

KERNS FAMILY TRUST
EXEMPTION TRACTS

SITUATED IN THE SW1/4NW1/4 AND SW1/4 OF SECTION 24, TOWNSHIP 58 NORTH,
RANGE 88 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

FAMILY EXEMPTION SURVEYS PURSUANT TO WYOMING STATE
STATUTE 18-5-303 (a) (i) (c) AMENDED 4/1/2021.

LEGAL DESCRIPTIONS

TRACT No. 1

A tract of land situated in the SW1/4NW1/4, NW1/4 of Section 24, Township 58 North, Range 88 West, 6th Principal Meridian, Sheridan County, Wyoming, said tract being more particularly described as follows:

BEGINNING at the west quarter corner of said Section 24 (monumented with a 3/4" aluminum cap per PLS 2615);
thence N00°04'24"E, 1306.00 feet along the west line of said Section 24 to a 3/4" brass cap per PLS 2615 being the northwest corner of said SW1/4NW1/4;
thence S88°10'52"E, 1309.68 feet along the north line of said SW1/4NW1/4 to a 3/4" brass cap per PLS 2615 being the northeast corner of said SW1/4NW1/4;
thence S00°04'15"E, 1324.34 feet along the east line of said SW1/4NW1/4 to a 3/4" brass cap per PLS 2615 being the southeast corner of said SW1/4NW1/4;
thence S00°13'05"W, 868.79 feet along the east line of said NW1/4SW1/4 to a point on the centerline of Pass Creek Road AKA County Road No.144 and the north line of a tract of land described in Book 405 of Deeds, Page 471 witnessed by a 2" aluminum cap per PLS 5369 bears N00°13'05"E a distance of 39 feet;
thence S49°51'53"W, 147.65 feet along said centerline and said north line to a point, referenced by a 2" aluminum cap per PLS 5369 bears S35°17'E a distance of 0.8 feet;
thence N37°17'03"W, 169.13 feet to a point witnessed by a 2" aluminum cap per PLS 5369 bears N00°10'46"E a distance of 20';
thence N00°10'46"E, 537.15 feet to a 2" aluminum cap per PLS 5369;
thence N89°27'18"W, 1097.63 feet to a 2" aluminum cap per PLS 5369 lying on said west line of Section 24;
thence N00°32'41"E, 341.98 feet along said west line to the POINT OF BEGINNING.

Said tract contains 52.18 acres more or less.

Also a forty (40) foot wide access and utility easement twenty (20) feet each side of a centerline situated in said NW1/4SW1/4; said centerline more particularly described as follows:
Commencing at the said west quarter corner of Section 24; thence S51°06'16"E, 1383.59 feet to the POINT OF BEGINNING of said centerline;
thence S37°17'03"E, 195.23 feet to the POINT OF TERMINUS of said centerline referenced by a 2" aluminum cap per PLS 5369 bears S37°17'E a distance of 0.8' and being S49°24'23"E, 1573.85 feet from said west quarter corner of Section 24.

TRACT No. 2

A tract of land situated in the NW1/4SW1/4 of Section 24, Township 58 North, Range 88 West, 6th Principal Meridian, Sheridan County, Wyoming, said tract being more particularly described as follows:

Commencing at the west quarter corner of said Section 24 (monumented with a 3/4" aluminum cap per PLS 2615); thence S00°32'41"W, 341.98 feet along the west line of said Section 24 to a 2" aluminum cap per PLS 5369 being the POINT OF BEGINNING;
thence S89°27'23"E, 1097.63 feet to a 2" aluminum cap per PLS 5369;
thence S00°10'46"W, 537.15 feet to a point witnessed by a 2" aluminum cap per PLS 5369 bears N00°10'46"E a distance of 20';
thence S37°17'03"E, 169.13 feet to a point lying in the centerline of Pass Creek Road AKA County Road No.144 referenced by a 2" aluminum cap per PLS 5369 bears S35°17'E a distance of 0.8';
thence S49°51'53"W, 36.24 feet along said centerline to a point witnessed by a 2" aluminum cap per PLS 5369 bears S09°39'32"E a distance of 30';
thence S35°14'16"W, 165.86 feet along said centerline to a point witnessed by a 2" aluminum cap per PLS 5369 bears N89°27'18"W a distance of 39.00';
thence N89°27'18"W, 1082.87 feet to a 2" aluminum cap per PLS 5369 lying on said west line of Section 24;
thence N00°32'41"E, 830.67 feet along said west line to the POINT OF BEGINNING.

Said TRACT No.2 contains 21.27 acres more or less.

Also a forty (40) foot wide access and utility easement twenty (20) feet each side of a centerline situated in said NW1/4SW1/4; said centerline more particularly described as follows:
Commencing at the said west quarter corner of Section 24; thence S51°06'16"E, 1383.59 feet to the POINT OF BEGINNING of said centerline;
thence S37°17'03"E, 195.23 feet to the POINT OF TERMINUS of said centerline referenced by a 2" aluminum cap per PLS 5369 bears S37°17'E a distance of 0.8' and being S49°24'23"E, 1573.85 feet from said west quarter corner of Section 24.

TRACT No. 3

A tract of land situated in the W1/2SW1/4 of Section 24, Township 58 North, Range 88 West, 6th Principal Meridian, Sheridan County, Wyoming, said tract being more particularly described as follows:

Commencing at the southwest corner of said Section 24 (monumented with a 3/4" aluminum cap per PLS 2615), thence N00°32'42"E, 50.41 feet along said west line of said Section 24 to a point in the centerline of Pass Creek Road AKA County Road No.144 not monumented in this survey and being the POINT OF BEGINNING;
thence N00°32'42"E, 886.77 feet along said west line to a 3/4" aluminum cap per PLS 2615 being the southwest corner of the DOUBLE RAFTER PRIVATE CEMETERY;
thence S89°27'21"E, 90.04 feet along the south line of said Cemetery to a 3/4" aluminum cap per PLS 2615 being the southeast corner of said Cemetery;
thence N00°34'53"E, 61.98 feet along the east line of said Cemetery to a 3/4" aluminum cap per PLS 2615 being the northeast corner of said Cemetery;
thence N89°28'29"W, 90.08 feet along the north line of said Cemetery to a 3/4" aluminum cap per PLS 2615 being the northwest corner of said Cemetery and lying on said west line of Section 24;
thence N00°32'42"E, 475.22 feet along said west line to a 2" aluminum cap per PLS 5369;
thence S89°27'18"E, 1082.87 feet to a point in the centerline of said Pass Creek Road witnessed by 2" aluminum cap per PLS 5369 bears N89°27'18"W a distance of 39';
thence S34°10'49"W, 872.62 feet along said centerline to a point;
thence S41°13'35"W, 919.72 feet to the POINT OF BEGINNING.

Said TRACT No.3 contains 18.70 acres more or less.

Also a sixteen (16) foot wide utility easement eight (8) feet each side of a centerline situated in said SW1/4SW1/4; said centerline more particularly described as follows:

Commencing at the said southwest corner of Section 24; thence N38°40'04"E, 1085.07 feet to a point on the centerline of said Pass Creek Road being the POINT OF BEGINNING of said easement centerline;
thence S66°53'17"E, 170.57 feet to the POINT OF TERMINUS of said easement centerline and being N46°56'08"E, 1142.69 feet from said southwest corner of Section 24.

TRACT No. 4

A tract of land situated in the W1/2SW1/4, SE1/4SW1/4 of Section 24, Township 58 North, Range 88 West, 6th Principal Meridian, Sheridan County, Wyoming, said tract being more particularly described as follows:

BEGINNING at the southwest corner of said Section 24 (monumented with a 3/4" aluminum cap per PLS 2615), thence N00°32'42"E, 50.41 feet to a point in the centerline of Pass Creek Road AKA County Road No.144;
thence N41°13'35"E, 919.72 feet along said centerline to a point;
thence N34°10'49"E, 872.62 feet along said centerline to a point witnessed by a 2" aluminum cap per PLS 5369 bears N89°27'18"W a distance of 39';
thence N35°14'16"E, 165.86 feet along said centerline to the northwest corner of a tract of land described in Book 405 of Deeds, Page 471 witnessed by a 2" aluminum cap per PLS 5369 being S09°39'32"E a distance of 30';
thence S09°39'32"E, 909.76 feet to a 2" aluminum cap per PLS 2615;
thence S67°35'49"E, 1055.95 feet to a 2" aluminum cap per PLS 5369 being 330 feet west of the east line of said SW1/4;
thence S00°08'16"E, 257.64 feet along said 330 feet line to a point not monumented falling in a hay field;
thence S39°06'45"W, 236.57 feet to a monumented point in said hay field lying on the south line of said Section 24;
thence N86°17'11"W, 2177.41 feet along said south line to the POINT OF BEGINNING.

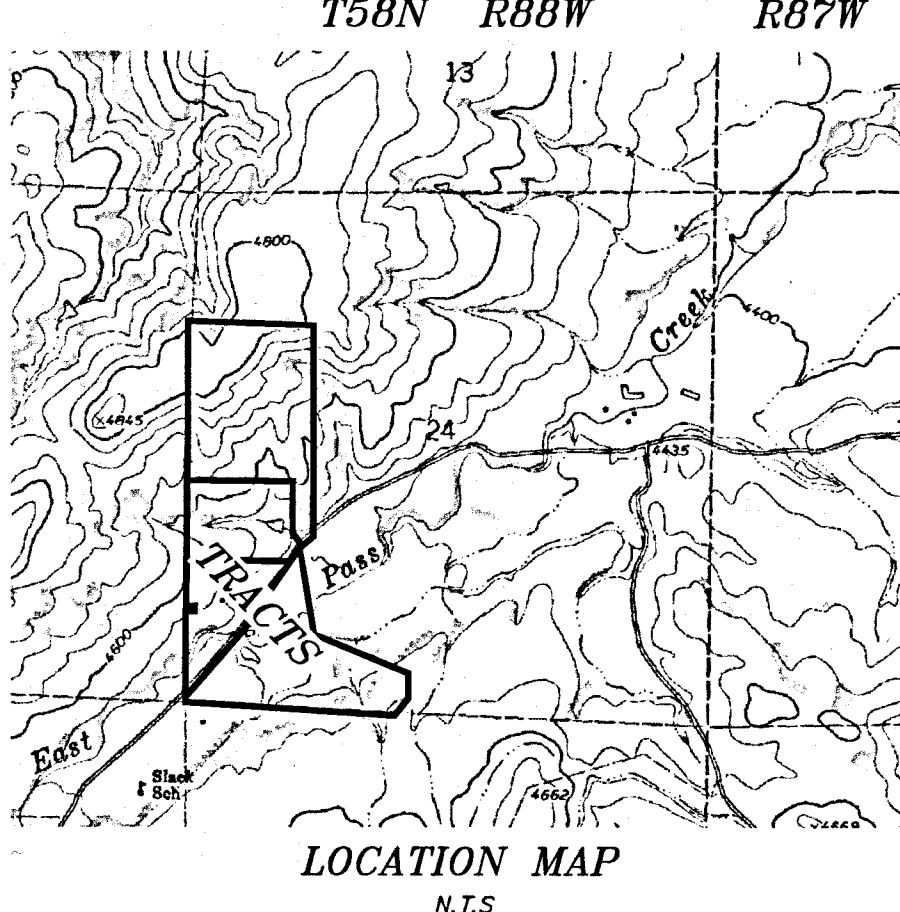
Said TRACT No.4 contains 40.25 acres more or less.

SURVEYOR'S CERTIFICATE

STATE OF WYOMING : ss
COUNTY OF SHERIDAN : ss
I, THOMAS STEWART, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

Professional Land Surveyor
THOMAS STEWART
5369
Date: 11/30/23
WYOMING

"PLAT IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

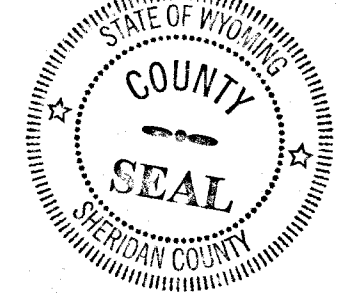


LEGEND:

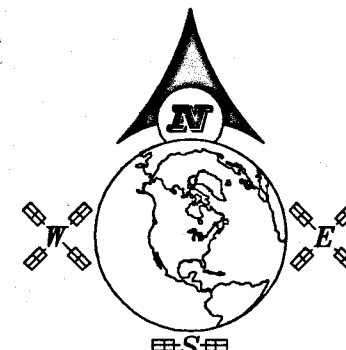
- SET 2" ALUMINUM CAP PER PLS 5369 (SEE NOTE)
- FOUND 3-1/4" ALUMINUM OR BRASS CAP PER PLS 2615
- FOUND 1-1/2" OR 2" ALUMINUM CAP PER PLS 2615
- CALCULATED: NOTHING FOUND/NOTHING SET
- W.C. WITNESS CORNER
- R.M. REFERENCE MONUMENT
- PROPERTY/TRACT LINE
- SECTION LINE
- INTERIOR SECTION LINE
- RIGHT-OF-WAY LINE
- ELECTRIC EASEMENT CENTERLINE
- EASEMENT RIGHT OF WAY LINE
- FENCE LINE
- OVERHEAD ELECTRIC LINE

CERTIFICATE OF RECORDER

STATE OF WYOMING : ss
COUNTY OF SHERIDAN : ss
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 2:36 O'CLOCK P.M.,
THIS 30, DAY OF November, 2023, AND IS DULY RECORDED AS SURVEY A, NO. 715
FEE \$ 50.00
Eda Schunk Thompson
COUNTY CLERK
STAMP RECEIVING NUMBER 2023-789125



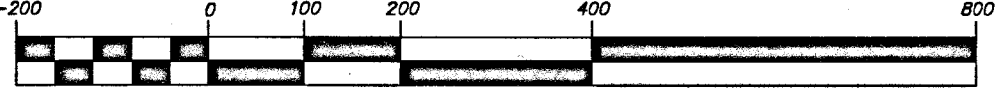
NOTICE:
This plat is an image, or reproduction of the original as is recorded in the
Sheridan County Clerk's Office. It is not a certified, complete or
authoritative depiction of current property lines, easements or rights-of-
way. Deliberations, measurement or representations may have occurred
since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



SCALE: 1"=200'

BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM
NAD 1983, EAST CENTRAL ZONE DISTANCES ARE MULTIPLIED TO
SURFACE BY THE PROJECT ADJUSTMENT FACTOR 1.000292586

GRAPHIC SCALE



RECORD OF SURVEY
KERNS FAMILY TRUST
EXEMPTION TRACTS

SITUATED IN THE SW1/4NW1/4 AND SW1/4 OF SECTION 24, TOWNSHIP 58 NORTH,
RANGE 88 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

RESTFELDT
SURVEYING
2340 WETLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415

CLIENT: TYLER KERNS
P.O. BOX 6852
SHERIDAN, WY 82801

JN: 2023-069
DN: 2023-069D
TAB: PLAT
PT: 2023-069
REVIEWED BY: AS
NOVEMBER 29, 2023

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