

EXHIBIT OF LOT LINE ADJUSTMENT

OF LOTS 3 & 5 OF SPIRIT RIDGE SUBDIVISION, LOCATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (N4NW4) SECTION 24, TOWNSHIP 57 NORTH, RANGE 86 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING.

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.

LEGAL DESCRIPTION:

PARCEL 5A FINAL COMMENCING AT THE NORTH QUARTER CORNER (N1/4) OF SECTION 24, TOWNSHIP 57 NORTH, RANGE 86 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, THENCE S 33°56'40" W, 1697.30 FEET TO A POINT ON THE WEST LINE OF LOT 3 OF SPIRIT RIDGE SUBDIVISION, LYING 39.74 FEET FROM THE NORTHEAST CORNER OF LOT 5 OF SPIRIT RIDGE SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING; THENCE N 89°49'22" E, 357.86 FEET TO THE EAST LINE OF LOT 3 OF SPIRIT RIDGE SUBDIVISION; THENCE S 00°28'32" E, 334.10 FEET ALONG THE EAST LINE OF SAID LOT 3 TO THE NORTH RIGHT-OF-WAY LINE OF US HIGHWAY 14; THENCE S 89°44'59" W, 357.70 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE S 89°41'46" W, 153.28 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE THROUGH AN ARC TO THE LEFT HAVING A RADIUS OF 3869.72 FEET, AN ARC LENGTH OF 179.54 FEET, A DELTA OF 2°39'30" AND A CHORD OF S 88°24'36" W, 179.53 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5 AND THE EAST RIGHT-OF-WAY LINE OF LYRIC DRIVE; THENCE N 00°28'11" W, 298.81 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE N 89°41'17" E, 332.58 FEET ALONG THE NORTH LINE OF SAID LOT 5 TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE N 00°28'09" W, 39.74 FEET ALONG THE WEST LINE OF SAID LOT 3 TO THE POINT OF BEGINNING OF SUBJECT PARCEL, CONTAINING AN AREA OF ±217930 SQUARE FEET (±5.00 ACRES)

PARCEL 3A FINAL COMMENCING AT THE NORTH QUARTER CORNER (N1/4) OF SECTION 24, TOWNSHIP 57 NORTH, RANGE 86 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, THENCE S 33°56'40" W, 1697.30 FEET TO A POINT ON THE EAST LINE OF LOT 3 OF SPIRIT RIDGE SUBDIVISION, LYING 39.74 FEET FROM THE NORTHEAST CORNER OF LOT 5 OF SPIRIT RIDGE SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING; THENCE N 00°28'09" W, 274.27 FEET ALONG THE WEST LINE OF SAID LOT 3 TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE N 89°40'56" E, 357.82 FEET ALONG THE NORTH LINE OF SAID LOT 3 TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE S 00°28'32" E, 275.15 FEET ALONG THE EAST LINE OF SAID LOT 3; THENCE S 89°49'22" W, 357.86 FEET TO THE POINT OF BEGINNING, SUBJECT LOT, CONTAINING AN AREA OF ±98301 SQUARE FEET (±2.26 ACRES)



SCALE: 1"=120'

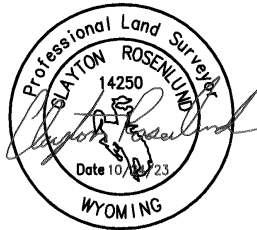


BASIS OF BEARINGS ARE US STATE PLANE, NAD 83 WYOMING EAST CENTRAL ZONE DISTANCES ARE GROUND (US SURVEY FEET) PAF:1.000254

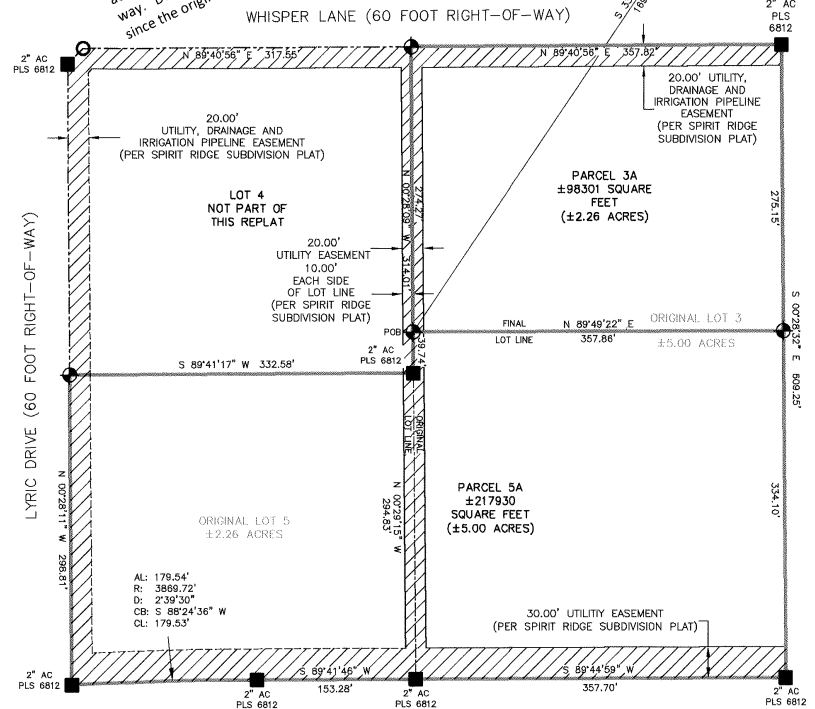
LEGEND

- FOUND MONUMENT AS NOTED
- ⊕ SET 1.5" AC LS 14250
- CALCULATED CORNER
- AC ALUMINUM CAP
- ORIGINAL LOT LINE
- == FINAL ADJUSTED PARCEL LINE
- - - UTILITY EASEMENT

SURVEYOR'S CERTIFICATE:
I, CLAYTON P. ROSENBLUND DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT CORRECTLY SHOWS THE LOCATION TO THE BEST OF MY KNOWLEDGE.



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



US HIGHWAY 14 (100 FOOT RIGHT-OF-WAY)

CERTIFICATE OF RECORDER

STATE OF WYOMING }
COUNTY OF SHERIDAN }

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 11:25 O'CLOCK AM THIS 30 DAY OF August, 2024 AND IS DULY RECORDED IN PLAT BOOK A ON PAGE 750 (OR AS PLAT NO. A-750)

Eda Shank Thompson 2024-794179
COUNTY CLERK STAMP RECEIVING NUMBER



FOR: JASON & SHANNA WHITE
5 LYRIC DR
RANCHESTER, WY 82839

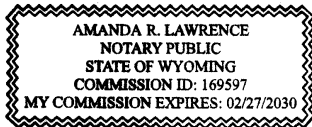
Date: 10/24/23

Jason White
JASON WHITE

STATE OF WYOMING }
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Jason White FOR adjustment THIS 30 DAY OF August, 2024.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 02/27/2030

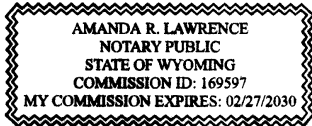
Shanna White
SHANNA WHITE



STATE OF WYOMING }
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Shanna White FOR adjustment THIS 30 DAY OF August, 2024.
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 02/27/2030

Shanna White
SHANNA WHITE



PREPARED BY:

Cannon Consulting LLC (307) 752-0109

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