

# RECORD OF SURVEY

TRACT IN SECTIONS 29 AND 30, TOWNSHIP 54 NORTH, RANGE 84 WEST  
6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

LEGAL DESCRIPTION TRACT (±284.44 ACRES)

A TRACT OF LAND BEING THE NW1/4NW1/4, S1/2NW1/4, W1/2W1/2N1/2SE1/4, AND A PORTION OF THE N1/2SW1/4 OF SECTION 29, AND PORTIONS OF THE NE1/4 AND NE1/4SE1/4 OF SECTION 30, TOWNSHIP 54 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, AS SHOWN ON RECORD OF SURVEY RECORDED AT THE SHERIDAN COUNTY COURTHOUSE IN DRAWER A PLAT NO. 408; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 29 (MONUMENTED WITH A 3-1/4" ALUMINUM CAP PER PLS 5369); THENCE N89°20'51"E, 1302.41 FEET ALONG THE NORTH LINE OF SAID SECTION 29 TO A 3-1/4" ALUMINUM CAP PER PLS 5369 AT THE NORTHEAST CORNER OF SAID NW1/4NW1/4; THENCE S00°30'47"E, 1319.13 FEET ALONG THE EAST LINE OF SAID NW1/4NW1/4 TO A 3-1/4" ALUMINUM CAP PER PLS 5369 AT THE SOUTHEAST CORNER OF SAID NW1/4NW1/4; THENCE N89°42'06"E, 1305.04 FEET ALONG THE NORTH LINE OF SAID S1/2NW1/4 TO A 3-1/4" ALUMINUM CAP PER PLS 5369 AT THE NORTHEAST CORNER OF SAID S1/2NW1/4; THENCE S00°37'35"E, 1327.19 FEET ALONG THE EAST LINE OF SAID S1/2NW1/4 TO A 3-1/4" ALUMINUM CAP PER PLS 5369 AT THE CENTER QUARTER CORNER OF SAID SECTION 29; THENCE S89°56'44"E, 669.59 FEET ALONG THE NORTH LINE OF SAID W1/2W1/2N1/2SE1/4 TO A 3-1/4" ALUMINUM CAP PER PLS 5369 AT THE NORTHEAST CORNER OF SAID W1/2W1/2N1/2SE1/4; THENCE S00°13'05"E, 1309.14 FEET ALONG THE EAST LINE OF SAID W1/2W1/2N1/2SE1/4 TO A 3-1/4" ALUMINUM CAP PER PLS 5369 AT THE SOUTHEAST CORNER OF SAID W1/2W1/2N1/2SE1/4; THENCE S89°55'17"W, 660.24 FEET ALONG THE SOUTH LINE OF SAID W1/2W1/2N1/2SE1/4 TO THE SOUTHEAST CORNER OF SAID N1/2SW1/4; THENCE S89°52'01"W, 1351.47 FEET ALONG THE SOUTH LINE OF SAID N1/2SW1/4 TO A 2" ALUMINUM CAP PER PLS 5369 LYING IN A FENCE LINE; THENCE N52°39'28"W, 1309.02 FEET ALONG SAID FENCE LINE TO A 2" ALUMINUM CAP PER PLS 5369; THENCE N53°08'11"W, 916.28 FEET ALONG SAID FENCE LINE TO A 2" ALUMINUM CAP PER PLS 5369; THENCE S88°57'44"W, 838.36 FEET ALONG SAID FENCE LINE TO A 2" ALUMINUM CAP PER PLS 5369; THENCE N00°03'33"W, 2603.81 FEET ALONG SAID FENCE LINE TO A 2" ALUMINUM CAP PER PLS 5369 LYING ON THE NORTH LINE OF SAID SECTION 29; THENCE N89°44'14"E, 1318.18 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING OF SAID TRACT.

ALSO AN ACCESS AND UTILITY EASEMENT THIRTY (30) FEET WIDE, FIFTEEN (15) FEET EACH SIDE OF THE CENTERLINE OF AN EXISTING ROAD AND ALSO A PORTION OF SAID CENTERLINE BEING PART OF AN EXISTING THIRTY (30) FOOT WIDE ACCESS EASEMENT DESCRIBED IN BOOK 502 OF DEEDS, PAGE 399, SITUATED IN THE N1/2NE1/4, SW1/4NE1/4 AND THE SE1/4NW1/4 OF SECTION 30, TOWNSHIP 54 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, SAID EASEMENT TO ACCESS THE ABOVE TRACT AS SHOWN ON RECORD OF SURVEY RECORDED AT THE SHERIDAN COUNTY COURTHOUSE IN DRAWER A PLAT NO. 408; SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 29 (MONUMENTED WITH A 3-1/4" ALUMINUM CAP PER PLS 5369); THENCE S89°44'14"W, 1318.18 FEET ALONG THE NORTH LINE OF SAID SECTION 30 TO A 2" ALUMINUM CAP PER PLS 5369 AT THE NORTHWEST CORNER OF ABOVE TRACT; THENCE S00°03'33"E, 561.13 FEET ALONG THE WEST LINE OF SAID TRACT TO THE POINT OF BEGINNING, THE SIDELINES OF SAID EASEMENT TO BE PROLONGED OR SHORTENED TO BEGIN ON SAID WEST LINE; THENCE S42°08'45"W, 166.54 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S57°31'55"W, 96.39 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S52°02'24"W, 154.52 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S41°19'09"W, 314.22 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S28°11'03"W, 148.84 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S20°32'43"W, 153.30 FEET ALONG SAID CENTERLINE TO A POINT; THENCE, ALONG SAID CENTERLINE, THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 97°13'35", AN ARC LENGTH OF 84.85 FEET, A CHORD BEARING OF S69°09'31"W, AND A CHORD LENGTH OF 75.03 FEET TO A POINT; THENCE N62°13'41"W, 97.51 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N48°40'35"W, 113.79 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N26°08'35"W, 130.44 FEET ALONG SAID CENTERLINE TO A POINT; THENCE, ALONG SAID CENTERLINE, THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 101°04'50", AN ARC LENGTH OF 105.85 FEET, A CHORD BEARING OF N76°41'00"W, AND A CHORD LENGTH OF 92.65 FEET TO A POINT; THENCE S52°46'35"W, 115.26 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S42°24'48"W, 92.04 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S36°50'56"W, 235.43 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S40°47'21"W, 129.58 FEET ALONG SAID CENTERLINE TO A POINT ON THE CENTERLINE OF SAID EXISTING EASEMENT DESCRIBED IN BOOK 502 OF DEEDS, PAGE 399; THENCE S52°52'47"W, 89.06 FEET ALONG SAID EXISTING CENTERLINE TO A POINT; THENCE S63°30'42"W, 113.29 FEET ALONG SAID EXISTING CENTERLINE TO A POINT; THENCE S45°27'33"W, 424.21 FEET ALONG SAID EXISTING CENTERLINE TO A POINT; THENCE S55°40'34"W, 31.89 FEET ALONG SAID EXISTING CENTERLINE TO A POINT; THENCE S74°50'04"W, 25.40 FEET ALONG SAID EXISTING CENTERLINE TO A POINT TO THE POINT OF TERMINUS OF SAID CENTERLINE BEING THE POINT OF BEGINNING OF SAID EASEMENT DESCRIBED IN BOOK 502 OF DEEDS, PAGE 399, BEING S17°05'14"W, 2044.62 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 30 (MONUMENTED WITH A SET MARKED GRANITE STONE).

RECORD OWNER:  
THE NORTHERN TRUST COMPANY TRUSTEE

POINT OF BEGINNING (±284.44 AC. TRACT)

RECORD OWNER:  
BEATRICE GALLATIN BEUF

RECORD OWNER:  
WALLOP FAMILY LIMITED PARTNERSHIP

RECORD OWNER:  
BEATRICE GALLATIN BEUF

## LEGAL DESCRIPTION (EXISTING EASEMENT)

ALSO THAT PORTION OF AN ACCESS EASEMENT DESCRIBED IN BOOK 352 OF DEEDS, PAGE 556, BEING THIRTY (30) FEET WIDE, LYING FIFTEEN (15) FEET EACH SIDE OF THE CENTERLINE OF AN EXISTING ACCESS ROAD SITUATED IN SECTION 30, TOWNSHIP 54 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; THE CENTERLINE OF SAID EASEMENT DESCRIBED IN BOOK 352 OF DEEDS, PAGE 556, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 30 (MONUMENTED WITH A SET MARKED GRANITE STONE); THENCE S71°38'47"W, 1616.34 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT, SAID POINT LYING ON THE CENTERLINE OF THE LITTLE GOOSE CANYON ROAD (AKA COUNTY ROAD NO. 77); THENCE S32°15'48"E, 54.40 FEET ALONG SAID EXISTING ACCESS ROAD CENTERLINE TO A POINT; THENCE S43°57'38"E, 59.80 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S73°28'59"E, 192.78 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N89°46'54"E, 123.17 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S81°21'16"E, 458.80 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S61°12'43"E, 77.01 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S37°25'12"E, 63.93 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S17°03'57"E, 323.34 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S06°21'07"E, 94.42 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S07°09'59"W, 120.85 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S18°31'22"W, 317.43 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S11°55'54"W, 96.47 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S09°55'15"E, 200.12 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S19°19'32"W, 69.73 FEET ALONG THE CENTERLINE OF SAID ACCESS EASEMENT TO THE POINT OF TERMINUS OF SAID EASEMENT DESCRIBED IN BOOK 352 OF DEEDS, PAGE 556, SAID POINT BEING S17°09'54"W, 2083.10 FEET FROM SAID NORTH QUARTER CORNER SECTION 30.

TIE TABLE (N1/4 SECTION 30)		
LINE	BEARING	DISTANCE
TIE #1	S17°05'31"W	2044.62'
TIE #2	S71°38'47"W	1616.34'
TIE #3	S17°09'54"W	2083.10'

I, THONE STEWART, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE, BASED ON MY KNOWLEDGE AND INFORMATION, THE RECORD OF SURVEY IS A VALID REPRESENTATION OF A SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.



## LEGEND

- 3-1/4" ALUMINUM CAP PER LS 5369
- 3-1/4" ALUMINUM CAP PER LS 2615
- SET 2" ALUMINUM CAP PER LS 5369
- PLASTIC LINE POINT
- FOUND MARKED STONE
- SECTION LINE
- INTERIOR SECTION LINE
- PROPERTY LINE
- CENTERLINE 30 FOOT WIDE ACCESS AND UTILITY EASEMENT
- FENCE LINE
- NOT SET
- W.C. WITNESS CORNER
- POB POINT OF BEGINNING
- POT POINT OF TERMINUS

SCALE: 1"=600'



## BASIS TABLE

BEARINGS: THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE.  
DISTANCES: SURFACE  
ADJUSTMENT FACTOR=1.000246811

LINE TABLE (30' WIDE ACCESS UTILITY EASEMENT)		
LINE	BEARING	DISTANCE
L1	S42°08'45"W	166.54'
L2	S57°31'55"W	96.39'
L3	S52°02'24"W	154.52'
L4	S41°19'09"W	314.22'
L5	S28°11'03"W	148.84'
L6	S20°32'43"W	153.30'
L7	N62°13'41"W	97.51'
L8	N48°40'35"W	113.79'
L9	N26°08'35"W	130.44'
L10	S52°46'35"W	115.26'
L11	S42°24'48"W	92.04'
L12	S36°50'56"W	235.43'
L13	S40°47'21"W	129.58'
L14	S52°52'47"W	89.06'
L15	S63°30'42"W	113.29'
L16	S45°27'33"W	424.21'
L17	S55°40'34"W	31.89'
L18	S74°50'04"W	25.40'

CURVE TABLE (30' WIDE ACCESS UTILITY EASEMENT)					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD
C1	50.00'	97°13'35"	84.85'	S69°09'31"W	75.03'
C2	60.00'	101°04'50"	105.85'	N76°41'00"W	92.65'

## CERTIFICATE OF RECORDER

STATE OF WYOMING )  
COUNTY OF SHERIDAN ) ss

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 3:30 O'CLOCK P.M.,  
THIS 22, DAY OF DEC., 2009, AND IS DULY RECORDED IN DRAWER A, PLAT NO. 408  
FEE \$ 25.00

Audrey Kortiska, Sheridan County Clerk  
by Kimberly Hein, deputy clerk  
COUNTY CLERK

## RECORD OF SURVEY

CLIENT: CANYON RANCH  
LOCATION: SECTIONS 29 AND 30, T54N, R84W,  
6TH P.M., SHERIDAN COUNTY, WYOMING.

RESTFELDT  
SURVEYING

PO BOX 3082  
SHERIDAN, WY 82801  
307-672-7415  
FAX 674-5000

JN: 93015  
DF: 93/93015-SECTION  
29 BOUNDARY  
NOVEMBER, 2009

#408