DETAIL

GRAPHIC SCALE 1"= 50'

0 50 100 150

BASIS OF BEARING IS WYOMING STATE PLANE NAD 1983 (EAST CENTRAL ZONE).

PROPERTY IS ZONED UR - URBAN RESIDENTIAL

CERTIFICATE of SURVEYOR

State of Wyoming } ss
County of Sheridan }

I, Rex J. Randall, of Sheridan, Wyoming being a duly registered Professional Engineer and Land Surveyor in the State of Wyoming do hereby certify that this map was made from field notes of an actual survey performed by me or under my direct supervision in November of 2024. This map correctly represents all of the data shown hereon.

Registration No. 15053 PE & LS

Professional Engineer & Land Surveyor — Rex J Randall — 15053 — REGISTERED — PROFESSIONAL ENGINEER and LAND SURVEYOR — Date 12/2/2024 — WYOMING

CERTIFICATE of RECORDER

State of Wyoming } ss
County of Sheridan }

I hereby certify that this plat was filed for record in the Office of the Clerk and Recorder at _____ O'Clock __ M., this 5 day of December, 2024, and is duly recorded and filed in Drawer A, Plat No. 767.
Receiving Number 2024-796067

Eda Schenk Thompson
COUNTY CLERK

STATE OF WYOMING — COUNTY SEAL — SHERIDAN COUNTY

NOTE:
THIS MAP WAS PREPARED 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.

N

BOUNDARY ADJUSTMENT AREA
3.00 ACRES

LOT 1
5 - MILE FLAT SUBDIVISION
2.30 ACRES

SET 5/8"x24" REBAR AND ALUMINUM CAP PELS 15053

EXISTING REBAR AND ALUMINUM CAP PELS 3159

S 66°56'16" E - 47.37'
S 74°24'58" E - 72.54'
S 67°00'56" E - 143.50'
S 45°03'02" E - 64.62'
S 2°31'41" E - 94.01'
S 15°16'23" E - 97.57'
S 19°48'54" W - 95.77'
N 19°48'54" E - 114.37'
N 6°06'09" E - 751.02'
N 82°31'02" W - 227.06'
N 29°38'16" W - 44.72'
S 11°40'16" W - 324.31'
S 45°49'50" W - 112.91'
N 19°48'54" E - 67.04'
N 89°30'40" E - 373.30'
TIE: N 84°15'33" W - 74.37'

ARC LENGTH: 123.32'
RADIUS: 1000.00'
CENTRAL ANGLE: 7°03'59"
CHORD: N 2°59'29" E - 121.48'

HEAD GATE
PIPE
FENCE
GRAVEL DRIVE
RESIDENCE
CONCRETE DRIVE
DECK
DECK
SEWER CLEANOUT
APPROXIMATE LOCATION OF SEPTIC TANK
POST BRACE
ELECTRICAL TRANSFORMER
WELL HEAD
APPROXIMATE LOCATION OF WATER LINE AS DESCRIBED IN BOOK 3 PAGE 77 PERMIT RECORDS

PROPOSED FUTURE 30' WIDE ACCESS AND UTILITY EASEMENT (TO BE RECORDED SEPARATELY)
15' WIDE UTILITY EASEMENT
60' R.O.W.
FIVE MILE EXTENSION (COUNTY ROAD 120A)
HAYSEE DITCH
SIDE OF GRAVEL ROAD
CENTER OF GRAVEL ROAD
30' 30'

ORIGINAL BOUNDARY, LOT 1

SECTION 13, TOWNSHIP 57 NORTH, RANGE 86 WEST
SECTION 18, TOWNSHIP 57 NORTH, RANGE 85 WEST

*NOTE: COUNTY ROAD RECORDS INDICATE THAT THE CENTERLINE OF FIVE MILE EXTENSION (C.R. 120A) CONNECTS WITH THE EAST LINE OF SECTION 13 TO ANGLE POINT TO THE NORTH

SE¼NE¼ SECTION 13
NE¼SE¼ SECTION 13

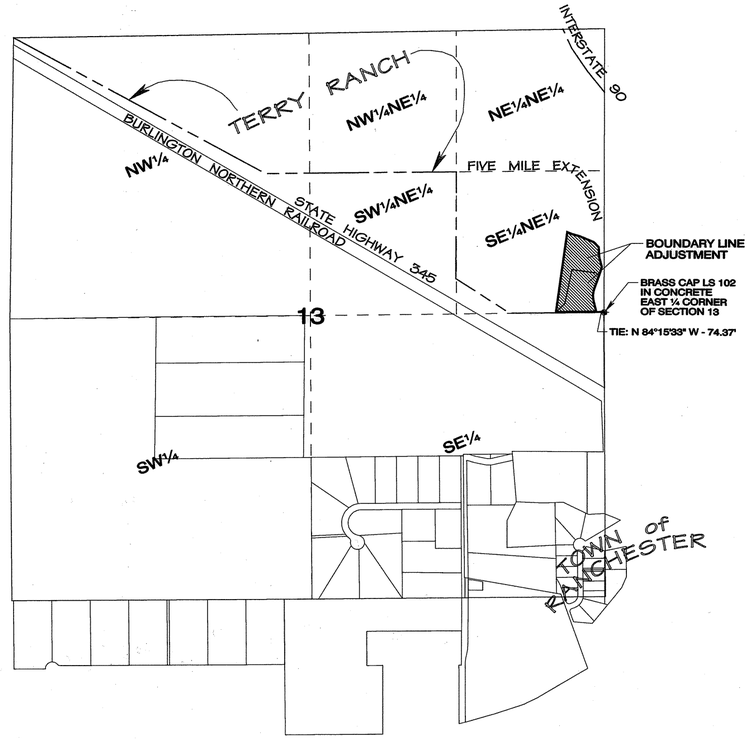
EXISTING REBAR AND ALUMINUM CAP PELS 3159

EXISTING REBAR AND ALUMINUM CAP PELS 15053

BRASS CAP LS 102
EAST ¼ CORNER
OF SECTION 13,
TOWNSHIP 57 NORTH,
RANGE 86 WEST

LOCATION

SCALE : 1" = 1000'



TOWNSHIP 57 NORTH, RANGE 86 WEST

MAP

to accompany

APPLICATION for BOUNDARY LINE ADJUSTMENT

situated in

LOT 1 of 5 - MILE FLAT SUBDIVISION

and the

SE¼NE¼ of SECTION 13,
TOWNSHIP 57 NORTH, RANGE 86 WEST

of the

SIXTH PRINCIPAL MERIDIAN
SHERIDAN COUNTY, WYOMING

APPLICANTS:

CLARENCE W. TERRY FAMILY TRUST, dated NOVEMBER 29, 1990; JULIE ANN GERLACH, MURRAY LANCE TERRY and MICHAEL WILLIAM TERRY, CO-TRUSTEES

55 JIM CREEK ROAD
BANNER, WYOMING 82832

and

JARROD and KENDA HOSSFELD

P.O. BOX 130
RANCHESTER, WYOMING 82839

DRAWN BY REX RANDALL - NOVEMBER 13, 2024
RANDALL ENGINEERING SURVEYS - SHERIDAN, WYOMING