

PLAT OF  
BARNES BOUNDARY LINE ADJUSTMENT

BEING LOTS 112, 126, AND PORTIONS OF LOT 25 OF PONDEROSA SUBDIVISION, IN THE SE1/4 OF THE SE1/4 OF SECTION 7,  
TOWNSHIP 53 NORTH, RANGE 83 WEST, OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

LEGAL DESCRIPTIONS

EXISTING

Lot 112, Ponderosa Subdivision, Story Community, Sheridan County, Wyoming  
Also, Lot 126 and that part of Lot 125 lying South of a line drawn from point 257 on Lot 125 to point 290 on the Southwest corner of Lot 131, Ponderosa Subdivision.  
A subdivision in Sheridan County, Wyoming, as recorded in Book 2 of Plats, page 61.  
SUBJECT, HOWEVER, to all easements, reservations, right-of-way, Restrictions and covenants of record.  
FURTHER SUBJECT to discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct survey and inspection of the premises would disclose and which are not shown in the public records.

NEW

TRACT B: (REVISED LOT 112)  
A TRACT OF LAND LOCATED WITHIN PONDEROSA SUBDIVISION OF STORY COMMUNITY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 112 OF SAID SUBDIVISION, ALSO KNOWN AS POINT 261, MONUMENTED WITH A BRASS CAP; THENCE S31°53'57"E, ALONG THE WESTERLY RIGHT OF WAY LINE OF NORTH PINEY ROAD, 141.00 FEET; THENCE S63°20'36"W, 169.72 FEET; THENCE N32°00'38"W, 131.67 FEET TO THE NORTH LINE OF SAID LOT 112; THENCE N60°11'26"E ALONG THE NORTH LINE OF SAID LOT 112 A DISTANCE OF 169.38 FEET TO THE POINT OF BEGINNING; CONTAINING AN AREA OF 0.53 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS OR CONDITIONS CONTAINED IN PRIOR CONVEYANCES OF RECORD.

TRACT C: (REVISED PORTION OF LOT 125)

A TRACT OF LAND LOCATED WITHIN PONDEROSA SUBDIVISION OF STORY COMMUNITY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 112 OF SAID SUBDIVISION, ALSO KNOWN AS POINT 261, MONUMENTED WITH A BRASS CAP; THENCE S60°11'26"W ALONG THE NORTH LINE OF LOT 112 AND LOT 125 OF SAID SUBDIVISION A DISTANCE OF 169.38 FEET TO THE POINT OF BEGINNING; THENCE S32°00'38"E, 131.67 FEET; THENCE S63°20'36"W, 43.89 FEET; THENCE S26°39'24"E, 111.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF PONDEROSA DRIVE; THENCE S87°14'53"W, ALONG SAID LINE, 77.71 FEET TO POINT 266, MONUMENTED WITH AN ALUMINUM CAP; THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 350.00 FEET, A CHORD BEARING OF N46°09'38"W, AND A CHORD LENGTH OF 124.33 FEET, A DISTANCE OF 124.99 FEET TO POINT 258, MONUMENTED WITH AN IRON PIPE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 120.00 FEET, A CHORD BEARING OF N16°54'56"W, AND A CHORD LENGTH OF 78.19 FEET, A DISTANCE OF 79.65 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET, A CHORD BEARING OF N00°04'13"W, AND A CHORD LENGTH OF 15.14 FEET, A DISTANCE OF 15.14 FEET TO A POINT MONUMENTED WITH AN IRON PIPE; THENCE N63°25'25"E, 58.13 FEET TO POINT 257; THENCE N60°11'26"E ALONG THE NORTH LINE OF SAID LOT 125 A DISTANCE OF 66.12 FEET TO THE POINT OF BEGINNING; CONTAINING AN AREA OF 0.62 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS OR CONDITIONS CONTAINED IN PRIOR CONVEYANCES OF RECORD.

TRACT A: (REVISED LOT 126)

A TRACT OF LAND LOCATED WITHIN PONDEROSA SUBDIVISION OF STORY COMMUNITY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 112 OF SAID SUBDIVISION, ALSO KNOWN AS POINT 261, MONUMENTED WITH A BRASS CAP; THENCE S31°53'57"E, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF NORTH PINEY ROAD, 141.00 FEET TO THE POINT OF BEGINNING; THENCE S31°53'57"E, ALONG SAID LINE, 105.94 FEET TO POINT 263, MONUMENTED WITH A BRASS CAP; THENCE N57°46'22"E, 10.07 FEET TO POINT 262, MONUMENTED WITH A BRASS CAP; THENCE S31°56'07"E, ALONG SAID RIGHT-OF-WAY LINE, 115.86 FEET TO THE NORTH RIGHT-OF-WAY LINE OF PONDEROSA DRIVE; THENCE S87°14'53"W, ALONG SAID LINE, 266.87 FEET; THENCE N26°39'24"W, 111.75 FEET; THENCE N63°20'36"E, 213.61 FEET TO THE POINT OF BEGINNING; CONTAINING AN AREA OF 0.85 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS OR CONDITIONS CONTAINED IN PRIOR CONVEYANCES OF RECORD.

NOTES

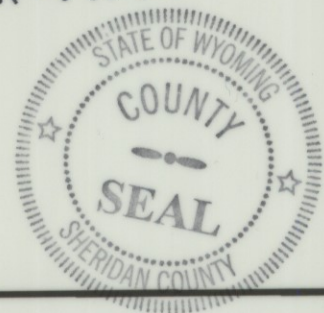
1. BASIS OF BEARINGS IS WYOMING STATE PLANE, EAST CENTRAL ZONE, NAD 83.
2. DISTANCES ARE GROUND (PROJECT ADJUSTMENT FACTOR: 1.000289).
3. BUILDING SETBACKS:  
FRONT YARD: 25 Feet  
REAR YARD: 20 Feet  
SIDE YARD: 5 Feet
4. NO TITLE SEARCH WAS PERFORMED BY ARROW SURVEY GROUP.
5. FOR THE PURPOSE OF COMPLETING A BOUNDARY LINE ADJUSTMENT IN ACCORDANCE WITH WYOMING LAW, AND WHICH DOES NOT HAVE THE EFFECT OF CREATING ANY NEW SEPARATELY OWNED PARCEL.
6. PONDEROSA SUBDIVISION, AS RECORDED IN BOOK 2 OF PLATS, PAGE 61, DOES NOT ACCURATELY DEFINE THE LOCATION OF WILLOW CIRCLE. C1, C2, AND C3 WERE DERIVED FROM FOUND MONUMENTS AND A VISUAL APPROXIMATION OF SAID PLAT.
7. POINT NUMBERS REFER TO MONUMENTS AS SHOWN IN PONDEROSA SUBDIVISION.

CERTIFICATE OF RECORDER

STATE OF WYOMING } ss:  
COUNTY OF SHERIDAN

This plat was filed for record in the Office of the Clerk and Recorder at 1:37 o'clock this 11 day of August, 2021, and is duly recorded in Book A, Page 6316.

Ede Schuck Thompson # Doc 2021-771501  
County Clerk



LEGEND

- SET 1.5' ALUMINUM CAP LS10287
- FOUND MONUMENT AS NOTED
- FOUND BRASS CAP AS NOTED
- (M) MEASURED
- (R) RECORD
- FENCE
- EXISTING LOT LINES
- NEW LOT LINES

25' 0' 25' 50'  
SCALE: 1" = 25'

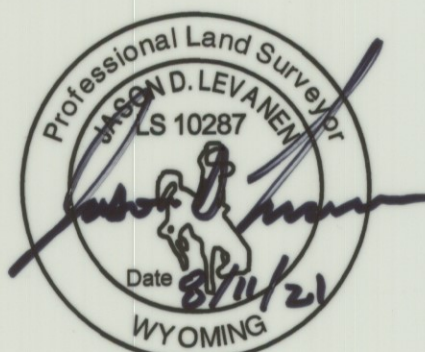


NOTICE

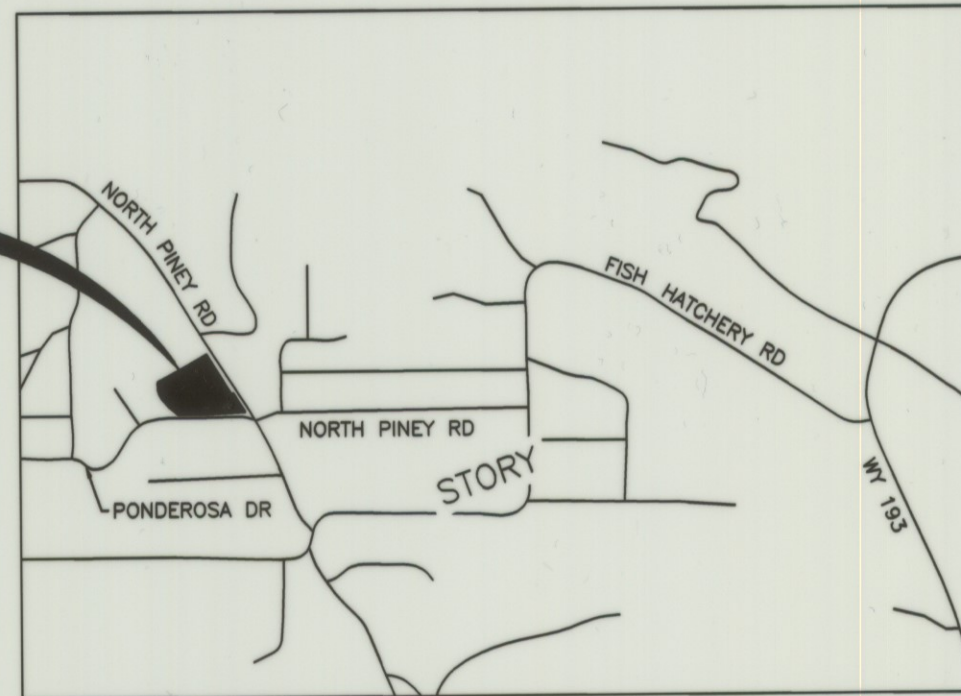
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SURVEYOR'S CERTIFICATE

I, Jason D. Levanen, a duly registered Land Surveyor in the State of Wyoming, do hereby certify that this plat of BARNES BOUNDARY LINE ADJUSTMENT truly and correctly represents the results of a survey made by me or under my direct supervision.



Prepared for: Robert & Bronwyn Barnes P.O. Box 373 Story, WY 82842	Date: 3/10/2021
Prepared by: Arrow Survey Group, Inc. Sheridan, WY 82801 (307)751-7543	Sheet 1 of 1
DP: \\shes-bob\19-124 Ponderosa Sub - Barnes.dwg	Rev: 4/23/2021, 7/10/2021, 8/10/2021



LOCATION MAP  
NOT TO SCALE

CURVE TABLE(M)					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	350.00	124.99	124.33	N 46°09'38" W	20°27'59"
C2	120.00	78.65	78.19	S 16°54'56" E	38°01'44"
C3	200.00	15.14	15.14	N 00°04'13" W	4°20'19"