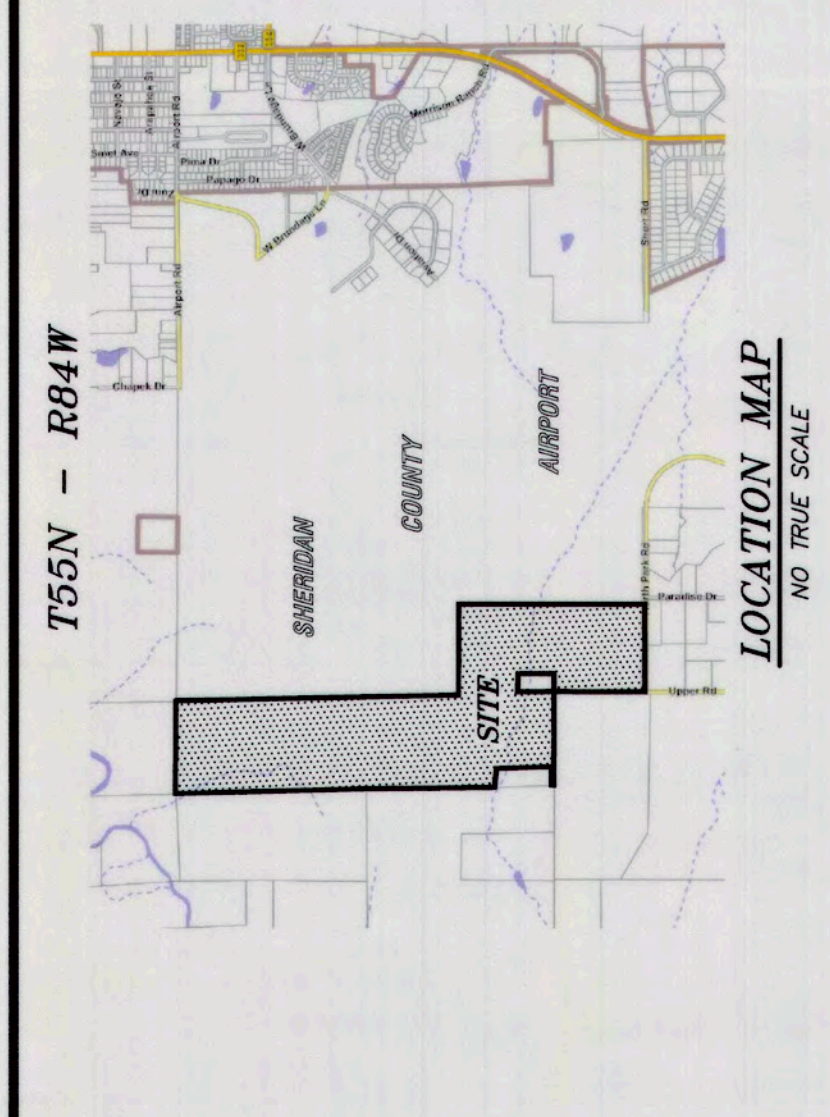
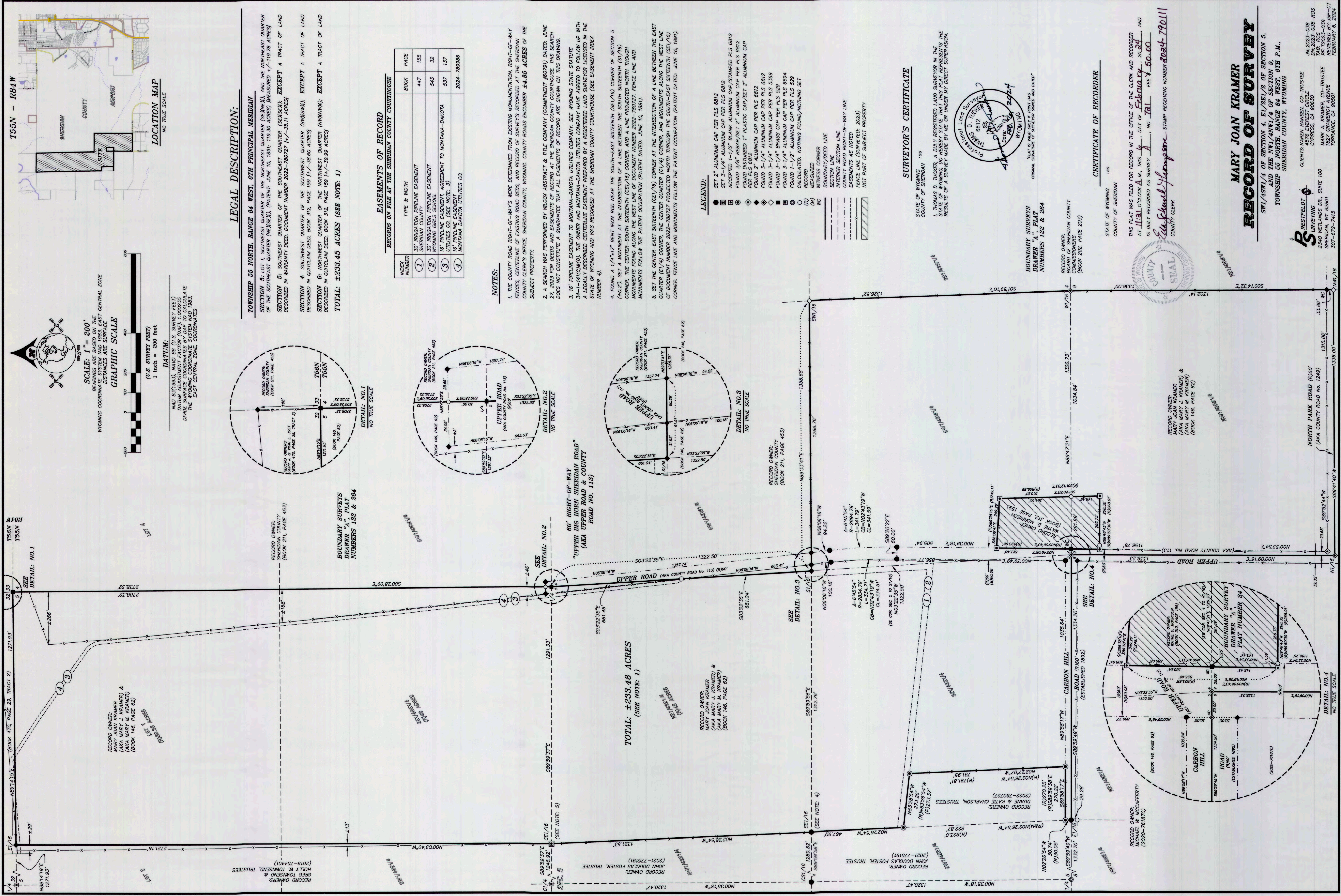




LEGAL DESCRIPTION:

TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN

SECTION 5: LOT 1, SOUTHEAST QUARTER OF THE NORTHEAST QUARTER (SE1/4), AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4), (PATENT: JUNE 10, 1891, 119.30 ACRES) MEASURED +/- 119.78 ACRES

SECTION 5: SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4), EXCEPT A TRACT OF LAND DESCRIBED IN WARRANTY DEED, DOCUMENT NUMBER 2022-78027 (1/4-1/4-1/4 ACRES)

SECTION 4: SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4), EXCEPT A TRACT OF LAND DESCRIBED IN OUTCLAIM DEED, BOOK 312, PAGE 159 (1/4-1/4-1/4 ACRES)

SECTION 8: NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4), EXCEPT A TRACT OF LAND DESCRIBED IN OUTCLAIM DEED, BOOK 312, PAGE 159 (1/4-1/4-1/4 ACRES)

TOTAL: ±233.45 ACRES (SEE NOTE: 1)

EASEMENTS OF RECORD			
RECORDS ON FILE AT THE SHERIDAN COUNTY COURTHOUSE			
INDEX NUMBER	TYPE & WIDTH	BOOK	PAGE
1	30' IRRIGATION PIPELINE EASEMENT	447	155
2	SHERIDAN COUNTY EASEMENT	543	32
3	16' PIPELINE EASEMENT AGREEMENT TO MONTANA-DAKOTA UTILITIES CO. (SEE NOTE: 3)	537	137
4	16' PIPELINE EASEMENT	2024-78986	

NOTES:

- THE COUNTY ROAD RIGHT-OF-WAY WERE DETERMINED FROM EXISTING MONUMENTATION, RIGHT-OF-WAY FENCES, CENTERLINE OF EXISTING ROAD BEDS, AND RECORD OF SURVEYS RECORDED AT THE SHERIDAN COUNTY CLERK'S OFFICE, SHERIDAN COUNTY, WYOMING. COUNTY ROADS ENCOMPASS ±4.65 ACRES OF THE SUBJECT PROPERTY.
- A SEARCH WAS PERFORMED BY WLCOX ABSTRACT & TITLE COMPANY (COMMITMENT #0791) DATED: JUNE 27, 2023 FOR DEEDS AND EASEMENTS OF RECORD AT THE SHERIDAN COUNTY COURTHOUSE. THIS SEARCH DOES NOT CONSTITUTE A GUARANTEE THAT ALL EASEMENTS OF RECORD ARE SHOWN ON THIS DRAWING.
- 16' PIPELINE EASEMENT TO MONTANA-DAKOTA UTILITIES COMPANY. SEE WYOMING STATE STATUTE 34-1-14(C)(4)(D). THE OWNER AND MONTANA-DAKOTA UTILITIES COMPANY HAVE AGREED TO FOLLOW UP WITH LEGAL COUNSEL TO DETERMINE THE NATURE OF THE EASEMENT. A REGISTERED LAND SURVEYOR LICENSED IN THE STATE OF WYOMING AND WAS RECORDED AT THE SHERIDAN COUNTY COURTHOUSE (SEE EASEMENT INDEX NUMBER 4).
- FOUND A 1/4x1/4 BENT IRON ROD NEAR THE SOUTH-EAST SIXTEENTH (SE1/16) CORNER OF SECTION 5 (±0.2'). SET A MONUMENT AT THE INTERSECTION OF A LINE BETWEEN THE SOUTH SIXTEENTH (S1/16) CORNER, THE CENTER-SOUTH SIXTEENTH (CS1/16) CORNER, AND A LINE PROJECTED NORTH THROUGH THE MONUMENTS FOUND ALONG THE WEST LINE OF DOCUMENT NUMBER 2022-78027. FENCE LINE AND MONUMENTS FOLLOW THE PATENT OCCUPATION (PATENT DATED: JUNE 10, 1891).
- SET THE CENTER-EAST SIXTEENTH (CE1/16) CORNER AT THE INTERSECTION OF A LINE BETWEEN THE EAST QUARTER (E1/4) CORNER, THE CENTER QUARTER (C1/4) CORNER, AND MONUMENTS ALONG THE WEST LINE OF DOCUMENT NUMBER 2022-78027 PROJECTED NORTH THROUGH THE SOUTH-EAST SIXTEENTH (SE1/16) CORNER. FENCE LINE AND MONUMENTS FOLLOW THE PATENT OCCUPATION (PATENT DATED: JUNE 10, 1891).

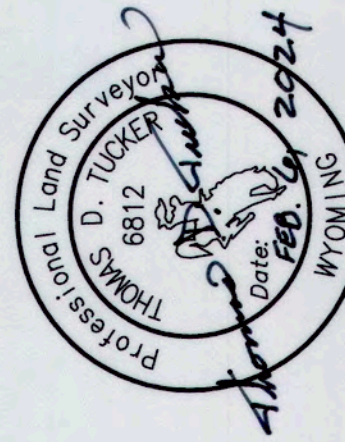
LEGEND:

- SET 2" ALUMINUM CAP PER PLS 6812
- SET 3-1/4" ALUMINUM CAP PER PLS 6812
- ACCEPTED 1-1/2" BLANK ALUMINUM CAP/STAMPED PLS 6812
- FOUND 3/8" REBAR/SET 2" ALUMINUM CAP PER PLS 6812
- FOUND DISTURBED 1" PLASTIC CAP/SET 2" ALUMINUM CAP
- FOUND 3/8" ALUMINUM CAP PER PLS 6812
- FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- FOUND 3-1/4" ALUMINUM CAP PER PLS 529
- FOUND 3-1/4" BRASS CAP PER PLS 6594
- FOUND 1-1/2" ALUMINUM CAP PER PLS 529
- CALCULATED: NOTHING FOUND/NOTHING SET
- RECORD
- MEASURED
- (R) MONUMENT
- (M) MONUMENT
- WC
- BOUNDARY/DEED LINE
- SECTION LINE
- ADJACENT PROPERTY
- COUNTY ROAD RIGHT-OF-WAY LINE
- EASEMENTS AS NOTED
- FENCE LINE (SURVEYED: 2023)
- NOT PART OF SUBJECT PROPERTY

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :88
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.



BOUNDARY SURVEYS
DRAWER "A", PLAT
NUMBERS 122 & 264

RECORD OWNERS:
BOARD OF SHERIDAN COUNTY
COMMISSIONERS
(BOOK 202, PAGE 203)

CERTIFICATE OF RECORDER

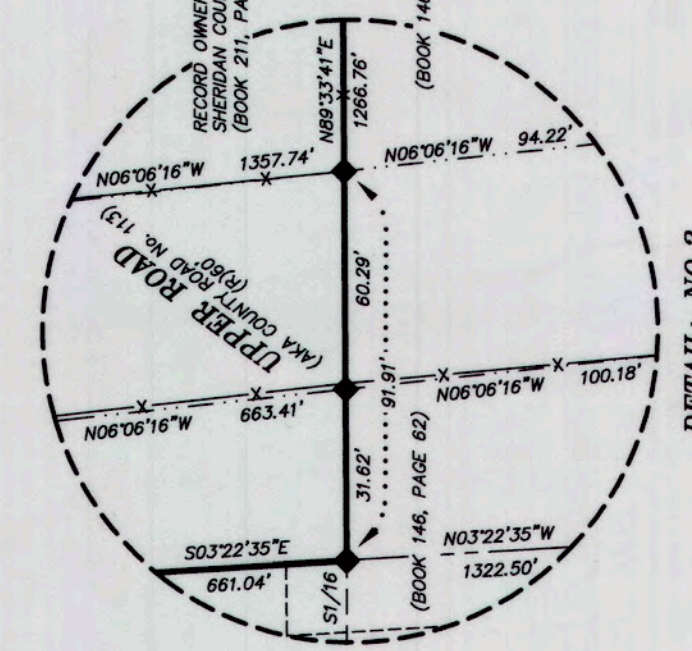
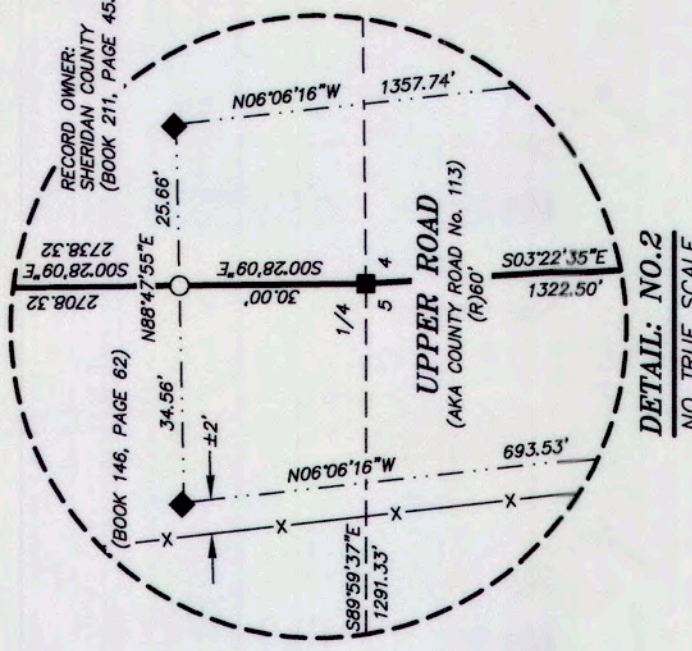
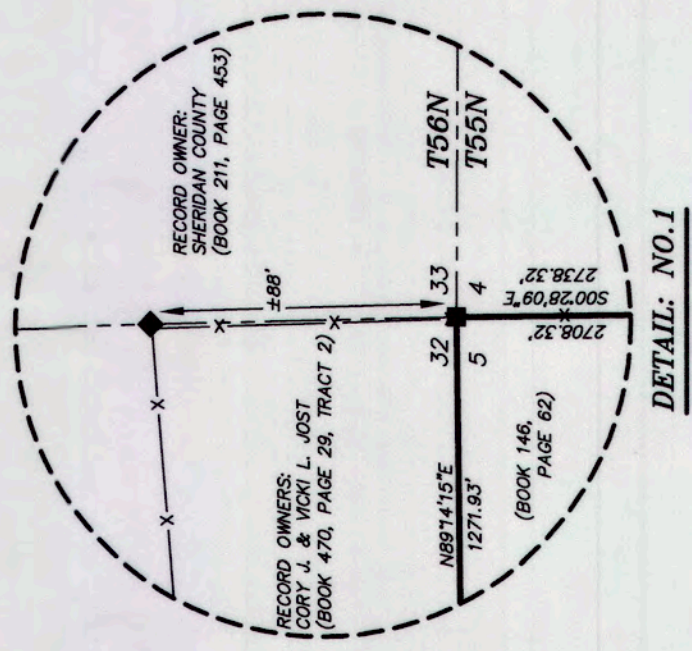
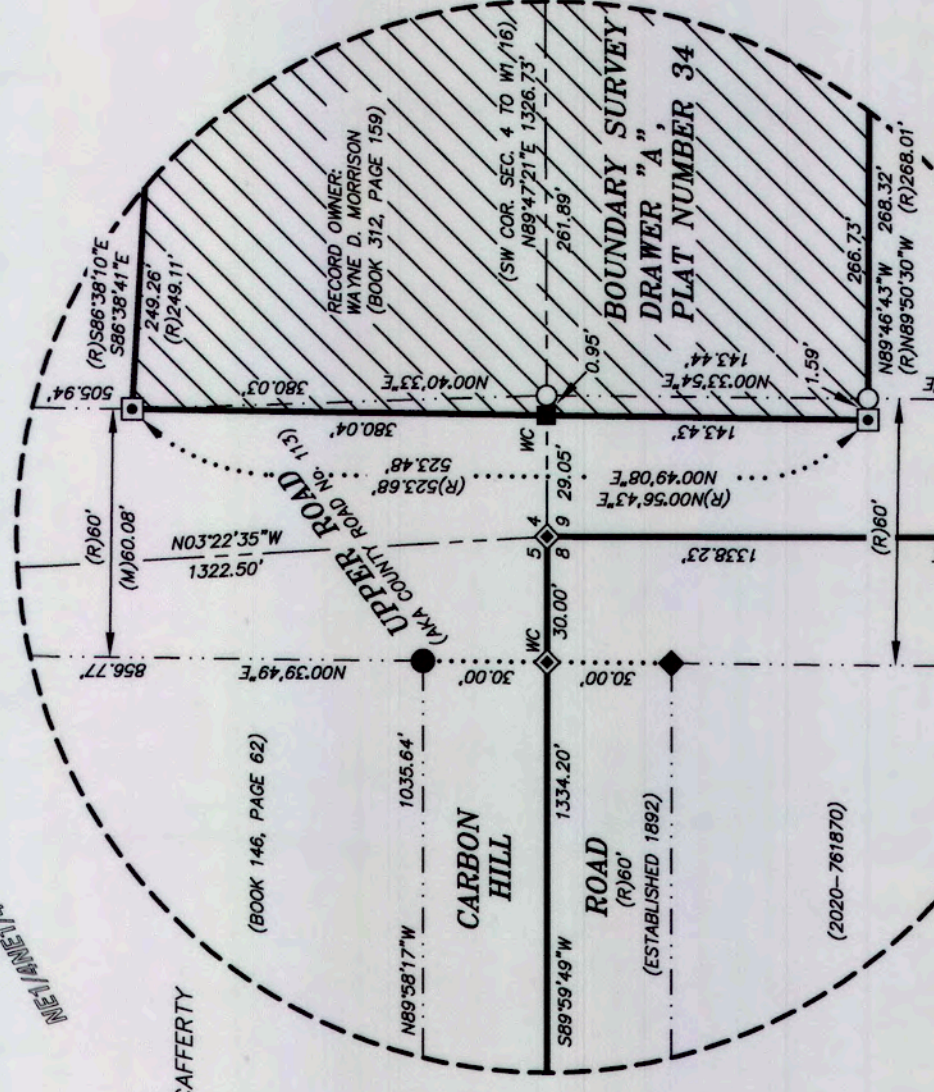
STATE OF WYOMING :88
COUNTY OF SHERIDAN

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 11:41 O'CLOCK A.M. THIS 16th DAY OF February, 2024, AND IS DULY RECORDED AS SURVEY "A", NO 781, FEE \$ 50.00

Ella Skulski-Jumpson
COUNTY CLERK

STAMP RECEIVING NUMBER 2024-790111

RECORD OWNER:
KAREN HANSEN, CO-TRUSTEE
(AKA MARY J. KRAMER) &
(BOOK 146, PAGE 62)



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