

CLERK'S PLAT OF CANYON SUBDIVISION

BEING RECORDED TO CORRECT THE ORIGINAL CANYON SUBDIVISION PLAT AS ORIGINALLY RECORDED IN AUGUST 1927 AS MAP #8, POCKET #7, FOLDER #1

SITUATED IN THE SE1/4NW1/4 AND THE N1/2SW1/4 OF SECTION 20, TOWNSHIP 58 NORTH, RANGE 89 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

TWENTY (20) LOTS, CONTAINING ±10.45 ACRES

OUTLOTS A,B,&C, CONTAINING ±2.26 ACRES

LITTLE HORN LANE = ±0.89 ACRES

TOTAL ACREAGE = ±13.60 ACRES

LEGEND

- SET 1-1/2" OR 2" ALUMINUM CAP ON 5/8" REBAR PER LS 2615
- SET 3-1/2" ALUMINUM CAP ON 30" ROD PER LS 2615
- SET 2" ALUMINUM CAP ON 5/8" REBAR PER LS 2615 FOR WC
- NOTHING FOUND/NOTHING SET
- SUBDIVISION BOUNDARY LINE
- LOT LINE PER CLERK'S PLAT
- SECTION LINE
- INTERIOR SECTION LINE
- EDGE OF LITTLE HORN RIVER
- CENTERLINE EASEMENT
- (C) CALCULATED
- (R) RECORD
- (WC) WITNESS CORNER
- 20 CLERK'S PLAT LOT NUMBER

BOUNDARY LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE SE1/4NW1/4 AND THE N1/2SW1/4 OF SECTION 20, TOWNSHIP 58 NORTH, RANGE 89 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 20 MONUMENTED WITH A 3-1/2" ALUMINUM CAP PER PLS 2615;

THENCE N76°23'59"W, 332.09 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A WITNESS CORNER FOR THE NORTHWESTERLY CORNER OF THE CLERK'S PLAT OF CANYON SUBDIVISION MONUMENTED WITH A 3-1/2" ALUMINUM CAP PER PLS 2615;

THENCE S76°21'00"E, 48.98 FEET ALONG THE NORTHERLY LINE OF SAID CANYON SUBDIVISION TO A POINT, SAID POINT BEING THE NORTHEASTERLY CORNER OF SAID CANYON SUBDIVISION;

THENCE S15°50'03"E, 420.00 FEET ALONG THE EASTERLY LINE OF SAID CANYON SUBDIVISION TO A POINT;

THENCE S07°45'57"W, 375.00 FEET ALONG SAID EASTERLY LINE TO A POINT;

THENCE S52°45'57"W, 630.00 FEET ALONG SAID EASTERLY LINE TO A POINT;

THENCE S78°15'57"W, 632.09 FEET ALONG THE SOUTHERLY LINE OF SAID CANYON SUBDIVISION TO A POINT;

THENCE N35°27'51"W, 125.33 FEET ALONG SAID SOUTHERLY LINE TO A POINT, SAID POINT BEING THE SOUTHWESTERLY CORNER OF SAID CANYON SUBDIVISION AND LYING ON THE CENTERLINE OF THE LITTLE HORN RIVER;

THENCE N53°27'03"E, 219.15 FEET ALONG SAID CENTERLINE RIVER TO A POINT;

THENCE N51°02'18"E, 101.77 FEET ALONG SAID CENTERLINE RIVER TO A POINT;

THENCE N50°45'08"E, 234.51 FEET ALONG SAID CENTERLINE RIVER TO A POINT;

THENCE N78°57'58"E, 28.08 FEET ALONG SAID CENTERLINE RIVER TO A POINT;

THENCE N68°35'06"E, 108.90 FEET ALONG SAID CENTERLINE RIVER TO A POINT;

THENCE N64°12'17"E, 88.95 FEET ALONG SAID CENTERLINE RIVER TO A POINT;

THENCE N57°14'22"E, 58.94 FEET ALONG SAID CENTERLINE RIVER TO A POINT;

THENCE N46°30'00"E, 57.55 FEET ALONG SAID CENTERLINE RIVER TO A POINT;

THENCE N37°33'27"E, 79.09 FEET ALONG SAID CENTERLINE RIVER TO A POINT;

THENCE N21°35'04"E, 57.26 FEET ALONG SAID CENTERLINE RIVER TO A POINT;

THENCE N09°26'02"E, 53.23 FEET ALONG SAID CENTERLINE RIVER TO A POINT;

THENCE N00°30'18"E, 45.48 FEET ALONG SAID CENTERLINE RIVER TO A POINT;

THENCE N02°31'47"E, 24.88 FEET ALONG SAID CENTERLINE RIVER TO A POINT;

THENCE N01°20'04"E, 86.74 FEET ALONG SAID CENTERLINE RIVER TO A POINT;

THENCE N10°26'19"E, 91.74 FEET ALONG SAID CENTERLINE RIVER TO A POINT;

THENCE N17°50'56"E, 83.68 FEET ALONG SAID CENTERLINE RIVER TO A POINT;

THENCE N38°58'25"E, 101.57 FEET ALONG SAID CENTERLINE RIVER TO A POINT;

THENCE N44°03'39"E, 103.90 FEET ALONG SAID CENTERLINE RIVER TO A POINT;

THENCE N53°40'28"E, 71.25 FEET ALONG SAID CENTERLINE RIVER TO THE SAID NORTHWESTERLY CORNER OF THE CLERK'S PLAT;

THENCE S76°21'00"E, 28.65 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 13.60 ACRES OF LAND MORE OR LESS.

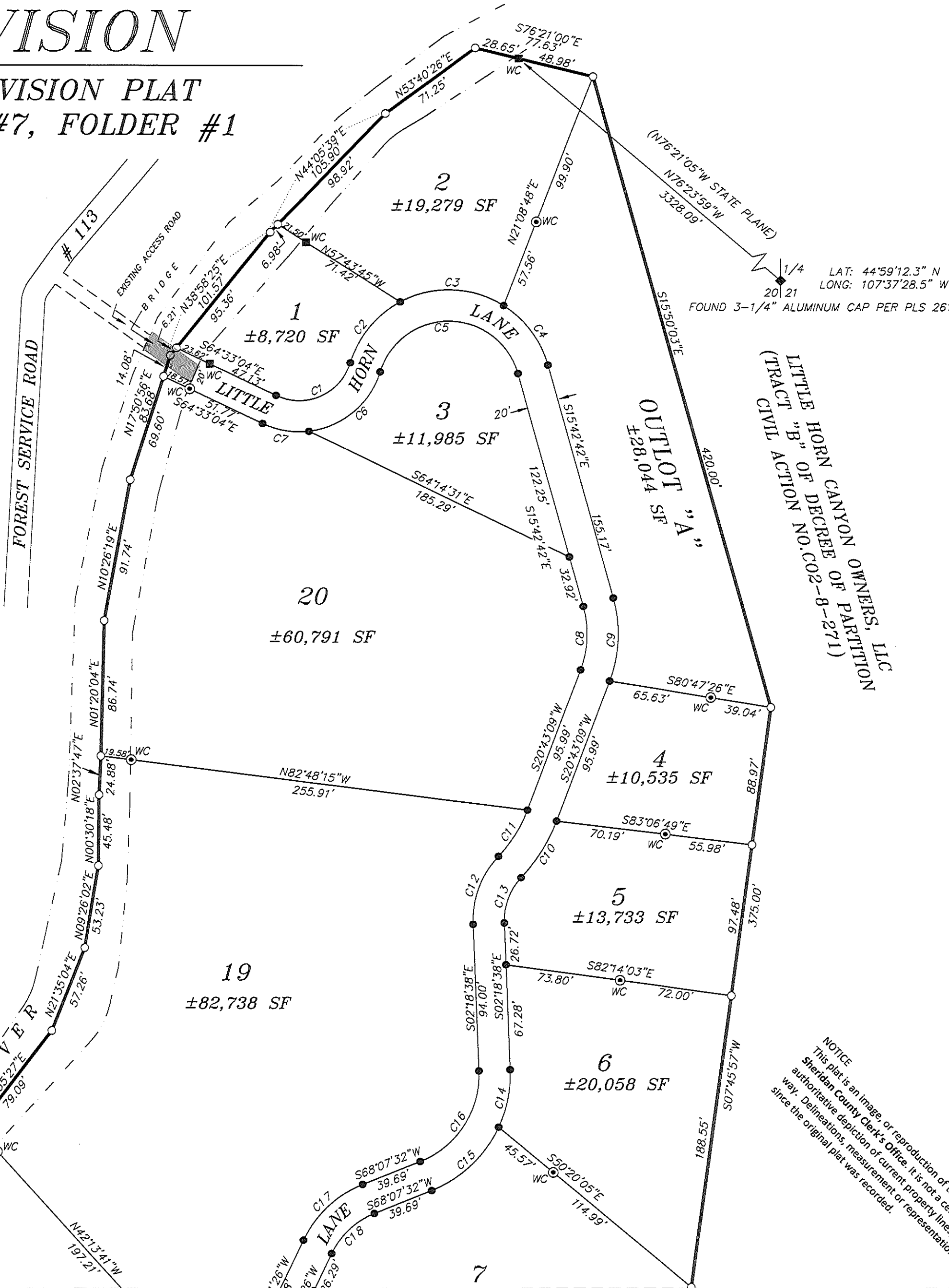
HOLDING PROPERTIES, LLC
BK. 489, PG. 228

OUTLOT "C" - SEE AGREEMENT FILED IN BOOK 536, PAGE 380
- RUEGAMER TRUST 1/3 INTEREST
- LITTLE HORN CANYON OWNERS, LLC 2/3 INTEREST

HOLDING PROPERTIES, LLC
BK. 489, PG. 228

RICHARD D. OBERLY
BETSY L. PETERSON
BK. 558, PG. 1

LITTLE HORN CANYON OWNERS, LLC
(TRACT "B" OF DECREE OF PARTITION
CIVIL ACTION NO. CO2-8-271)



LEGAL DESCRIPTIONS

CLERK'S PLAT	ORIGINAL CANYON SUBDIVISION	BOOK	PAGE
LOT 1	PART OF LOTS 1 & 2	392	151
LOT 2	LOT 2, PART OF SE1/4NW1/4	305	283
LOT 3	LOT 4, PART OF LOT 1	397	565
LOT 4	LOT 6, PART OF LOT 7, PART OF SE1/4NW1/4	463	438
LOT 5	LOT 7, PART OF LOT 8, PART OF SE1/4NW1/4	360	172
LOT 6	LOT 8, PART OF LOT 9, PART OF SE1/4NW1/4	347	9
LOT 7	LOT 9, PART OF SE1/4NW1/4	378	387
LOT 8	LOT 10, PART OF LOT 9	451	7
LOT 9	LOT 11, PART OF LOT 10	252	202
LOT 10	LOT 12, PART OF LOTS 11 & 13	291	273
LOT 11	LOT 13, PART OF LOT 12, PART OF NE1/4SW1/4	251	275
LOT 12	EAST 80' LOT 14, PART OF NE1/4SW1/4	515	184
LOT 13	WEST 12' LOT 14, LOT 15, EAST 60' LOT 16, PART OF NE1/4SW1/4	375	275
LOT 14	WEST 20' LOT 16, LOT 17, PARTS OF NE1/4SW1/4 & NW1/4SW1/4	269	189
LOT 15	LOT 18, PART OF LOT 19, PART OF NW1/4SW1/4	360	172
LOT 16	PART OF LOT 19, LOT 20, LOT 21 & PART OF NW1/4SW1/4	437	481
LOT 17	PART OF NW1/4SW1/4	457	698
LOT 18	PARTS OF NW1/4SW1/4 & NE1/4SW1/4	126	418
LOT 19	PARTS OF NE1/4SW1/4 & SE1/4NW1/4	423	132
LOT 20	PART OF SE1/4NW1/4, TRACT D OF DECREE OF PARTITION-CIVIL ACTION No. CO2-8-271	444	653
OUTLOT "A" & "B"	PARTS OF SE1/4NW1/4 & NE1/4SW1/4, LOT 3 AND LOT 5, TRACT C & E OF DECREE OF PARTITION-CIVIL ACTION No. CO2-8-271	360	172
OUTLOT "C"	PART OF NW1/4SW1/4	371	448

CURVE TABLE

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	34.28'	98°31'26"	58.85'	N68°11'19"E	51.95'
C2	66.00'	44°54'29"	51.73'	S39°22'45"W	50.42'
C3	66.00'	60°20'58"	69.52'	N87°58'32"W	66.35'
C4	66.00'	42°06'21"	48.50'	N36°45'52"W	47.42'
C5	46.00'	147°21'48"	118.31'	N89°23'38"W	88.28'
C6	54.28'	86°15'25"	62.77'	N92°03'16"E	59.33'
C7	54.28'	32°16'01"	30.67'	S80°41'05"E	30.17'
C8	65.00'	36°25'51"	41.33'	N02°30'14"E	40.64'
C9	85.00'	36°25'51"	54.05'	N02°30'14"E	53.14'
C10	110.00'	22°26'57"	43.10'	N31°56'38"E	42.82'
C11	90.00'	22°26'57"	35.26'	N31°56'38"E	35.04'
C12	60.00'	45°28'44"	47.63'	S20°25'44"W	46.39'
C13	40.00'	45°28'44"	31.25'	S20°25'44"W	30.99'
C14	80.00'	27°07'49"	37.88'	N11°15'16"E	37.83'
C15	80.00'	43°18'20"	60.47'	N46°28'21"E	59.04'
C16	60.00'	70°26'10"	73.76'	N32°54'27"E	69.20'
C17	71.55'	42°36'06"	53.20'	S46°49'29"W	51.99'
C18	51.55'	42°36'06"	38.33'	S46°49'29"W	37.46'
C19	42.36'	34°20'50"	25.39'	N42°41'51"E	25.07'
C20	22.36'	34°20'50"	13.40'	N42°41'51"E	13.20'
C21	50.00'	28°47'32"	25.13'	S55°14'51"W	24.86'
C22	70.00'	28°47'32"	35.18'	S55°14'51"W	34.81'
C23	40.00'	63°27'44"	44.31'	N73°14'35"E	42.08'
C24	60.00'	10°23'44"	10.93'	N46°30'40"E	10.91'
C25	60.00'	53°15'33"	55.77'	N78°20'54"E	53.79'
C26	30.00'	42°08'35"	36.79'	S83°53'53"W	35.97'
C27	70.00'	19°21'39"	23.65'	N84°42'09"W	23.59'
C28	70.00'	22°47'57"	27.85'	S74°13'03"W	27.67'
C29	40.00'	138°00'43"	96.35'	N89°02'24"E	74.69'
C30	40.00'	161°45'13"	112.93'	N60°50'34"W	78.99'

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT IS A CORRECTED PLAT OF CANYON SUBDIVISION ORIGINALLY RECORDED IN AUGUST 1927, SHERIDAN COUNTY, WYOMING. SAID PLAT IS FILED IN THE SHERIDAN COUNTY CLERK AND RECORDER'S OFFICE, SHERIDAN COUNTY COURTHOUSE, ALL EARLIER PLATS AND EASEMENTS OR PORTIONS THEREOF ENCOMPASSED BY THE BOUNDARY OF THIS PLAT ARE HEREBY VACATED.

CERTIFICATE OF RECORDER

STATE OF WYOMING)
COUNTY OF SHERIDAN) SS.
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 8:45 O'CLOCK THIS 31 DAY OF July, 2017, AND FILED IN DRAWER C, PLAT NUMBER 91. INSTRUMENT NO. 236430 FEE \$

Eda Schunk Thompson
COUNTY CLERK
Sarah Myers
DEPUTY COUNTY CLERK

CLERK'S PLAT "ACKNOWLEDGMENT"

CLERK'S PLAT OF CANYON SUBDIVISION IS ACKNOWLEDGED BY THE SHERIDAN COUNTY CLERK UNDER (W.S. 34-12-113) PROCEDURE WHEN OWNERSHIP IN SEVERALTY AND DESCRIPTION WAS UNCERTAIN THEREOF, CANNOT, IN THE JUDGMENT OF THE COUNTY CLERK, BE MADE SUFFICIENTLY CERTAIN AND ACCURATE FOR THE PURPOSES OF A SUBSEQUENT DEED OF PARTITION. THE SHERIDAN COUNTY CLERK HAS REQUIRED, AND CAUSED TO BE MADE AND RECORDED "CLERK'S PLAT OF CANYON SUBDIVISION", OF SUCH LAND, IN ACCORDANCE WITH THE PROVISIONS OF THIS ACT.

THIS 31st DAY OF July, 2017
ATTEST:
Eda Schunk Thompson
SHERIDAN COUNTY CLERK

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
COUNTY OF SHERIDAN) SS.

I, RONALD W. PRESTFELDT A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS CLERK'S PLAT (W.S. 34-12-113) OF CANYON SUBDIVISION TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

Ronald W. Prestfeldt
2615
7/24/2017
WYOMING

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

CLERK'S PLAT OF CANYON SUBDIVISION

CLIENT: CANYON SUBDIVISION HOMEOWNERS ASSOCIATION
LOCATION: SE1/4NW1/4, N1/2SW1/4 OF SECTION 20, T58N, R89W, 6TH P.M., SHERIDAN COUNTY, WYOMING.

R. PRESTFELDT
SURVEYING
2140 HETLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801
307-674-7415
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JN: 95068
DF: 95/95068 Revised-4-11-2012
TAB: C:\P\141-MAY-2017
TGO: 195068-JUNE-2004
REV: JULY 6, 2017