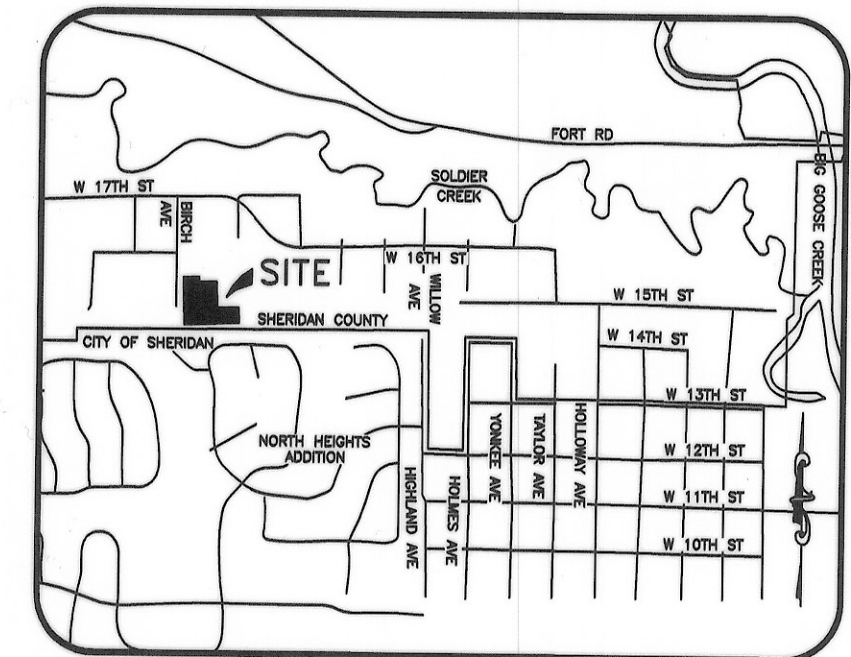


RECORD OF SURVEY

PART OF BLOCKS 69, 70, AND 71 OF DOWNERS ADDITION,
PART OF THE NE₄ OF SECTION 21, T56N R84W OF THE 6TH P.M., SHERIDAN COUNTY, WY

NE COR SECTION 21,
T56N, R84W
FND 1X2" SQUARE
IRON PIN STAMPED

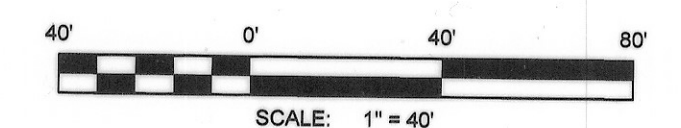


VICINITY MAP

NOT TO SCALE

NOTES:

- THE ORIGINAL PLAT OF DOWNERS ADDITION APPEARS TO SHOW THE ENTIRE PLAT, WITH THE EXCEPTION OF THE NORTH LINE TO BE ORIENTED DUE NORTH, SOUTH, EAST, AND WEST. HOWEVER, EXTENSIVE FIELD SURVEY RE-TRACED IN 2018 THROUGH 2020 SHOWS A BEARING BREAK WHICH APPEARS TO LIE ALONG WILLOW AVENUE. EAST OF WILLOW AVENUE, THE RE-TRACED SEEMS TO MATCH WELL WITH THE ORIGINAL PLAT. WEST OF WILLOW AVENUE, THERE IS A CHANGE OF APPROXIMATELY 1.5 DEGREES TO THE SOUTHWEST ON THE EAST AND WEST LINES, WHEREAS THE NORTH AND SOUTH LINES REMAIN ORIENTED NORTH AND SOUTH. THIS IS CONFIRMED BY RECOVERING THE SW AND NW CORNERS OF SECTION 21, T56N-R84W, AND THE SW CORNER OF BLOCK 67, DOWNERS ADDITION. THESE PERIMETER CORNERS MATCH REASONABLY WELL TOGETHER AND MATCH REASONABLY WELL WITH EXISTING ROADS, FENCES, AND GENERAL LINES OF OCCUPATION WEST OF WILLOW AVENUE.
- BLOCKS 74, 75, 76, 77, 80, AND 81 HAVE BEEN SURVEYED AND ACCEPTED AS TO CURRENT MONUMENTATION BY MULTIPLE SURVEYORS FOR MANY YEARS. THIS SURVEYOR FEELS WE NEED TO ACCEPT AND HOLD THESE SURVEYS. FOR BLOCK 71, THE FOUND MONUMENTATION APPEARS TO BE AN EXTENSION OF THESE SURVEYS. HOWEVER, IF WE CONTINUE TO PROJECT THIS ALIGNMENT TO THE EAST, IT WILL NOT MATCH UP WITH ALIGNMENTS PROJECTED WEST FROM WILLOW AVENUE. I DID NOT HOLD THE NORTH AND SOUTH ALIGNMENT OF THE PRIOR SURVEY IN BLOCK 71, BUT WE DID HOLD THE EAST AND WEST ALIGNMENT. THIS BLOCK WAS UNDEVELOPED LAND AND WE NEEDED TO CHANGE THE ALIGNMENT TO MATCH EQUITABLY WITH MONUMENTATION AND LINES OF OCCUPATION WEST OF WILLOW AVENUE.



BASE OF BEARINGS IS NAD83, WYOMING STATE PLANE, EAST CENTRAL ZONE, AS DERIVED FROM GPS OBSERVATION WITH OPUS SOLUTION
DISTANCES ARE AT GROUND

CERTIFICATE OF SURVEYOR

I JASON D. LEVANEN, A REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM A SURVEY PERFORMED UNDER MY SUPERVISION IN 2020, AND TO THE BEST OF MY KNOWLEDGE IS TRUE AND CORRECT.



JASON D. LEVANEN
PLS#10287

SURVEY FOR:

DAVE WILLS
ROBERT LEIGHTON
MARK STUTZMAN

PREPARED BY:

Arrow
Survey Group, Inc.
Sheridan, WY 82801 (307) 751-7543

CERTIFICATE OF RECORDER

STATE OF WYOMING
COUNTY OF SHERIDAN

This plat was filed for record in the Office of the Clerk and Recorder at 1:07 o'clock this 19 day of November, 2020, and is duly recorded in Book A Page 661. Recording number 2020-763740.

Eda Schunk Thompson
County Clerk



NOTICE
This plat is an image, or reproduction of the original as is recorded in the Sheridan County Clerk's Office. It is not a certified, complete or rights-of-way. Delineations, measurement or representations may have occurred since the original plat was recorded.

LEGEND:

- ◆ FOUND MONUMENT AS NOTED
- ◆ FOUND 2" ALUMINUM CAP PELS 3884 (NOT ACCEPTED THIS SURVEY)
- SET #5 REBAR W/ 1.5" ALUMINUM CAP, LS 10287
- × CALCULATED CORNER
- (R) RECORD BEARING/DISTANCE
- (M) MEASURED BEARING/DISTANCE

LEGAL DESCRIPTION

SUBJECT TRACTS:

LOTS 1 - 5 AND 15 - 18, BLOCK 71

LOTS 1 - 6, BLOCK 70

LOT 1 - 3, BLOCK 69,

ALL IN DOWNERS ADDITION, A TOWNSITE ADJACENT TO THE CITY OF SHERIDAN
SHERIDAN COUNTY, WYOMING

#611