lying south of the Beatty Spur Road and west of the Beatty Gulch Road, and being more particularly described as follows:

Beginning at the South 1/16 corner of said Section 7, said corner being a 1.5" alum cap per LS 6594; thence N 00°39'49" E along the north-south quarter section line of said Section 7 a distance of 1125.56 feet to the centerline of Beatty Spur Road; thence along the centerline of Beatty Spur Road the following eight (8) courses:
S 65°39'30" E, 254.98 feet;
thence Southeasterly 275.54 feet along the arc of a 3650.00 foot radius curve to the right which chord bears S 63°29'45" E, 275.47 feet;
thence S 61°19'59" E, 94.17 feet;
thence Southeasterly 528.55 feet along the arc of a 2250.00 foot radius curve to the right which chord bears S 54°36'12" E, 527.34 feet;
thence S 47°52'25" E, 357.46 feet;
thence Southeasterly 108.14 feet along the arc of a 2890.00 foot radius curve to the right which chord bears S 46°48'06" E, 108.13 feet;
thence S 45°43'47" E, 122.02 feet;
thence Southeasterly 252.30 feet along the arc of a 300.00 foot radius curve to the left which chord bears S 69°49'21" E, 244.93 feet to the centerline of Beatty Gulch Road;

thence along the centerline of Beatty Gulch Road the following four (4) courses:
S 96°05'06" W, 116.49 feet;
thence southwesterly 122.04 feet along the arc of a 100.00 foot radius curve to the left which chord bears S 51°07'25" W, 114.60 feet;
thence S 16°09'44" W, 338.35 feet;
thence southwesterly 118.66 feet along the arc of a 925.00 foot radius curve to the right which chord bears S 19°50'14" W, 118.58 feet to the west line of the SE1/4 of the SE1/4 of said Section 7;

thence N00°35'48"E along the west line of the SE1/4 of the SE1/4 of said Section 7, 461.16 feet to the southeast 1/16 corner of said Section 7, said corner monumented by a 2" aluminum cap per LS 5369; thence S89°39'05"W along the south line of the N1/2 of the SE1/4 of said Section 7, 1330.54 feet to the point of beginning and containing 24.32 acres, more or less.

Subject to any easements, exceptions, reservations, restrictions, or conditions contained in prior conveyances of record.

LINE TABLE

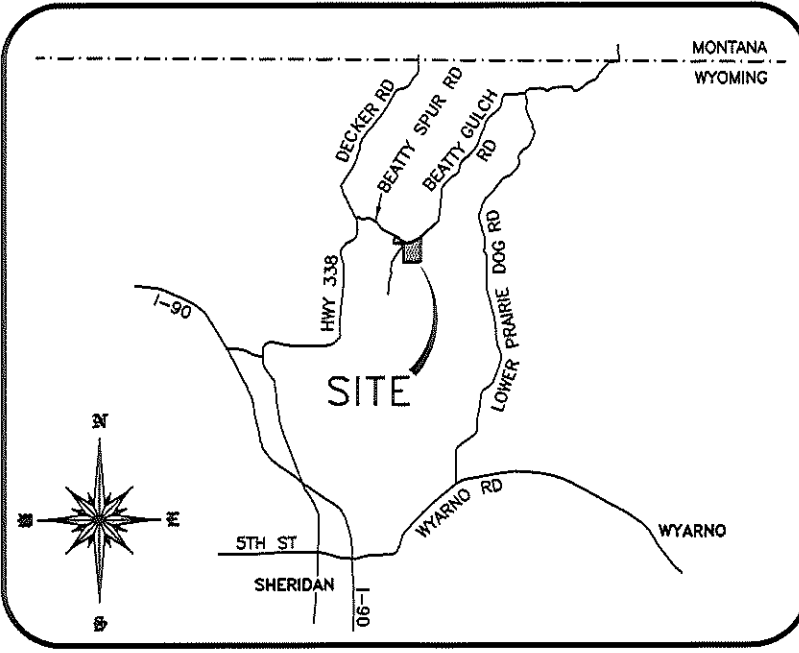
LINE	BEARING	DISTANCE
L1	S65°39'30"E	254.98'
L2	S61°19'59"E	94.17'
L3	S47°52'25"E	357.46'
L4	S45°43'47"E	122.02'
L5	N86°05'06"E	635.43'
L6	N58°14'47"E	188.45'
L7	N57°13'08"E	978.86'
L8	N43°45'11"E	653.24'
L9	N50°34'38"E	895.95'
L10	N16°09'44"E	338.35'
L11	N86°05'06"E	116.49'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	3650.00'	275.54'	275.47'	S63°29'45"E	4°19'31"
C2	2250.00'	528.55'	527.34'	S54°36'12"E	13°27'34"
C3	2890.00'	108.14'	108.13'	S46°48'06"E	2°08'38"
C4	300.00'	252.30'	244.93'	S69°49'21"E	48°11'07"

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C5	820.00'	398.42'	394.51'	N72°09'57"E	27°50'18"
C6	7040.00'	126.34'	126.33'	N57°43'57"E	1°01'42"
C7	1470.00'	26.22'	26.22'	N56°42'27"E	1°01'19"
C8	1470.00'	319.25'	318.62'	N49°58'29"E	12°26'36"
C9	1920.00'	228.67'	228.54'	N47°09'54"E	6°49'26"
C10	925.00'	118.66'	118.58'	N19°50'14"E	7°21'00"
C11	100.00'	122.04'	114.60'	N51°07'25"E	69°55'22"



VICINITY MAP

NOT TO SCALE



SCALE: 1" = 400'

NOTES:

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

ALL DISTANCES ARE MEASURED UNLESS SPECIFIED

TRACT 1B IS EXEMPT FROM SUBDIVISION REQUIREMENTS PURSUANT TO WYOMING STATUTES 18-5-303(a)(iii)

LEGEND:

- FOUND 1 1/2" ALUMINUM CAP LS 10287 UNLESS NOTED
- SET #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 10287
- SET #5 REBAR WITH 2" ALUMINUM CAP LS 10287
- AC ALUMINUM CAP
- RW RIGHT-OF-WAY

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 ON SEPTEMBER 20, 2017, AND TO THE BEST OF MY KNOWLEDGE IS TRUE AND CORRECT.

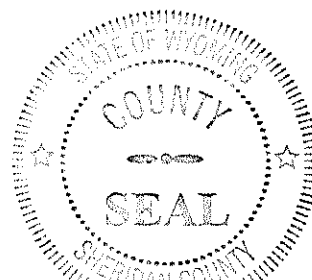
JASON D. LEVANEN
PLS#10287



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. Delinquent, measurement or representations may have occurred
since the original plat was recorded.

STATE OF WYOMING
COUNTY OF SHERIDAN
This instrument was filed for
record at 12:30pm
on Jan. 17, 2019
in Book 11 of Surveys
records on page 558
Rec. 2019-14426 S 50.00

Kimberly Hein Chiodopet



SURVEY FOR:
CASEY CUNNINGHAM
51 BEATTY SPUR LANE
SHERIDAN, WY 82801

PREPARED BY: DATE: 8/03/2018

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