MINOR BOUNDARY ADJUSTMENT TRACT 2A WALTON F. SMITH & RITA CHERNI SMITH & C.S.C. LAND COMPANY, L.L.C. FROM: C.S.C. LAND COMPANY, L.L.C. C.S.C. LAND COMPANY, L.L.C. TO: MATTHEW J. CHERNI AND DIANE L. CHERNI, TRUSTEES OF THE MATTHEW AND DIANE A TRACT OF LAND LOCATED IN THE SE1/4, SECTION 11, T.57N., R.86W., 6TH P.M., SHERIDAN A TRACT OF LAND LOCATED IN THE W1/2NW1/4, SECTION 11, T.57N., R.86W., 6TH P.M., SHERIDAN MATTHEW J. CHERNI & DIANE L. CHERNI, TRUSTEES & C.S.C. LAND COMPANY, L.L.C. COUNTY, WYOMING AND BEING MORE PARTICULARILY DESCRIBED BY METES AND BOUNDS AS COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS SITUATED IN COMMENCING AT A 1-1/2" ALUMINUM CAP, STAMPED PELS 3159, MONUMENTING THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE ALONG THE EAST LINE OF SAID SECTION 11, N00°15'25"E. THE NW1/4NW1/4, THE S1/2NW1/4, THE N1/2SW1/4 AND THE SE1/4 OF SECTION 11 CORNER OF SAID SECTION 11; THENCE ALONG THE WEST LINE OF SAID SECTION 11, N00°34'48"W. A DISTANCE OF 3557.66 FEET TO A 1-1/2" ALUMINUM CAP, STAMPED PELS 3159, MONUMENTING T.57N., R.86W., 6TH PRINCIPLE MERIDIAN, SHERIDAN COUNTY, WYOMING THE NORTHWEST CORNER OF THAT PARCEL OF LAND AS DESCRIBED WITHIN INSTRUMENT 2015-719600 AND THE POINT OF BEGINNING OF SAID TRACT: THENCE CONTINUING ALONG THE ALUMINUM CAP. STAMPED PELS 3159. AT THE SOUTHWEST CORNER OF THE PARCEL OF LAND WEST LINE OF SAID SECTION 11, N00°34'48"W, A DISTANCE OF 516.66 FEET TO A 2" ALUMINUM DESCRIBED IN BOOK 462. PAGE 288 AND THE POINT OF BEGINNING OF SAID TRACT 2A; THENCE CAP, STAMPED PLS 14558; THENCE S65°42'40"E, A DISTANCE OF 513.58 FEET TO A 2" ALUMINUM CAP. STAMPED PLS 14558 LYING ON THE NORTHERLY LINE OF SAID PARCEL OF LAND AS DESCRIBED WITHIN INSTRUMENT 2015-719600; THENCE ALONG SAID NORTHERLY LINE OF PARCEL THE FOLLOWING THREE (3) COURSES: 1.) S52°31'52"W, A DISTANCE OF 83.66 FEET TO A 200.05 FEET TO A 2" ALUMINUM CAP. STAMPED PLS 14558; THENCE S52°48'38"E, 222.97 FEET TO A 5/8" REBAR; 2.) N26°47'51"W, 45.77 FEET TO A 1-1/2" ALUMINUM CAP STAMPED PELS 3159; 3.) 2" ALUMINUM CAP, STAMPED PLS 14558; THENCE S06°14'54"E, 241.23 FEET TO A 2" ALUMINUM CAP S51°50'26"W, 478.01 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND. 14558; THENCE N56°56'05"E. 123.13 FEET TO A 2" ALUMINUM CAP, STAMPED PLS 14558, AT THE NORTHWEST CORNER OF SAID PARCEL; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL, SAID TRACT CONTAINING 2.55 ACRES OF LAND, MORE OR LESS. S89°46'06"W, 2688.00' 11 12 3-1/4" B.C., LS 537 S26°32'50"W, 1022.88 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND. TRACT 1B SAID TRACT CONTAINING 17.31 ACRES, MORE OR LESS SECTION 11 FROM: MATTHEW J. CHERNI AND DIANE L. CHERNI, TRUSTEES OF THE MATTHEW AND DIANE 3-1/4" B.C., LS 537 **CHERNI TRUST DATED MAY 22, 2015** TO: C.S.C. LAND COMPANY, L.L.C. A TRACT OF LAND LOCATED IN THE W1/2NW1/4, SECTION 11, T.57N., R.86W., 6TH P.M., SHERIDAN FROM: C.S.C. LAND COMPANY, L.L.C. COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS A TRACT OF LAND LOCATED IN THE NE1/4SE1/4, SECTION 11, T.57N., R.86W., 6TH P.M., SHERIDAN COMMENCING AT A 1-1/2" ALUMINUM CAP, STAMPED PELS 3159, MONUMENTING THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE ALONG THE WEST LINE OF SAID SECTION 11, N00°34'48"W. A DISTANCE OF 3557.66 FEET TO A 1-1/2" ALUMINUM CAP, STAMPED PELS 3159, MONUMENTING COMMENCING AT THE 2" ALUMINUM CAP. STAMPED PLS 14558. AT THE NORTHWEST CORNER OF THE NORTHWEST CORNER OF THAT PARCEL OF LAND AS DESCRIBED WITHIN INSTRUMENT THE PARCEL OF LAND DESCRIBED IN BOOK 462, PAGE 288; THENCE ALONG THE NORTH LINE OF 2015-719600; THENCE CONTINUING ALONG THE WEST LINE OF SAID SECTION 11, N00°34'48"W, A DISTANCE OF 516.66 FEET TO A 2" ALUMINUM CAP, STAMPED PLS 14558; THENCE S65°42'40"E, A POINT OF BEGINNING: THENCE N70°50'31"E. 31.00 FEET TO A 2" ALUMINUM CAP. STAMPED PLS DISTANCE OF 513.58 FEET TO A 2" ALUMINUM CAP, STAMPED PLS 14558 LYING ON THE 14558; THENCE N59°03'37"E, 315.06 FEET TO A 2" ALUMINUM CAP, STAMPED PLS 14558; THENCE NORTHERLY LINE OF SAID PARCEL OF LAND AS DESCRIBED WITHIN INSTRUMENT 2015-719600 S51°11'01"E, 189.88 FEET TO A 2" ALUMINUM CAP, STAMPED PLS 14558; THENCE S36°26'01"E, 65.66 AND BEING THE POINT OF BEGINNING OF SAID TRACT OF LAND: THENCE ALONG SAID FEET TO POINT IN THE NORTH LINE OF SAID PARCEL; THENCE ALONG THE NORTH LINE OF SAID PARCEL, S89°57'50"W, 486.46 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND. NORTHERLY LINE OF PARCEL THE FOLLOWING THREE (2) COURSES: 1.) N52°31'52"E, A DISTANCE TRACT 1B (2.55 AC±) OF 431.47 FEET TO A 1-1/2" ALUMINUM CAP, STAMPED PELS 315; 2.) S50°42'20"E, 529.72 FEET TO A; SAID TRACT OF LAND CONTAINING 0.97 ACRES, MORE OR LESS. THENCE ALONG THE SOUTHERLY LINE OF THE TRACT BEING DESCRIBED N84°27'30"W. 755.94 TO BE MERGED WITH FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND. C.S.C LAND COMPANY, L.L.C. PROPERTY SAID TRACT CONTAINING 2.55 ACRES OF LAND, MORE OR LESS. TRACT 1A (2.55 AC±) TRACT 2C TO BE MERGED WITH MATTHEW J. CHERNI AND WALTON F. SMITH AND RITA CHERNI SMITH MATTHEW J. CHERNI AND DIANE L. CHERNI, TRUSTEES OF THE MATTHEW AND DIANE CHERNI DIANE L. CHERNI, TRUSTEES TO: C.S.C. LAND COMPANY, L.L.C OF THE MATTHEW AND DIANE **CHERNI TRUST DATED** A TRACT OF LAND LOCATED IN THE E1/2SE1/4, SECTION 11, T.57N., R.86W., 6TH P.M., SHERIDAN MAY 22, 2015 PROPERTY -S50°42'20"E, 317.91' A TRACT OF LAND LOCATED IN THE W1/2NW1/4, THE SE1/4NW1/4, AND THE NW1/4SW1/4 OF COUNTY. WYOMING AND BEING MORE PARTICULARILY DESCRIBED BY METES AND BOUNDS AS S84°27'30"E, 755.94" SECTION 11, T.57N., R.86W., 6TH P.M., SHERIDAN COUNTY, WYOMING AND BEING MORE NEW TRACT LINE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS -S55°10'32"E, 95.31' S52°31'52"W 83 66' PARCEL OF LAND DESCRIBED IN BOOK 462. PAGE 288: THENCE ALONG THE NORTH LINE OF SAID PARCEL COMMENCING AT A 1-1/2" ALUMINUM CAP. STAMPED PELS 3159, MONUMENTING THE N89°57'50"E, 574.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE SAID NORTH SOUTHWEST CORNER OF SAID SECTION 11: THENCE ALONG THE WEST LINE OF SAID SECTION N26°47'51"W, 45.77' ~S78°05'17"E, 45.19' 11. N00°34'48"W. A DISTANCE OF 3206.39 FEET TO A 2" ALUMINUM CAP, STAMPED PLS 14558, PREVIOUS TRACT LINE THENCE ALONG THE EAST LINE OF SAID SECTION 11, S0°15'25"W, 444.03 FEET TO A 2" ALUMINUM CAP. MONUMENTING THE SOUTHWESTERLY CORNER OF THAT PARCEL OF LAND AS DESCRIBED STAMPED PLS 14558; THENCE N73°01'44"W, 108.47 FEET TO A 2" ALUMINUM CAP, STAMPED PLS 14558 S51°50'26"W, 478.01' WITHIN INSTRUMENT 2015-719600 AND THE POINT OF BEGINNING OF SAID TRACT OF LAND THENCE N71°25'52"W, 105.14 FEET TO A 2" ALUMINUM CAP, STAMPED PLS 14558; THENCE THENCE CONTINUING ALONG THE WEST LINE OF SAID SECTION 11, N00°34'48"W, A DISTANCE OF N10°17'37"W, 315.35 FEET TO A 2" ALUMINUM CAP, STAMPED PLS 14558; THENCE N36°26'01"W, 85.04 867.93 FEET TO A 2" ALUMINUM CAP, STAMPED PLS 14558; THENCE S65°42'40"E, A DISTANCE OF FEET, MORE OR LESS, TO THE POINT OF BEGINNING OF SAID TRACT OF LAND 513.58 FEET TO A 2" ALUMINUM CAP, STAMPED PLS 14558; THENCE S84°27'30"E, A DISTANCE OF APPARENT OWNER: SAID TRACT OF LAND CONTAINING 2.26 ACRES OF LAND, MORE OR LESS. 755.94 FEET TO A 2" ALUMINUM CAP, STAMPED PLS 14558 LYING ON THE NORTHEASTERLY LINE C.S.C. LAND COMPANY, L.L.C. MATTHEW J. CHERNI AND DIANE L. CHERNI. OF SAID PARCEL OF LAND AS DESCRIBED WITHIN INSTRUMENT 2015-719600; THENCE ALONG TRUSTEES OF THE MATTHEW AND DIANE CHERNI TRUST DATED MAY 22, 2015 DISTANCE OF 317.91 FEET TO A 1-1/2" ALUMINUM CAP, STAMPED PELS 3159; 2.) S55°10'32"E, 95.31 FEET TO A 1-1/2" ALUMINUM CAP, STAMPED PELS 3159; 3.) S78°05'17"E, A DISTANCE OF 45.19 FEET TO A 1-1/2" ALUMINUM CAP, STAMPED PELS 3159, MONUMENTING THE NORTHEAST TRACT 1 CORNER OF SAID PARCEL; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCE (FINAL TRACT) WALTON F. SMITH AND RITA CHERNI SMITH (FINAL TRAC \$15°21'00"W, A DISTANCE OF 1105.66 FEET TO A WYDOT HIGHWAY RIGHT OF WAY MONUMENT 35.00 AC± MONUMENTING THE SOUTHEAST CORNER THEREOF AND LYING ON THE NORTHERLY A TRACT OF LAND LOCATED IN THE SE1/4, SECTION 11, T.57N., R.86W., 6TH P.M., SHERIDAN RIGHT-OF-WAY LINE OF HIGHWAY 87; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE COUNTY, WYOMING AND BEING MORE PARTICULARILY DESCRIBED BY METES AND BOUNDS AS N59°51'21"W, 1488.89 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND COMMENCING AT THE 3-1/4" ALUMINUM CAP, STAMPED LS 6812, MONUMENTING THE SOUTHEAST SAID TRACT CONTAINING 35.00 ACRES OF LAND, MORE OR LESS. CORNER OF SAID SECTION 11; THENCE ALONG THE EAST LINE OF SAID SECTION 11, N00°15'25"E, 155.35 FEET TO AN ALUMINUM CAP, STAMPED PELS 3159, AT A POINT IN THE NORTH LINE OF WYOMING STATE HIGHWAY 345 AND THE POINT OF BEGINNING: THENCE ALONG THE NORTH LINE **CERTIFICATE OF SURVEYOR:** OF WYOMING STATE HIGHWAY 345 FOR THE NEXT FOUR CALLS, N59°50'12"W, 275.48 FEET TO A HIGHWAY MONUMENT: THENCE S30°08'42"W. 50.00 FEET TO A HIGHWAY MONUMENT: THENCE N59°51'21"W, 1241.37 FEET TO AN ALUMINUM CAP, STAMPED PELS 3159, AT THE SOUTHWEST I, AARON L. MONEY, DO HEREBY CERTIFY THAT I AM -\$06°14'54"E, 241.23' A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF THENCE N27°23'20"E, 1015.32 FEET TO A 2" ALUMINUM CAP, STAMPED PLS 14558; THENCE -- \$30°31'04"W, 50.15' WYOMING, AND THAT THIS PLAT IS A TRUE, S82°12'24"E, 200.05 FEET TO A 2" ALUMINUM CAP, STAMPED PLS 14558; THENCE S52°48'38" 222.97 FEET TO A 2" ALUMINUM CAP, STAMPED PLS 14558; THENCE S06°14'54"E, 241.23 FEET TO A -S77°03'55"E, 142.85' CORRECT AND COMPLETE PLAT AS LAID OUT. S52°48'38"E, 222.97 2" ALUMINUM CAP, STAMPED PLS 14558; THENCE S77°03'55"E, 142.85 FEET TO A 2" ALUMINUM CAP PLATTED, DEDICATED AND SHOWN HEREON, AND STAMPED PLS 14558; THENCE N56°56'05"E. 123.13 FEET TO A 2" ALUMINUM CAP, STAMPED PLS THAT THIS PLAT WAS MADE FROM AN ACCURATE (0.97 AC±) -N56°56'05"E, 123.13' 14558, AT THE NORTHWEST CORNER OF SAID PARCEL; THENCE N89°57'50"E, 88.24 FEET TO A 2" S82°12'24"E, 200.05' FIELD SURVEY OF SAID PROPERTY CONDUCTED BY TO BE MERGED WITH ALUMINUM CAP, STAMPED PLS 14558; THENCE N70°50'31"E, 31.00 FEET TO A 2" ALUMINUM CAP DAVID MCKNIGHT III, AND THAT THE PHYSICAL AND WALTON F. SMITH AND STAMPED PLS 14558; THENCE N59°03'37"E, 315.06 FEET TO A 2" ALUMINUM CAP, STAMPED PLS -N89°57'50"E, 88.24' MATHEMATICAL DETAILS SHOWN HEREON ARE RITA CHERNI SMITH PROPERTY 14558; THENCE S51°11'01"E. 189.88 FEET TO A 2" ALUMINUM CAP. STAMPED PLS 14558; THENCE CORRECT AT THE TIME OF SAID SURVEY. \$36°26'01"E, 150.70 FEET TO A 2" ALUMINUM CAP, STAMPED PLS 14558; THENCE \$10°17'37"E, -N70°50'31"E, 31.00' -S51°11'01"E, 189.88' 315.35 FEET TO A 2" ALUMINUM CAP, STAMPED PLS 14558; THENCE ALONG THE EAST LINE OF SAID SECTION 11, S71°25'52"E, 105.14 FEET TO A 2" ALUMINUM CAP, STAMPED PLS 14558; THENCE -S36°26'01"E, 150.70' STATE OF WYOMING S73°01'44"E, 108.47 FEET, MORE OR LESS, TO A 2" ALUMINUM CAP, STAMPED PLS 14558 IN THE EAST LINE OF SAID SECTION 11; THENCE S0°15'25"W, 1190.15 FEET, MORE OR LESS, TO THE COUNTY OF Sheviden -S89°57'50"W, 312.25' POINT OF BEGINNING OF SAID TRACT OF LAND. -PREVIOUS TRACT LINE SAID TRACT CONTAINING 51.02 ACRES, MORE OR LESS. THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30th DAY OF October , 2023, S89°57'50"W, 486.46' PREVIOUS TRACT LINE BY AARON L. MONEY, PLS. BASIS OF BEARING: NAD83(2011) WYOMING STATE PLAN COORDINATE SYSTEM, (17.31 AC±) S10°17'37"E TO BE MERGED WITH JODY K. HERMAN EAST CENTRAL ZONE 315.35' WALTON F. SMITH AND Notary Public - State of Wyoming RITA CHERNI SMITH PROPERTY (2.26 AC±) DISTANCES: U.S. SURVEY FOOT (GROUND) WITNESS MY HAND AND OFFICIAL SEAL Commission ID 146970 TO BE MERGED WITH My Commission Expires JULY 19, 2028 C.S.C LAND COMPANY, L.L.C. PROPERTY GROUND SCALE FACTOR = 1.000235 S71°25'52"E, 105.14'— LEGEND THIS PLAT WAS PREPARED FOR THE PURPOSE OF COMPLETING A MINOR BOUNDARY LINE ADJUSTMENT IN ACCORDANCE WITH WYOMING LAW, AND S73°01'44"E, 108.47'— ☐ = FOUND ALUMINUM CAP, PELS 3159 WHICH DOES NOT HAVE THE EFFECT OF CREATING ANY NEW, SEPARATELY O = FOUND #5 REBAR APPARENT OWNER: WALTON F. SMITH AND RITA CHERNI SMITH = FROM: C.S.C. LAND COMPANY, L.L.C. (TRACT'1A) = FOUND HIGHWAY R.O.W. MONUMENT (BK 462, PAGE 288) TO: MATTHEW J. CHERNI & DIANE L. CHERNI, TRUSTEES TRACT 2 = FOUND SECTION CORNER, AS NOTED = FROM: MATTHEW J. CHERNI & DIANE L., CHERNI TRUSTEES (FINAL TRACT) = CALCULATED SECTION CORNER, TO: C.S.C. LAND COMPANY, L.L.C. (TRACT 1B) CERTIFICATE OF RECORDER: 51.02 AC± FROM RECORDS = FROM: C.S.C. LAND COMPANY, L.L.C. (TRACTS 2A & 2B) TO: WALTON F. SMITH & RITA CHERNI SMITH = FOUND QUARTER CORNER, AS NOTED STATE OF WYOMING = FROM: WALTON F. SMITH & RITA CHERNI SMITH = SET 2" ALUMINUM CAP, PLS 14558 TO: C.S.C. LAND COMPANY, L.L.C. (TRACT 2C) **CHERNI BOUNDARY LINE ADJUSTMENT** COUNTY OF SHERIDAN) = CALCULATED CORNER MINOR BOUNDARY ADJUSTMENT ———— = SECTION LINE SHERIDAN COUNTY, WYOMING I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE - = QUARTER SECTION LINE CLERK AND RECORDER AT 4:53 O'CLOCK P .M., THIS 6 DAY OF RITA CHERNI-SMITH PO BOX 787 RANCHESTER, WY 82839 Movember, 20, 23, AND IS DULY RECORDED AND FILED IN DRAWER _A____ = PREVIOUS TRACT LINE , INSTRUMENT NO. 2023-788656 WWC ENGINEERING S30°08'42"W, 50.00' -TIE: 155.35' S89°31'14"E, 5296.58' SECTION 11