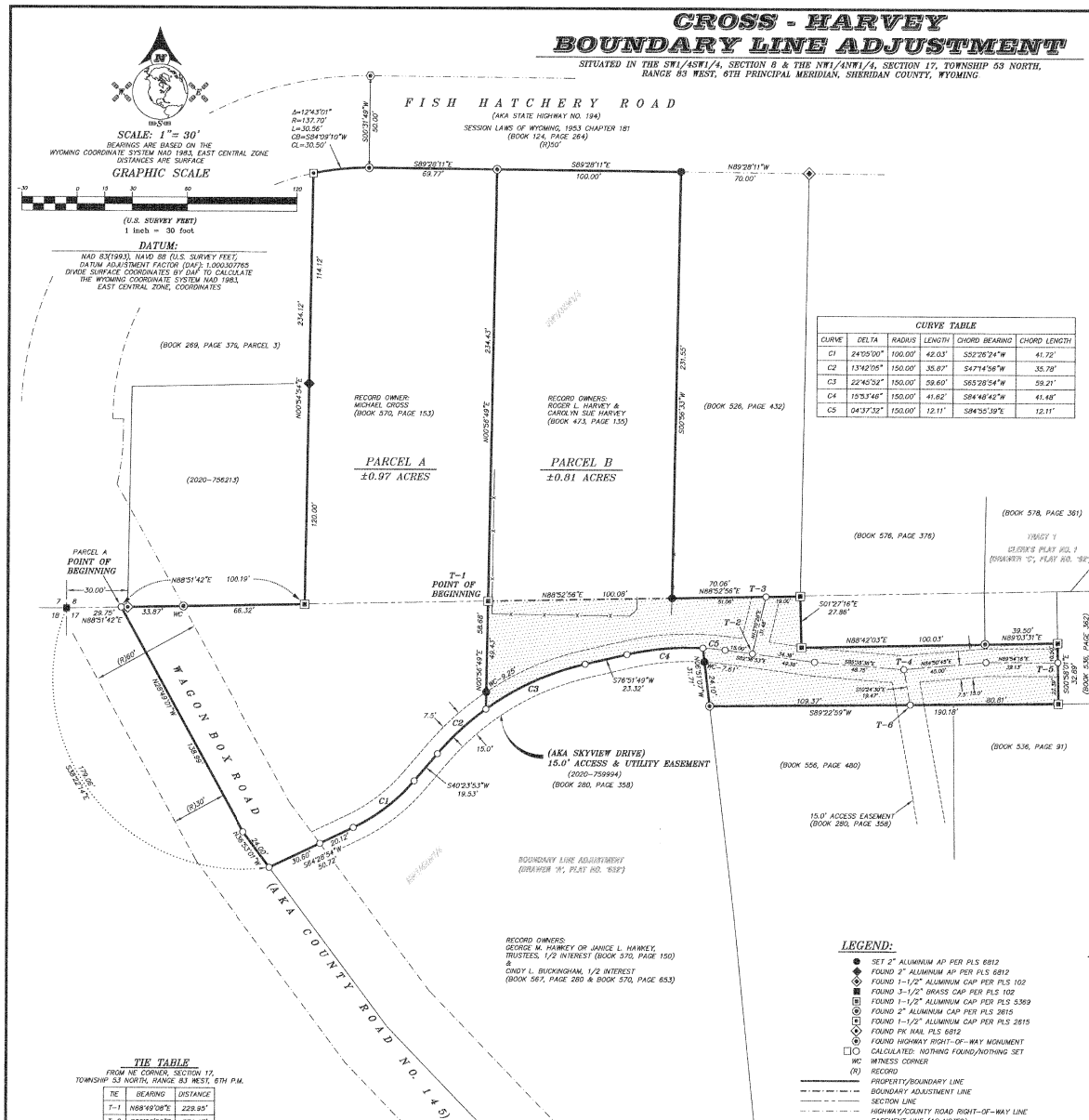
CROSS - HARVEY
BOUNDARY LINE ADJUSTMENT

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



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	24°05'00"	100.00'	42.03'	S53°26'24"W	41.72'
C2	13°42'05"	150.00'	35.87'	S47°14'56"W	35.78'
C3	22°45'52"	150.00'	59.60'	S65°28'54"W	59.21'
C4	15°53'46"	150.00'	41.62'	S84°48'42"W	41.48'
C5	04°37'32"	150.00'	12.11'	S84°55'39"E	12.11'

TIE TABLE

FROM NE CORNER, SECTION 17, TOWNSHIP 53 NORTH, RANGE 83 WEST, 6TH P.M.

TIE	BEARING	DISTANCE
T-1	N88°49'08"E	229.95'
T-2	S86°25'50"E	374.47'
T-3	N88°50'38"E	381.08'
T-4	S86°03'17"E	457.53'
T-5	S87°06'02"E	541.08'
T-6	S83°43'09"E	462.74'

LEGEND:

- SET 2" ALUMINUM AP PER PLS 6812
- FOUND 2" ALUMINUM AP PER PLS 6812
- FOUND 1-1/2" ALUMINUM CAP PER PLS 102
- FOUND 3-1/2" BRASS CAP PER PLS 102
- FOUND 1-1/2" ALUMINUM CAP PER PLS 5369
- FOUND 2" ALUMINUM CAP PER PLS 2615
- FOUND 1-1/2" ALUMINUM CAP PER PLS 2615
- FOUND PK NAIL PLS 6812
- FOUND HIGHWAY RIGHT-OF-WAY MONUMENT
- CALCULATED: NOTHING FOUND/NOTHING SET
- WC WITNESS CORNER
- (R) RECORD
- PROPERTY/BOUNDARY LINE
- BOUNDARY ADJUSTMENT LINE
- SECTION LINE
- HIGHWAY/COUNTY ROAD RIGHT-OF-WAY LINE
- EASEMENT LINE (AS NOTED)
- CENTERLINE 15.0' WIDE ACCESS EMENT
- BOUNDARY LINE ADJUSTMENT FROM CROSS TO HARVEY (±11,900 S.F.)

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. Deflections, measurement or representations may have occurred since the original plat was recorded.

LEGAL DESCRIPTIONS:

BOUNDARY LINE ADJUSTMENT (CROSS TO HARVEY)

A TRACT OF LAND SITUATED IN THE NW¼NW¼ OF SECTION 17, TOWNSHIP 53 NORTH, RANGE 83 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17 (MONUMENTED WITH A 3⅞" BRASS CAP PER PLS 102); THENCE N88°49'08"E, 229.95 FEET ALONG THE NORTH LINE OF SAID NW¼NW¼ TO THE POINT OF BEGINNING OF SAID TRACT; SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 473 OF DEEDS, PAGE 135 (MONUMENTED WITH A 1⅞" ALUMINUM CAP PER PLS 5369); THENCE N88°52'56"E, 100.08 FEET ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 473 OF DEEDS, PAGE 135 TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 526 OF DEEDS, PAGE 432; THENCE N88°52'56"E, 70.06 FEET ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 526 OF DEEDS, PAGE 432 A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID BOOK 526 OF DEEDS, PAGE 432; THENCE S01°27'16"E, 27.86 FEET ALONG THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 576 OF DEEDS, PAGE 376 TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 576 OF DEEDS, PAGE 376; THENCE N88°42'03"E, 100.03 FEET ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 576 OF DEEDS, PAGE 376 TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID TRACT 1, CLERK'S PLAT NO. 1 TO A POINT, SAID POINT LYING ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 536 OF DEEDS, PAGE 362; THENCE S00°58'01"E, 32.89 FEET ALONG SAID WEST LINE OF SAID TRACT DESCRIBED IN BOOK 536 OF DEEDS, PAGE 362 TO A POINT, SAID POINT LYING ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 536 OF DEEDS, PAGE 91; THENCE S89°22'29"W, 190.18 FEET ALONG SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 536 OF DEEDS, PAGE 91 AND THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 556 OF DEEDS, PAGE 480 TO A POINT, SAID POINT LYING ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 570 OF DEEDS, PAGE 150; THENCE N06°51'07"W, 31.71 FEET ALONG SAID EAST LINE OF SAID TRACT DESCRIBED IN BOOK 570 OF DEEDS, PAGE 150 TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID TRACT DESCRIBED IN BOOK 570 OF DEEDS, PAGE 150; THENCE, ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 570 OF DEEDS, PAGE 150 THROUGH A NON-TANGENT 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 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 NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 570 OF DEEDS, PAGE 150 TO A POINT; THENCE, ALONG SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 570 OF DEEDS, PAGE 150 THROUGH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 22°45'52", A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 59.60 FEET, A CHORD BEARING OF S65°28'54"W, AND A CHORD LENGTH OF 59.21 FEET TO A POINT; THENCE N00°56'49"E, 58.68 FEET TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 11,900 SQUARE FEET OF LAND, MORE OR LESS.

CROSS (PARCEL A)

A TRACT OF LAND SITUATED IN THE SW¼SW¼ OF SECTION 8 AND THE NW¼NW¼ OF SECTION 17, TOWNSHIP 53 NORTH, RANGE 83 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8 (MONUMENTED WITH A 3⅞" BRASS CAP PER PLS 102); THENCE N88°51'42"E, 29.75 FEET ALONG THE SOUTH LINE OF SAID SW¼SW¼, SECTION 8 TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT LYING ON THE CENTERLINE OF WAGON BOX ROAD (AKA COUNTY ROAD NO. 145); THENCE, CONTINUE N88°51'42"E, 100.19 FEET ALONG SAID SOUTH LINE OF SAID SW¼SW¼ TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DEED NUMBER 2020-756213; THENCE N00°54'34"E, 234.12 FEET ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN DEED NUMBER 2020-756213 AND A TRACT OF LAND DESCRIBED IN BOOK 269 OF DEEDS, PAGE 379, PARCEL 3 TO A POINT, SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF FISH HATCHERY ROAD (AKA STATE HIGHWAY NO. 194); THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF FISH HATCHERY ROAD THROUGH A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 12°43'01", A RADIUS OF 137.70 FEET, AN ARC LENGTH OF 30.56 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 SOUTH RIGHT-OF-WAY LINE OF FISH HATCHERY ROAD 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 TRACT DESCRIBED IN BOOK 473 OF DEEDS, PAGE 135 TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 473 OF DEEDS, PAGE 135; THENCE, CONTINUE S00°56'49"W, 58.68 FEET TO A POINT, SAID POINT LYING ON THE NORTHERLY LINE OF A TRACT OF LAND DESCRIBED IN BOOK 570 OF DEEDS, PAGE 150; THENCE, ALONG SAID NORTHERLY LINE OF SAID TRACT DESCRIBED IN BOOK 570 OF DEEDS, PAGE 150 THROUGH A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 13°42'05", A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 35.87 FEET, A CHORD BEARING OF S47°14'56"W, AND A CHORD LENGTH OF 35.78 FEET TO A POINT; THENCE S40°23'53"W, 19.53 FEET ALONG SAID NORTHERLY LINE OF SAID TRACT DESCRIBED IN BOOK 570 OF DEEDS, PAGE 150 TO A POINT; THENCE, ALONG SAID NORTHERLY LINE OF SAID TRACT DESCRIBED IN BOOK 570 OF DEEDS, PAGE 150 THROUGH A CURVE TO THE RIGHT, 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 S53°26'24"W, AND A CHORD LENGTH OF 41.72 FEET TO A POINT; THENCE S84°28'54"W, 50.72 FEET ALONG SAID NORTHERLY LINE OF SAID TRACT DESCRIBED IN BOOK 570 OF DEEDS, PAGE 150 TO A POINT, SAID POINT LYING ON SAID CENTERLINE OF WAGON BOX ROAD (AKA COUNTY ROAD NO. 145); THENCE N36°53'01"W, 24.00 FEET ALONG SAID CENTERLINE OF WAGON BOX ROAD (AKA COUNTY ROAD NO. 145) TO A POINT; THENCE N28°49'01"W, 138.99 FEET ALONG SAID CENTERLINE OF WAGON BOX ROAD (AKA COUNTY ROAD NO. 145) TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 42,315 SQUARE FEET OR 0.97 ACRES OF LAND, MORE OR LESS.

HARVEY (PARCEL B)

A TRACT OF LAND SITUATED IN THE SW¼SW¼ OF SECTION 8 AND THE NW¼NW¼ OF SECTION 17, TOWNSHIP 53 NORTH, RANGE 83 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8 (MONUMENTED WITH A 3⅞" BRASS CAP PER PLS 102); THENCE N88°49'08"W, 229.95 FEET ALONG THE SOUTH LINE OF SAID SW¼SW¼ TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 570 OF DEEDS, PAGE 153 (MONUMENTED WITH A 1⅞" ALUMINUM CAP PER PLS 5369); THENCE N00°56'49"E, 234.43 FEET ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 570 OF DEEDS, PAGE 153 TO A POINT, SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF FISH HATCHERY ROAD (AKA STATE HIGHWAY NO. 194); THENCE S89°28'11"E, 100.00 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF FISH HATCHERY ROAD TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 526 OF DEEDS, PAGE 432; THENCE N88°52'56"E, 70.06 FEET ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 526 OF DEEDS, PAGE 432 A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID BOOK 526 OF DEEDS, PAGE 432; THENCE S01°27'16"E, 27.86 FEET ALONG THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 576 OF DEEDS, PAGE 376 TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 576 OF DEEDS, PAGE 376; THENCE N88°42'03"E, 100.03 FEET ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 576 OF DEEDS, PAGE 376 TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF TRACT 1, CLERK'S PLAT NO. 1; THENCE N89°03'31"E, 39.50 FEET ALONG THE SOUTH LINE OF SAID TRACT 1, CLERK'S PLAT NO. 1 TO A POINT, SAID POINT LYING ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 536 OF DEEDS, PAGE 362; THENCE S00°58'01"E, 32.89 FEET ALONG SAID WEST LINE OF SAID TRACT DESCRIBED IN BOOK 536 OF DEEDS, PAGE 362 TO A POINT, SAID POINT LYING ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 536 OF DEEDS, PAGE 91; THENCE S89°22'29"W, 190.18 FEET ALONG SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 536 OF DEEDS, PAGE 91 AND THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 556 OF DEEDS, PAGE 480 TO A POINT, SAID POINT LYING ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 570 OF DEEDS, PAGE 150; THENCE N06°51'07"W, 31.71 FEET ALONG SAID EAST LINE OF SAID TRACT DESCRIBED IN BOOK 570 OF DEEDS, PAGE 150 TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID TRACT DESCRIBED IN BOOK 570 OF DEEDS, PAGE 150; THENCE, ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 570 OF DEEDS, PAGE 150 THROUGH A NON-TANGENT 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 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 NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 570 OF DEEDS, PAGE 150 TO A POINT; THENCE, ALONG SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 570 OF DEEDS, PAGE 150 THROUGH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 22°45'52", A RADIUS OF 150.00 FEET, AN ARC LENGTH OF 59.60 FEET, A CHORD BEARING OF S65°28'54"W, AND A CHORD LENGTH OF 59.21 FEET TO A POINT; THENCE N00°56'49"E, 58.68 FEET TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 35,200 SQUARE FEET OR 0.81 ACRES OF LAND, MORE OR LESS.

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, PAGE 456).
3. A PRELIMINARY TITLE SEARCH FOR EASEMENTS OF RECORD WAS PERFORMED BY PRESTFELDT SURVEYING, LLC, WHICH MAY OR MAY NOT INCLUDE ALL EASEMENTS, RESERVATIONS OR ENCUMBRANCES WHICH MAY HAVE BEEN LEGALLY ACQUIRED

SURVEYOR'S CERTIFICATE

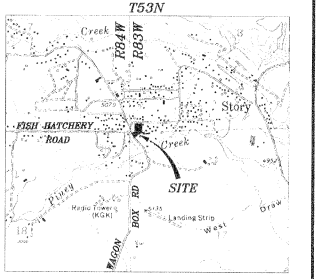
STATE OF WYOMING
COUNTY OF SHERIDAN :SS

I, THOMAS D. TUCKER, 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 D. TUCKER 6812 Date: JULY 16, 2020 WYOMING

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

T53N



LOCATION MAP

NO TRUE SCALE

ACCESS & UTILITY EASEMENTS

AN ACCESS AND UTILITY 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 3⅞" BRASS CAP PER PLS 102); THENCE S38°22'14"E, 179.08 FEET TO A POINT LYING ON THE CENTERLINE OF WAGON BOX ROAD (AKA COUNTY ROAD NO. 145); THENCE N64°28'54"E, 30.60 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT, SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID WAGON BOX ROAD (AKA COUNTY ROAD NO. 145); THENCE 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 N59°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°55'39"E, AND A CHORD LENGTH OF 12.11 FEET TO A POINT; THENCE S82°36'53"E, 15.00 FEET ALONG SAID CENTERLINE TO A POINT; THENCE, CONTINUE S82°36'53"E, 34.38 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 TO 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 AND UTILITY EASEMENT CONTAINS 5,577 SQUARE FEET OF LAND, MORE OR LESS.

AN ACCESS AND UTILITY 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; SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17 (MONUMENTED WITH A 3⅞" BRASS CAP PER PLS 102); THENCE S86°25'50"E, 374.47 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE N13°10'28"E, 31.48 FEET ALONG SAID CENTERLINE TO THE POINT OF TERMINUS OF SAID EASEMENT, SAID POINT LYING ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 536 OF DEEDS, PAGE 455, AND BEING S88°50'38"E, 381.08 FEET FROM SAID NORTHWEST CORNER OF SECTION 17; LENGTHENING OR SHORTENING THE SIDE LINES OF SAID EASEMENT TO INTERSECT SAID BOUNDARY LINES.

SAID ACCESS AND UTILITY EASEMENT CONTAINS 360 SQUARE FEET OF LAND, MORE OR LESS.

AN ACCESS AND UTILITY 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; SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17 (MONUMENTED WITH A 3⅞" BRASS CAP PER PLS 102); THENCE S86°03'17"E, 457.53 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE N84°30'45"E, 45.00 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N89°34'16"E, 39.13 FEET ALONG SAID CENTERLINE TO THE POINT OF TERMINUS OF SAID EASEMENT, SAID POINT LYING ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 536 OF DEEDS, PAGE 362, AND BEING S87°06'02"E, 541.08 FEET FROM SAID NORTHWEST CORNER OF SECTION 17; LENGTHENING OR SHORTENING THE SIDE LINES OF SAID EASEMENT TO INTERSECT SAID BOUNDARY LINES.

SAID ACCESS AND UTILITY EASEMENT CONTAINS 1,150 SQUARE FEET OF LAND, MORE OR LESS.

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 11:44 O'CLOCK A.M.,
THIS 17, DAY OF July, 20 20, AND IS DULY RECORDED IN PLAT BOOK A, PAGE 599
FEE $ 50.00

Eda Schunk Thompson
COUNTY CLERK

STAMP RECEIPT NUMBER 2020-760101

CROSS - HARVEY
BOUNDARY LINE ADJUSTMENT

SITUATED IN THE SW1/4SW1/4, SECTION 8 & THE NW1/4NW1/4, 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

CLIENTS: ROGER & CAROLYN SUE HARVEY
11981 W. SKINNER DRIVE
PEORIA, AZ 85383

MICHAEL CROSS
P.O. BOX 61
1 WAGON BOX ROAD
STORY, WY 82842

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

JN: 2019-074
DN: 2019-074-BLA-CH
TAB: BLA
FF: T2015-060
JULY 16, 2020

#599