

LEGEND:

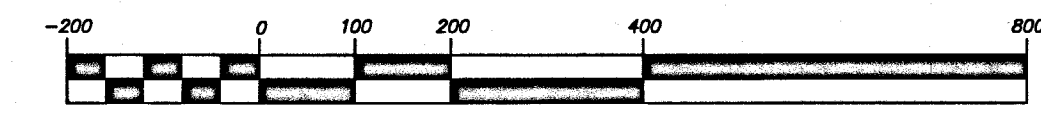
- SET 2" ALUMINUM CAP PER PLS 6812
- SET 3-1/4" ALUMINUM CAP PER PLS 6812
- ◆ FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- ◇ FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- FOUND 1-1/2" OR 2" ALUMINUM CAP PER PLS 2615
- CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- WC WITNESS CORNER
- BC BOUNDARY LINE ADJUSTMENT DEEDS
- BL BOUNDARY LINE
- PL PREVIOUS BOUNDARY LINE
- LP LOT/PROPERTY LINE
- SL SECTION LINE
- ISL INTERIOR SECTION LINE
- CR COUNTY ROAD RIGHT-OF-WAY LINE
- EL EASEMENTS LINE AS NOTED
- X- FENCE LINE (SURVEYED: 2024)

NOTES:

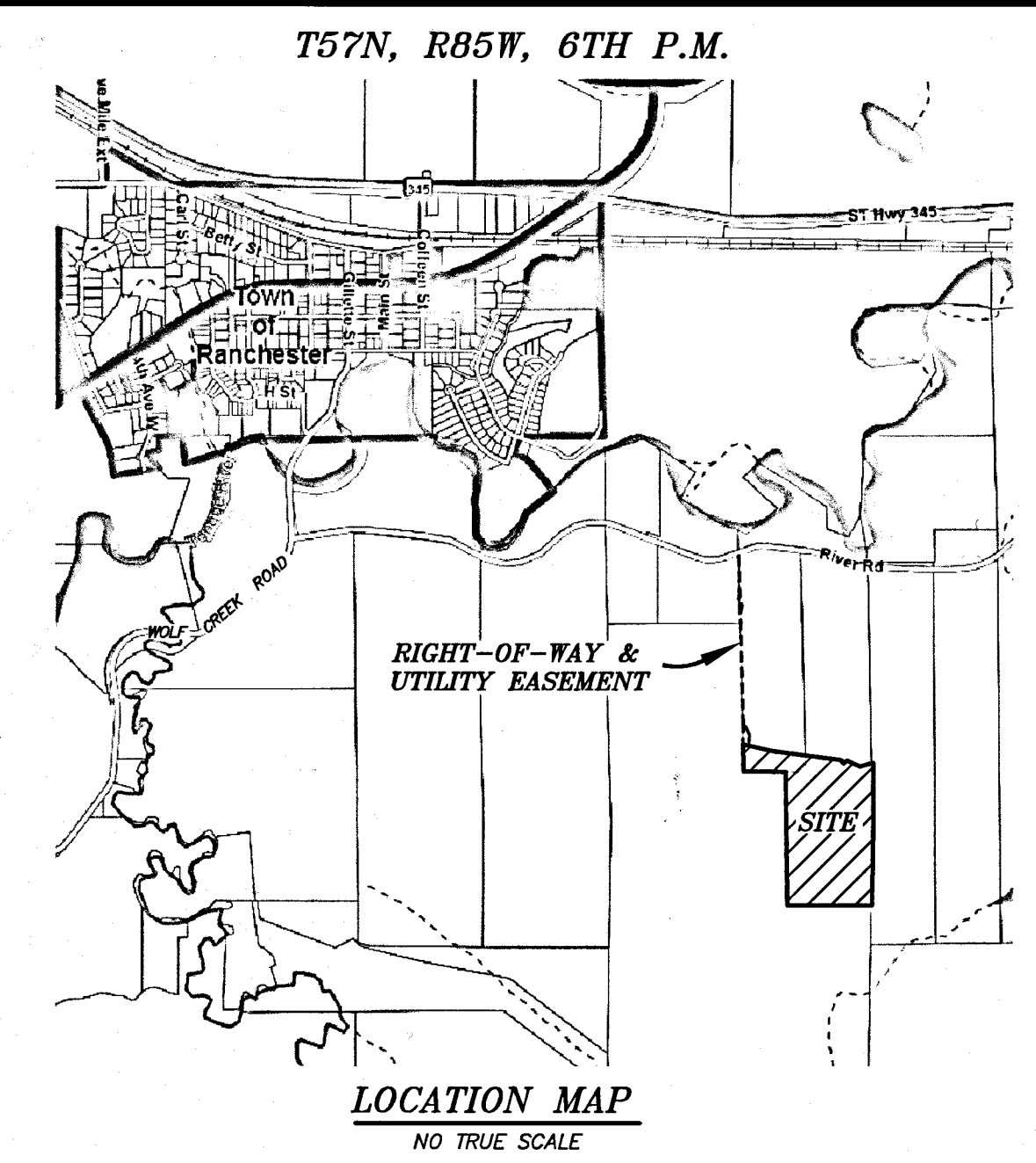
- FOR THE PURPOSE OF COMPLETING A BOUNDARY LINE ADJUSTMENT IN ACCORDANCE WITH WYOMING LAW, AND WHICH DOES NOT HAVE THE EFFECT OF CREATING ANY NEW, SEPARATELY OWNED PARCEL.
- A TITLE COMMITMENT WAS PERFORMED BY WILCOX ABSTRACT & TITLE COMPANY (COMMITMENT #61741) DATED APRIL 9, 2024 FROM DEEDS AND EASEMENTS OF RECORD AT THE SHERIDAN COUNTY COURTHOUSE. THIS SEARCH DOES NOT CONSTITUTE A GUARANTEE THAT ALL EASEMENTS OF RECORD ARE SHOWN ON THIS DRAWING.



SCALE: 1" = 200'
BEARINGS ARE BASED ON THE
WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE
DISTANCES ARE SURFACE
GRAPHIC SCALE



DATUM:
NAD 83(1983), NAVD 88 (U.S. SURVEY FEET)
DATUM ADJUSTMENT FACTOR (DAF): 1.00024
DIVIDE SURFACE COORDINATES BY DAF TO CALCULATE
THE WYOMING COORDINATE SYSTEM NAD 1983,
EAST CENTRAL ZONE, COORDINATES



LEGAL DESCRIPTIONS:

(AFTER BOUNDARY LINE ADJUSTMENT)

A TRACT OF LAND SITUATED IN THE SE1/4SW1/4 OF SECTION 20, AND THE NE1/4SW1/4 OF SECTION 29, TOWNSHIP 57 NORTH, RANGE 85 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH QUARTER CORNER OF SAID SECTION 29 (MONUMENTED WITH A 3/4" ALUMINUM CAP PER PLS 6812); THENCE S00°16'01"W, 858.20 FEET ALONG THE EAST LINE OF SAID NE1/4SW1/4, SECTION 29 TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N89°43'59"W, 962.61 FEET TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N00°35'36"W, 1357.27 FEET TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N89°19'12"W, 428.64 FEET TO A POINT, SAID POINT LYING ON THE WEST LINE OF SAID SE1/4SW1/4, SECTION 20 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N01°29'57"W, 273.74 FEET ALONG SAID WEST LINE OF SAID SE1/4SW1/4 TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE S77°25'22"E, 315.30 FEET TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE S82°20'02"E, 696.42 FEET TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE S40°37'20"E, 47.23 FEET TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N45°40'09"E, 43.17 FEET TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE S65°53'38"E, 147.13 FEET TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N75°13'34"E, 211.76 FEET TO A POINT, SAID POINT LYING ON THE EAST LINE OF SAID SE1/4SW1/4; THENCE S01°40'29"E, 609.16 FEET ALONG SAID EAST LINE OF SAID SE1/4SW1/4 TO THE POINT OF BEGINNING OF SAID TRACT. SAID TRACT CONTAINS 35.29 ACRES OF LAND, MORE OR LESS.

RIGHT-OF-WAY & UTILITY EASEMENT

A RIGHT-OF-WAY AND UTILITY EASEMENT SITUATED IN THE SE1/4SW1/4, AND THE E1/4SW1/4 OF SECTION 20, TOWNSHIP 57 NORTH, RANGE 85 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID RIGHT-OF-WAY AND UTILITY EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 20 (MONUMENTED WITH A 3/4" ALUMINUM CAP PER PLS 2615); THENCE N89°20'09"E, 1387.34 FEET ALONG THE NORTH LINE OF THE NW1/4SW1/4 TO THE POINT OF BEGINNING OF SAID RIGHT-OF-WAY AND UTILITY EASEMENT, SAID POINT BEING THE NORTHWEST CORNER OF SAID E1/4SW1/4 AND LYING ON THE EAST LINE OF LOT 2, OSTHEIMER MINOR SUBDIVISION (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N01°41'38"W, 56.53 FEET ALONG THE WEST LINE OF SAID SE1/4SW1/4, AND SAID EAST LINE OF SAID LOT 2, OSTHEIMER MINOR SUBDIVISION TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 2, OSTHEIMER MINOR SUBDIVISION, AND LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF RIVER ROAD (AKA COUNTY ROAD NO. 104); THENCE N89°12'52"E, 31.75 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF RIVER ROAD (AKA COUNTY ROAD NO. 104) TO A POINT; THENCE S01°41'33"E, 67.46 FEET TO A POINT, SAID POINT LYING ON THE SOUTH LINE OF SAID SE1/4SW1/4; THENCE S01°29'57"E, 1720.00 FEET, THIRTY (30.0) FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID E1/4SW1/4 TO A POINT; THENCE S25°14'12"E, 98.00 FEET TO A POINT; THENCE S04°19'06"W, 111.00 FEET TO A POINT; THENCE N77°25'22"W, 60.00 FEET TO A POINT, SAID POINT LYING ON SAID WEST LINE OF SAID E1/4SW1/4 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N01°29'57"W, 1236.08 FEET ALONG SAID WEST LINE OF SAID E1/4SW1/4 TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 2, OSTHEIMER MINOR SUBDIVISION (MONUMENTED WITH A 1/2" ALUMINUM CAP PER PLS 2615); THENCE, CONTINUE N01°29'57"W, 669.91 FEET ALONG SAID WEST LINE OF SAID E1/4SW1/4 AND SAID EAST LINE OF SAID LOT 2, OSTHEIMER MINOR SUBDIVISION TO THE POINT OF BEGINNING OF SAID RIGHT-OF-WAY AND UTILITY EASEMENT.

SAID RIGHT-OF-WAY AND UTILITY EASEMENT CONTAINS 1.48 ACRES OF LAND, MORE OR LESS.

8.0' UTILITY EASEMENT

A UTILITY EASEMENT BEING A STRIP OF LAND EIGHT (8.0) FEET WIDE WHEN MEASURED AT RIGHT ANGLES, SITUATED IN THE SW1/4SW1/4 OF SECTION 20, TOWNSHIP 57 NORTH, RANGE 85 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; THE EAST LINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

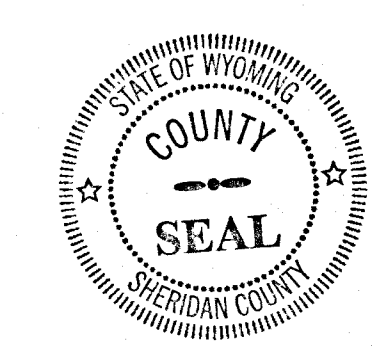
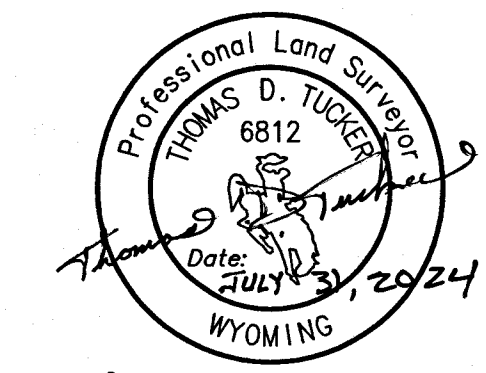
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 20 (MONUMENTED WITH A 3/4" ALUMINUM CAP PER PLS 2615); THENCE N63°51'14"E, 1535.35 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT, SAID POINT LYING ON THE EAST LINE OF SAID SW1/4SW1/4; THENCE N01°29'57"W, 88.00 FEET ALONG SAID EAST LINE OF SAID STRIP AND THE EAST LINE OF SAID SW1/4SW1/4 TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE, CONTINUE N01°29'57"W, 65.00 FEET ALONG SAID EAST LINE OF SAID STRIP AND SAID EAST LINE OF SAID SW1/4SW1/4 TO THE POINT OF TERMINUS OF SAID EASEMENT, SAID POINT BEING N89°53'03"E, 1605.19 FEET FROM SAID SOUTHWEST CORNER OF SAID SECTION 20.

SAID UTILITY EASEMENT CONTAINS 1,224 SQUARE FEET OF LAND, MORE OR LESS.

EASEMENTS OF RECORD			
RECORDS ON FILE AT THE SHERIDAN COUNTY COURTHOUSE			
INDEX NUMBER	TYPE & WIDTH	BOOK	PAGE
①	RIGHT-OF-WAY EASEMENT (BLANKET EASEMENT) SHERIDAN COUNTY ELECTRIC COMPANY	65	530
②	16" UNDERGROUND ELECTRIC RIGHT-OF-WAY EASEMENT MONTANA DAKOTA UTILITIES CO.	314	278
③	30" ACCESS AND IRRIGATION EASEMENT (NOW: PEARCE RANCH LLC)	386	410
④	16" TELECOMMUNICATIONS, ELECTRIC & GAS EASEMENT US WEST COMMUNICATIONS, INC	395	159

SURVEYOR'S CERTIFICATE

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.



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 9:22 O'CLOCK A.M., THIS 31, DAY OF July, 2024, AND IS DULY RECORDED AS SURVEY A, NO. 747
FEE \$50.00
Eda Shanks Thompson STAMP RECEIVING NUMBER 2024-793477
COUNTY CLERK

- PEARCE -
BOUNDARY LINE ADJUSTMENT

NE1/4SW1/4 & S1/2SW1/4 OF SECTION 20,
AND THE NE1/4NW1/4 OF SECTION 29,
TOWNSHIP 57 NORTH, RANGE 85 WEST, 6TH P.M.,
SHERIDAN COUNTY, WYOMING

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

CLIENTS: MARY M. PEARCE & PEARCE RANCH LLC
P.O. BOX 698
RANCHESTER, WY 82839

JN: 2024-033
DN: 2024-033-BLA
TAB: BLA
PF: 2024-033
REVIEWED BY: JSP-CT
JULY 30, 2024

#747