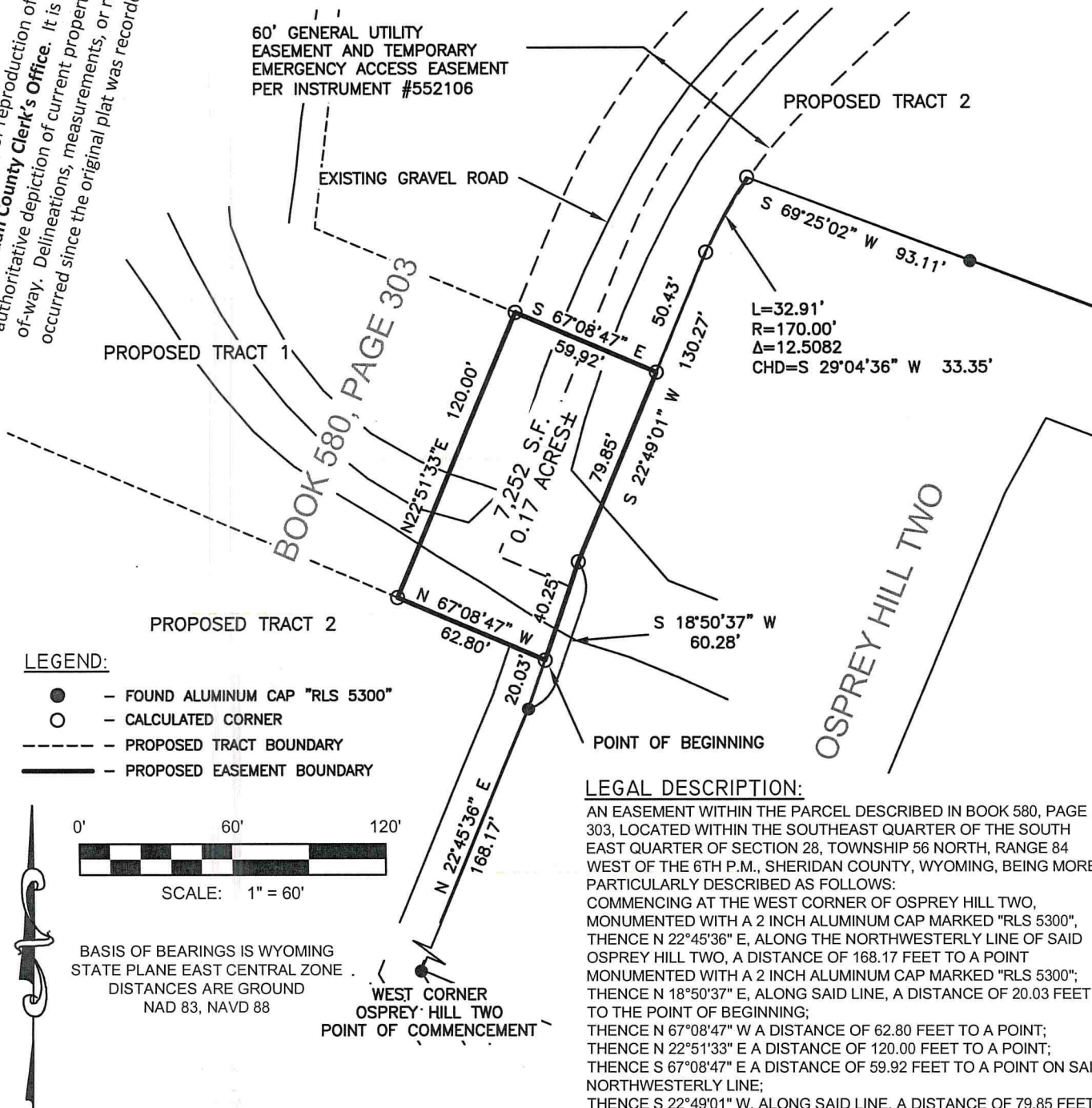


NOTICE
This plat is an image, or reproduction of the original as is recorded in the Sheridan County Clerk's Office. It is not a certified, complete, or authoritative depiction of current property lines, easements, or rights-of-way. Delineations, measurements, or representations may have occurred since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

EASEMENT EXHIBIT

AN EASEMENT WITHIN THE PARCEL DESCRIBED IN BOOK 580, PAGE 303, BEING PART OF THE SW1/4 OF SECTION 28 AND THE SE1/4 OF SECTION 29, TOWNSHIP 56 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING



LEGAL DESCRIPTION:

AN EASEMENT WITHIN THE PARCEL DESCRIBED IN BOOK 580, PAGE 303, LOCATED WITHIN THE SOUTHEAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 28, TOWNSHIP 56 NORTH, RANGE 84 WEST OF THE 6TH P.M., SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST CORNER OF OSPREY HILL TWO, MONUMENTED WITH A 2 INCH ALUMINUM CAP MARKED "RLS 5300", THENCE N 22°45'36" E, ALONG THE NORTHWESTERLY LINE OF SAID OSPREY HILL TWO, A DISTANCE OF 168.17 FEET TO A POINT MONUMENTED WITH A 2 INCH ALUMINUM CAP MARKED "RLS 5300"; THENCE N 18°50'37" E, ALONG SAID LINE, A DISTANCE OF 20.03 FEET TO THE POINT OF BEGINNING; THENCE N 67°08'47" W A DISTANCE OF 62.80 FEET TO A POINT; THENCE N 22°51'33" E A DISTANCE OF 120.00 FEET TO A POINT; THENCE S 67°08'47" E A DISTANCE OF 59.92 FEET TO A POINT ON SAID NORTHWESTERLY LINE; THENCE S 22°49'01" W, ALONG SAID LINE, A DISTANCE OF 79.85 FEET TO A POINT; THENCE S 18°50'37" W, ALONG SAID LINE, A DISTANCE OF 40.25 FEET TO THE POINT OF BEGINNING; SAID EASEMENT CONTAINS AN AREA OF 0.17 ACRES, MORE OR LESS. SUBJECT TO ANY EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS OR CONDITIONS CONTAINED IN PRIOR CONVEYANCES OF RECORD.

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 4:22 o'clock this 11 day of January, 2022, and is duly recorded in Book A Page 650.
#2022-775619

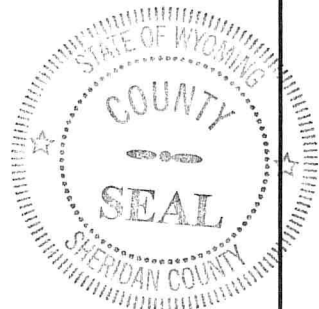
Eda Schunk Thompson
County Clerk

SURVEYOR'S CERTIFICATE

I, Jason D. Levanen, 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.

Jason D. Levanen
PLS #10287

#650



Prepared for: Derek Gilbert 495 Kingfisher Avenue Sheridan, WY 82801	
Prepared by: Arrow Survey Group, Inc. Sheridan, WY 82801 (307)751-7543	
DP:	Date: 5/27/2020
Rev:	Sheet 1 of 1