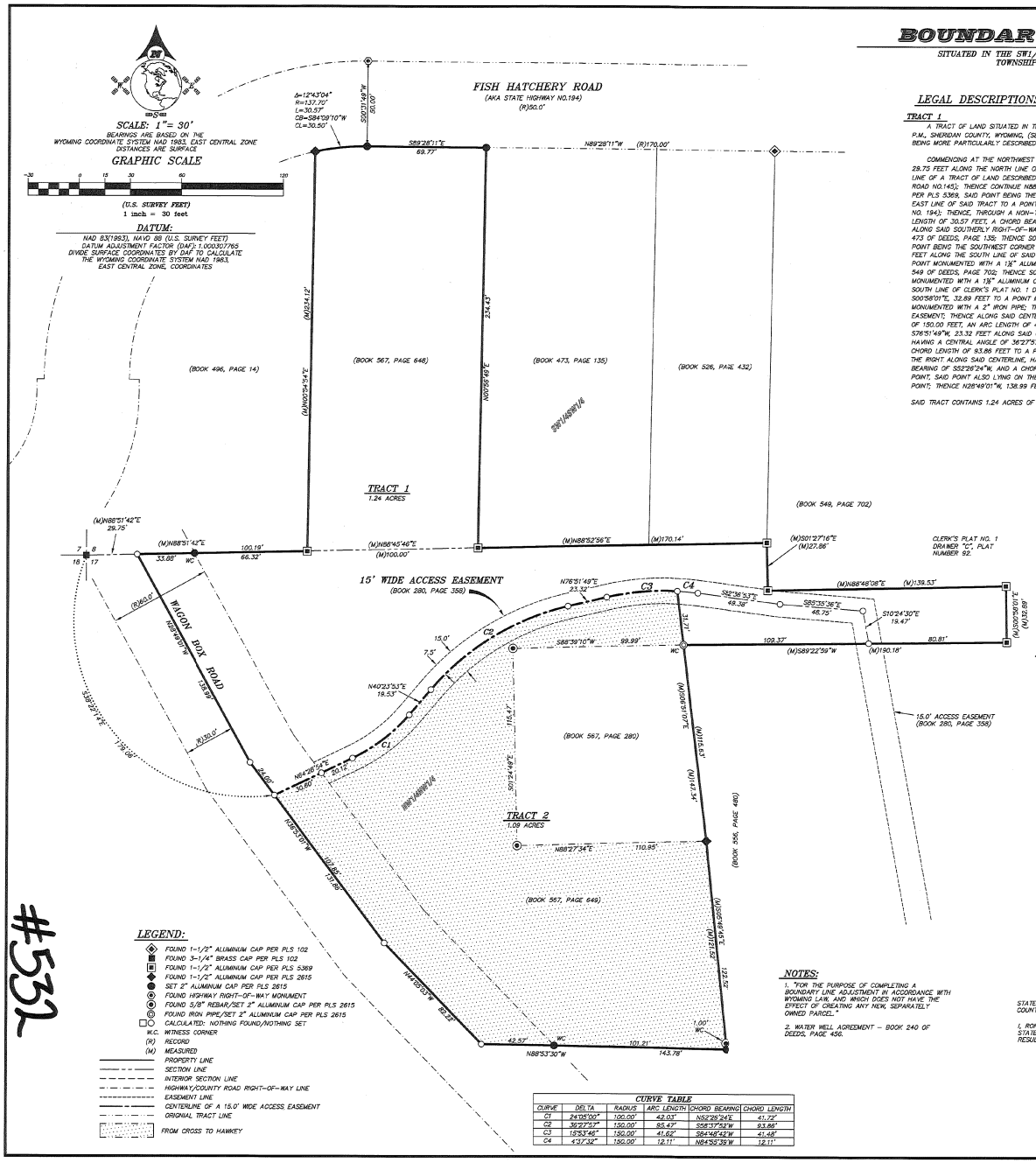
BOUNDARY LINE ADJUSTMENT

SITUATED IN THE SW1/4SW1/4 OF SECTION 8 & NW1/4NW1/4 OF SECTION 17, TOWNSHIP 53 NORTH, RANGE 83 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING



LEGAL DESCRIPTIONS:

TRACT 1

A TRACT OF LAND SITUATED IN THE SW¼SW¼ OF SECTION 8 AND THE NW¼NW¼ OF SECTION 17, TOWNSHIP 53 NORTH, RANGE 83 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, (SEE RECORD OF SURVEY FILED IN DRAWER "A" IN THE SHERIDAN COUNTY COURTHOUSE); SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17 (MONUMENTED WITH A 3¼" ALUMINUM CAP PER PLS 102) THENCE N88°51'42"E, 29.75 FEET ALONG THE NORTH LINE OF THE SAID NW¼NW¼ TO THE **POINT OF BEGINNING** OF SAID TRACT; SAID POINT LYING ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 496 OF DEEDS, PAGE 14 AND ALSO LYING ON THE CENTERLINE OF WAGON BOX ROAD (AKA COUNTY ROAD NO.145); THENCE CONTINUE N88°51'42"E, 100.19 FEET ALONG THE SAID SOUTH LINE TO A POINT MONUMENTED WITH A 1⅞" ALUMINUM CAP PER PLS 5369, SAID POINT BEING THE SOUTHEAST CORNER OF SAID BOOK 496 OF DEEDS, PAGE 14; THENCE N00°54'54"E, 234.12 FEET ALONG THE EAST LINE OF SAID TRACT TO A POINT, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FISH HATCHERY ROAD (AKA STATE HIGHWAY NO. 194); THENCE, THROUGH A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 12°43'04", A RADIUS OF 137.70 FEET, AN ARC LENGTH OF 30.57 FEET, A CHORD BEARING OF N84°09'10"E, AND A CHORD LENGTH OF 30.50 FEET TO A POINT; THENCE S89°28'11"E, 69.77 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 473 OF DEEDS, PAGE 135; THENCE S00°56'49"W, 234.43 FEET ALONG THE WEST LINE OF SAID BOOK 473 OF DEEDS, PAGE 135 TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID TRACT AND MONUMENTED WITH A 1⅞" ALUMINUM CAP PER PLS 5369; THENCE N88°53'56"E, 170.14 FEET ALONG THE SOUTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 473 OF DEEDS, PAGE 135 AND BOOK 526 OF DEEDS, PAGE 432 TO A POINT MONUMENTED WITH A 1⅞" ALUMINUM CAP PER PLS 5369, SAID POINT LYING ON THE WEST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 549 OF DEEDS, PAGE 702; THENCE S01°27'16"E, 27.86 FEET ALONG SAID WEST LINE TO A POINT AT THE SOUTHWEST CORNER OF SAID TRACT MONUMENTED WITH A 1⅞" ALUMINUM CAP PER PLS 5369; THENCE N88°48'08"E, 139.53 FEET ALONG THE SOUTH LINE OF SAID TRACT AND THE SOUTH LINE OF CLERK'S PLAT NO. 1 DRAWER "C", PLAT NUMBER 92 TO A POINT MONUMENTED WITH A 1⅞" ALUMINUM CAP PER PLS 5369; THENCE S00°58'01"E, 32.89 FEET TO A POINT MONUMENTED WITH A 1⅞" ALUMINUM CAP PER PLS 5369; THENCE S89°22'59"W, 190.18 FEET TO A POINT MONUMENTED WITH A 2" IRON PIPE; THENCE N06°51'07"W, 31.71 FEET TO A POINT LYING ON THE CENTERLINE OF A FIFTEEN (15) FOOT WIDE ACCESS EASEMENT; THENCE ALONG SAID CENTERLINE, THROUGH A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 15°53'46", A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 41.62 FEET, A CHORD BEARING OF S84°48'42"W, AND A CHORD LENGTH OF 41.48 FEET TO A POINT; THENCE S76°51'49"W, 23.32 FEET ALONG SAID CENTERLINE TO A POINT; THENCE, THROUGH A NON-TANGENT CURVE TO THE LEFT ALONG SAID CENTERLINE, HAVING A CENTRAL ANGLE OF 36°27'57", A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 95.47 FEET, A CHORD BEARING OF S58°37'52"W, AND A CHORD LENGTH OF 93.86 FEET TO A POINT; THENCE S40°23'53"W, 19.53 FEET ALONG SAID CENTERLINE TO A POINT; THENCE, THROUGH A CURVE TO THE RIGHT ALONG SAID CENTERLINE, HAVING A CENTRAL ANGLE OF 24°05'00", A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 42.03 FEET, A CHORD BEARING OF S52°26'24"W, AND A CHORD LENGTH OF 41.72 FEET TO A POINT; THENCE S64°28'54"W, 50.72 FEET ALONG SAID CENTERLINE TO A POINT, SAID POINT ALSO LYING ON THE CENTERLINE OF SAID WAGON BOX ROAD; THENCE ALONG SAID CENTERLINE N36°53'01"W, 24.00 FEET TO A POINT; THENCE N28°49'01"W, 138.99 FEET ALONG SAID CENTERLINE TO THE **POINT OF BEGINNING** OF SAID TRACT.

SAID TRACT CONTAINS 1.24 ACRES OF LAND, MORE OR LESS.

TRACT 2

A TRACT OF LAND SITUATED IN THE NW¼NW¼ OF SECTION 17, TOWNSHIP 53 NORTH, RANGE 83 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, (SEE RECORD OF SURVEY FILED IN DRAWER "A" IN THE SHERIDAN COUNTY COURTHOUSE); SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17 (MONUMENTED WITH A 3¼" ALUMINUM CAP PER PLS 102), THENCE S38°22'14"E, 179.06 FEET TO THE **POINT OF BEGINNING** OF SAID TRACT; SAID POINT LYING ON THE CENTERLINE OF WAGON BOX ROAD (AKA COUNTY ROAD NO.145) AND ALSO ON THE CENTERLINE OF A FIFTEEN (15) FOOT WIDE ACCESS EASEMENT; THENCE ALONG SAID CENTERLINE ACCESS EASEMENT N64°28'54"E, 50.72 FEET TO A POINT; THENCE, THROUGH A CURVE TO THE LEFT ALONG SAID CENTERLINE, HAVING A CENTRAL ANGLE OF 24°05'00", A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 42.03 FEET, A CHORD BEARING OF N52°26'24"E, AND A CHORD LENGTH OF 41.72 FEET TO A POINT; THENCE N40°23'53"E, 19.53 FEET ALONG SAID CENTERLINE TO A POINT; THENCE, THROUGH A CURVE TO THE RIGHT ALONG SAID CENTERLINE, HAVING A CENTRAL ANGLE OF 36°27'57", A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 95.47 FEET, A CHORD BEARING OF N58°37'52"E, AND A CHORD LENGTH OF 93.86 FEET TO A POINT; THENCE, THROUGH A CURVE TO THE RIGHT ALONG SAID CENTERLINE, HAVING A CENTRAL ANGLE OF 15°53'46", A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 41.62 FEET, A CHORD BEARING OF N84°48'42"E, AND A CHORD LENGTH OF 41.48 FEET TO A POINT; THENCE S76°51'49"E, 23.32 FEET ALONG SAID CENTERLINE TO A POINT; THENCE, THROUGH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 36°27'57", A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 95.47 FEET, A CHORD BEARING OF S58°37'52"E, AND A CHORD LENGTH OF 93.86 FEET TO A POINT; THENCE N76°51'49"E, 23.32 FEET ALONG SAID CENTERLINE TO A POINT; THENCE, ALONG SAID CENTERLINE THROUGH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15°53'46", A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 41.48 FEET TO A POINT; THENCE, CONTINUING ALONG SAID CENTERLINE THROUGH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04°37'32", A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 12.11 FEET, A CHORD BEARING OF S84°55'38"E, AND A CHORD LENGTH OF 12.11 FEET TO A POINT; THENCE S82°36'53"E, 46.38 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S85°35'36"E, 48.75 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S10°24'30"E, 19.47 FEET ALONG SAID CENTERLINE THE **POINT OF TERMINUS** OF SAID EASEMENT; SAID POINT LYING ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 556 OF DEEDS, PAGE 480, AND BEING S83°43'09"E, 462.74 FEET FROM SAID NORTHWEST CORNER OF SECTION 17; LENGTHENING OR SHORTENING THE SIDE LINES OF SAID EASEMENT TO INTERSECT SAID BOUNDARY LINES.

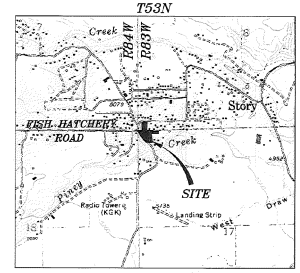
SAID ACCESS EASEMENT CONTAINS 5,577 SQUARE FEET OF LAND, MORE OR LESS.

BOUNDARY LINE ADJUSTMENT

A TRACT OF LAND SITUATED IN THE NW¼NW¼ OF SECTION 17, TOWNSHIP 53 NORTH, RANGE 83 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, (SEE RECORD OF SURVEY FILED IN DRAWER "A" IN THE SHERIDAN COUNTY COURTHOUSE); SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17 (MONUMENTED WITH A 3¼" ALUMINUM CAP PER PLS 102), THENCE S38°22'14"E, 179.06 FEET TO THE **POINT OF BEGINNING** OF SAID TRACT, SAID POINT LYING ON THE CENTERLINE OF WAGON BOX ROAD (AKA COUNTY ROAD NO.145) AND ALSO ON THE CENTERLINE OF A FIFTEEN (15) FOOT WIDE ACCESS EASEMENT; THENCE ALONG SAID CENTERLINE ACCESS EASEMENT N64°28'54"E, 50.72 FEET TO A POINT; THENCE, THROUGH A CURVE TO THE LEFT ALONG SAID CENTERLINE, HAVING A CENTRAL ANGLE OF 24°05'00", A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 42.03 FEET, A CHORD BEARING OF N52°26'24"E, AND A CHORD LENGTH OF 41.72 FEET TO A POINT; THENCE N40°23'53"E, 19.53 FEET ALONG SAID CENTERLINE TO A POINT; THENCE, THROUGH A CURVE TO THE RIGHT ALONG SAID CENTERLINE, HAVING A CENTRAL ANGLE OF 36°27'57", A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 95.47 FEET, A CHORD BEARING OF N58°37'52"E, AND A CHORD LENGTH OF 93.86 FEET TO A POINT; THENCE, THROUGH A CURVE TO THE RIGHT ALONG SAID CENTERLINE, HAVING A CENTRAL ANGLE OF 15°53'46", A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 41.62 FEET, A CHORD BEARING OF N84°48'42"E, AND A CHORD LENGTH OF 41.48 FEET TO A POINT; THENCE N76°51'49"E, 23.32 FEET ALONG SAID CENTERLINE TO A POINT; THENCE, THROUGH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 36°27'57", A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 95.47 FEET, A CHORD BEARING OF S58°37'52"E, AND A CHORD LENGTH OF 93.86 FEET TO A POINT; THENCE S76°51'49"E, 23.32 FEET ALONG SAID CENTERLINE TO A POINT; THENCE, ALONG SAID CENTERLINE THROUGH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15°53'46", A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 41.48 FEET TO A POINT; THENCE, CONTINUING ALONG SAID CENTERLINE THROUGH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04°37'32", A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 12.11 FEET, A CHORD BEARING OF S84°55'38"E, AND A CHORD LENGTH OF 12.11 FEET TO A POINT; THENCE S82°36'53"E, 46.38 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S85°35'36"E, 48.75 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S10°24'30"E, 19.47 FEET ALONG SAID CENTERLINE THE **POINT OF TERMINUS** OF SAID EASEMENT; SAID POINT LYING ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 556 OF DEEDS, PAGE 480, AND BEING S83°43'09"E, 462.74 FEET FROM SAID NORTHWEST CORNER OF SECTION 17; LENGTHENING OR SHORTENING THE SIDE LINES OF SAID EASEMENT TO INTERSECT SAID BOUNDARY LINES.

SAID BOUNDARY LINE ADJUSTMENT TRACT CONTAINS 0.81 ACRES OF LAND, MORE OR LESS.



LOCATION MAP
NOT TO SCALE

ACCESS EASEMENT

AN ACCESS EASEMENT FIFTEEN (15.0) FEET WIDE, BEING SEVEN AND ONE HALF (7.5) FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE SITUATED IN THE NW¼NW¼ OF SECTION 17, TOWNSHIP 53 NORTH, RANGE 83 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, BEING PREVIOUSLY DESCRIBED IN BOOK 280 OF DEEDS, PAGE 358, SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17 (MONUMENTED WITH A 3¼" BRASS CAP PER PLS 102); THENCE S38°22'14"E, 179.06 FEET TO A POINT LYING ON THE CENTERLINE OF WAGON BOX ROAD; THENCE N64°28'54"E, 30.60 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID WAGON BOX ROAD, SAID POINT BEING THE **POINT OF BEGINNING** OF SAID EASEMENT; THENCE, CONTINUE N64°28'54"E, 20.12 FEET ALONG SAID CENTERLINE TO A POINT; THENCE, ALONG SAID CENTERLINE THROUGH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 24°05'00", A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 42.03 FEET, A CHORD BEARING OF N52°26'24"E, AND A CHORD LENGTH OF 41.72 FEET TO A POINT; THENCE N40°23'53"E, 19.53 FEET ALONG SAID CENTERLINE TO A POINT; THENCE, ALONG SAID CENTERLINE THROUGH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 36°27'57", A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 95.47 FEET, A CHORD BEARING OF N58°37'52"E, AND A CHORD LENGTH OF 93.86 FEET TO A POINT; THENCE N76°51'49"E, 23.32 FEET ALONG SAID CENTERLINE TO A POINT; THENCE, ALONG SAID CENTERLINE THROUGH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15°53'46", A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 41.62 FEET, A CHORD BEARING OF N84°48'42"E, AND A CHORD LENGTH OF 41.48 FEET TO A POINT; THENCE, CONTINUING ALONG SAID CENTERLINE THROUGH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 04°37'32", A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 12.11 FEET, A CHORD BEARING OF S84°55'38"E, AND A CHORD LENGTH OF 12.11 FEET TO A POINT; THENCE S82°36'53"E, 46.38 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S85°35'36"E, 48.75 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S10°24'30"E, 19.47 FEET ALONG SAID CENTERLINE THE **POINT OF TERMINUS** OF SAID EASEMENT; SAID POINT LYING ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 556 OF DEEDS, PAGE 480, AND BEING S83°43'09"E, 462.74 FEET FROM SAID NORTHWEST CORNER OF SECTION 17; LENGTHENING OR SHORTENING THE SIDE LINES OF SAID EASEMENT TO INTERSECT SAID BOUNDARY LINES.

SAID ACCESS EASEMENT CONTAINS 5,577 SQUARE FEET OF LAND, MORE OR LESS.

LEGEND:

- FOUND 1-1/2" ALUMINUM CAP PER PLS 102
- FOUND 3-1/4" BRASS CAP PER PLS 102
- FOUND 1-1/2" ALUMINUM CAP PER PLS 5369
- FOUND 1-1/2" ALUMINUM CAP PER PLS 2615
- SET 2" ALUMINUM CAP PER PLS 2615
- FOUND HIGHWAY RIGHT-OF-WAY MONUMENT
- FOUND 5/8" REBAR/SET 2" ALUMINUM CAP PER PLS 2615
- FOUND IRON PIPE/SET 2" ALUMINUM CAP PER PLS 2615
- CALCULATED: NOTHING FOUND/NOTHING SET
- W.C. WITNESS CORNER
- (R) RECORD
- (M) MEASURED
- PROPERTY LINE
- SECTION LINE
- INTERIOR SECTION LINE
- HIGHWAY/COUNTY ROAD RIGHT-OF-WAY LINE
- EASEMENT LINE
- CENTERLINE OF A 15.0' WIDE ACCESS EASEMENT
- ORIGINAL TRACT LINE
- FROM CROSS TO HAWKEY

NOTES:

1. "FOR THE PURPOSE OF COMPLETING A BOUNDARY LINE ADJUSTMENT IN ACCORDANCE WITH WYOMING LAW, AND WHICH DOES NOT HAVE THE EFFECT OF CREATING ANY NEW, SEPARATELY OWNED PARCEL."

2. WATER WELL AGREEMENT – BOOK 240 OF DEEDS, PAGE 436.

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	24°05'00"	100.00'	42.03'	N52°26'24"E	41.72'
C2	36°27'57"	150.00'	95.47'	S58°37'52"W	93.86'
C3	15°53'46"	150.00'	41.62'	S84°48'42"W	41.48'
C4	4°37'32"	150.00'	12.11'	N84°55'38"W	12.11'

NOTICE
This plat is an image, or reproduction of the original as it 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. Dimensions, measurement or representations may have occurred since the original plat was recorded.

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 STATE THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

Professional Land Surveyor Ronald W. Prestfeldt 10415 Date: 11/13/2017 WYOMING

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

CERTIFICATE OF RECORDER

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 4:09 O'CLOCK P.M.
THIS 13, DAY OF November, 20 17, AND IS DULY RECORDED IN DRAWER A, PLAT NO. 532
FEE $ 50.00

SHERIDAN COUNTY SEAL

Edna Schunk Thompson
COUNTY CLERK

STAMP RECEIVING NUMBER 2017-738720

BOUNDARY LINE ADJUSTMENT

FOR

GEORGE HAWKEY

SITUATED IN THE SW1/4SW1/4 OF SECTION 8 & NW1/4NW1/4 OF SECTION 17, TOWNSHIP 53 NORTH, RANGE 83 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

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

CLIENT: MICHAEL CROSS
100 FISH HATCHERY RD.
STORY, WY 82842

CINDY L BUCKINGHAM
13102 12TH ST. SE
LAKE STEVENS, WA 98258

GEORGE W & JANICE L HAWKEY, TRUSTEES
191 GOLF COURSE TERRACE
BULL SHOALS, AR 72619

JN: 2015-060
DN: 2015-060-RS
PF: T2015-060
NOVEMBER 13, 2017

#532