T53N - R83WBOUNDARY LINE ADJUSTMENT FISH HATCHERY ROAD (AVA STATE MICHINAY AND 104) SW1/4NE1/4, SECTION 18, TOWNSHIP 53 NORTH, RANGE 83 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING FOR THE PURPOSES OF CREATING A BOUNDARY LINE ADJUSTMENT IN ACCORDANCE WITH WYOMING LAW. AND DOES NOT HAVE THE EFFECT OF CREATING ANY NEW, SEPARATELY OWNED PARCEL. Lat. N44*34'20.202" Long. W106 53'31.776" NAD 83(93) SCALE: 1"= 60' BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM RECORD OWNERS: NAD 1983, EAST CENTRAL ZONE DISTANCES ARE MULTIPLIED TO HOLY NAME CHURCH SURFACE BY THE FACTOR OF 1.000308 (BOOK 382, PAGE 374) $GRAPHIC \ SCALE$ POINT OF BEGINNING BEVERLY A. BURTON (BOOK 452, PAGE 37) N89'34'39"E 294.81 S89°52'42"E N89°34'39"E 1329.35' ☐ C1/4 RECORD OWNER: CURT HJORTH (BOOK 563, PAGE 88) RECORD OWNER: TRACT 2 ROMANJENKO JULIEN LLC TRACT 1 FINAL TRACT (2021-773173) TOTAL: ±4.81 ACRES AFTER BOUNDARY LINE ADJUSTMENT RE: GRANTOR HJORTH (BOOK 563 OF DEEDS, PAGE 88) A tract of land situated in the SW¼NE¼ of Section 18, Township GRANTEE HJORTH (BOOK 490 OF DEEDS, PAGE 167) 53 North, Range 83 West, 6th Principal Meridian, being a parcel described in Book 490 of Deeds, Page 167 and a portion of a tract of A tract of land situated in the SW¼NE¼ of Section 18, Township land described in Book 563 of Deeds, Page 88, Sheridan County, 53 North, Range 83 West, 6th Principal Meridian, and being a portion Wyoming; said tract being more particularly described as follows: of a parcel described in Book 563 of Deeds, Page 88, Sheridan County, Wyoming; said tract being more particularly described as follows: Commencing at the northeast corner of said Section 18 (monumented with a 3" Brass Cap per PLS 102); thence S43'40'11"W, Commencing at the northeast corner of said Section 18 2534.34 feet to a 2" aluminum cap per PLS 5369 being the POINT (monumented with a 3" Brass Cap per PLS 102); thence S43.40'11"W, OF BEGINNING, said point being the northeasterly corner of said 2534.34 feet to the POINT OF BEGINNING, said point being the south parcel and witnessed by a No.5 rebar bears N79'30'00"W a distance of point of said parcel and witnessed by a No.5 rebar bears N79'30'00"W a distance of 13.08 feet; thence S5311'36"W, 8.96 feet along the southeasterly line of said thence N79 30'00"W, 473.53 feet along the south line of said parcel to a 2" aluminum cap per PLS 5369; parcel to a point on the thread of South Piney Creek as described in thence S59'23'26"W, 59.58 feet along said southeasterly line to a said Book 563 of Deeds, Page 88, witnessed by a 2" aluminum cap BOUNDARY LINE ADJUSTMENT 2" aluminum cap per PLS 5369; per PLS 2615 bears S79 30'00"E a distance of 45.04 feet; DRAWER "A", PLAT NO. 638 thence N30[.]36[.]34"W, 20.00 feet along said southeasterly line to a thence N66 26'59"E, 172.69 feet along said thread to a point 2" aluminum cap per PLS 5369; witnessed by a 2" aluminum cap per PLS 5369 bears S6813'08"E, a thence S59 23'26"W, 234.32 feet along said southeasterly line to a distance of 20'; 2" aluminum cap per PLS 2615; thence S6813'08"E, 360.72 feet to a 2" aluminum cap per PLS thence S53°26'52"W, 284.75 feet along said southeasterly line to a 5369, lying on the easterly line of said parcel; thence S5213'50"W, 35.01 feet along said easterly line to the 2" aluminum cap per PLS 2615; thence S44'24'39"W, 14.92 feet along said southeasterly line to a **POINT OF BEGINNING** Said TRACT 1 containing 0.65 acres more or less. 2" aluminum cap per PLS 2615; ±0.65 ACRES-TO BE ADDED TO RECORD OWNERS: thence N47'54'21"W, 28.91 feet along said southeasterly line to a LANY N & MARGARET A. WISCH FINAL TRACT (BK 490, PG. 167) 2" aluminum cap per PLS 2615; (BOOK 363, PAGE 312) thence S50°22'46"W, 41.85 feet along said southeasterly line to a TRACT 2 2" aluminum cap per PLS 2615; thence NO110'30"W, 161.75 feet along the west line of said parcel A tract of land situated in the SW1/4NE1/4 of Section 18, Township 53 North, Range 83 West, 6th Principal Meridian, and being a portion thread of South Piney Creek described as the northwesterly boundary of a parcel described in Book 563 of Deeds, Page 88, Sheridan County, line of said parcel and witnessed by a 2" aluminum cap per PLS 5369 WC-13.08<u>'</u> Wyoming; said tract being more particularly described as follows: bears S0110'30"E a distance of 85.75 feet; thence N29⁻57'14"E, 23.01 feet along said thread to a point; BEGINNING at the northeast corner of said parcel (monumented thence N0819'08"E, 47.88 feet along said thread to a point; with a 2" aluminum cap per PE&LS 3864) and being S4512'48"W, thence N00'56'21"W, 93.13 feet along said thread to a point; 1867.74 feet from a 3" Brass Cap per PLS 102 being the northeast thence N29°28'02"E, 80.60 feet along said thread to a point; corner of said Section 18; thence N66°26'59"E, 221.09 feet along said thread to a point RECORD OWNERS: thence S00 06'29"W, 201.00 feet along the east line of said parcel witnessed by a 2" aluminum cap per PLS 5369 bears S6813'08"E a RECORD OWNER: POINT OF BEGINNING BENJAMIN ANDREW & DIANE ROMAN and the west line of a tract described in document #2022-778353 to distance of 20 feet: CURTIS HJORTH TRACT 1 & FINAL TRACT (2022-783179) a 2" aluminum cap per PLS 5369; thence S6813'08"E, 360.72 feet to a 2" aluminum cap per PLS (BOOK 490, PAGE 167) thence S78'47'00"W, 21.40 feet along the southeasterly line of said 5369, lying on the southeasterly line of said tract described in Book parcel to a 2" aluminum cap per PLS 5369; 563 of Deeds, Page 88; FINAL TRACT thence S5213'49"W, 474.79 feet along said southeasterly line to a thence S5213'50"W, 35.01 feet the POINT OF BEGINNING. TOTAL: ±3.20 ACRES 2" aluminum cap per PLS 5369; AFTER BOUNDARY LINE ADJUSTMENT thence N6813'08"W, 360.72 feet to the thread of South Piney Said FINAL TRACT containing 3.20 acres more or less. Creek described as the boundary of said parcel, witnessed by a 2" aluminum cap per PLS 5369 bears S6813'08"E a distance of 20 feet; N08'19'08"E thence N54 26'47"E, 130.28 feet along said thread to a point; 47.88 thence N37°34'18"E, 104.52 feet along said thread to a point; LOT 2 thence N27'44'14"E, 102.19 feet along said thread to a point; thence N53'15'17"E, 73.99 feet along said thread to a point; S29°57'14"W thence N73'35'14"E, 120.34 feet along said thread to a point; 15' RIGHT-OF-WAY AGREEMENT thence N53'57'16"E, 55.46 feet along said thread to a point, being (BOOK 252, PAGE 386) the northwesterly corner of said parcel, witnessed by a 2" aluminum cap per PLS 5369 bears N89'34'39"E a distance of 40 feet; thence N89'34'39"E, 294.81 feet along the north line of said parcel, and the south line of a tract described in Book 382 of Deeds, Page 374 to the POINT OF BEGINNING. BALKENBUSH SUBDIVISION Said TRACT 2 containing 4.81 acres more or less. CERTIFICATE OF RECORDER LEGEND: LOT 1 STATE OF WYOMING :ss COUNTY OF SHERIDAN SET 2" ALUMINUM CAP PER PLS 5369 FOUND 5/8"REBAR - SET 2" ALUMINUM CAP PER PLS 5369 THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 9.77 O'CLOCK A .M., FOUND 2" ALUMINUM CAP PER PLS 2615 THIS 4, DAY OF October, 20 24, AND IS DULY RECORDED AS SURVEY A, NO. 756 FOUND 2" ALUMINUM CAP PER PE&LS 3864 FOUND 2" ALUMINUM CAP PER PE&LS 3159 LINE TABLE FEE \$ 50.00 FOUND 3" BRASS CAP PLS 102 LINE BEARING LENGTH FOUND 3-1/4" ALUMINUM CAP PER PLS 2615 STAMP RECEIVING NUMBER 2024 - 794849 L1 | S78'47'00"W | 21.40' FOUND 5/8" REBAR **(200**) FOUND IRON PIPE L2 | S52'13'50"W | 35.01' FOUND 2" ALUMINUM CAP PER PLS 2812 L3 | S53'11'36"W | 8.96' CALCULATED: NOTHING FOUND/NOTHING SET L4 N30°36'34"W 20.00' RECORD **MEASURED** L5 | S44°24'39"W | 14.92' I, THONE STEWART, A DULY REGISTERED LAND SURVEYOR BOUNDARY LINE - HJORTH -N THE STATE OF WYOMING, DO HEREBY STATE THAT THIS L6 | N47*54'21"W | 28.91' BOUNDARY ADJUSTMENT LINE RECORD OF SURVEY IS A VALID REPRESENTATION OF A TRACT LINE/LOT LINE L7 | S50°22'46"W | 41.85' SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION. BOUNDARY LINE ADJUSTMENT SECTION LINE L8 | N00°06'29"E | 27.75' — — — — INTERIOR SECTION LINE SW1/4NE1/4, SECTION 18, TOWNSHIP 53 NORTH, RANGE 83 WEST, EDGE OF 15' RIGHT-OF-WAY AGREEMENT 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING WITNESS CORNER JN: 2006-055 SJ: 2 CLIENTS: CURTIS HJORTH DN: 2006-055-BLA URVEYING P.O. BOX 640 TAB: BLA 2340 WETLANDS DR., SUITE 100 STORY, WY 82842 PF: T2006-055-2024 (37 SPURRIER LANE) SHERIDAN, WY 82801

REVIEWED BY: JSP

SEPTEMBER 17, 2024

307-672-7415

- HJORTH -