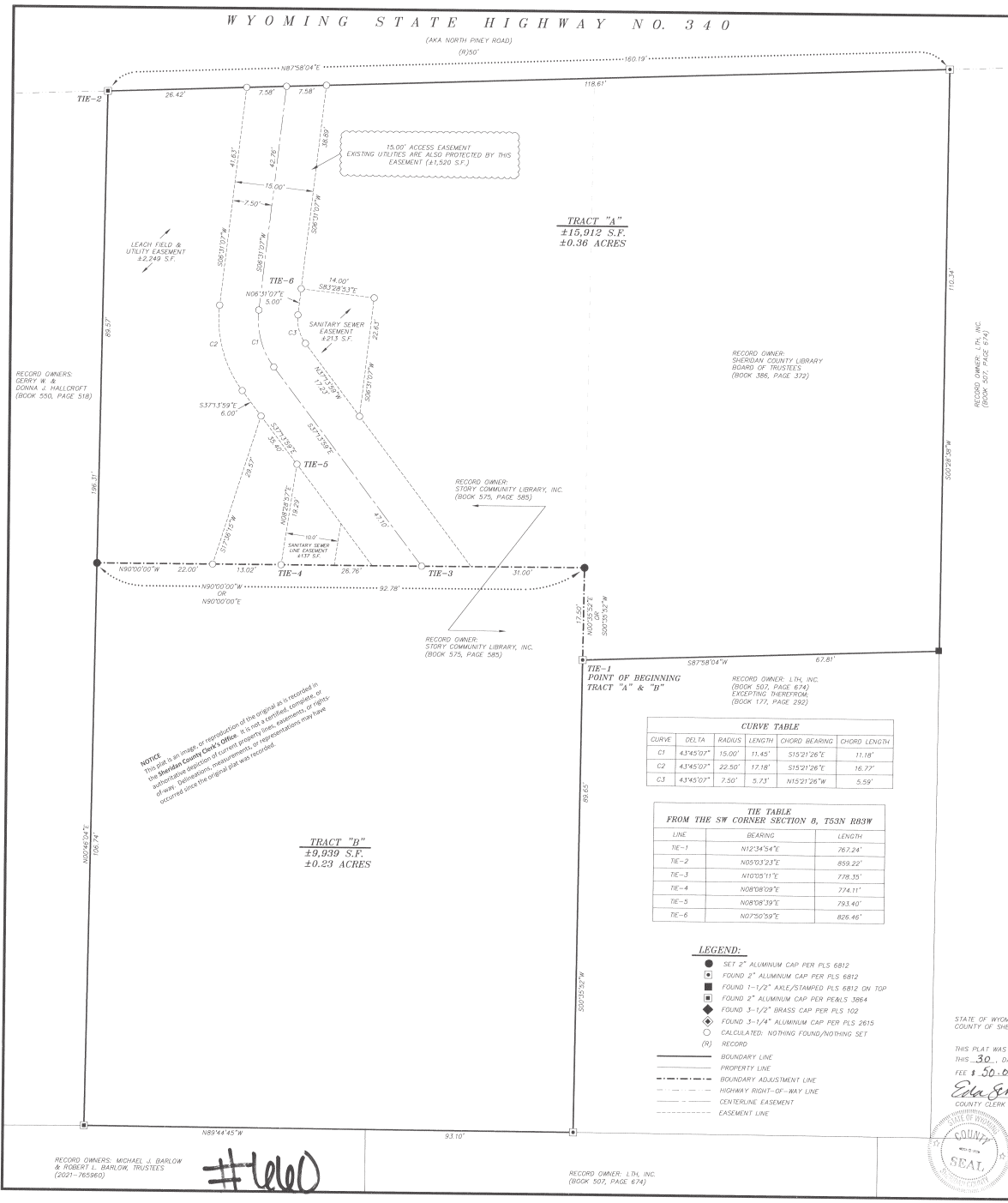


NOTICE
This plat is an image or reproduction of the original as is recorded in the **Sheridan County Clerk's Office**. It is not a certified, complete, or authoritative depiction of current property lines, easements, or rights-of-way. Dimensions, measurements, or representations may have occurred since the original plat was recorded.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	43°45'07"	15.00'	11.45'	S15°21'26"E	11.18'
C2	43°45'07"	22.50'	17.18'	S15°21'26"E	16.77'
C3	43°45'07"	7.50'	5.73'	N15°21'26"W	5.59'

TIE TABLE FROM THE SW CORNER SECTION 8, T53N R83W		
LINE	BEARING	LENGTH
TIE-1	N12°34'54"E	767.24'
TIE-2	N05°03'23"E	859.22'
TIE-3	N10°05'11"E	778.35'
TIE-4	N08°08'09"E	774.11'
TIE-5	N08°08'39"E	793.40'
TIE-6	N07°50'59"E	826.46'

LEGEND:

- SET 2" ALUMINUM CAP PER PLS 6812
- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND 1-1/2" AXLE/STAMPED PLS 6812 ON TOP
- FOUND 2" ALUMINUM CAP PER PE&LS 3864
- FOUND 3-1/2" BRASS CAP PER PLS 102
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- BOUNDARY LINE
- PROPERTY LINE
- BOUNDARY ADJUSTMENT LINE
- HIGHWAY RIGHT-OF-WAY LINE
- CENTERLINE EASEMENT
- EASEMENT LINE

#1660

LEGAL DESCRIPTIONS:

TRACT "A"

A TRACT OF LAND SITUATED IN THE SW¼SW¼ OF SECTION 8, TOWNSHIP 53 NORTH, RANGE 83 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8 (MONUMENTED WITH A 3¼" BRASS CAP PER PLS 102); THENCE N12°34'54"E, 767.24 FEET TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 386 OF DEEDS, PAGE 372; THENCE N00°35'52"E, 17.50 FEET ALONG THE WEST LINE OF SAID TRACT DESCRIBED IN BOOK 386 OF DEEDS, PAGE 372 TO A POINT; THENCE N90°00'00"W, 92.78 FEET TO A POINT, SAID POINT LYING ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 550 OF DEEDS, PAGE 518; THENCE N00°46'04"E, 89.57 FEET ALONG SAID EAST LINE OF SAID TRACT DESCRIBED IN BOOK 550 OF DEEDS, PAGE 518 TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID TRACT DESCRIBED IN BOOK 550 OF DEEDS, PAGE 518, AND LYING ON THE SOUTH RIGHT-OF-WAY LINE OF WYOMING STATE HIGHWAY NO. 340 (AKA NORTH PINEY ROAD); THENCE N87°58'04"E, 160.19 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF WYOMING STATE HIGHWAY NO. 340 (AKA NORTH PINEY ROAD) TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID TRACT DESCRIBED IN BOOK 386 OF DEEDS, PAGE 372; THENCE S00°28'38"W, 110.34 FEET ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 386 OF DEEDS, PAGE 372 TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED IN BOOK 386 OF DEEDS, PAGE 372; THENCE S87°58'04"W, 67.81 FEET ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 386 OF DEEDS, PAGE 372 TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 15,912 SQUARE FEET OR 0.36 ACRES OF LAND, MORE OR LESS.

TRACT "B"

A TRACT OF LAND SITUATED IN THE SW¼SW¼ OF SECTION 8, TOWNSHIP 53 NORTH, RANGE 83 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8 (MONUMENTED WITH A 3¼" BRASS CAP PER PLS 102); THENCE N12°34'54"E, 767.24 FEET TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 386 OF DEEDS, PAGE 372, AND LYING ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 507 OF DEEDS, PAGE 674; THENCE S00°35'52"W, 89.65 FEET ALONG SAID WEST LINE OF SAID TRACT DESCRIBED IN BOOK 507 OF DEEDS, PAGE 674 TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 507 OF DEEDS, PAGE 674, AND LYING ON THE NORTH LINE OF A SEPARATE TRACT OF LAND ALSO DESCRIBED IN BOOK 507 OF DEEDS, PAGE 674; THENCE N89°44'45"W, 93.10 FEET ALONG SAID NORTH LINE OF SAID SEPARATE TRACT DESCRIBED IN BOOK 507 OF DEEDS, PAGE 674, AND THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2021-765960 TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 550 OF DEEDS, PAGE 518; THENCE N00°46'04"E, 106.74 FEET ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 550 OF DEEDS, PAGE 518 TO A POINT; THENCE N90°00'00"E, 92.78 FEET TO A POINT, SAID POINT LYING ON THE WEST LINE OF SAID TRACT DESCRIBED IN BOOK 386 OF DEEDS, PAGE 372; THENCE S00°35'52"W, 17.50 FEET ALONG SAID WEST LINE OF SAID TRACT DESCRIBED IN BOOK 386 OF DEEDS, PAGE 372 TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 9,939 SQUARE FEET OR 0.23 ACRES OF LAND, MORE OR LESS.

ACCESS & UTILITY EASEMENT

RE: 15.00' ACCESS EASEMENT TO BENEFIT TRACT "B", AND A UTILITY EASEMENT PROTECTING EXISTING UTILITIES THAT BENEFIT TRACT "A" AND TRACT "B"

AN ACCESS AND UTILITY EASEMENT FIFTEEN (15.00) FEET WIDE, BEING SEVEN AND ONE-HALF (7.50) FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE SITUATED IN THE SW¼SW¼ OF SECTION 8, TOWNSHIP 53 NORTH, RANGE 83 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8 (MONUMENTED WITH A 3¼" BRASS CAP PER PLS 102); THENCE N05°03'23"E, 859.22 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 550 OF DEEDS, PAGE 518, AND LYING ON THE SOUTH RIGHT-OF-WAY LINE OF WYOMING STATE HIGHWAY NO. 340 (AKA NORTH PINEY ROAD); THENCE N87°58'04"E, 14.00 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF WYOMING STATE HIGHWAY NO. 340 (AKA NORTH PINEY ROAD) TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE S06°31'07"W, 42.76 FEET ALONG SAID CENTERLINE TO A POINT; THENCE, ALONG SAID CENTERLINE THROUGH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 43°45'07", A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 11.45 FEET, A CHORD BEARING OF S15°21'26"E, AND A CHORD LENGTH OF 11.18 FEET TO A POINT; THENCE S37°13'59"E, 47.10 FEET ALONG SAID CENTERLINE TO THE POINT OF TERMINUS OF SAID EASEMENT, SAID POINT BEING N10°05'11"E, 778.35 FEET FROM SAID SOUTHWEST CORNER OF SECTION 8. LENGTHENING OR SHORTENING THE SIDELINES OF SAID EASEMENT TO INTERSECT SAID BOUNDARY LINES.

SAID ACCESS AND UTILITY EASEMENT CONTAINS 1,520 SQUARE FEET OF LAND, MORE OR LESS.

LEACH FIELD & UTILITY EASEMENT

RE: A LEACH FIELD & UTILITY EASEMENT TO BENEFIT TRACT "B"

A LEACH FIELD AND UTILITY EASEMENT SITUATED IN THE SW¼SW¼ OF SECTION 8, TOWNSHIP 53 NORTH, RANGE 83 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8 (MONUMENTED WITH A 3¼" BRASS CAP PER PLS 102); THENCE N05°03'23"E, 859.22 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT, SAID POINT BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 550 OF DEEDS, PAGE 518, AND LYING ON THE SOUTH RIGHT-OF-WAY LINE OF WYOMING STATE HIGHWAY NO. 340 (AKA NORTH PINEY ROAD); THENCE N87°58'04"E, 26.42 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF WYOMING STATE HIGHWAY NO. 340 (AKA NORTH PINEY ROAD) TO A POINT; THENCE S06°31'07"W, 41.63 FEET TO A POINT; THENCE, THROUGH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 43°45'07", A RADIUS OF 22.50 FEET, AN ARC LENGTH OF 17.18 FEET, A CHORD BEARING OF S15°21'26"E, AND A CHORD LENGTH OF 16.77 FEET TO A POINT; THENCE S37°13'59"E, 6.00 FEET TO A POINT; THENCE S17°36'15"W, 29.57 FEET TO A POINT; THENCE N90°00'00"W, 22.00 FEET TO A POINT, SAID POINT LYING ON THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 550 OF DEEDS, PAGE 518; THENCE N00°46'04"E, 89.57 FEET ALONG SAID EAST LINE OF SAID TRACT DESCRIBED IN BOOK 550 OF DEEDS, PAGE 518 TO THE POINT OF BEGINNING OF SAID EASEMENT.

SAID LEACH FIELD AND UTILITY EASEMENT CONTAINS 2,249 SQUARE FEET OF LAND, MORE OR LESS.

SANITARY SEWER EASEMENTS

RE: A SANITARY SEWER EASEMENT TO BENEFIT TRACT "B"

A SANITARY SEWER EASEMENT SITUATED IN THE SW¼SW¼ OF SECTION 8, TOWNSHIP 53 NORTH, RANGE 83 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8 (MONUMENTED WITH A 3¼" BRASS CAP PER PLS 102); THENCE N07°50'59"E, 826.46 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE S83°28'53"E, 14.00 FEET TO A POINT; THENCE S06°31'07"W, 22.63 FEET TO A POINT; THENCE N37°13'59"W, 17.23 FEET TO A POINT; THENCE, THROUGH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 43°45'07", A RADIUS OF 7.50 FEET, AN ARC LENGTH OF 5.73 FEET, A CHORD BEARING OF N15°21'26"W, AND A CHORD LENGTH OF 5.59 FEET TO A POINT; THENCE N06°31'07"E, 5.00 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT.

SAID SANITARY SEWER EASEMENT CONTAINS 213 SQUARE FEET OF LAND, MORE OR LESS.

RE: A SANITARY SEWER LINE EASEMENT TO BENEFIT TRACT "B"

A SANITARY SEWER LINE EASEMENT BEING A STRIP OF LAND TEN (10.0) FEET WIDE WHEN MEASURED AT RIGHT ANGLES, SITUATED IN THE SW¼SW¼ OF SECTION 8, TOWNSHIP 53 NORTH, RANGE 83 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; THE WESTERLY LINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8 (MONUMENTED WITH A 3¼" BRASS CAP PER PLS 102); THENCE N08°08'09"E, 774.11 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE N08°28'57"E, 19.29 FEET ALONG SAID WESTERLY LINE OF SAID STRIP TO THE POINT OF TERMINUS OF SAID EASEMENT, SAID POINT BEING N08°08'39"E, 793.40 FEET FROM SAID SOUTHWEST CORNER OF SECTION 8. LENGTHENING OR SHORTENING THE SIDELINE OF SAID EASEMENT TO INTERSECT BOUNDARY AND EASEMENT LINES.

SAID SANITARY SEWER LINE EASEMENT CONTAINS 137 SQUARE FEET OF LAND, MORE OR LESS.

CERTIFICATE OF RECORDER

STATE OF WYOMING
COUNTY OF SHERIDAN :SS

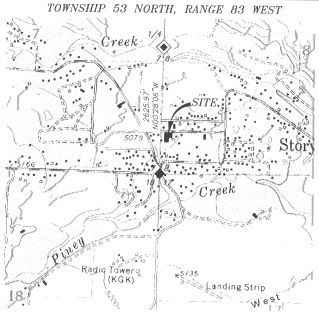
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 8:52 O'CLOCK A.M.,
THIS 30, DAY OF March, 20 22, AND IS DULY RECORDED AS SURVEY A, NO. 660
FEE $ 50.00

Eda Schunk Thompson
COUNTY CLERK

STAMP RECEIVING NUMBER 2022-777383

STATE OF WYOMING COUNTY SEAL

TOWNSHIP 53 NORTH, RANGE 83 WEST



LOCATION MAP:

NO TRUE SCALE

SCALE: 1" = 10'

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

GRAPHIC SCALE

-10 0 5 10 20

(U.S. SURVEY FEET)
1 INCH = 10 FEET

DATUM:
NAD 83(1983), NAVD 88 (U.S. SURVEY FEET)
DATUM ADJUSTMENT FACTOR (DAF) 1.00026765
DIVIDE SURFACE COORDINATES BY DAF TO CALCULATE THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE, COORDINATES

NOTES:

1) SEE RECORD OF SURVEY, STORY COMMUNITY LIBRARY RECORDED IN DRAWER "A", PLAT NUMBER "554".

2) WYOMING STATE HIGHWAY NO. 340 (AKA NORTH PINEY ROAD) RIGHT-OF-WAY, SEE WARRANTY DEED TO SHERIDAN COUNTY FOR ROADS PER BOOK 2 OF DEEDS, PAGE 69.

3) DEEDS AND EASEMENTS OF RECORD WERE PROVIDED BY PRESTFELDT SURVEYING, LLC AND WILCOX ABSTRACT & TITLE COMPANY. A TITLE COMMITMENT WAS NOT REQUIRED FOR THIS PROJECT. WILCOX ABSTRACT & TITLE COMPANY AND PRESTFELDT SURVEYING, LLC DID A SEARCH FOR DEEDS AND EASEMENTS OF RECORD AT THE SHERIDAN COUNTY COURT HOUSE. THIS SEARCH DOES NOT CONSTITUTE A GUARANTEE OR POLICY OF TITLE INSURANCE, AND DOES NOT GUARANTEE THAT ALL EASEMENTS OF RECORD ARE SHOWN ON THIS DRAWING.

4) THIS SURVEY IS 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.

SURVEYOR'S CERTIFICATE

STATE OF WYOMING
COUNTY OF SHERIDAN :SS

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
WYOMING

DATE: MARCH 30, 2022

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

STORY COMMUNITY LIBRARY

BOUNDARY LINE ADJUSTMENT

SITUATED IN THE SW1/4SW1/4, SECTION 8, TOWNSHIP 53 NORTH, RANGE 83 WEST, 6TH PRINCIPAL MERIDIAN

SHERIDAN COUNTY, WYOMING

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

CLIENT: STORY COMMUNITY LIBRARY
ATTN: MARC STRAHN
20 & 22 NORTH PINEY ROAD
STORY, WY 82832
307-752-8010
MARC@WOLFHAVENCORP.COM

JN: 2020-002 SJ.3
DN: 2020-002-BLA
TAB: BLA
PF: T2018-081
REVIEWED BY: JSP & CT
MARCH 20, 2022