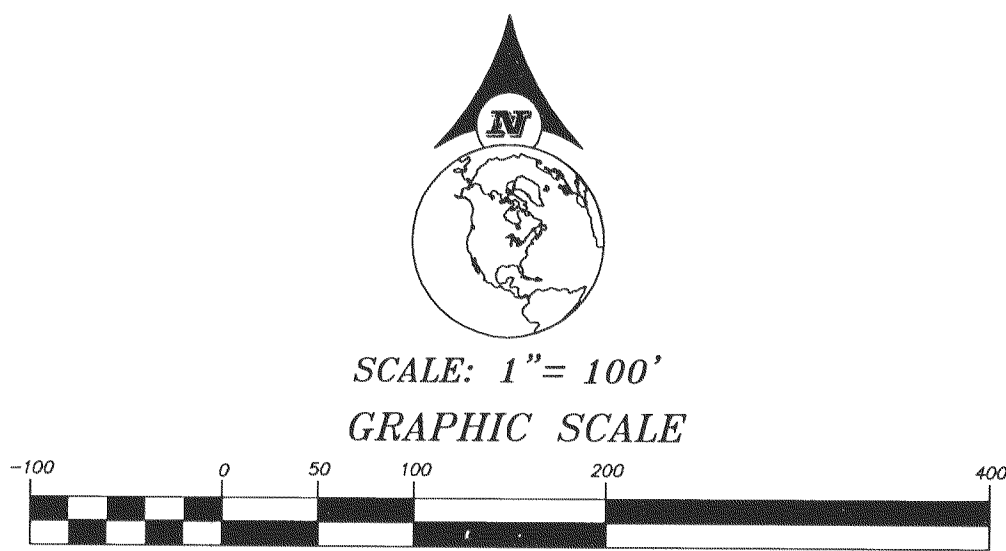


RECORD OF SURVEY



LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE SE $\frac{1}{4}$ N $\frac{1}{4}$ W $\frac{1}{4}$ , SW $\frac{1}{4}$ NE $\frac{1}{4}$ , NW $\frac{1}{4}$ SE $\frac{1}{4}$ , NE $\frac{1}{4}$ SW $\frac{1}{4}$  AND ANY PART OF THE NEW LYING SOUTH OF DOWNERS ADDITION AND WEST OF SAGE BRUSH CITY PARK ALL IN SECTION 21, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID DOWNERS ADDITION (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 5369), ALSO DESCRIBED AS THE NORTHWEST CORNER OF SAID SW $\frac{1}{4}$ NE $\frac{1}{4}$ ; THENCE N89°02'25"E, 413.46 FEET ALONG THE SOUTH LINE OF SAID DOWNERS ADDITION TO A 3" ALUMINUM CAP PER PLS 2615 AT THE NORTHWEST CORNER OF SAGE BRUSH CITY PARK; THENCE S01°08'29"E, 257.24 FEET ALONG THE WEST LINE OF SAID PARK TO A 3" ALUMINUM CAP PER PLS 2615; THENCE S51°03'51"E, 99.48 FEET ALONG SAID WEST LINE TO A 3" ALUMINUM CAP PER PLS 2615; THENCE S31°10'09"E, 298.55 FEET ALONG SAID WEST LINE TO A 3" ALUMINUM CAP PER PLS 2615; THENCE N07°30'11"E, 147.63 FEET ALONG SAID WEST LINE TO A 3" ALUMINUM CAP PER PLS 2615; THENCE S01°31'02"E, 585.05 FEET ALONG SAID WEST LINE TO A 2" ALUMINUM CAP PER PLS 5369; THENCE S87°59'03"W, 148.08 FEET ALONG SAID WEST LINE TO A 3" ALUMINUM CAP PER PLS 2615; THENCE S43°30'31"W, 27.28 FEET ALONG SAID WEST LINE TO A 2" ALUMINUM CAP PER PLS 5369; THENCE S01°30'28"E, 137.97 FEET ALONG SAID WEST LINE TO A 3" ALUMINUM CAP PER PLS 2615 ALSO LYING ON THE NORTH LINE OF TRACT NO.2 OF THE SCHOOL TRACTS PLAT; THENCE S85°12'40"W, 150.18 FEET ALONG SAID NORTH LINE TO A 1" PLASTIC CAP PER PLS 520 BEING THE NORTHWEST CORNER OF SAID TRACT NO.2; THENCE S85°00'02"W, 485.04 FEET TO A 2" ALUMINUM CAP PER PLS 5369 BEING THE ANGLE POINT ON THE SOUTH LINE OF A TRACT DESCRIBED IN BOOK 311 OF DEEDS, PAGE 661; THENCE S88°21'54"W, 1330.88 FEET ALONG SAID SOUTH LINE TO A 2" ALUMINUM CAP PER PLS 5369 LYING ON THE WEST LINE OF SAID NEW $\frac{1}{4}$ SW $\frac{1}{4}$ ; THENCE N00°25'46"W, 60.04 FEET ALONG SAID WEST LINE TO A 3" ALUMINUM CAP PER PLS 2615 BEING THE NORTHWEST CORNER OF SAID NEW $\frac{1}{4}$ SW $\frac{1}{4}$ ; THENCE N88°06'28"E, 29.92 FEET ALONG THE NORTH LINE OF SAID NEW $\frac{1}{4}$ SW $\frac{1}{4}$  TO A 2" ALUMINUM CAP PER PLS 5369 LYING ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 368 OF DEEDS, PAGE 257; THENCE N00°21'54"W, 76.75 FEET ALONG SAID EAST LINE TO A 2" ALUMINUM CAP PER PLS 5369; THENCE N14°52'49"E, 151.45 FEET ALONG SAID EAST LINE TO A 2" ALUMINUM CAP PER PLS 5369; THENCE N49°26'57"E, 355.81 FEET ALONG SAID EAST LINE TO A 2" ALUMINUM CAP PER PLS 5369; THENCE N15°04'02"E, 786.43 FEET ALONG SAID EAST LINE TO A 2" ALUMINUM CAP PER PLS 5369; THENCE N71°44'54"E, 69.76 FEET ALONG SAID EAST LINE TO A 2" ALUMINUM CAP PER PLS 5369 LYING ON THE SOUTH LINE OF TRACT 2 DESCRIBED IN BOOK 495 OF DEEDS, PAGE 611, SAID LINE FURTHER DESCRIBED IN BOOK 495 OF DEEDS, PAGE 611 AS THE SOUTH LINE OF THE NEW $\frac{1}{4}$ SW $\frac{1}{4}$ ; THENCE N89°14'58"E, 705.66 FEET ALONG SAID SOUTH LINE TO A 2" ALUMINUM CAP PER PLS 5369 BEING THE SOUTHEAST CORNER OF SAID TRACT 2 DESCRIBED IN BOOK 495 OF DEEDS, PAGE 611; THENCE N00°57'02"W, 97.27 FEET TO THE POINT OF BEGINNING

LEGEND:

- SET MONUMENTS
  - 2" ALUMINUM CAP PER PLS 5369 ON 5/8" REBAR 24" LONG
  - 2" ALUMINUM CAP PER PLS 5369 ON 5/8" REBAR REHABILITATING DISTURBED MONUMENT
  - 2" ALUMINUM CAP PER PLS 5369 ON 5/8" REBAR FOR SE CORNER TRACT 2
  - HOLDING RECORD DISTANCE FROM THE N1/4 AND EXTENDING THE WEST LINE DOWNERS ADD.
  - 2" ALUMINUM CAP PER PLS 5369 ON 5/8" REBAR REPLACING 1-1/2" ALUMINUM CAP PER PE&LS 551 FOUND IN PREVIOUS SURVEY AND REMOVED DURING CONSTRUCTION
- FOUND MONUMENTS
  - MILITARY MONUMENT #23 HISTORICALLY ACCEPTED AS THE N1/4 SEC.21
  - 2" ALUMINUM PER PE&LS 3159
  - 3" ALUMINUM CAP ON 2-1/2" PIPE PER PLS 2615
  - 1-1/2" ALUMINUM CAP PER PE&LS 551
  - 1-1/2" ALUMINUM CAP PER PLS 2615
  - 3-1/4" ALUMINUM CAP PER PLS 2615
  - 1-1/2" ALUMINUM CAP PER PLS 102
  - 1" PLASTIC CAP PER PLS 520
  - CALCULATED RIGHT OF WAY PI PER ROS #226
- RECORD
  - (R) RECORD
- PROPERTY LINE THIS SURVEY
  - INTERIOR SECTION LINE
  - LOT LINE-ADJOINER'S PROPERTY LINE
  - RIGHT OF WAY LINE
  - x- FENCE LINE

CERTIFICATE OF RECORDER

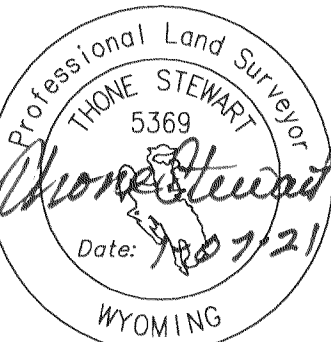
STATE OF WYOMING :ss  
COUNTY OF SHERIDAN

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE OF AT 4:32 O'CLOCK P.M., THIS 29, DAY OF January, 2021, AND RECORDED IN PLAT BOOK A, ON PAGE 619  
2021-766005



Eda Schunk Thompson  
COUNTY CLERK

I, THOMAS STEWART, 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.



RECORD OF SURVEY  
OF  
WP INVESTMENTS LLC

SITUATED IN SECTION 21, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

CLIENT: DON ROBERTS

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

RESTFELDT  
SURVEYING  
2340 WETLANDS DR., SUITE 100  
PO BOX 3682  
SHERIDAN, WY 82801  
307-672-7415

JN:2020-092  
DN:2020-092  
TAB: MODEL  
PF: T2020-092  
REVIEWED BY:  
DEC, 2020

- NOTES
- TRACT 2 RECORDED IN BOOK 495 OF DEEDS, PAGE 611 (RECORD OWNER-WARDLE TRUST) DESCRIBES THE SOUTH LINE OF SAID TRACT 2 AS THE SOUTH LINE OF THE NEW $\frac{1}{4}$ SW $\frac{1}{4}$  OF SECTION 21. THE SOUTHEAST CORNER OF SAID TRACT 2 IS DESCRIBED AS THE SOUTHEAST CORNER OF THE NEW $\frac{1}{4}$ SW $\frac{1}{4}$ . A MATHEMATICAL SECTION BREAKDOWN OF SECTION 21 USING KNOWN QUARTER CORNERS PLACES THE SOUTHEAST CORNER OF THE NEW $\frac{1}{4}$ SW $\frac{1}{4}$  NEAR THE SOUTHWEST CORNER OF DOWNERS ADDITION. THE DEDICATION OF THE DOWNERS ADDITION PLAT CALLS OUT THE NEW $\frac{1}{4}$ SW $\frac{1}{4}$  MAKING THE SOUTHWEST CORNER OF DOWNERS ADDITION TO BE THE SOUTHWEST CORNER OF THE NEW $\frac{1}{4}$ SW $\frac{1}{4}$  OF SECTION 21. THE SOUTHWEST CORNER OF DOWNERS ADDITION IS APPROXIMATELY 97' NORTH OF THE SOUTHEAST CORNER OF SAID TRACT 2. IT IS NOT THE INTENTION OF THIS RECORD OF SURVEY AND LEGAL DESCRIPTION TO RESOLVE THIS AMBIGUITY, BUT RATHER TO CREATE A DESCRIPTION THAT REMOVES THIS AMBIGUITY. BOOK 235 OF DEEDS, PAGE 312, GRANTS TO HEIGHTS DEVELOPMENT CORPORATION ALL OF THE NEW $\frac{1}{4}$  EXCEPTING DOWNERS ADDITION.
  - THE EAST LINE OF THE TRACT GRANTED BY QUITCLAIM DEED IN BOOK 368 OF DEEDS, PAGE 257 IS THE CENTERLINE OF MYRLAND ROAD AS IT EXISTED AT THE TIME OF THE GRANT (AUGUST 19, 1994). THE DESCRIPTION IS--SECTION 21: ALL OF THE SE1/4NW1/4 LYING WEST OF MYRLAND ROAD. WITHOUT QUALIFYING LANGUAGE DESCRIBING THE EAST LINE OF SAID TRACT TO BE THE WEST RIGHT OF WAY OF MYRLAND ROAD THE EAST LINE IS THE CENTERLINE OF SAID ROAD.
  - THERE IS AN EXISTING ACCESS TO LANDS USING THE OLD LOCATION OF THE MYRLAND ROAD. THIS ROAD STILL HAS A GATE TO PASS THROUGH THE NEW RIGHT OF WAY FENCE AND IS PRESERVEDLY BEING USED TO ACCESS PROPERTY NORTH OF THE WP INVESTMENTS LLC LANDS. SINCE THE ORIGINAL MYRLAND ROAD WAS NOT VACATED THIS ACCESS IS STILL VALID. SEE RECORD OF SURVEY # 226.
  - THIS MONUMENT WAS FOUND BUT DISTURBED FROM NEARBY UTILITY CONSTRUCTION. A NEW MONUMENT WAS INSTALLED.
  - THE EAST RIGHT OF WAY OF MYRLAND ROAD IS SHOWN ON RECORD OF SURVEY #226.
  - THE POINT OF BEGINNING FOR THIS DESCRIPTION IS THE SOUTHWEST CORNER OF DOWNERS ADDITION. AT THAT POSITION A REBAR IN A GARDEN AND NEAR A FENCE CORNER WAS RECOVERED. MONUMENTS ALONG THE WEST LINE OF DOWNERS ADDITION INDICATE THAT THIS MONUMENT HAS BEEN DISTURBED AND I REHABILITATED THE CORNER WITH A NEW MONUMENT-A 2" ALUMINUM CAP ON 5/8" REBAR PER PLS 5369 HOLDING EXISTING MONUMENTS ALONG THE WEST LINE OF DOWNERS ADDITION AS SHOWN ON THIS RECORD OF SURVEY.

RECORD OWNER: SALVADOR MADRIGAL  
BOOK 570, PAGE 1166

RECORD OWNER: EBZERY FAMILY LTD PARTNERSHIP  
BOOK 529, PAGE 75

RECORD OWNER: WARDLE TRUST  
BOOK 495, PAGE 611  
(SEE NOTE 1)

RECORD OWNER: WP INVESTMENTS LLC  
(#2020-762147)

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(#2020-762147)

QUIT CLAIM DEED HOLLY SUGAR TO HEIGHTS DEVELOPMENT CORPORATION  
BOOK 311, PAGE 661

HOLLY PONDS PUD

HOLLY PONDS PUD

TRACT 2-SCHOOL TRACTS PLAT

NE1/4SW1/4

NW1/4SE1/4

#619