

TIE BEARING LENGTH

T-2 N02°07'40"W 604.15'

CURVE TABLE

CURVE DELTA RADIUS ARC LENGTH CHORD BEARING CHORD LENGTH

C1 03"26'39" 1105.92' 66.48' N7879'05"E 66.47'

DETAIL 1

NO TRUE SCALE

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

LEGAL DESCRIPTIONS:

TRACT 1

A TRACT OF LAND SITUATED IN THE SE'ASE'A OF SECTION 9, SW'ASW'A OF SECTION 10, S½NW¼ & NW¼NW¼ OF SECTION 15 AND N½NE¼, SE¼NE¼, & NE¼SE¼ OF SECTION 16, TOWNSHIP 55 NORTH, RANGE 85 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 16 MONUMENTED WITH AN ALUMINUM CAP PER PLS 2615: THENCE NOO"04'10"E. 91.63 FEET ALONG A FENCE LINE AND THE EAST LINE OF SAID SECTION 16 TO AN ALUMINUM CAP PER PLS 2615; THENCE N89°46'35"W, 288.90 FEET ALONG SAID FENCE LINE TO AN ALUMINUM CAP PER PLS 2615; THENCE S61*49'55"W, 225.33 FEET ALONG SAID FENCE LINE TO AN ALUMINUM CAP PER PLS 2615; THENCE S88°10'11"W, 835.87 FEET ALONG SAID FENCE LINE TO AN ALUMINUM CAP PER PLS 2615, SAID POINT LYING ON THE WEST LINE OF SAID NE'4SE'4; THENCE NOO"10'33"E, 47.86 FEET ALONG SAID WEST LINE OF SAID NEYSEY AND SAID FENCE LINE TO THE SOUTHWEST CORNER OF SAID SEYNEY, MONUMENTED WITH AN ALUMINUM CAP PER PLS 2615; THENCE NOO'01'57"W, 665.55 FEET ALONG THE WEST LINE OF SAID SEYNEY, TO THE SOUTHWEST CORNER OF THE N%SE%NE%, MONUMENTED WITH AN ALUMINUM CAP PER PLS 2615; THENCE NOO"01'44"W, 665.55 FEET ALONG THE WEST LINE OF SAID NIZESELENEY AND A FENCE LINE TO AN ALUMINUM CAP PER PLS 2615, SAID POINT BEING THE NORTHWEST CORNER OF SAID SE¼NE¼; THENCE S89°57'01"W, 309.22 FEET ALONG THE SOUTH LINE OF THE SAID N½NE¼ AND A FENCE LINE TO AN ALUMINUM CAP PER PLS 5369; THENCE N89°58'11"W, 480.07 FEET ALONG SAID SOUTH LINE OF SAID NIZNEY AND A FENCE LINE TO AN ALUMINUM CAP PER PLS 5369; THENCE N89°55'19"W, 532.17 FEET ALONG SAID SOUTH LINE OF THE NYNEY AND A FENCE LINE TO THE SOUTHWEST CORNER OF SAID NYNEY. SAID POINT LYING ON THE CENTERLINE OF BECKTON HALL COUNTY ROAD NO. 81, WITNESSED BY AN ALUMINUM CAP PER PLS 2615 BEARING S89°55'19"E, A DISTANCE OF 25.00 FEET; THENCE, ALONG THE CENTERLINE OF SAID BECKTON HALL COUNTY ROAD NO. 81, NOO"02"05"E, 177.37 FEET ALONG THE WEST LINE OF THE SAID NINE TO A POINT WITNESSED N8370'14"E, 29.33 FEET BY AN ALUMINUM CAP PER PLS 2615; THENCE, N8370'14"E, 260.81 FEET TO AN ALUMINUM CAP PER PLS 2615; THENCE, N7378'44"E, 284.78 FEET TO AN ALUMINUM CAP PER PLS 2615; THENCE, N7379'22"E, 268.96 FEET TO AN ALUMINUM CAP PER PLS 2615; THENCE, N57°47'10"E, 262.57 FEET TO AN ALUMINUM CAP PER PLS 2615; THENCE, N70°09'06"E, 76.98 FEET TO AN ALUMINUM CAP PER PLS 2615; THENCE, N55°43'36"E, 142.81 FEET TO AN ALUMINUM CAP PER PLS 2615; THENCE, N42"36'24"E, 185.85 FEET TO AN ALUMINUM CAP PER PLS 2615; THENCE, N41°00'29"E, 329.52 FEET TO AN ALUMINUM CAP PER PLS 2615; THENCE, N54°05'30"E, 237.06 FEET TO AN ALUMINUM CAP PER PLS 2615; THENCE, N89°02'36"E, 49.50 FEET TO AN ALUMINUM CAP PER PLS 2615; THENCE, N35°23'53"E, 727.68 FEET TO AN ALUMINUM CAP PER PLS 2615; THENCE FOLLOWING A FENCE LINE N67'53'19"E, 383.08 FEET TO AN ALUMINUM CAP PER PLS 2615; THENCE CONTINUING ALONG SAID FENCE LINE, THROUGH A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 68'22'33", A RADIUS OF 63.66 FEET, AN ARC LENGTH OF 75.97 FEET, A CHORD BEARING OF N28"31'19"E, AND A CHORD LENGTH OF 71.54 FEET TO AN ALUMINUM CAP PER PLS 2615; THENCE CONTINUING ALONG SAID FENCE LINE, N87'59'16"E, 42.09 FEET TO AN ALUMINUM CAP PER PLS 2615, SAID POINT LYING ON THE EAST LINE OF SAID SECTION 9; THENCE ALONG SAID EAST LINE SOOT3'34"E, 534.23 FEET ALONG A FENCE LINE TO THE SOUTHEAST CORNER OF SAID SECTION 9 MONUMENTED WITH AN ALUMINUM CAP PER PLS 2615; THENCE ALONG A FENCE LINE N89°54'52"E, 24.12 FEET TO AN ALUMINUM CAP PER PLS 2615; THENCE ALONG A FENCE LINE S41°22'05"E, 468.36 FEET TO AN ALUMINUM CAP PER PLS 2615; THENCE ALONG A FENCE LINE S24"50"43"E, 1878.40 FEET TO AN ALUMINUM CAP PER PLS 2615; THENCE ALONG A FENCE LINE N88"04"01"E, 203.42 FEET TO THE SOUTHWEST CORNER OF WILD TURKEY SUBDIVISION MONUMENTED WITH AN ALUMINUM CAP PER PLS 2615; THENCE, N88°02'05"E, 1322.69 FEET ALONG THE SOUTH LINE OF THE SAID WILD TURKEY SUBDIVISION TO A BRASS CAP PER PE&LS 3864; THENCE ALONG THE WEST LINE OF BEAVER FLATS SUBDIVISION S00°03'06"W, 655.52 FEET TO THE SOUTHWEST CORNER OF BEAVER FLATS SUBDIVISION MONUMENTED WITH AN ALUMINUM CAP PER PLS 2615; THENCE ALONG THE SOUTH LINE OF SAID SIZNWIA, S88'07'14"W, 2644.43 FEET TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 164.11 ACRES OF LAND, MORE OR LESS.

TRACT 2

A TRACT OF LAND SITUATED IN THE SEX OF SECTION 9, & NYNEX OF SECTION 16, TOWNSHIP 55 NORTH, RANGE 85 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 9 (MONUMENTED WITH A 3¼" ALUMINUM CAP PER PLS 2615); THENCE S87"51'45"W. 296.25 FEET TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF WYOMING STATE HIGHWAY NO. 331 (AKA BIG GOOSE ROAD); THENCE SOOT3'50"E, 287.66 FEET ALONG THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 563 OF DEEDS, PAGE 456 TO A POINT (WITNESSED WITH A 11/2" ALUMINUM CAP PER PLS 2615, NOO"3'50"E A DISTANCE OF 40.0 FEET), SAID POINT BEING THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 563 OF DEEDS, PAGE 456; THENCE N89"28'36"E, 296.09 FEET ALONG THE SOUTH LINE OF SAID TRACT TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID TRACT AND LYING ON THE EAST LINE OF SAID SEX; THENCE SOO"13'50"E. 1738.45 FEET ALONG SAID EAST LINE OF SAID SE% TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 568 OF DEEDS, PAGE 606; THENCE S87"59'19"W. 42.09 FEET ALONG THE NORTHERLY LINE OF A SAID TRACT DESCRIBED IN BOOK 568 OF DEEDS, PAGE 606 TO A POINT; THENCE, THROUGH A NON-TANGENT CURVE TO THE RIGHT ALONG SAID NORTHERLY LINE, HAVING A CENTRAL ANGLE OF 68"22"33", A RADIUS OF 63.66 FEET, AN ARC LENGTH OF 75.97 FEET, A CHORD BEARING OF \$28"31"19"W, AND A CHORD LENGTH OF 71.54 FEET TO A POINT; THENCE S67°53'19"W, 383.08 FEET ALONG SAID NORTHERLY LINE TO A POINT; THENCE S35"23'53"W, 727.68 FEET ALONG SAID NORTHERLY LINE TO A POINT; THENCE S89°02'36"W, 49.50 FEET ALONG SAID NORTHERLY LINE TO A POINT; THENCE S54°05'30"W, 237.06 FEET ALONG SAID NORTHERLY LINE TO A POINT; THENCE S41'00'29"W, 329.52 FEET ALONG SAID NORTHERLY LINE TO A POINT; THENCE \$42"36"24"W, 185.85 FEET ALONG SAID NORTHERLY LINE TO A POINT; THENCE \$55"43"36"W, 142.81 FEET ALONG SAID NORTHERLY LINE TO A POINT; THENCE, LEAVING SAID NORTHERLY LINE, NOO"31"47"E, 3326.94 FEET TO A POINT, SAID POINT LYING ON SAID SOUTH RIGHT-OF-WAY LINE OF WYOMING STATE HIGHWAY NO. 331 (AKA BIG GOOSE ROAD); THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE THROUGH A SPIRAL CURVE TO THE RIGHT WITH A CENTERLINE RADIUS OF 1145.92 FEET A CENTERLINE SPIRAL LENGTH OF 375.00 FEET, A CHORD BEARING OF N72"19'32"E AND A CHORD LENGTH 199.70 FEET TO A POINT; THENCE, THROUGH A NON-TANGENT CURVE TO THE RIGHT ALONG SAID NORTHERLY LINE, HAVING A CENTRAL ANGLE OF 03"26'39", A RADIUS OF 1105.92 FEET, AN ARC LENGTH OF 66.48 FEET, A CHORD BEARING OF N7879'05"E, AND A CHORD LENGTH OF 66.47 FEET TO A POINT; THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE THROUGH A SPIRAL CURVE TO THE RIGHT WITH A CENTERLINE RADIUS OF 1145.92 FEET A CENTERLINE SPIRAL LENGTH OF 375.00 FEET, A CHORD BEARING N86"17'29"E AND A CHORD LENGTH 367.84 FEET TO A POINT; THENCE N89°24'37"E, 596.78 FEET TO A POINT THE POINT OF BEGINNING OF SAID TRACT.

EXCEPTING A 2.01 ACRE TRACT OF LAND DESCRIBED IN BOOK 553 OF DEEDS, PAGE

SAID TRACT CONTAINS 89.71 ACRES OF LAND, MORE OR LESS.

STAMP RECEIVING NUMBER: 2017-738668

HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 10:32 O'CLOCK, THIS 13

DAY OF NAVEMBER , 2017, AND RECORDED IN PLAT BOOK _A_, ON PAGE _531

TOWNSHIP 55 NORTH RANGE 85 WEST

LOCATION MAP

A TRACT OF LAND SITUATED IN THE WYSE' OF SECTION 9, TOWNSHIP 55 NORTH, RANGE 85 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 9 (WITNESSED WITH A 3¼" ALUMINUM CAP PER PLS 2615, BEARING S89"43"54"W, A DISTANCE OF 26.2 FEET); THENCE NOO'15'18"W, 289.60 FEET ALONG THE WEST LINE OF SAID SEX TO THE POINT OF BEGINNING OF SAID TRACT; THENCE, CONTINUE NOO'15'18"W, 732.57 FEET ALONG SAID WEST LINE OF SAID SE' TO A POINT; THENCE N60°59'22"E, 70.69 FEET ALONG THE CENTERLINE OF AN EXISTING 24 FOOT WIDE ACCESS ROAD AS DESCRIBED IN SAID BOOK 253 OF DEEDS, PAGE 270 TO A POINT; THENCE N56"15"57"E, 178.51 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N45"00'26"E, 50.32 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N33"08'52"E, 99.29 FEET ALONG SAID CENTERLINE TO A POINT, SAID POINT LYING ON THE SOUTHERLY LINE OF A TRACT OF LAND DESCRIBED IN BOOK 466 OF DEEDS, PAGE 238; THENCE S6174'06"E, 12.94 FEET ALONG SAID SOUTHERLY LINE TO A 2" ALUMINUM CAP PER PLS 5369 BEING THE SOUTHEAST CORNER OF SAID TRACT OF LAND DESCRIBED IN BOOK 466 OF DEEDS, PAGE 238; THENCE N26°30'07"E, 62.12 FEET ALONG THE EASTERLY LINE OF SAID TRACT TO A 2" ALUMINUM CAP PER PLS 5369; THENCE N28°43'35"E, 129.68 FEET ALONG THE EASTERLY LINE OF A TRACT DESCRIBED IN BOOK 490 OF DEEDS, PAGE 621 TO AN IRON PIPE CAPPED WITH A 2" ALUMINUM CAP PER PLS 5369 ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 385 OF DEEDS, PAGE 406; THENCE S89°35'01"E, 118.05 FEET ALONG SAID SOUTH LINE TO A 2" ALUMINUM CAP PER PLS 5369; THENCE NOO"04'28"E, 484.94 FEET ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 385 OF DEEDS, PAGE 406 TO AN ALUMINUM CAP PER PLS 2615; THENCE N89"28'40"W, 150.16 FEET ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 385 OF DEEDS, PAGE 406 TO A POINT IN BIG GOOSE CREEK AS DESCRIBED AS THE EAST LINE OF SAID TRACT RECORDED IN BOOK 253 OF DEEDS, PAGE 270 WITNESSED BY AN IRON PIPE CAPPED WITH A 2" ALUMINUM CAP PER PLS 5369 BEARING \$89"28'40"E A DISTANCE OF 35.40 FEET; THENCE NO3"30'48"W, 41.24 FEET ALONG SAID EAST LINE AND SAID BIG GOOSE CREEK TO A POINT; THENCE N15°50'48"W, 105.80 FEET ALONG SAID EAST LINE AND SAID BIG GOOSE CREEK TO A POINT; THENCE NOTIT'12"E, 119.30 FEET ALONG SAID EAST LINE AND SAID BIG GOOSE CREEK TO A 2" ALUMINUM CAP PER PLS 5369; THENCE N49'37'12"E, 36.86 FEET ALONG SAID EAST LINE TO A 2" ALUMINUM CAP PER PLS 5369 LYING ON SAID SOUTH RIGHT OF WAY LINE OF BIG GOOSE ROAD (AKA STATE HIGHWAY NO. 331); THENCE N67'27'35"E, 155.40 FEET ALONG SAID SOUTH RIGHT OF WAY LINE TO A 2" ALUMINUM CAP PER PLS 5369 LYING ON THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 324 OF DEEDS, PAGE 559; THENCE, CONTINUE N67°27'35"E, 196.67 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SAID BIG GOOSE ROAD (AKA STATE HIGHWAY NO. 331) TO A POINT; THENCE N22"48"48"W, 19.98 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT; THENCE N67"09"42"E, 285.72 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT; THENCE N67*48'59"E, 168.49 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO A POINT; THENCE S00"31"47"W, 2242.55 FEET TO A POINT; THENCE \$89"47"56"W, 1094.63 FEET TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 40.97 ACRES OF LAND, MORE OR LESS

TRACT 4

TRACT 3

A TRACT OF LAND SITUATED IN THE SW4SE% OF SECTION 9 AND THE NW4NE% OF SECTION 16, TOWNSHIP 55 NORTH, RANGE 85 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 9 (WITNESSED WITH A 31/4" ALUMINUM CAP PER PLS 2615, BEARING S89°43'54"W, A DISTANCE OF 26.23 FEET); THENCE NOO'15'18"W, 289.60 FEET ALONG THE WEST LINE OF SAID SE% TO A POINT; THENCE N89°47'56"E, 1094.63 FEET TO A POINT; THENCE S00°31'47"W, 1084.41 FEET TO A POINT, SAID POINT LYING ON THE NORTHERLY LINE OF A TRACT OF LAND DESCRIBED IN BOOK 568 OF DEEDS, PAGE 606; THENCE \$70°09'06"W, 76.98 FEET ALONG SAID NORTHERLY LINE OF A TRACT DESCRIBED IN BOOK 568 OF DEEDS, PAGE 606 TO A POINT; THENCE S57"47"10"W, 262.57 FEET ALONG SAID NORTHERLY LINE TO A POINT; THENCE S73"19'22"W, 268.96 FEET ALONG SAID NORTHERLY LINE TO A POINT; THENCE S7378'44"W, 284.78 FEET ALONG SAID NORTHERLY LINE TO A POINT; THENCE S8370'14"W, 260.81 FEET SAID NORTHERLY LINE TO A POINT, SAID POINT LYING ON THE WEST LINE OF SAID NWANEA; THENCE NOOO1'56"E, 1147.01 FEET ALONG SAID WEST LINE OF SAID NW'ANE' THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 32.58 ACRES OF LAND, MORE OR LESS.

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RECORD OF SURVEY

BOUNDARY LINE ADJUSTMENT

SITUATED IN THE SE1/4 OF SECTION 9, SW1/4SW1/4 OF SECTION 10, W1/2 SECTION 15, AND THE E1/2 & NE1/4SE1/4 OF SECTION 16. TOWNSHIP 55 NORTH, RANGE 85 WEST. 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING



CLIENT: JAMES & JAYNIE SPELL 780 BIG GOOSE ROAD SHERIDAN, WY 82801

JN: 2002-080 DN: 2002-080-RS PF: T2002-080 NOVEMBER 10, 2017