

LEGAL DESCRIPTIONS:

PORTION OF LOT 2

A TRACT OF LAND BEING A PORTION OF LOT 2, TWIN EAGLE AT POWDER HORN RANCH, NUMBER THREE, SITUATED IN SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N84°14'51"W, 114.97 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 2 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 3864); THENCE N11°10'03"E, 40.70 FEET ALONG THE WEST LINE OF SAID LOT 2 TO A POINT; THENCE S64°12'45"E, 118.28 FEET TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 2,329 SQUARE FEET OF LAND, MORE OR LESS.

LOT 1 AND A PORTION OF LOT 2

LOT 1, TWIN EAGLE AT POWDER HORN RANCH, NUMBER THREE; AND A PORTION OF LOT 2, TWIN EAGLE AT POWDER HORN RANCH, NUMBER THREE, SITUATED IN SHERIDAN COUNTY, WYOMING; SAID PORTION OF LOT 2 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N84°14'51"W, 114.97 FEET ALONG THE SOUTH LINE OF SAID LOT 2 TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 2 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 3864); THENCE N11°10'03"E, 40.70 FEET ALONG THE WEST LINE OF SAID LOT 2 TO A POINT; THENCE S64°12'45"E, 118.28 FEET TO THE POINT OF BEGINNING OF SAID TRACT.

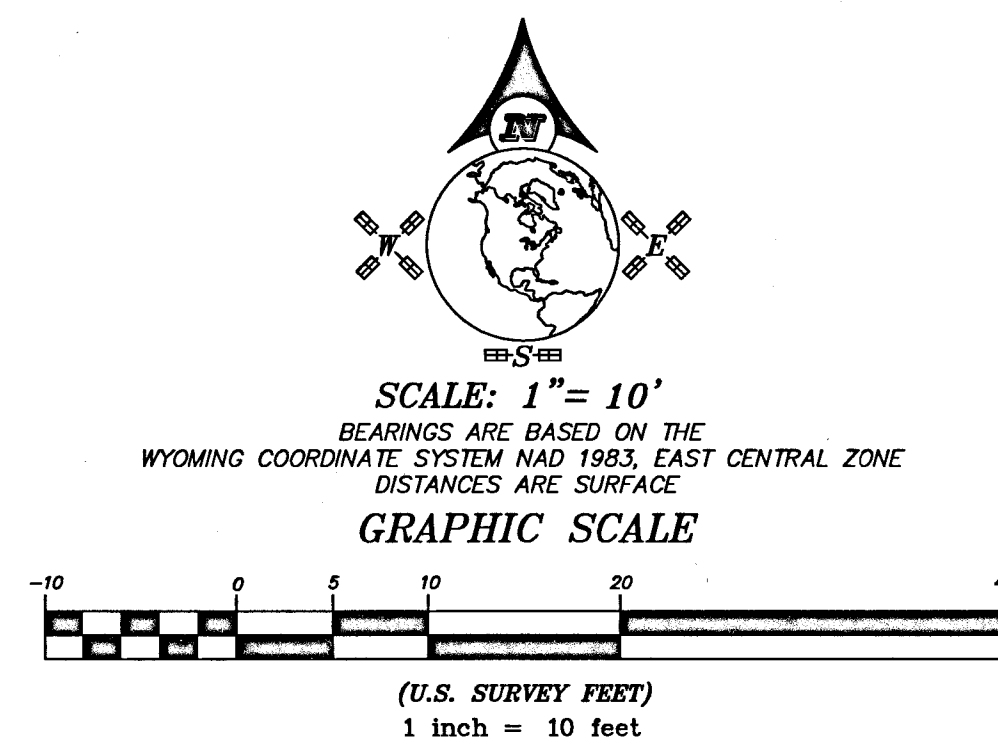
SAID LOT 1 AND A PORTION OF LOT 2 CONTAINS 11,027 SQUARE FEET OF LAND, MORE OR LESS.

REMAINDER OF LOT 2

A TRACT OF LAND BEING THE REMAINDER OF LOT 2, TWIN EAGLE AT POWDER HORN RANCH, NUMBER THREE, SITUATED IN SHERIDAN COUNTY, WYOMING; SAID REMAINDER OF LOT 2 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N84°12'45"W, 118.28 FEET TO A POINT, SAID POINT LYING ON THE WEST LINE OF SAID LOT 2; THENCE N11°10'03"E, 63.43 FEET ALONG SAID WEST LINE OF LOT 2 TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 3, TWIN EAGLE AT POWDER HORN RANCH, NUMBER THREE; THENCE S64°12'45"E, 121.19 FEET ALONG THE SOUTH LINE OF SAID LOT 3 TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 3 AND LYING ON THE WEST RIGHT-OF-WAY LINE OF ST. ANDREWS LANE; THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE OF ST. ANDREWS LANE THROUGH A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 42°02'05", A RADIUS OF 87.50 FEET, AN ARC LENGTH OF 64.19 FEET, A CHORD BEARING OF S13°43'59"W, AND A CHORD LENGTH OF 62.76 FEET TO THE POINT OF BEGINNING OF SAID TRACT.

SAID REMAINDER OF LOT 2 CONTAINS 7,104 SQUARE FEET OF LAND, MORE OR LESS.



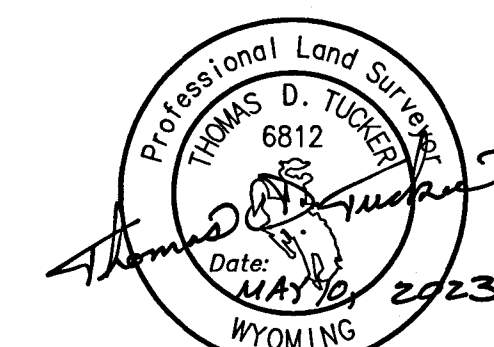
CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	42°02'05"	87.50'	64.19'	S13°43'59"W	62.76'
C2	7°21'20"	87.50'	11.23'	S10°57'44"E	11.23'
C3	20°23'33"	62.49'	22.24'	S04°26'37"E	22.12'

- LEGEND:
- SET 2" ALUMINUM CAP PER PLS 6812
 - FOUND 2" ALUMINUM CAP PER PLS 6812
 - FOUND 2" ALUMINUM CAP PER PLS 3864
 - CALCULATED: NOTHING FOUND/NOTHING SET
 - (R) RECORD
 - BOUNDARY LINE ADJUSTMENT
 - BOUNDARY LOT LINE
 - LOT LINE
 - BOUNDARY ADJUSTMENT LINE
 - UTILITY EASEMENT LINE
 - SANITARY SEWER LINE EASEMENT
 - SETBACK LINE
 - 15.0' DRAINAGE EASEMENT LINE

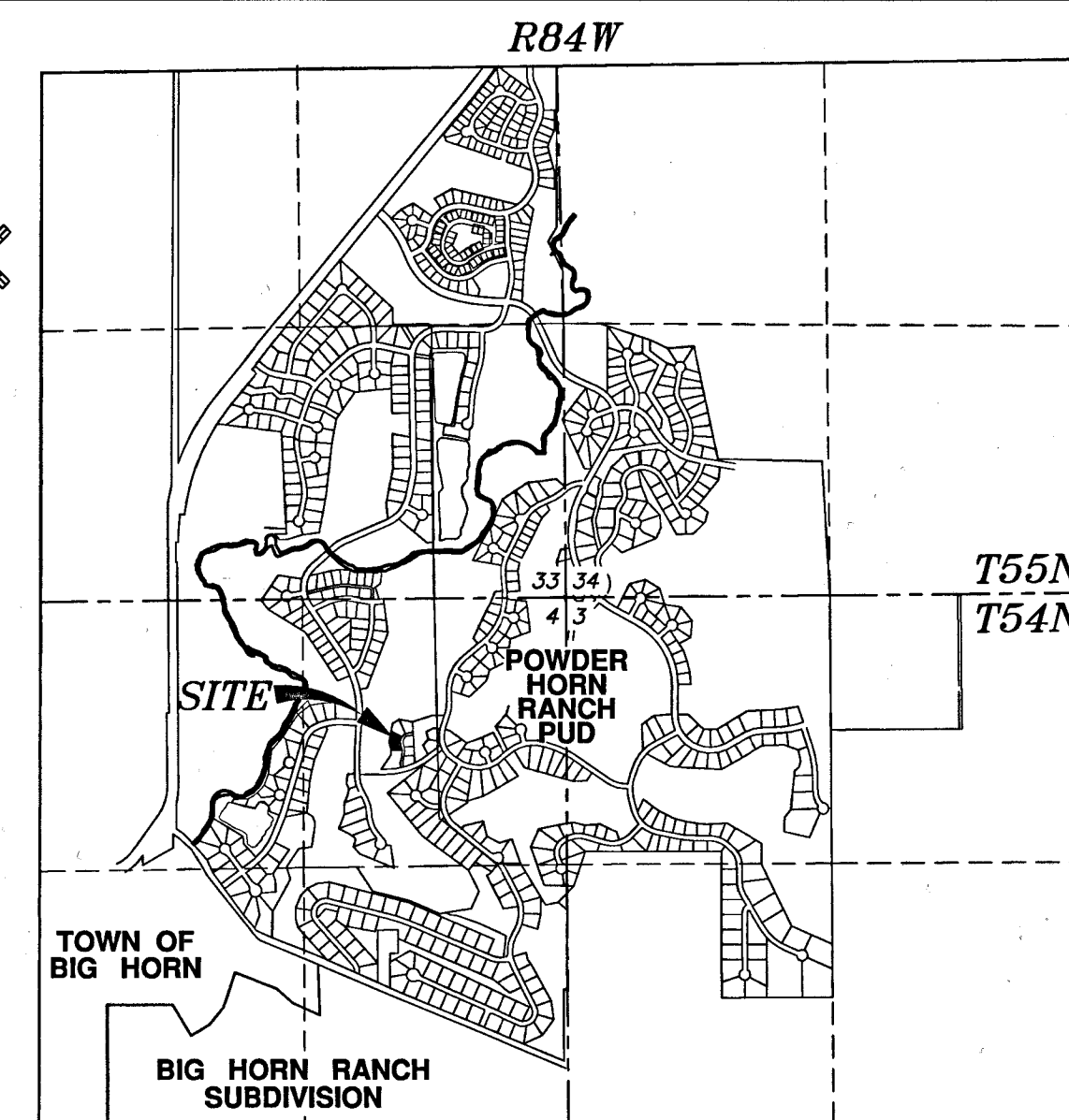
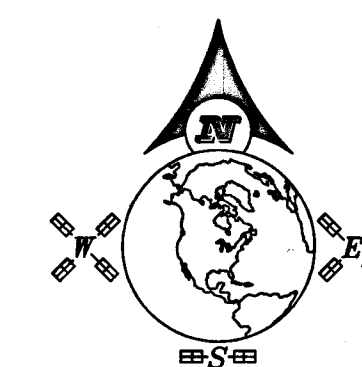
SURVEYOR'S CERTIFICATE

STATE OF WYOMING : ss
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.



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



LOCATION MAP
NO TRUE SCALE

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

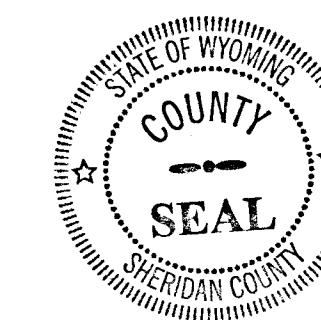
NOTES:

- 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, A PORTION OF LOT 2 IS TO BE ATTACHED TO LOT 1, AND CAN NOT BE SOLD SEPARATELY UNLESS SUBDIVIDED.
- A TITLE COMMITMENT WAS NOT REQUIRED FOR THIS PROJECT. PRESTFELDT SURVEYING, LLC DID A PRELIMINARY SEARCH FOR DEEDS AND EASEMENTS OF RECORD AT THE SHERIDAN COUNTY COURTHOUSE. THIS SEARCH DOES NOT CONSTITUTE A GUARANTEE OR POLICY OF TITLE INSURANCE, AND DOES NOT GUARANTEE THAT ALL EASEMENTS OF RECORD ARE SHOWN ON THIS DRAWING.
- LOT 2, TWIN EAGLE AT POWDER HORN RANCH, NUMBER THREE HAS BEEN GRANTED A SETBACK VARIANCE FROM 25.0' TO 20.0' AS SHOWN ON THE FINAL PLAT OF TWIN EAGLE AT POWDER HORN RANCH, NUMBER THREE, RECORDED NOVEMBER 10, 2020, AS PLAT BOOK "T", PAGE "36".

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 1:17 O'CLOCK P.M., THIS 10th DAY OF May, 2023, AND IS DULY RECORDED AS SURVEY A, NO. 697
FEE \$ 50.00



Kimberly Hein, chief deputy, COUNTY CLERK
STAMP RECEIVING NUMBER 2023-785468

BOUNDARY LINE ADJUSTMENT

LOT 1 AND LOT 2, TWIN EAGLE AT POWDER HORN RANCH, NUMBER THREE, SHERIDAN COUNTY, WYOMING

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

CLIENT: STEVEN L. MCLEAN
4 ST. ANDREWS LANE
SHERIDAN, WY 82801

JN:2022-080 S&L 2
DN:2022-080-BLA
TAB: BLA
PF:12022-080
REVIEWED BY: CT
MAY 10, 2023

#697