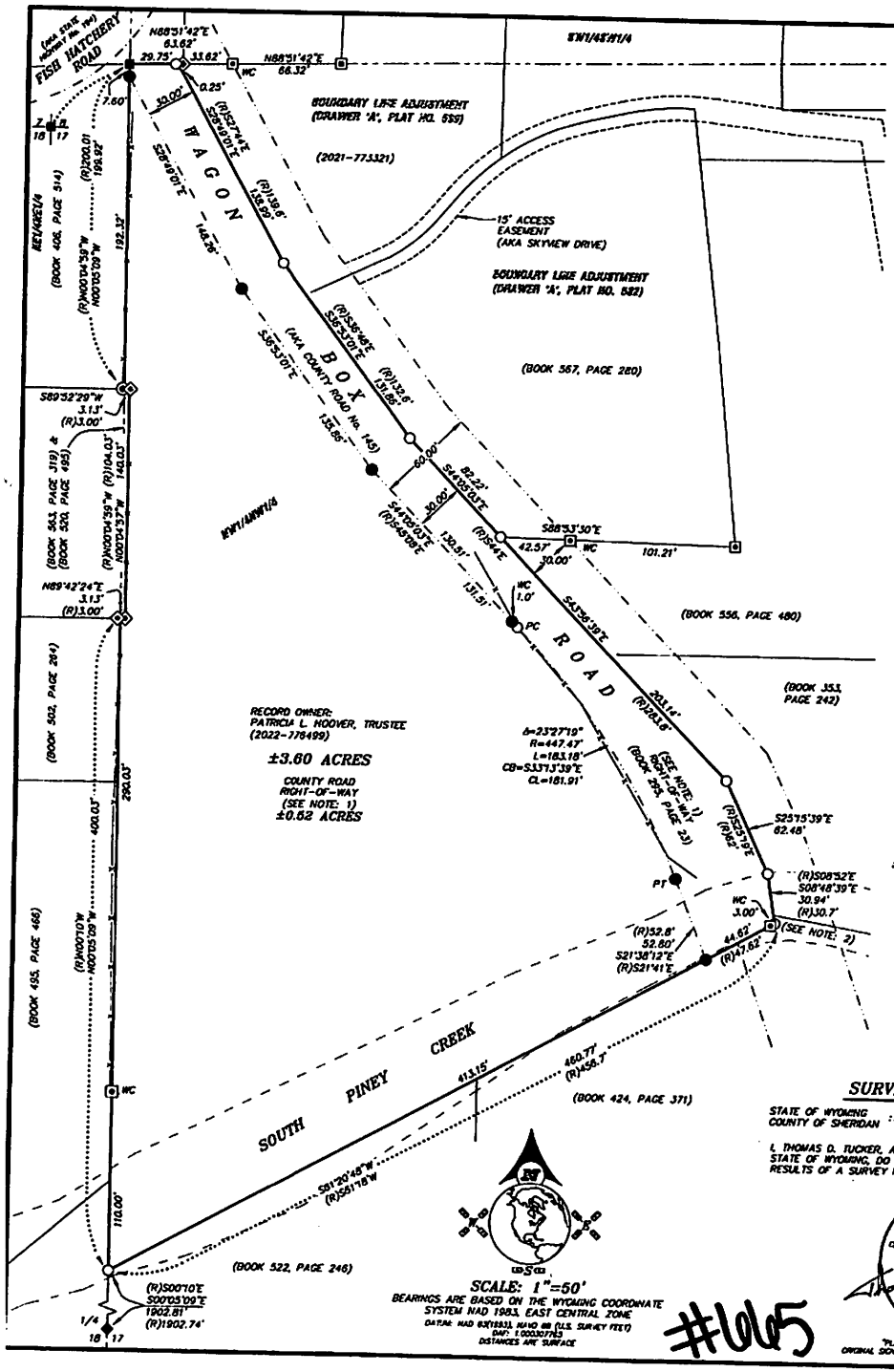
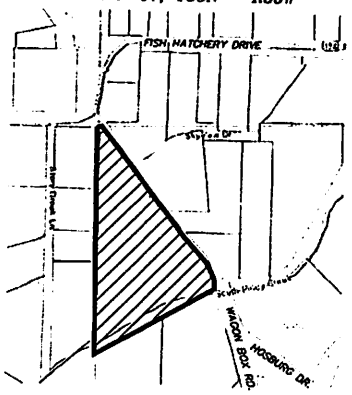


LEGEND:

- SET 2" ALUMINUM CAP PER PLS 6812
- FOUND "X" SCRIBE IN ROCK/SET 2" ALUMINUM CAP PER PLS 6812
- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND 1-1/2" OR 2" ALUMINUM CAP PER PLS 2615
- FOUND 2" ALUMINUM CAP PER PLS 5369
- FOUND PK NAIL PER PLS 6812
- FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- FOUND 3-3/4" BRASS CAP PER PLS 102
- CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- WC WITNESS CORNER
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- BOUNDARY LINE
- DEED LINE
- SECTION LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE (AS NOTED)
- APPROXIMATE EDGE OF SOUTH PINEY CREEK
- EXISTING FENCE LINE (SURVEYED MAY, 2022)

SECTION 17, T53N - R83W



LOCATION MAP
NOT TRUE SCALE

NOTES:

1) THE COUNTY ROAD RIGHT-OF-WAY WAS DETERMINED FROM EXISTING MONUMENTATION, BOUNDARY LINE ADJUSTMENTS RECORDED AT THE SHERIDAN COUNTY CLERK'S OFFICE, SHERIDAN COUNTY, WYOMING, DRAWER "A", PLATS NUMBER 532 & 599, AND A RIGHT-OF-WAY DEED DATED JULY 16, 1985, RECORDED JULY 24, 1985 IN BOOK 295 OF DEEDS, PAGE 23. THE RIGHT-OF-WAY ENCUMBERS ±0.52 ACRES OF THE SUBJECT PROPERTY.

2) A 1-1/2" ALUMINUM CAP PER PLS 2615, BEING A THREE (3.00) FOOT WITNESS CORNER WAS FOUND NEAR THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY AND WAS ACCEPTED AS A FAITHFUL PERPETUATION OF THE ORIGINAL DEED. A PLAT WAS ALSO PROVIDED BY THE CLIENT SIGNED BY PLS 2615 AND DATED FEBRUARY 17, 1999. THE PLAT STATES THE THE WITNESS CORNER WAS ESTABLISHED TO PERPETUATE THE "CENTER OF OLD BRIDGE AS REFERENCED BY WYOMING DEPARTMENT OF TRANSPORTATION".

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

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 11:08 O'CLOCK A.M., THIS 15 DAY OF June, 2022, AND IS DULY RECORDED AS SURVEY A, NO. 6605
FEE $ 50.00

Edythe Hunt Thompson
COUNTY CLERK

STAMP RECEIVING NUMBER 2022-779413

STATE OF WYOMING COUNTY SEAL SHERIDAN COUNTY

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 Date: JUNE 15, 2022 WYOMING

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

- HOOVER FAMILY TRUST -
RECORD OF SURVEY

NW1/4NW1/4, SECTION 17,
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: WONA PHILLIPS
3981 US HIGHWAY 87
BANNER, WY 82832

JN: 2022-035
DN: 2022-035-ROS
TAB: ROS
PF: T2022-035
REVIEWED BY: JSP & CT
JUNE 15, 2022