



**LEGEND:**

- FOUND ALUMINUM ROD BENT/SET 3-1/4" ALUMINUM CAP PER PLS 6812
- FOUND 2" ALUMINUM CAP PER PLS 2615
- SET 2" ALUMINUM CAP PER PLS 6812
- CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- BOUNDARY LINE
- PROPERTY/DEED LINE
- TRACT LINE
- ORIGINAL TRACT LINE
- (SEE NOTE: 3)
- INTERIOR SECTION LINE

**NOTES:**

- 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, THE PARCELS DESCRIBED IN THIS BOUNDARY LINE ADJUSTMENT SHALL BE ATTACHED TO THE ADJOINER'S AND CAN NOT BE SOLD SEPARATELY.
- 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.
- AN ACCESS AND UTILITY EASEMENT (BOOK 496, PAGE 597) WAS GRANTED BY DSB INVESTMENTS, INC. TO THE BOZEMAN TRAIL RANCHES TRACTS.
  - QUITCLAIM DEED (BOOK 525, PAGE 740) FROM: DSB INVESTMENTS, INC. TO: JOSEPH GILBERT FRAKE & JANINE FRAKE (UNDIVIDED 1/2 INTEREST) AND STEVEN D. FOWLE & CAROLYN F. FOWLE (UNDIVIDED 1/2 INTEREST) "BEING A STRIP AND CUL-DE-SAC".
  - QUITCLAIM DEED (BOOK 536, PAGE 757) FROM: DSB INVESTMENTS, INC. TO: BOZEMAN TRAIL RANCHES LANDOWNERS ASSOCIATION "ALSO SAID STRIP AND CUL-DE-SAC".
  - (BOOK 536, PAGE 759) "RELEASE AND WAIVER OF EASEMENTS" STATES THAT THE BOZEMAN TRAIL RANCHES LANDOWNERS ASSOCIATION DOES HEREBY RELEASE, RELINQUISH AND WAIVE ANY AND ALL RIGHT, TITLE AND INTEREST AND THAT THIS INSTRUMENT IS INTENDED TO CONFIRM THAT THE ASSOCIATION, AS THE GOVERNING BODY OF THE BOZEMAN TRAIL RANCHES, SHALL HAVE NO RIGHT, TITLE, INTEREST IN THE SPUR ROUTES HEREAFTER. THE QUITCLAIM DEED PER BOOK 536, ON PAGE 760, STATES THAT JOSEPH GILBERT FRAKE & JANINE FRAKE (UNDIVIDED 1/2 INTEREST) AND STEVEN D. FOWLE & CAROLYN F. FOWLE (UNDIVIDED 1/2 INTEREST) "BEING A STRIP AND CUL-DE-SAC" HAVE RIGHT, TITLE AND INTEREST IN THE REAL PROPERTY AS DESCRIBED.

**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 9:31 O'CLOCK A.M.,  
THIS 4, DAY OF December, 20 20, AND IS DULY RECORDED IN PLAT BOOK A, PAGE 612  
FEE \$ 50.00  
Kimberly Hein chief deputy  
COUNTY CLERK

**STAMP RECEIVING NUMBER 2020-764390**

**SURVEYOR'S CERTIFICATE**

STATE OF WYOMING : ss  
COUNTY OF SHERIDAN

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: Dec 4, 2020  
WYOMING

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

**FRAKE - FOWLE**  
**BOUNDARY LINE**  
**ADJUSTMENT**  
SITUATED IN THE SW1/4, SECTION 35, T56N, R85W, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

CLIENTS: JOSEPH & JANINE FRAKE  
234 CARRINGTON WAY  
SHERIDAN, WY 82801

STEVEN & CAROLYN FOWLE  
230 CARRINGTON WAY  
SHERIDAN, WY 82801

JN: 2020-064  
DN: 2020-0640  
TAB: BLA  
PF: 12020-064  
REVIEWED BY: CT  
NOVEMBER 30, 2020

#612