

MINOR BOUNDARY ADJUSTMENT

BETWEEN

WALTON F. SMITH & RITA CHERNI SMITH & C.S.C. LAND COMPANY, L.L.C.

AND

MATTHEW J. CHERNI & DIANE L. CHERNI, TRUSTEES & C.S.C. LAND COMPANY, L.L.C.

SITUATED IN

THE NW1/4NW1/4, THE S1/2NW1/4, THE N1/2SW1/4 AND THE SE1/4 OF SECTION 11
T.57N., R.86W., 6TH PRINCIPLE MERIDIAN, SHERIDAN COUNTY, WYOMING

LEGAL DESCRIPTIONS

TRACT 1A

FROM: C.S.C. LAND COMPANY, L.L.C.
TO: MATTHEW J. CHERNI AND DIANE L. CHERNI, TRUSTEES OF THE MATTHEW AND DIANE CHERNI TRUST DATED MAY 22, 2015

A TRACT OF LAND LOCATED IN THE W1/2NW1/4, SECTION 11, T.57N., R.86W., 6TH P.M., SHERIDAN COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1-1/2" ALUMINUM CAP, STAMPED PLS 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 PLS 3159, MONUMENTING 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 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 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"E, A DISTANCE OF 83.66 FEET TO A 5/8" REBAR, 2) N25°47'51"W, 45.77 FEET TO A 1-1/2" ALUMINUM CAP STAMPED PLS 3159, 3) S51°50'28"W, 478.01 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

SAID TRACT CONTAINING 2.55 ACRES OF LAND, MORE OR LESS.

TRACT 1B

FROM: MATTHEW J. CHERNI AND DIANE L. CHERNI, TRUSTEES OF THE MATTHEW AND DIANE 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 COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1-1/2" ALUMINUM CAP, STAMPED PLS 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 PLS 3159, MONUMENTING THE NORTHWEST CORNER OF THAT PARCEL OF LAND AS DESCRIBED WITHIN INSTRUMENT 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 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; AND BEING THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE ALONG SAID NORTHERLY LINE OF PARCEL THE FOLLOWING THREE (2) COURSES: 1) N52°31'52"E, A DISTANCE OF 431.47 FEET TO A 1-1/2" ALUMINUM CAP, STAMPED PLS 315; 2) S50°42'20"E, 529.72 FEET TO A; THENCE ALONG THE NORTHERLY LINE OF THE TRACT BEING DESCRIBED N84°27'30"W, 755.94 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

SAID TRACT CONTAINING 2.55 ACRES OF LAND, MORE OR LESS.

TRACT 1

MATTHEW J. CHERNI AND DIANE L. CHERNI, TRUSTEES OF THE MATTHEW AND DIANE CHERNI TRUST DATED MAY 22, 2015 (FINAL TRACT):

A TRACT OF LAND LOCATED IN THE W1/2NW1/4, THE SE1/4NW1/4, AND THE NW1/4SW1/4 OF SECTION 11, T.57N., R.86W., 6TH P.M., SHERIDAN COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1-1/2" ALUMINUM CAP, STAMPED PLS 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 3208.39 FEET TO A 2" ALUMINUM CAP, STAMPED PLS 14558, MONUMENTING THE NORTHWEST CORNER OF THAT PARCEL OF LAND AS DESCRIBED WITHIN INSTRUMENT 2015-719600 AND THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING ALONG THE WEST LINE OF SAID SECTION 11, N00°34'48"W, A DISTANCE OF 867.93 FEET TO A 2" ALUMINUM CAP, STAMPED PLS 14558; THENCE S65°42'40"E, A DISTANCE OF 513.58 FEET TO A 2" ALUMINUM CAP, STAMPED PLS 14558; THENCE S84°27'30"E, A DISTANCE OF 755.94 FEET TO A 2" ALUMINUM CAP, STAMPED PLS 14558 LYING ON THE NORTHEASTLY LINE OF SAID PARCEL OF LAND AS DESCRIBED WITHIN INSTRUMENT 2015-719600; THENCE ALONG SAID NORTHEASTLY LINE OF PARCEL THE FOLLOWING THREE (3) COURSES: 1) S50°42'20"E, A DISTANCE OF 317.91 FEET TO A 1-1/2" ALUMINUM CAP, STAMPED PLS 3159, 2) S50°03'32"E, 95.31 FEET TO A 1-1/2" ALUMINUM CAP, STAMPED PLS 3159, 3) S78°05'17"E, A DISTANCE OF 45.19 FEET TO A 1-1/2" ALUMINUM CAP, STAMPED PLS 3159, MONUMENTING THE NORTHEAST CORNER OF SAID PARCEL; THENCE ALONG THE SOUTHEASTLY LINE OF SAID PARCEL S15°21'00"W, A DISTANCE OF 1105.66 FEET TO A WYDOT HIGHWAY RIGHT-OF-WAY MONUMENT MONUMENTING THE SOUTHEAST CORNER THEREOF AND LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 87; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE N59°51'21"W, 1488.88 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

SAID TRACT CONTAINING 35.00 ACRES OF LAND, MORE OR LESS.

CERTIFICATE OF SURVEYOR:

I, AARON L. MONEY, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, AND THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT AS Laid OUT, PLATTED, DEDICATED AND SHOWN HEREON, AND THAT THIS PLAT WAS MADE FROM AN ACCURATE FIELD SURVEY OF SAID PROPERTY CONDUCTED BY DAVID MCKNIGHT III, AND THAT THE PHYSICAL AND MATHEMATICAL DETAILS SHOWN HEREON ARE CORRECT AT THE TIME OF SAID SURVEY.

STATE OF WYOMING)
COUNTY OF Sheridan) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS 30th DAY OF October, 2023,

BY AARON L. MONEY, PLS.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 07-19-2028

CERTIFICATE OF RECORDER:

STATE OF WYOMING)
COUNTY OF Sheridan) SS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 4:53 O'CLOCK P.M., THIS 6 DAY OF November, 2023, AND IS DULY RECORDED AND FILED IN DRAWER A, PLAT NO. 713, INSTRUMENT NO. 2023-788650

Kimberly Hein, Deputy County Clerk
Deputy County Clerk

TRACT 2A

FROM: C.S.C. LAND COMPANY, L.L.C.
TO: WALTON F. SMITH AND RITA CHERNI SMITH

A TRACT OF LAND LOCATED IN THE SE1/4, SECTION 11, T.57N., R.86W., 6TH P.M., SHERIDAN COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE 3-1/4" ALUMINUM CAP, STAMPED PLS 6812, MONUMENTING THE SOUTHEAST 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 PLS 3159, AT A POINT IN THE NORTH LINE OF WYOMING STATE HIGHWAY 345; THENCE ALONG THE NORTH LINE 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 PLS 3159, AT THE SOUTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED IN BOOK 462, PAGE 288 AND THE POINT OF BEGINNING OF SAID TRACT 2A; THENCE CONTINUING ALONG THE NORTH LINE OF WYOMING STATE HIGHWAY 345, N59°51'21"W, 756.75 FEET TO A POINT WITNESSED 1.00 FOOT TO THE NORTHEAST ALONG THE NEXT CALL; THENCE N27°23'20"E, 1015.32 FEET TO A 2" ALUMINUM CAP, STAMPED PLS 14558; THENCE S82°12'24"E, 200.05 FEET TO A 2" ALUMINUM CAP, STAMPED PLS 14558; THENCE S52°43'35"E, 222.97 FEET TO A 2" ALUMINUM CAP, STAMPED PLS 14558; THENCE S08°14'54"E, 241.23 FEET TO A 2" ALUMINUM CAP, STAMPED PLS 14558; THENCE S77°03'55"E, 142.85 FEET TO A 2" ALUMINUM CAP, STAMPED PLS 14558; THENCE N56°56'05"E, 123.13 FEET TO A 2" ALUMINUM CAP, STAMPED PLS 14558; THENCE N89°57'50"E, 88.24 FEET TO A 2" ALUMINUM CAP, STAMPED PLS 14558; THENCE N70°50'31"E, 31.00 FEET TO A 2" ALUMINUM CAP, STAMPED PLS 14558; THENCE N59°51'21"W, 1488.88 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

SAID TRACT CONTAINING 17.31 ACRES, MORE OR LESS.

TRACT 2B

FROM: C.S.C. LAND COMPANY, L.L.C.
TO: WALTON F. SMITH AND RITA CHERNI SMITH

A TRACT OF LAND LOCATED IN THE NE1/4SE1/4, SECTION 11, T.57N., R.86W., 6TH P.M., SHERIDAN COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE 2" ALUMINUM CAP, STAMPED PLS 14558, AT THE NORTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED IN BOOK 462, PAGE 288; THENCE ALONG THE NORTH LINE OF SAID PARCEL, N89°57'50"E, 88.24 FEET TO A 2" ALUMINUM CAP, STAMPED PLS 14558 AND THE POINT OF BEGINNING; THENCE N70°50'31"E, 31.00 FEET TO A 2" ALUMINUM CAP, STAMPED PLS 14558; THENCE N89°57'50"E, 312.25 FEET, MORE OR LESS, TO A POINT IN THE EAST LINE OF SAID SECTION 11; THENCE ALONG THE EAST LINE OF SAID SECTION 11, S01°52'52"W, 444.03 FEET TO A 2" ALUMINUM CAP, STAMPED PLS 14558; THENCE N73°01'47"W, 108.47 FEET TO A 2" ALUMINUM CAP, STAMPED PLS 14558; THENCE N71°25'52"W, 105.14 FEET TO A 2" ALUMINUM CAP, STAMPED PLS 14558; THENCE N10°17'37"E, 315.35 FEET TO A 2" ALUMINUM CAP, STAMPED PLS 14558; THENCE N36°26'01"W, 85.04 FEET, MORE OR LESS, TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

SAID TRACT OF LAND CONTAINING 0.97 ACRES, MORE OR LESS.

TRACT 2C

FROM: WALTON F. SMITH AND RITA CHERNI SMITH
TO: C.S.C. LAND COMPANY, L.L.C.

A TRACT OF LAND LOCATED IN THE E1/2SE1/4, SECTION 11, T.57N., R.86W., 6TH P.M., SHERIDAN COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE 2" ALUMINUM CAP, STAMPED PLS 14558, AT THE NORTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED IN BOOK 462, PAGE 288; THENCE ALONG THE NORTH LINE OF SAID PARCEL, N89°57'50"E, 88.24 FEET TO A 2" ALUMINUM CAP, STAMPED PLS 14558 AND THE POINT OF BEGINNING; THENCE N70°50'31"E, 31.00 FEET TO A 2" ALUMINUM CAP, STAMPED PLS 14558; THENCE N89°57'50"E, 312.25 FEET, MORE OR LESS, TO A POINT IN THE EAST LINE OF SAID SECTION 11; THENCE ALONG THE EAST LINE OF SAID SECTION 11, S01°52'52"W, 444.03 FEET TO A 2" ALUMINUM CAP, STAMPED PLS 14558; THENCE N73°01'47"W, 108.47 FEET TO A 2" ALUMINUM CAP, STAMPED PLS 14558; THENCE N71°25'52"W, 105.14 FEET TO A 2" ALUMINUM CAP, STAMPED PLS 14558; THENCE N10°17'37"E, 315.35 FEET TO A 2" ALUMINUM CAP, STAMPED PLS 14558; THENCE N36°26'01"W, 85.04 FEET, MORE OR LESS, TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

SAID TRACT OF LAND CONTAINING 2.26 ACRES OF LAND, MORE OR LESS.

TRACT 2

WALTON F. SMITH AND RITA CHERNI SMITH (FINAL TRACT)

A TRACT OF LAND LOCATED IN THE SE1/4, SECTION 11, T.57N., R.86W., 6TH P.M., SHERIDAN COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT THE 3-1/4" ALUMINUM CAP, STAMPED PLS 6812, MONUMENTING THE SOUTHEAST 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 PLS 3159, AT A POINT IN THE NORTH LINE OF WYOMING STATE HIGHWAY 345; THENCE ALONG THE NORTH LINE 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 PLS 3159, AT THE SOUTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED IN BOOK 462, PAGE 288; THENCE N59°51'21"W, 756.75 FEET TO A POINT WITNESSED 1.00 FOOT TO THE NORTHEAST ALONG THE NEXT CALL; THENCE N27°23'20"E, 1015.32 FEET TO A 2" ALUMINUM CAP, STAMPED PLS 14558; THENCE S82°12'24"E, 200.05 FEET TO A 2" ALUMINUM CAP, STAMPED PLS 14558; THENCE S52°43'35"E, 222.97 FEET TO A 2" ALUMINUM CAP, STAMPED PLS 14558; THENCE S08°14'54"E, 241.23 FEET TO A 2" ALUMINUM CAP, STAMPED PLS 14558; THENCE S77°03'55"E, 142.85 FEET TO A 2" ALUMINUM CAP, STAMPED PLS 14558; THENCE N56°56'05"E, 123.13 FEET TO A 2" ALUMINUM CAP, STAMPED PLS 14558; THENCE N89°57'50"E, 88.24 FEET TO A 2" ALUMINUM CAP, STAMPED PLS 14558; THENCE N70°50'31"E, 31.00 FEET TO A 2" ALUMINUM CAP, STAMPED PLS 14558; THENCE N59°51'21"W, 1488.88 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND.

SAID TRACT CONTAINING 51.02 ACRES, MORE OR LESS.

NOTES:

1. BASIS OF BEARING: NAD83(2011) WYOMING STATE PLAN COORDINATE SYSTEM, EAST CENTRAL ZONE
2. DISTANCES: U.S. SURVEY FOOT (GROUND)
3. GROUND SCALE FACTOR = 1.000235
4. THIS PLAT WAS PREPARED FOR THE PURPOSE OF COMPLETING A MINOR BOUNDARY LINE ADJUSTMENT IN ACCORDANCE WITH WYOMING LAW, AND WHICH DOES NOT HAVE THE EFFECT OF CREATING ANY NEW, SEPARATELY OWNED PARCELS.

N

0 300' 150'

SCALE: 1" = 300'

SEAL

COUNTY

SHERIDAN

WYOMING

CHERNI BOUNDARY LINE ADJUSTMENT	
MINOR BOUNDARY ADJUSTMENT	
SHERIDAN COUNTY, WYOMING	
PREPARED FOR:	RITA CHERNI-SMITH
PO BOX 787	RANCHESTER, WY 82839
DESIGNED BY: WWC ENGINEERING	LAND SURVEYOR
PROJECT NO. 2023-244	NO. 1
REVISION	BY DATE
DATE: 10/26/2023	DRAWING NO. 1