

**RECORD OWNER: NORTHERN WYOMING COMMUNITY COLLEGE DISTRICT**

A TRACT OF LAND SITUATED IN THE SE $\frac{1}{4}$  SECTION 2, AND THE NE $\frac{1}{4}$  SECTION 11, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH P.M., CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 11 (MONUMENTED WITH A 3/4" ALUMINUM CAP PER PE&LS 3159); THENCE S89°31'09"W, 60.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT LYING ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 539 OF DEEDS, PAGE 803; THENCE S01°54'53"E, 330.17 FEET ALONG SAID WEST LINE OF SAID TRACT DESCRIBED IN BOOK 539 OF DEEDS, PAGE 803 TO A POINT, SAID POINT LYING ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 499 OF DEEDS, PAGE 120; THENCE N89°32'12"W, 743.60 FEET ALONG SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 499 OF DEEDS, PAGE 120 TO A POINT, SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 90; THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 90 THROUGH A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 0°31'7.11", A RADIUS OF 5529.58 FEET, AN ARC LENGTH OF 317.16 FEET, A CHORD BEARING OF N06°17'37"W, AND A CHORD LENGTH OF 317.12 FEET TO A POINT, SAID POINT LYING ON THE NORTH LINE OF SAID NE $\frac{1}{4}$  SECTION 11, AND BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 144 OF DEEDS, PAGE 394, PARCEL NO. 2; THENCE, CONTINUE THROUGH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 0°27'36", A RADIUS OF 5529.58 FEET, AN ARC LENGTH OF 44.39 FEET, A CHORD BEARING OF N04°25'13"W, AND A CHORD LENGTH OF 44.39 FEET TO A POINT, SAID POINT BEING NORTH BOUND LANE (NBL) STATION 81+50, 200 FEET LEFT OF CENTERLINE; THENCE S85°48'51"W, 114.02 FEET ALONG SAID NBL STATION 81+50 TO A POINT, SAID POINT LYING ON SAID EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 90 AT NBL STATION 81+50, 86 FEET LEFT OF CENTERLINE; THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 90 THROUGH A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 0°41'3.25", A RADIUS OF 5643.58 FEET, AN ARC LENGTH OF 416.03 FEET, A CHORD BEARING OF N02°04'40"W, AND A CHORD LENGTH OF 415.93 FEET TO A POINT, SAID POINT BEING A RIGHT-OF-WAY MONUMENT AT NBL P.C. STATION 77+27.3, 86 FEET LEFT OF CENTERLINE; THENCE N00°02'20"E, 337.24 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 90 TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 581 OF DEEDS, PAGE 560; THENCE S89°59'20"E, 469.92 FEET ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 581 OF DEEDS, PAGE 560 TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 581 OF DEEDS, PAGE 560; THENCE N00°29'22"E, 431.75 FEET ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 581 OF DEEDS, PAGE 560 TO A POINT, SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF SOLUTIONS WAY AS DESCRIBED IN SAID BOOK 539 OF DEEDS, PAGE 803; THENCE S89°59'16"E, 60.00 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SOLUTIONS WAY AS DESCRIBED IN SAID BOOK 539 OF DEEDS, PAGE 803 TO A POINT; THENCE S00°29'21"W, 398.78 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2021-766539; THENCE, CONTINUE S00°29'21"W, 174.00 FEET ALONG THE WEST LINE OF SAID TRACT DESCRIBED IN DOCUMENT NUMBER 2021-766539 TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN DOCUMENT NUMBER 2021-766539; THENCE S89°37'52"E, 376.00 FEET ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN DOCUMENT NUMBER 2021-766539 TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN DOCUMENT NUMBER 2021-766539, AND LYING ON THE WEST LINE OF SAID TRACT DESCRIBED IN BOOK 539 OF DEEDS, PAGE 803; THENCE S00°29'11"W, 636.53 FEET ALONG SAID WEST LINE OF SAID TRACT DESCRIBED IN BOOK 539 OF DEEDS, PAGE 803 TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 21.08 ACRES OF LAND, MORE OR LESS. BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM, NAD 1983, EAST CENTRAL ZONE.

**QUITCLAIM DEED:**

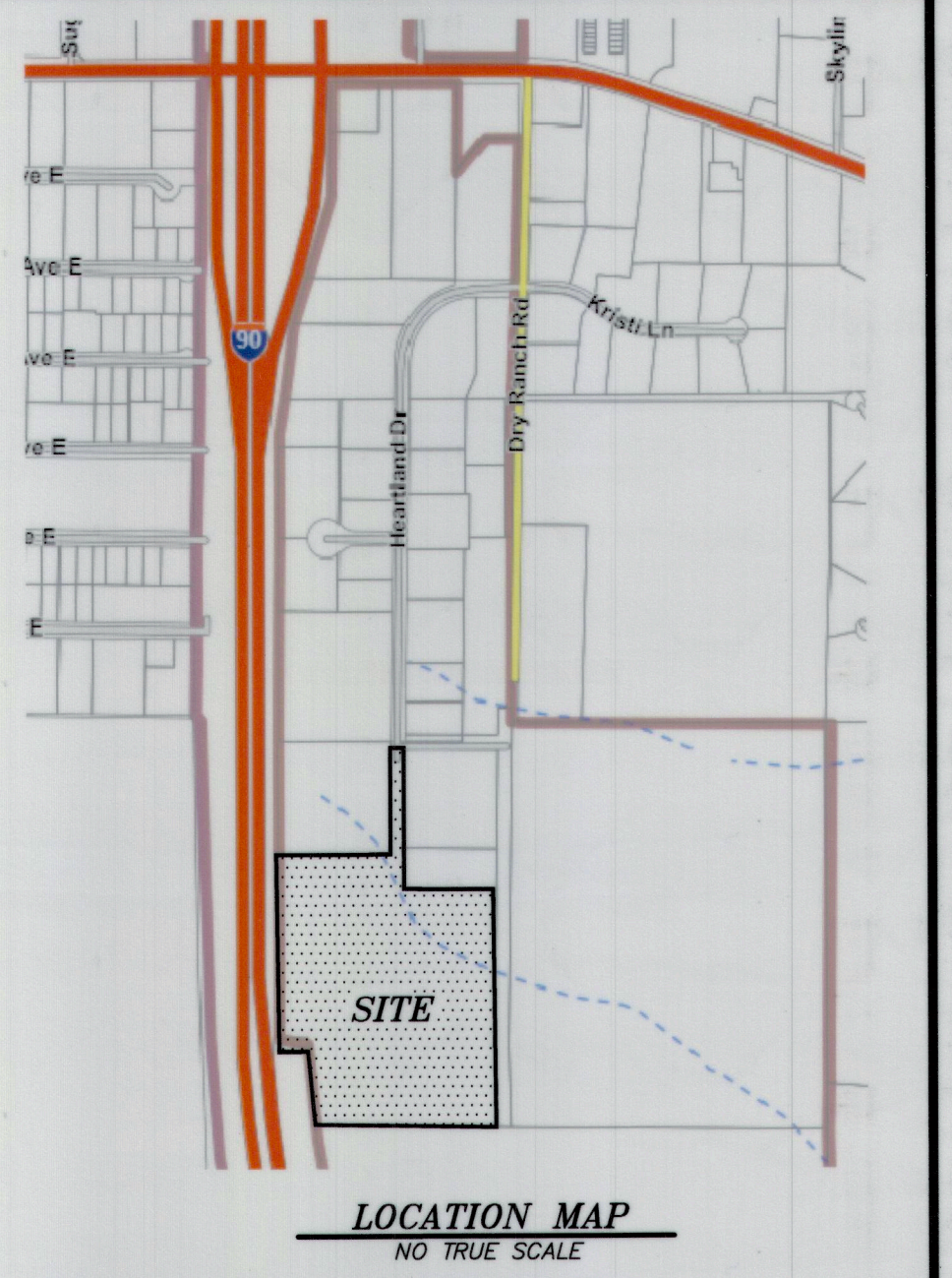
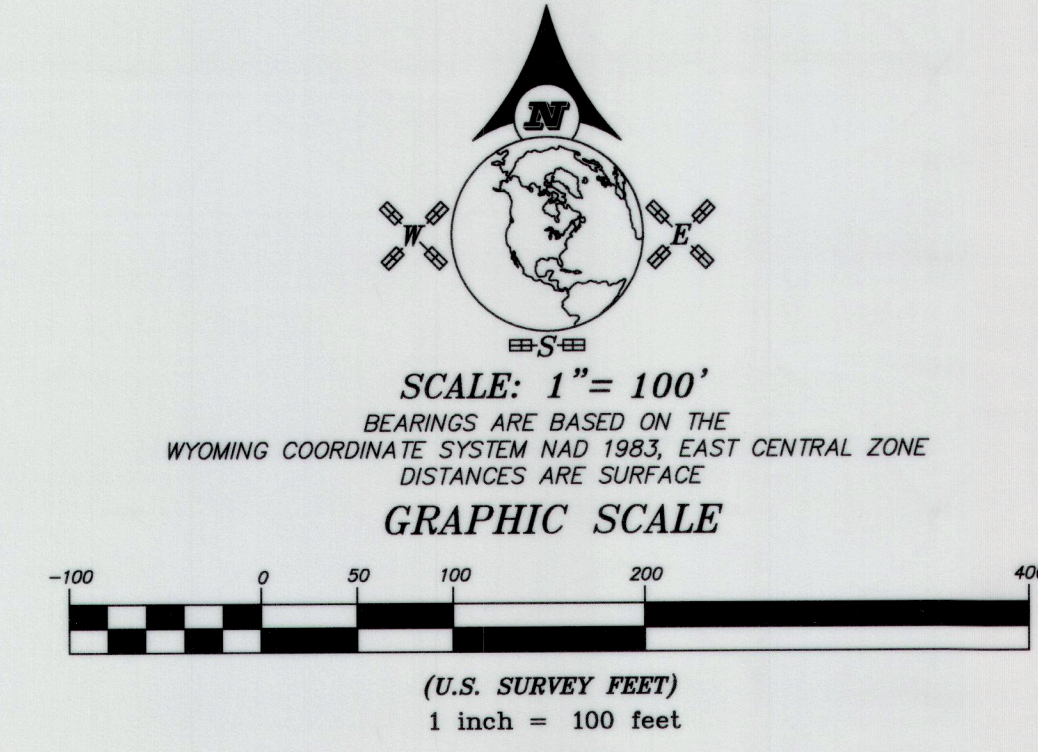
A TRACT OF LAND SITUATED IN THE SE $\frac{1}{4}$  SECTION 2, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 2 (MONUMENTED WITH A 3/4" ALUMINUM CAP PER PE&LS 3159); THENCE S89°21'30"W, 827.36 FEET ALONG THE SOUTH LINE OF SAID SE $\frac{1}{4}$  SECTION TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 144 OF DEEDS, PAGE 394, PARCEL NO. 2, AND LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 90; THENCE, CONTINUE S89°21'30"W, 114.30 FEET ALONG SAID SOUTH LINE OF SAID SE $\frac{1}{4}$  SECTION, AND SAID EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 90 TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 144 OF DEEDS, PAGE 394, PARCEL NO. 2; THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 90 THROUGH A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 0°22'44", A RADIUS OF 5643.58 FEET, AN ARC LENGTH OF 37.32 FEET, A CHORD BEARING OF N04°22'45"W, AND A CHORD LENGTH OF 37.32 FEET TO A POINT, SAID POINT BEING NORTH BOUND LANE (NBL) STATION 81+50, 86 FEET LEFT OF CENTERLINE; THENCE N85°48'51"E, 114.02 FEET ALONG SAID NBL STATION 81+50 TO A POINT, SAID POINT BEING NBL STATION 81+50, 200 FEET LEFT OF CENTERLINE; THENCE, THROUGH A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 0°27'36", A RADIUS OF 5529.58 FEET, AN ARC LENGTH OF 44.39 FEET, A CHORD BEARING OF S04°25'13"E, AND A CHORD LENGTH OF 44.39 FEET TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 4,659 SQUARE FEET OR 0.11 ACRES OF LAND, MORE OR LESS. BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM, NAD 1983, EAST CENTRAL ZONE.

**LEGEND:**

- SET 2" ALUMINUM CAP PER PLS 6812
- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND 2" ALUMINUM CAP PER PE&LS 3884
- ⊖ FOUND 1-1/2" ALUMINUM CAP PER PLS 2615
- ⊕ FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- ◆ FOUND 2" ALUMINUM CAP PER PE&LS 3159
- ⊗ FOUND 3-1/4" ALUMINUM CAP PER PE&LS 3159
- FOUND HIGHWAY RIGHT-OF-WAY MONUMENT
- CALCULATED: NOTHING FOUND, NOTHING SET
- (R) RECORD
- WC WITNESS CORNER
- BOUNDARY LINE
- PROPERTY/LOT LINE
- SECTION LINE
- INTERIOR SECTION LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE AS NOTED
- CENTERLINE OF BURN CLEUCH DITCH
- EXISTING FENCE LINE



**NOTES:**

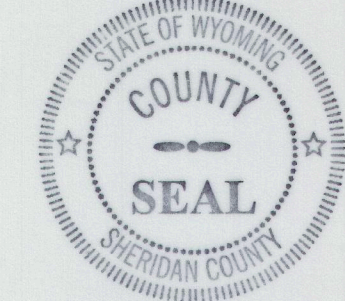
1. FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT NUMBER 21-55 WAS PREPARED BY COWBOY STATE TITLE, CHEYENNE WYOMING, (BOOK 581, PAGE 565) AND SCHEDULE B, PART II EXCEPTIONS WAS USED FOR THIS SURVEY. EASEMENTS OF RECORD THAT ENCUMBER THIS PROPERTY PER COMMITMENT NUMBER 21-55, SCHEDULE B, PART II, ARE SHOWN ON THIS RECORD OF SURVEY.
2. A PRELIMINARY SEARCH FOR EASEMENTS OF RECORD AT THE SHERIDAN COUNTY COURTHOUSE WAS PERFORMED BY PRESTFELDT SURVEYING, LLC AND MIGHT NOT INCLUDE ALL EASEMENTS, RESERVATIONS OR ENCUMBRANCES WHICH MAY HAVE BEEN LEGALLY ACQUIRED AS WE ARE RELYING ON THE TITLE COMMITMENT.
3. THE NORTH LINE OF BOOK 144, PAGE 394, PARCEL NO. 2 TO THE STATE HIGHWAY COMMISSION OF WYOMING IS THE NORTH LINE OF THE NE $\frac{1}{4}$  SECTION 11, T55N, R84W, WHICH IS THE RIGHT-OF-WAY LINE FOR A PORTION OF INTERSTATE 90 AND SHOULD HAVE BEEN THE BOUNDARY FOR SAID SUBJECT PROPERTY.
4. THE ±4,659 S.F. OF LAND WAS NOT ANNEXED INTO THE CITY OF SHERIDAN. SEE CERTIFICATE OF SURVEY FOR ANNEXATION TO THE CITY OF SHERIDAN RECORDED IN DRAWER "A", PLAT NUMBER "20", INSTRUMENT NO. 29526, DATED: APRIL 10, 1989.
5. SEE CERTIFICATE OF SURVEY FOR ANNEXATION TO THE CITY OF SHERIDAN RECORDED IN DRAWER "A", PLAT NUMBER "20", INSTRUMENT NO. 29526, DATED: APRIL 10, 1989; RECORD OF SURVEY RECORDED IN DRAWER "A", PLAT NUMBER "117", DATED: MARCH 14, 1995; AND ALTA/ACSM LAND TITLE SURVEY FOR WESCO, LLC. PREPARED BY 609 CONSULTING, LLC, PER PLS 12376 DATED: APRIL 16, 2013.
6. EXISTING RETENTION POND, THERE ARE EXISTING PIPES COMING FROM BUILDINGS TO THE EAST. THE PIPES ARE NOT PROTECTED WITH AN EASEMENT ON THE SUBJECT PROPERTY.

**CERTIFICATE OF RECORDER**

STATE OF WYOMING :58  
COUNTY OF SHERIDAN

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 1:55 O'CLOCK P.M., THIS 10 DAY OF May, 2022, AND IS DULY RECORDED AS SURVEY A, NO. 664  
FEE \$ 50.00

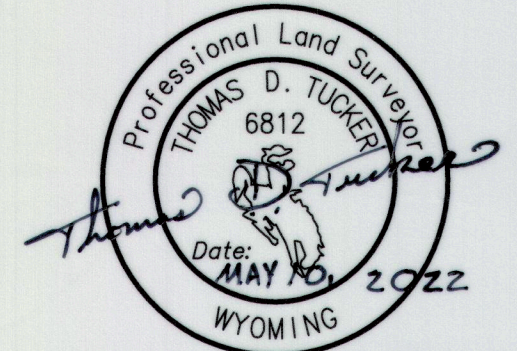
*Ede Schuck Thompson* STAMP RECEIVING NUMBER 2022-778402  
COUNTY CLERK



**SURVEYOR'S CERTIFICATE**

STATE OF WYOMING :58  
COUNTY OF SHERIDAN

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.



**RECORD OF SURVEY**  
**NORTHERN WYOMING COMMUNITY COLLEGE DISTRICT**  
LOCATION: SE1/4SE1/4 OF SECTION 2, AND THE NE1/4NE1/4 OF SECTION 11, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, CITY OF SHERIDAN, AND SHERIDAN COUNTY, WYOMING

CLIENT: NORTHERN WYOMING COMMUNITY COLLEGE DISTRICT  
1 WHITNEY WAY  
SHERIDAN, WY 82801

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

JN: 2020-062 S/L: 2  
DN: 2020-062-S/L2-ROS  
TAB: ROS  
PF: 12020-062  
REVIEWED BY: JSP & CT  
MARCH 30, 2022

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	37°17'11"	5529.58'	317.16'	N06°17'37"W	317.12'
C2	0°27'36"	5529.58'	44.39'	N04°25'13"W	44.39'
C3	47°13'25"	5643.58'	416.03'	N02°04'40"W	415.93'
C4	0°22'44"	5643.58'	37.32'	N04°22'45"W	37.32'
C5	24°38'50"	5529.58'	2378.68'	S20°15'37"E	2360.38'