

## TRACT TWO

A TRACT OF LAND LOCATED IN THE SOUTH1/2 NORTHWEST1/4, NORTH1/2 SOUTHWEST1/4, SECTION 2, TOWNSHIP 55 NORTH, RANGE 85 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN, WYOMING AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING At A Point Which Is Located South 00°58'52" East, A

Distance Of 1535.14 Feet From The North 1/16 Corner Of Said Section Thence With The West Line Of Stewart-Blakeman Minor Subdivision South 00°56'31" East, A Distance Of 783.98 Feet To A Point; Thence South 01°09'43" East, A Distance Of 181.28 Feet To A Point; Thence With A Non-tangent Curve Turning To The Left With An Arc Length Of 101.20 Feet, A Radius Of 5769.58 Feet, A Chord Bearing Of South 74°26'31" West, A Chord Length Of 101.19 Feet; Thence North 14°12'12" West, A Distance Of 130.88 Feet

North 87°29'03" West, A Distance Of 605.13 Feet To A Point; North 87°29'13" West, A Distance Of 50.00 Feet To A Point; South 25°24'54" West, A Distance Of 165.27 Feet To A Point; South 32°40'21" West, A Distance Of 210.90 Feet To A Point; South 85°03'51" West, A Distance Of 93.89 Feet To A Point; North 89°53'47" West, A Distance Of 599.98 Feet To A Point; South 89°43'09" West, A Distance Of 258.88 Feet To A Point; North 89°47'28" West, A Distance Of 336.47 Feet To A Point; North 00°20'37" West, A Distance Of 130.67 Feet To A Point In The

Center Of Big Goose Creek; Thence With The Center Of Big Goose Creek; The Following Thirty Bearings and Distances Are For Area And Closure;

South 89°54'03" East, A Distance Of 200.00 Feet; North 54°24'33" East, A Distance Of 60.00 Feet; North 00°20'37" West, A Distance Of 100.00 Feet; North 48°44'30" West, A Distance Of 52.13 Feet; North 59°54'06" West, A Distance Of 130.00 Feet;

North 25°37'50" West, A Distance Of 361.51 Feet; North 28°15'16" East, A Distance Of 50.95 Feet; North 45°39'33" East, A Distance Of 50.78 Feet; North 86°07'37" East, A Distance Of 72.03 Feet; South 76°06'04" East, A Distance Of 76.53 Feet; North 83°24'21" East, A Distance Of 13.63 Feet;

North 45°52'31" East, A Distance Of 198.24 Feet; North 85°12'24" East, A Distance Of 268.26 Feet; South 86°55'27" East, A Distance Of 132.15 Feet: South 73°36'21" East, A Distance Of 68.12 Feet; South 76°33'53" East, A Distance Of 100.44 Feet; South 67°02'00" East, A Distance Of 113.31 Feet; South 61°16'05" East, A Distance Of 41.28 Feet; South 81°56'26" East, A Distance Of 78.22 Feet;

North 63°43'08" East, A Distance Of 13.64 Feet; North 44°54'45" East, A Distance Of 172.45 Feet; North 01°35'23" West, A Distance Of 84.14 Feet North 08°19'02" East, A Distance Of 136.60 Feet; North 07°50'36" West, A Distance Of 129.91 Feet; North 20°18'03" East, A Distance Of 161.63 Feet;

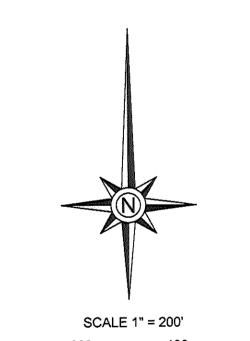
North 43°58'59" East, A Distance Of 153.93 Feet; North 37°53'34" East, A Distance Of 107.48 Feet; North 21°21'21" East, A Distance Of 79.83 Feet; North 17°03'16" East, A Distance Of 244.99 Feet; North 00°41'58" East, A Distance Of 76.51 Feet;

Thence Leaving Said Centerline North 87°07'15" East, A Distance Of 49.26 Feet To A Fence Corner; Thence North 87°07'15" East, A Distance Of 195.12 Feet To A Fence

Thence South 04°15'29" West, A Distance Of 236.98 Feet To A Fence Thence South 13°00'46" East, A Distance Of 96.01 Feet To A Fence

Thence South 13°26'38" East, A Distance Of 194.91 Feet To A Fence Thence South 34°04'39" East, A Distance Of 211.28 Feet To A Fence

Thence South 45°36'59" East, A Distance Of 158.14 Feet To A Fence Thence South 76°43'36" East, A Distance Of 174.41 Feet To The Point Of BEGINNING, Having An Area Of 53.52 Acres more or less.



If this does not measure 1 scale is not correct. Basis of Bearing: NAD 83 Wyoming State East Central Zone

## SE1/4SW1/4 | SW1/4SE1/4

CHORD BEARING S 74°26'31" W

| ARC LENGTH 101.20'

CHORD LENGTH 101.19'

RADIUS 5769.58'

S 01°09'43" E

181.28'

NE1/4SW1/4 NW1/4SE1/4

PELS 3864

Lot 3

Lot 2

|N1/16 Corner Section 2 |Rebar W/2" Alum Cap |PELS 3864

\_\_ w \_\_\_ w \_\_\_ w \_\_\_

SW1/4NE1/4

E: 1,382,282.45

NAD 83 US Feet

Wyoming State Plane East Central Zone

S 00°58'52" E

DESCRIBED AS FOLLOWS:

Township 55 North, Range 85 West;

Distance Of 267.70 Feet To A Point;

Distance Of 109.82 Feet To A Point;

A Distance Of 33.84 Feet To A Fence Corner;

Distance Of 87.65 Feet To A Point;

Southeast Corner Of Said Lot 3;

174.41 Feet To A Fence Corner;

158.14 Feet To A Fence Corner;

211.28 Feet To A Fence Corner;

194.91 Feet To A Fence Corner;

96.01 Feet To A Fence Corner;

236.98 Feet To A Fence Corner;

195.12 Feet To A Fence Corner;

Closure And Area;

Of 1556.01 Feet To A Point;

A TRACT OF LAND LOCATED IN THE SOUTH1/2 NORTHWEST1/4, NORTH1/2

SOUTHWEST 1/4, SECTION 2, TOWNSHIP 55 NORTH, RANGE 85 WEST, 6TH

PRINCIPAL MERIDIAN, SHERIDAN, WYOMING AND MORE PARTICULARLY

BEGINNING At A Point Which Is Located North 54°28'54" East, A Distance Of 308.55 Feet From The West 1/2 Corner Of Section 2,

Thence With The South Right Of Way Of Owl Creek Road (County Road

91) Being A 60.00 Foot Right Of Way North 56°06'43" East, A Distance

Thence Continuing With Said Right Of Way North 58°33'01" East, A

Thence Continuing With Said Right Of Way North 45°58'13" East, A

Thence Continuing With Said Right Of Way North 12°57'39" East. A

Thence Leaving Said Right Of Way And With The South Line Of Lot 3,

Thence With The West Line Of Stewart-Blakeman Minor Subdivision

Thence Continuing With Said Subdivision Line South 00°56'31" East,

Thence With An Existing Fence North 76°43'36" West, A Distance Of

Thence Continuing With A Fence North 45°36'59" West, A Distance Of

Thence Continuing With A Fence North 34°04'39" West, A Distance Of

Thence Continuing With A Fence North 13°26'38" West, A Distance Of

Thence Continuing With A Fence North 13°00'46" West, A Distance Of

Thence Continuing With A Fence North 04°15'29" East, A Distance Of

Thence Continuing With A Fence South 87°07'15" West, A Distance Of

Feet More Or Less To The Center Of Big Goose Creek;

Thence With The Center Of Big Goose Creek

South 00°41'58" West, A Distance Of 76.51 Feet;

South 17°03'16" West, A Distance Of 244.99 Feet:

South 21°21'21" West, A Distance Of 79.83 Feet;

South 37°53'34" West, A Distance Of 107.48 Feet;

South 43°58'59" West, A Distance Of 153.93 Feet;

South 20°18'03" West, A Distance Of 161.63 Fee

South 07°50'36" East, A Distance Of 129.91 Feet,

South 08°19'02" West, A Distance Of 136.60 Feet,

South 01°35'23" East, A Distance Of 84.14 Feet;

South 44°54'45" West, A Distance Of 172.45 Feet;

South 63°43'08" West, A Distance Of 13.64 Feet;

North 81°56'26" West, A Distance Of 78.22 Feet;

North 61°16'05" West, A Distance Of 41.28 Feet;

North 67°02'00" West, A Distance Of 113.31 Feet;

North 76°33'53" West, A Distance Of 100.44 Feet;

North 73°36'21" West, A Distance Of 68.12 Feet;

North 86°55'27" West, A Distance Of 132.15 Feet South 85°12'24" West, A Distance Of 268.26 Feet;

South 45°52'31" West, A Distance Of 198.24 Feet;

South 83°24'21" West, A Distance Of 13.63 Feet;

North 76°06'04" West, A Distance Of 76.53 Feet;

South 86°07'37" West, A Distance Of 72.03 Feet;

South 45°39'33" West, A Distance Of 50.78 Feet;

A Distance Of 252.26 Feet To A Point;

East Right Of Way Of Owl Creek Road;

Of 60.00 Feet To A Point;

231.86 Feet To A Point;

Thence Leaving Said Fence South 87°07'15" West, A Distance Of 49.26

The Following Twenty three Bearings and Distances For The Purpose Of

Thence Leaving The Center Of Big Goose Creek North 09°06'59" West,

South 89°34'14" West, A Distance Of 279.96 Feet To A Point On The

Thence With Said East Right Of Way North 00°25'32" West, A Distance

Thence Leaving Said Right Of Way North 89°34'14" East, A Distance Of

Thence North 01°35'40" West, A Distance Of 460.39 Feet To A Point;

To The Point Of BEGINNING, Having An Area Of 59.53Acres more or

South 00°58'55" East, A Distance Of 1501.30 Feet To A Point;

Said Section 2, North 88°01'47" East, A Distance Of 745.47 Feet To The

NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM.

2. PROPOSED DOMESTIC WATER SOURCE "SAWSJPB". OTHERWISE NO PROPOSED CENTRAL WATER SUPPLY SYSTEM. TWO TRACTS CONTAINING A TOTAL

OF 113.05 ACRES MORE OR LESS. BASIS OF BEARING: NAD 83,

WYOMING STATE PLANE, EAST CENTRAL ZONE Owl Creek Road (AKA CR 91) Is a County Maintained road.

RIPARIAN RIGHTS NOTE "ANY PURCHASER DOES NOT HAVE THE RIGHT TO THE NATURAL FLOW OF ANY STREAM WITHIN, OR ADJACENT TO THE SUBDIVISION, SINCE WYOMING WATER ADMINISTRATION LAWS DO NOT RECOGNIZE ANY RIPARIAN RIGHTS WITH REGARD TO NATURAL FLOW FOR PERSONS LIVING ON THE BANK OF ANY STREAM OR RIVER."

**COUNTY RECORDATION** 

SHERIDAN COUNTY )

STATE OF WYOMING )

I hereby certify that this plat was filed for record in my office at 10:30 o'clock 4. M. this 7, day of November, 2018, and recorded in Drawer A Plat No. 530 Fee \$ 50.00

RECORD OF SURVEY

**BLUE GRASS MEADOWS** LARGE ACREAGE EXEMPTION (TRACT C, BLUE GRASS MEADOWS MINOR #2)

Client: Cheryl E. Barker 80 Owl Creek Road Sheridan, Wyoming 82801

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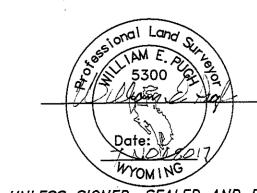
authoritative depiction of current property lines, easements or rights-of-way. Delineations, measurement or representations may have occurred

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since the original plat was recorded.

## CERTIFICATE OF SURVEY

"I William E. Pugh, a duly registered land surveyor in the State of Wyoming, do hereby certify that this plat correctly represents the results of a survey made by me or under direct supervision during May 2015."



UNLESS SIGNED, SEALED AND DATED THIS IS A PRELIMINARY PLAT.