

MINOR BOUNDARY ADJUSTMENT

BETWEEN ANNA MARIE PERDUE & DAWSON DANIEL POWERS & MEGAN L. POWERS
SITUATED IN LOT 4, SW1/4NW1/4, AND NW1/4SW1/4 SECTION 1, T.57N., R.83W.,
6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

LEGAL DESCRIPTIONS

TRACT 1

FROM: ANNA MARIE PERDUE TO: DAWSON DANIEL POWERS & MEGAN L. POWERS:

A TRACT OF LAND LOCATED IN THE LOT 4 AND SW1/4NW1/4, SECTION 1, T.57N., R.83W., 6TH P.M., SHERIDAN COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4" BRASS CAP MONUMENTING THE NORTHWEST CORNER OF SAID SECTION 1, THENCE ALONG THE NORTH LINE OF SAID SECTION 1, N89°30'19"E, A DISTANCE OF 719.96 FEET TO A 3/4" ALUMINUM CAP, THENCE S00°29'41"E, A DISTANCE OF 514.24 FEET TO A 3/4" ALUMINUM CAP, THENCE S17°40'14"W, A DISTANCE OF 907.43 FEET TO A 2" ALUMINUM CAP, THENCE N16°16'57"W, A DISTANCE OF 203.38 FEET TO A 3/4" ALUMINUM CAP, THENCE N88°44'32"W, A DISTANCE OF 394.15 FEET TO A 3/4" ALUMINUM CAP AND A POINT ON THE WEST LINE OF SAID SECTION 1, THENCE N00°06'18"W, A DISTANCE OF 1168.75 FEET TO THE POINT-OF-BEGINNING.

SAID TRACT CONTAINING 18.22 ACRES OF LAND, MORE OR LESS.

TRACT 2

FROM: ANNA MARIE PERDUE TO: DAWSON DANIEL POWERS & MEGAN L. POWERS:

A TRACT OF LAND LOCATED IN THE SW1/4NW1/4, SECTION 1, T.57N., R.83W., 6TH P.M., SHERIDAN COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 3/4" ALUMINUM CAP MONUMENTING THE CENTER-WEST SIXTEENTH CORNER OF SAID SECTION 1, THENCE S88°57'00"W, A DISTANCE OF 88.18 FEET TO A 3/4" ALUMINUM CAP MONUMENTING A POINT ON THE SOUTHEAST LINE OF A PARCEL DESCRIBED IN INSTRUMENT 2016-727210 FILED IN THE SHERIDAN COUNTY CLERK'S OFFICE, THENCE ALONG THE SOUTHEAST LINE OF SAID PARCEL DESCRIBED IN INSTRUMENT 2016-727210, N54°42'05"E, A DISTANCE OF 32.66 FEET TO THE POINT-OF-BEGINNING, THENCE N42°59'11"W, A DISTANCE OF 833.73 FEET TO A 3/4" ALUMINUM CAP, THENCE S85°47'49"E, A DISTANCE OF 256.25 FEET TO A 3/4" ALUMINUM CAP, THENCE S20°12'24"E, A DISTANCE OF 259.77 FEET TO A 3/4" ALUMINUM CAP, THENCE S48°18'56"E, A DISTANCE OF 277.55 FEET TO A 3/4" ALUMINUM CAP, THENCE S8°57'12"E, A DISTANCE OF 124.92 FEET TO A 3/4" ALUMINUM CAP, THENCE S35°17'40"E, A DISTANCE OF 30.05 FEET TO A POINT ON THE SOUTHEAST LINE OF A PARCEL DESCRIBED IN INSTRUMENT 2016-727210 FILED IN THE SHERIDAN COUNTY CLERK'S OFFICE, THENCE ALONG THE SOUTHEAST LINE OF SAID PARCEL DESCRIBED IN INSTRUMENT 2016-727210, S54°42'05"W, A DISTANCE OF 25.63 FEET TO THE POINT-OF-BEGINNING.

SAID TRACT CONTAINING 1.78 ACRES OF LAND, MORE OR LESS.

TRACT 3

ANNA MARIE PERDUE (FINAL TRACT):

A TRACT OF LAND LOCATED IN LOT 4 AND SW1/4NW1/4, SECTION 1, T.57N., R.83W., 6TH P.M., SHERIDAN COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 3/4" BRASS CAP MONUMENTING THE NORTHWEST CORNER OF SAID SECTION 1, THENCE ALONG THE NORTH LINE OF SAID SECTION 1, N89°30'19"E, A DISTANCE OF 719.96 FEET TO A 3/4" ALUMINUM CAP AND THE POINT-OF-BEGINNING, THENCE CONTINUING ALONG THE NORTH LINE OF SAID SECTION 1, N89°30'19"E, A DISTANCE OF 581.59 FEET TO A 1/2" REBAR MONUMENTING THE WEST ONE-SIXTEENTH CORNER OF SAID SECTION 1, THENCE ALONG SAID WEST ONE-SIXTEENTH LINE S00°00'42"E, A DISTANCE OF 1350.49 FEET TO A 3/4" ALUMINUM CAP MONUMENTING THE NORTHWEST ONE-SIXTEENTH CORNER OF SAID SECTION 1, THENCE CONTINUING ALONG SAID WEST ONE-SIXTEENTH LINE S00°01'16"E, A DISTANCE OF 1336.82 FEET TO A 3/4" ALUMINUM CAP MONUMENTING THE CENTER WEST ONE-SIXTEENTH CORNER OF SAID SECTION 1, THENCE ALONG THE WEST-EAST QUARTER LINE OF SAID SECTION 1, S88°57'00"W, A DISTANCE OF 88.18 FEET TO A 3/4" ALUMINUM CAP MONUMENTING A POINT ON THE SOUTHEAST LINE OF A PARCEL DESCRIBED IN INSTRUMENT 2016-727210 FILED IN THE SHERIDAN COUNTY CLERK'S OFFICE, THENCE ALONG THE SOUTHEAST LINE OF SAID PARCEL DESCRIBED IN INSTRUMENT 2016-727210, N54°42'05"E, A DISTANCE OF 58.29 FEET, THENCE N35°17'40"W, A DISTANCE OF 30.05 FEET TO A 3/4" ALUMINUM CAP, THENCE N08°57'12"W, A DISTANCE OF 124.92 FEET TO A 3/4" ALUMINUM CAP, THENCE N48°18'56"W, A DISTANCE OF 277.55 FEET TO A 3/4" ALUMINUM CAP, THENCE N20°12'24"W, A DISTANCE OF 259.77 FEET TO A 3/4" ALUMINUM CAP, THENCE N85°47'49"W, A DISTANCE OF 256.25 FEET TO A 3/4" ALUMINUM CAP, THENCE N42°59'12"W, A DISTANCE OF 50.28 FEET TO A 3/4" ALUMINUM CAP, THENCE N16°28'17"W, A DISTANCE OF 666.90 FEET TO A 3/4" ALUMINUM CAP, THENCE N17°40'14"E, A DISTANCE OF 907.43 FEET TO A 3/4" ALUMINUM CAP, THENCE N00°29'41"E, A DISTANCE OF 514.24 FEET TO THE POINT-OF-BEGINNING.

SAID TRACT CONTAINING 35.84 ACRES OF LAND, MORE OR LESS.

TRACT 4

DAWSON DANIEL POWERS & MEGAN L. POWERS (FINAL TRACT):

A TRACT OF LAND LOCATED IN LOT 4, SW1/4NW1/4 AND NW1/4SW1/4 SECTION 1, T.57N., R.83W., 6TH P.M., SHERIDAN COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/4" BRASS CAP MONUMENTING THE NORTHWEST CORNER OF SAID SECTION 1, THENCE ALONG THE NORTH LINE OF SAID SECTION 1, N89°30'19"E, A DISTANCE OF 719.96 FEET TO A 3/4" ALUMINUM CAP, THENCE S00°29'41"E, A DISTANCE OF 514.24 FEET TO A 3/4" ALUMINUM CAP, THENCE S17°40'14"W, A DISTANCE OF 907.43 FEET TO A 2" ALUMINUM CAP, THENCE S16°28'17"E, A DISTANCE OF 666.90 TO A 2" ALUMINUM CAP, THENCE S42°59'12"E, A DISTANCE OF 50.28 FEET TO A 3/4" ALUMINUM CAP, THENCE S85°47'49"E, A DISTANCE OF 256.25 FEET TO A 3/4" ALUMINUM CAP, THENCE S20°12'24"E, A DISTANCE OF 259.77 FEET TO A 3/4" ALUMINUM CAP, THENCE S48°18'56"E, A DISTANCE OF 277.55 FEET TO A 3/4" ALUMINUM CAP, THENCE S08°57'12"E, A DISTANCE OF 124.92 FEET TO A 3/4" ALUMINUM CAP, THENCE S35°17'40"E, A DISTANCE OF 30.05 FEET TO A POINT ON THE SOUTHEAST LINE OF A PARCEL DESCRIBED IN INSTRUMENT 2016-727210 FILED IN THE SHERIDAN COUNTY CLERK'S OFFICE, THENCE ALONG THE SOUTHEAST LINE OF SAID PARCEL DESCRIBED IN INSTRUMENT 2016-727210, S54°42'05"W, A DISTANCE OF 25.63 FEET TO A POINT ON THE SOUTHEAST LINE OF SAID PARCEL DESCRIBED IN INSTRUMENT 2016-727210, S61°52'59"W, A DISTANCE OF 1010.50 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 1, THENCE ALONG THE WEST LINE OF SAID SECTION 1, N00°05'49"E, A DISTANCE OF 666.75 FEET TO A 3/4" ALUMINUM CAP MONUMENTING THE WEST QUARTER CORNER OF SAID SECTION 1, THENCE CONTINUING ALONG THE WEST LINE OF SAID SECTION 1, N00°06'03"E, A DISTANCE OF 1340.82 FEET TO A 3/4" ALUMINUM CAP MONUMENTING THE NORTH ONE-SIXTEENTH CORNER OF SAID SECTION 1, THENCE CONTINUING ALONG THE WEST LINE OF SAID SECTION 1, N00°07'03"E, A DISTANCE OF 190.47 FEET TO A 2" ALUMINUM CAP, THENCE CONTINUING ALONG THE WEST LINE OF SAID SECTION 1, N00°06'18"E, A DISTANCE OF 1168.75 FEET TO THE POINT-OF-BEGINNING.

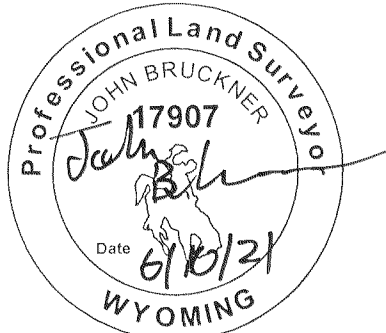
SAID TRACT CONTAINING 55.01 ACRES OF LAND, MORE OR LESS.

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. Deletions, measurements, or representations may have occurred since the original plat was recorded.

CERTIFICATE OF SURVEYOR:

I, JOHN BRUCKNER, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, HEREBY CERTIFY THAT PLAT HEREON WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION FROM A SURVEY COMPLETED IN MAY 2021 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

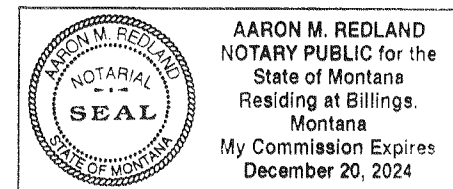


STATE OF MONTANA)
YELLOWSTONE COUNTY) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS
10TH DAY OF JUNE, 2021 BY
JOHN BRUCKNER, P.L.S.

AS A FREE AND VOLUNTARY ACT AND DEED, WITNESS MY HAND AND OFFICIAL SEAL, MY COMMISSION EXPIRES:

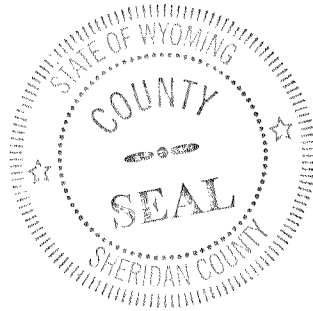
[Signature]
NOTARY PUBLIC



CERTIFICATE OF RECORDED:

STATE OF WYOMING)
COUNTY OF SHERIDAN) SS

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 2:02 O'CLOCK P.M. THIS 17 DAY OF June, 2021 AND IS DULY RECORDED AND FILED IN DRAWER A, PLAT NO. 621, INSTRUMENT NO. 2021-769158

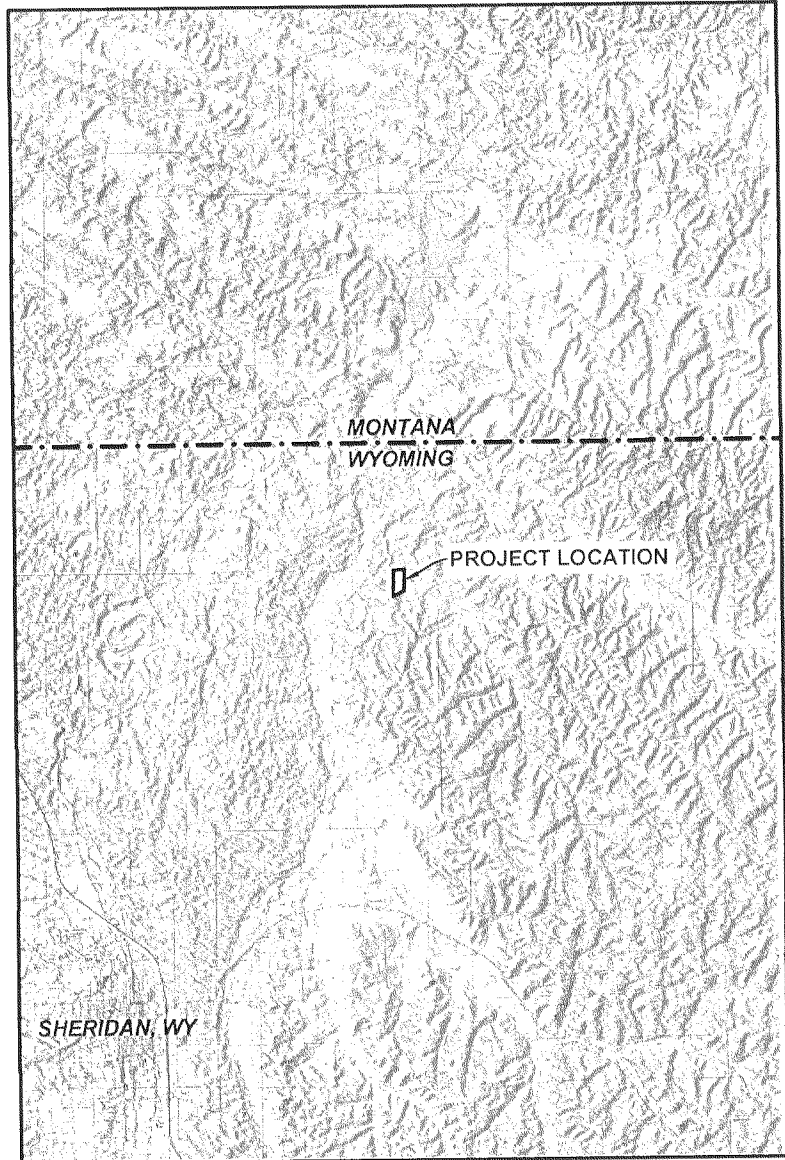


[Signature] *[Signature]*
COUNTY CLERK DEPUTY COUNTY CLERK

Line Table		
Line No.	Length	Bearing
L1	124.92	S08°57'12"E
L2	30.05	S35°17'40"E
L3	58.29	S54°42'05"W

NOTES:

- BASIS OF BEARING: NAD83(2011) WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE
- DISTANCES: U.S. SURVEY FOOT (GROUND)
- SCALE FACTOR AND LOCATION:
 - LATITUDE: 44°56'42.90"
 - LONGITUDE: -108°49'05.600"
 - HEIGHT: 3592.952'
 - GROUND SCALE FACTOR = 1.0002138996
 - GRID SCALE FACTOR = 0.999786146
- THIS PLAT WAS PREPARED FOR THE PURPOSE OF COMPLETING A MINOR BOUNDARY LINE ADJUSTMENT IN ACCORDANCE WITH WYOMING LAW, AND WHICH DOES NOT HAVE THE EFFECT OF CREATING ANY NEW, SEPARATELY OWNED PARCELS.



VICINITY MAP
1" = 200'

#1031