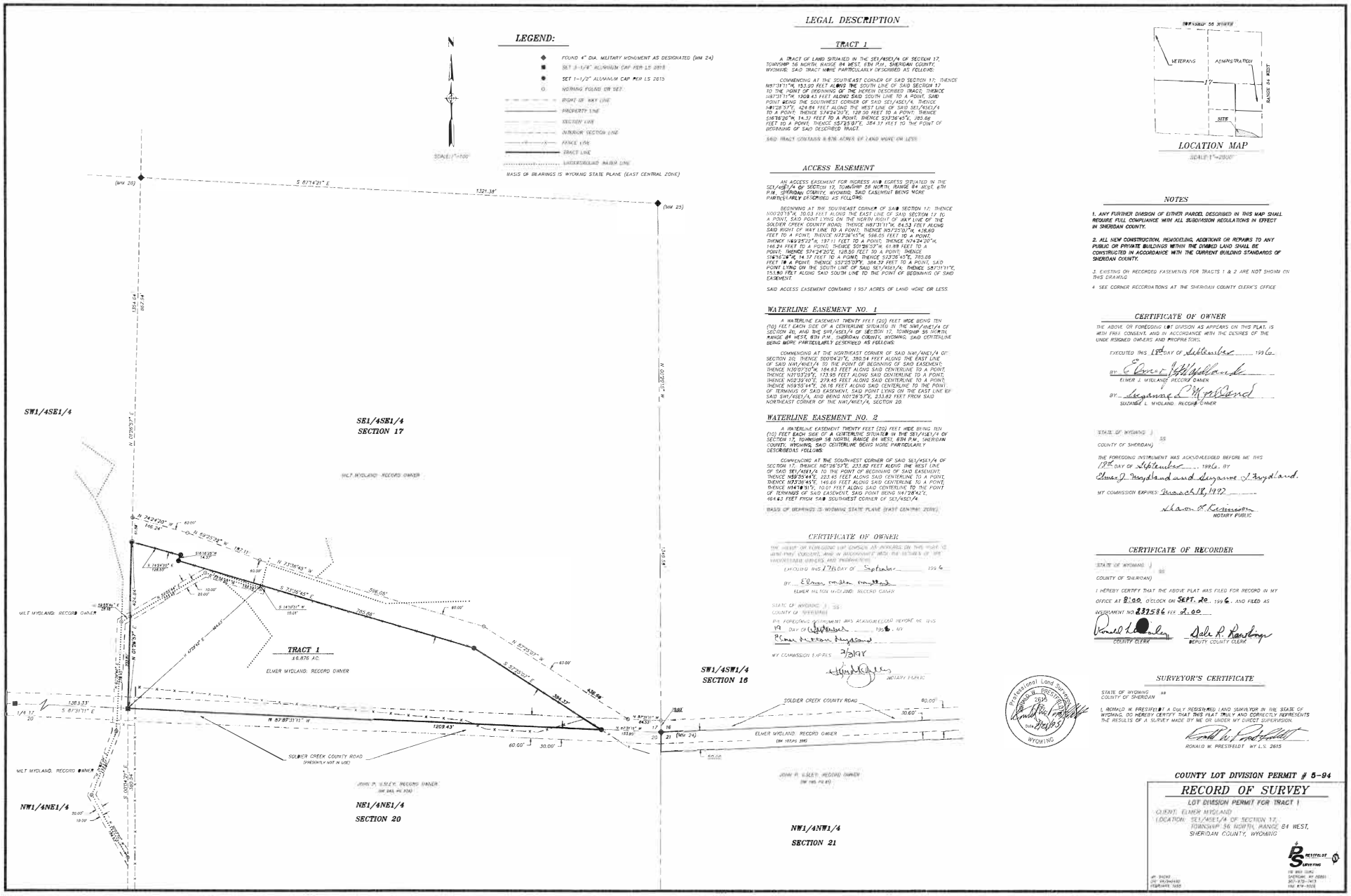


# LEGAL DESCRIPTION

## TRACT 1

A TRACT OF LAND SITUATED IN THE SE1/4SE1/4 OF SECTION 17, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING. SAID TRACT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE N87°31'11"W, 153.90 FEET ALONG THE SOUTH LINE OF SAID SECTION 17 TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE N87°31'11"W, 1209.43 FEET ALONG SAID SOUTH LINE TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID SE1/4SE1/4; THENCE, N01°26'27"E, 424.84 FEET ALONG THE WEST LINE OF SAID SE1/4SE1/4 TO A POINT; THENCE S74°24'20"E, 128.50 FEET TO A POINT; THENCE S16°16'28"W, 14.37 FEET TO A POINT; THENCE S73°36'45"E, 785.86 FEET TO A POINT; THENCE S57°23'07"E, 384.37 FEET TO THE POINT OF BEGINNING OF SAID DESCRIBED TRACT.

SAID TRACT CONTAINS 6.876 ACRES OF LAND MORE OR LESS

## ACCESS EASEMENT

AN ACCESS EASEMENT FOR INGRESS AND EGRESS SITUATED IN THE SE1/4SE1/4 OF SECTION 17, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING. SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE N00°20'15"W, 30.03 FEET ALONG THE EAST LINE OF SAID SECTION 17 TO A POINT, SAID POINT LYING ON THE NORTH RIGHT OF WAY LINE OF THE SOLDIER CREEK COUNTY ROAD; THENCE N87°31'11"W, 84.53 FEET ALONG SAID RIGHT OF WAY LINE TO A POINT; THENCE N57°23'07"W, 416.60 FEET TO A POINT; THENCE N73°36'45"W, 596.05 FEET TO A POINT; THENCE N69°25'23"W, 197.11 FEET TO A POINT; THENCE N74°24'20"W, 146.24 FEET TO A POINT; THENCE S01°26'27"W, 61.88 FEET TO A POINT; THENCE S74°24'20"E, 128.50 FEET TO A POINT; THENCE S16°16'28"W, 14.37 FEET TO A POINT; THENCE S73°36'45"E, 785.86 FEET TO A POINT; THENCE S57°23'07"E, 384.37 FEET TO A POINT, SAID POINT LYING ON THE SOUTH LINE OF SAID SE1/4SE1/4; THENCE S87°31'11"E, 153.90 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING OF SAID EASEMENT.

SAID ACCESS EASEMENT CONTAINS 1.957 ACRES OF LAND MORE OR LESS

## WATERLINE EASEMENT NO. 1

A WATERLINE EASEMENT TWENTY FEET (20) FEET WIDE BEING TEN (10) FEET EACH SIDE OF A CENTERLINE SITUATED IN THE NW1/4NE1/4 OF SECTION 20, AND THE SW1/4SE1/4 OF SECTION 17, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING. SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NW1/4NE1/4 OF SECTION 20; THENCE S00°04'21"E, 380.54 FEET ALONG THE EAST LINE OF SAID NW1/4NE1/4 TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE N30°03'30"W, 184.83 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N21°33'39"E, 173.95 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N02°39'40"E, 279.45 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N59°55'14"E, 26.16 FEET ALONG SAID CENTERLINE TO THE POINT OF TERMINUS OF SAID EASEMENT, SAID POINT LYING ON THE EAST LINE OF SAID SW1/4SE1/4, AND BEING N01°26'27"E, 233.62 FEET FROM SAID NORTHEAST CORNER OF THE NW1/4NE1/4, SECTION 20.

## WATERLINE EASEMENT NO. 2

A WATERLINE EASEMENT TWENTY FEET (20) FEET WIDE BEING TEN (10) FEET EACH SIDE OF A CENTERLINE SITUATED IN THE SE1/4SE1/4 OF SECTION 17, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING. SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBEDAS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SE1/4SE1/4 OF SECTION 17; THENCE N01°26'27"E, 233.62 FEET ALONG THE WEST LINE OF SAID SE1/4SE1/4 TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE N59°55'14"E, 223.45 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N73°36'45"E, 146.68 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N14°19'31"E, 10.01 FEET ALONG SAID CENTERLINE TO THE POINT OF TERMINUS OF SAID EASEMENT, SAID POINT BEING N47°28'42"E, 464.63 FEET FROM SAID SOUTHEAST CORNER OF SE1/4SE1/4

BASIS OF BEARINGS IS WYOMING STATE PLANE (EAST CENTRAL ZONE)

## CERTIFICATE OF OWNER

THE ABOVE OR FOREGOING LOT DIVISION AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

EXECUTED THIS 17th DAY OF September 1996

BY Elmer Milton Mydland

ELMER MILTON MYDLAND: RECORD OWNER

STATE OF WYOMING )
COUNTY OF SHERIDAN) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 19 DAY OF September 1996, BY Elmer Milton Mydland

MY COMMISSION EXPIRES 7/3/97

NOTARY PUBLIC




LOCATION MAP
SCALE: 1"=2000'

## NOTES

1. ANY FURTHER DIVISION OF EITHER PARCEL DESCRIBED IN THIS MAP SHALL REQUIRE FULL COMPLIANCE WITH ALL SUBDIVISION REGULATIONS IN EFFECT IN SHERIDAN COUNTY.

2. ALL NEW CONSTRUCTION, REMODELING, ADDITIONS OR REPAIRS TO ANY PUBLIC OR PRIVATE BUILDINGS WITHIN THE DIVIDED LAND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT BUILDING STANDARDS OF SHERIDAN COUNTY.

3. EXISTING OR RECORDED EASEMENTS FOR TRACTS 1 & 2 ARE NOT SHOWN ON THIS DRAWING

4. SEE CORNER RECORDATIONS AT THE SHERIDAN COUNTY CLERK'S OFFICE

## CERTIFICATE OF OWNER

THE ABOVE OR FOREGOING LOT DIVISION AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

EXECUTED THIS 17th DAY OF September 1996

BY Elmer J. Mydland

ELMER J. MYDLAND: RECORD OWNER

BY Suzanne L. Mydland

SUZANNE L. MYDLAND: RECORD OWNER

STATE OF WYOMING )
COUNTY OF SHERIDAN) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF September 1996, BY Elmer J. Mydland and Suzanne L. Mydland.

MY COMMISSION EXPIRES March 18, 1997

Sharon L. Kennison
NOTARY PUBLIC

## CERTIFICATE OF RECORDER

STATE OF WYOMING )
COUNTY OF SHERIDAN) ss

I HEREBY CERTIFY THAT THE ABOVE PLAT WAS FILED FOR RECORD IN MY OFFICE AT 8:00 O'CLOCK ON SEPT. 20, 1996, AND FILED AS INSTRUMENT NO. 837586 FEE 2.00

COUNTY CLERK

Dale R. Rawlings
DEPUTY COUNTY CLERK

## SURVEYOR'S CERTIFICATE

STATE OF WYOMING )
COUNTY OF SHERIDAN ) ss

I, RONALD W. PRESTFELDT A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

RONALD W. PRESTFELDT WY L.S. 2615

Professional Land Surveyor
RONALD W. PRESTFELDT
2615
WYOMING

**COUNTY LOT DIVISION PERMIT # 5-94**

# RECORD OF SURVEY

## LOT DIVISION PERMIT FOR TRACT 1

CLIENT: ELMER MYDLAND
LOCATION: SE1/4SE1/4 OF SECTION 17, TOWNSHIP 56 NORTH, RANGE 84 WEST, SHERIDAN COUNTY, WYOMING

PRESTFELDT SURVEYING
110 WEST CLARK
SHERIDAN, WY 82801
307-672-7413
FAX 674-9505

#150