

CORRECTED PLAT OF BLACK TOOTH RANCHES

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4SE1/4), SECTION 25, TOWNSHIP 57 NORTH, RANGE 84 WEST, ALSO THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4SW1/4), SECTION 30 AND THE EAST HALF OF THE SOUTHWEST QUARTER (E1/2SW1/4), SECTION 30 AND THE SOUTHWEST QUARTER (SW1/4SW1/4), SECTION 30, ALSO THE SOUTHWEST QUARTER OF THE SOUTHEAST (SW1/4SE1/4), SECTION 29, ALSO THE EAST HALF OF THE NORTHWEST QUARTER (E1/2NW1/4), SECTION 31 AND THE NORTHEAST QUARTER (NE1/4), SECTION 31 AND THE EAST HALF OF THE SOUTHWEST QUARTER (E1/2SW1/4), SECTION 31, ALSO THE NORTHEAST QUARTER (NE1/4), SECTION 1, OF TOWNSHIP 56 NORTH, RANGE 84 WEST, ALSO THE NORTH HALF (N1/2), SECTION 6, OF TOWNSHIP 56 NORTH, RANGE 83 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

LEGAL DESCRIPTION OF BOUNDARY

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4SE1/4), SECTION 25, TOWNSHIP 57 NORTH, RANGE 84 WEST, ALSO THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4SW1/4), SECTION 30 AND THE EAST HALF OF THE SOUTHWEST QUARTER (E1/2SW1/4), SECTION 30 AND THE SOUTHWEST QUARTER (SW1/4SW1/4), SECTION 30, ALSO THE SOUTHWEST QUARTER OF THE SOUTHEAST (SW1/4SE1/4), SECTION 29, ALSO THE EAST HALF OF THE NORTHWEST QUARTER (E1/2NW1/4), SECTION 31 AND THE NORTHEAST QUARTER (NE1/4), SECTION 31 AND THE EAST HALF OF THE SOUTHWEST QUARTER (E1/2SW1/4), SECTION 31, ALSO THE NORTHEAST QUARTER (NE1/4), SECTION 1, OF TOWNSHIP 56 NORTH, RANGE 84 WEST, ALSO THE NORTH HALF (N1/2), SECTION 6, OF TOWNSHIP 56 NORTH, RANGE 83 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER (W1/4) CORNER OF SAID SECTION 30, LYING N 00°36'45" W, 2655.67 FEET FROM THE SOUTHWEST CORNER OF SECTION 30; THENCE S 00°37'14" E, 663.93 FEET ALONG THE WEST LINE OF SAID SECTION 30; THENCE S 89°01'31" W, 213.94 FEET TO THE CENTERLINE OF BEATTY GULCH ROAD; THENCE ALONG SAID CENTERLINE THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 281.11 FEET, A CENTRAL ANGLE OF 32°12'48"; A CHORD BEARING OF S 30°20'03" W AND A CHORD DISTANCE OF 277.43 FEET; THENCE N 89°01'31" E, 356.84 FEET TO THE WEST LINE OF SAID SECTION 30; THENCE S 00°37'14" E, 198.00 FEET ALONG SAID WEST LINE; THENCE N 89°26'39" E, 427.00 FEET; THENCE S 00°37'14" E, 228.00 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4SW1/4), OF SAID SECTION 30; THENCE N 89°26'39" E, 892.69 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4SW1/4), OF SAID SECTION 30 TO THE SOUTHWEST SIXTEENTH (SW1/16) CORNER OF SAID SECTION 30; THENCE S 00°37'14" E, 1209.83 FEET ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER (E1/2SW1/4), OF SAID SECTION 30 TO THE WEST SIXTEENTH CORNER LYING ON THE SOUTH LINE OF SAID SECTION 31; THENCE S 89°37'03" W, 366.73 FEET ALONG THE SOUTH LINE OF SAID SECTION 31 TO THE NORTH QUARTER (N1/4) CORNER OF SAID SECTION 1; THENCE S 00°13'29" E, 2597.68 FEET ALONG THE WEST LINE OF THE NORTHEAST QUARTER (NE1/4), OF SAID SECTION 1 TO THE CENTER QUARTER (C1/4) CORNER SAID SECTION 1; THENCE N 89°20'38" E, 828.45 FEET ALONG THE SOUTH LINE OF THE NORTH HALF (N1/2), OF SAID SECTION 6 TO THE EAST QUARTER CORNER (E1/4) OF SAID SECTION 6; THENCE N 00°47'03" W, 2623.10 FEET ALONG THE EAST LINE OF SAID SECTION 6 TO THE NORTHEAST CORNER OF SAID SECTION 6; THENCE N 89°38'52" E, 1828.42 FEET ALONG THE SOUTH LINE OF SAID SECTION 32 TO THE SOUTHEAST CORNER OF SAID SECTION 32; THENCE N 00°32'33" W, 2766.98 FEET ALONG THE WEST LINE OF SAID SECTION 32 TO THE EAST QUARTER (E1/4) CORNER OF SAID SECTION 32; THENCE N 89°20'38" E, 828.45 FEET ALONG THE SOUTH LINE OF SAID SECTION 32 TO THE NORTHEAST CORNER OF SAID SECTION 32; THENCE S 88°22'52" W, 1299.51 FEET ALONG THE NORTH LINE OF SAID SECTION 32 TO THE EAST SIXTEENTH (E1/16) CORNER LYING ON THE NORTH LINE OF SAID SECTION 32; THENCE N 00°36'59" E, 1322.36 FEET ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4SW1/4), OF SAID SECTION 29 TO THE SOUTHWEST SIXTEENTH (SW1/16) CORNER OF SAID SECTION 29; THENCE S 88°23'41" W, 2598.94 FEET ALONG THE NORTH LINE OF SAID SECTION 32 TO THE CENTER QUARTER CORNER OF SAID SECTION 32; THENCE N 01°13'53" W, 2661.70 FEET ALONG THE EAST LINE OF SAID SECTION 30 TO THE EAST QUARTER CORNER OF SAID SECTION 30; THENCE S 88°20'05" W, 2638.45 FEET ALONG THE NORTH LINE OF THE SOUTH HALF (S1/2) OF SAID SECTION 30 TO THE CENTER QUARTER (C1/4) OF SAID SECTION 30; THENCE S 88°36'53" W, 2637.18 FEET ALONG THE SAID NORTH LINE OF THE SOUTH HALF (S1/2) OF SAID SECTION 30 TO THE POINT OF BEGINNING OF SUBJECT TRACT, CONTAINING 1961.02 ACRES MORE OR LESS,

SUBJECT TO PRIOR RECORDED EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS, COVENANTS AND CONVEYANCE

- LEGEND
- FOUND EXISTING MONUMENT AS NOTED
 - SET WITNESS CORNER 1/2" AC-LS 14250
 - SET 1/2" AC-LS 14250
 - CALCULATED CORNER
 - ALUMINUM CAP
 - BRASS CAP
 - BLACK TOOTH RANCH BOUNDARY LINE
 - ROAD EASEMENT RECORDED ON DOCUMENT #2021-774272
 - SECTION LINE
 - INTERIOR SECTION LINE
 - TRACT LINE
 - POINT OF BEGINNING

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	302.39	400.00	43°18'50"	N 89°41'21" E	295.24
C2	285.28	750.00	21°47'39"	S 53°27'04" E	283.57
C3	170.90	425.00	23°02'23"	S 44°38'48" E	169.75
C4	170.65	800.00	19°33'21"	S 58°32'31" E	169.83
C5	106.93	500.00	12°15'11"	S 58°32'31" E	106.72
C6	342.47	275.00	71°21'11"	S 28°59'31" E	320.76
C7	269.56	275.00	56°09'42"	S 36°33'12" E	258.89
C8	72.91	275.00	15°11'28"	S 00°54'40" E	72.90
C9	121.55	1011.44	6°53'07"	S 03°14'15" W	121.47
C10	126.68	260.00	29°01'58"	S 14°43'17" E	125.33
C11	186.80	175.00	61°05'38"	S 59°47'58" E	177.88
C12	468.80	1639.63	16°22'38"	S 82°08'31" E	464.14
C13	642.36	698.77	52°40'12"	N 79°42'40" E	619.98
C14	152.51	184.35	53°10'05"	N 79°39'22" E	147.10
C15	161.80	7817.04	88°17'04"	N 65°42'17" E	432.25
C16	208.96	148.51	81°43'04"	N 68°19'44" E	191.69
C17	240.00	707.24	19°26'37"	S 80°33'15" E	238.85
C18	281.11	500.00	32°12'48"	N 30°20'03" E	277.43
C19	80.59	200.00	23°05'16"	S 06°20'00" W	80.05
C20	114.74	175.00	37°34'01"	S 13°34'22" W	112.70
C21	120.24	250.00	33°33'25"	S 18°34'40" W	119.08
C22	170.01	175.00	56°39'37"	S 32°37'47" W	163.40
C23	606.58	368.89	94°12'49"	S 13°21'11" W	540.51
C24	85.22	250.00	19°31'54"	N 63°32'57" E	84.81
C25	279.85	150.00	84°08'17"	S 85°51'09" E	255.47
C26	172.64	100.00	98°54'58"	N 74°28'18" E	151.99
C27	150.44	90.00	95°46'32"	N 72°54'06" E	133.53
C28	135.07	250.00	30°57'17"	S 80°51'08" E	133.43
C29	67.42	163.70	16°37'05"	N 75°05'40" E	67.18
C30	122.71	355.59	19°48'19"	N 80°21'28" E	122.10
C31	159.27	649.14	14°03'29"	N 81°13'49" E	158.87

NOTICE

This plat is an image, or reproduction of the original as it is recorded in the Sheridan County Clerk's Office. It is not a certified, complete, or authoritative depiction of current property lines, easements, or rights-of-way. Delineations, measurements, or representations may have occurred since the original plat was recorded.

LINE	BEARING	DISTANCE
L1	N 89°01'31" E	213.94
L2	N 89°01'31" E	356.84
L3	N 00°37'14" W	199.00
L4	N 89°26'39" E	427.00
L5	N 00°37'14" E	228.00
L6	S 00°37'14" E	198.00
L7	S 00°37'14" E	1209.83
L8	S 89°26'39" E	892.69
L9	S 00°37'14" E	1209.83
L10	S 89°37'03" W	366.73
L11	S 00°13'29" E	2597.68
L12	N 89°20'38" E	828.45
L13	N 00°47'03" W	2623.10
L14	N 89°38'52" E	1828.42
L15	N 00°32'33" W	2766.98
L16	S 88°22'52" W	1299.51
L17	S 88°23'41" W	2598.94
L18	N 01°13'53" W	2661.70
L19	S 88°20'05" W	2638.45
L20	S 88°36'53" W	2637.18
L21	N 00°36'45" W	2655.67
L22	S 00°37'14" E	663.93
L23	N 89°01'31" W	213.94
L24	S 89°20'38" E	828.45
L25	N 00°47'03" W	2623.10
L26	N 89°38'52" E	1828.42
L27	N 00°32'33" W	2766.98
L28	S 88°22'52" W	1299.51
L29	S 88°23'41" W	2598.94
L30	N 01°13'53" W	2661.70
L31	S 88°20'05" W	2638.45
L32	S 88°36'53" W	2637.18
L33	N 00°36'45" W	2655.67
L34	S 00°37'14" E	663.93

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LA32	S 88°36'53" W	2637.18
LA33	N 00°36'45" W	2655.67
LA34	S 00°37'14" E	663.93

CERTIFICATE OF RECORDER

STATE OF WYOMING

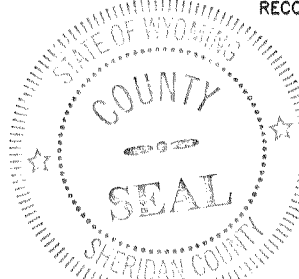
COUNTY OF SHERIDAN

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDED AT 2:36 O'CLOCK THIS 31 DAY OF January, 2022.

Eda Schunk Thompson 2022-176058

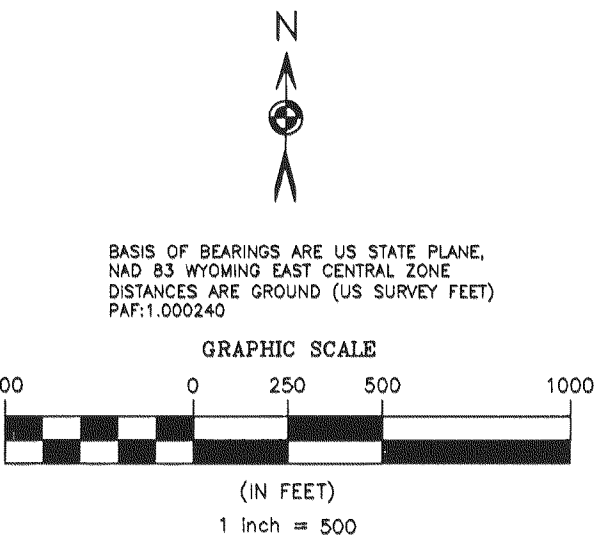
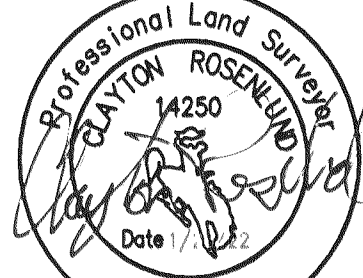
COUNTY CLERK

Survey # A-652



SURVEYOR'S CERTIFICATE:

I, CLAYTON P. ROSENBLUM, DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT CORRECTLY SHOWS THE LOCATION TO THE BEST OF MY KNOWLEDGE.



FOR: EXCALIBUR CONSTRUCTION SHERIDAN, WYOMING

DATE PREPARED: 1/30/22

#452



Prepared by Cannon Consulting LLC (307) 752-0109