



CRAIG PARCEL:

A TRACT OF LAND SITUATED IN THE S½NW¼ OF SECTION 18, TOWNSHIP 53 NORTH, RANGE 83 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 18 (MONUMENTED WITH A 3/4" ALUMINUM CAP PER PLS 6812); THENCE N00°00'09"W, 339.94 FEET ALONG THE EAST LINE OF SAID S½NE¼ TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 583 OF DEEDS, PAGE 354 (MONUMENTED WITH A 5/8" REBAR); THENCE N86°54'06"W, 29.40 FEET ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 583 OF DEEDS, PAGE 354 TO A POINT, SAID POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF WAGON BOX MONUMENT ROAD (AKA COUNTY ROAD NO. 145) (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE, CONTINUE N86°54'06"W, 665.13 FEET ALONG SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 583 OF DEEDS, PAGE 354 TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 583 OF DEEDS, PAGE 354, AND AN ANGLE POINT ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 583 OF DEEDS, PAGE 363 (MONUMENTED WITH A 2" ALUMINUM CAP PER PE&LS 3864); THENCE N86°53'40"W, 638.75 FEET ALONG SAID NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 583 OF DEEDS, PAGE 363 TO A POINT, SAID POINT LYING ON THE EAST LINE OF LOT 1, BALKENBUSH SUBDIVISION (MONUMENTED WITH A 2" ALUMINUM CAP PER PE&LS 3864); THENCE N00°06'28"E, 209.28 FEET ALONG SAID EAST LINE OF LOT 1, BALKENBUSH SUBDIVISION TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 2, BALKENBUSH SUBDIVISION (MONUMENTED WITH A 2" ALUMINUM CAP PER PE&LS 3159); THENCE, CONTINUE N00°06'28"E, 138.99 FEET ALONG THE EAST LINE OF SAID LOT 2, BALKENBUSH SUBDIVISION TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 2, BALKENBUSH SUBDIVISION AND THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2025-796891 (MONUMENTED WITH A 1/2" IRON PIN); THENCE, CONTINUE N00°06'28"E, 264.99 FEET ALONG THE EAST LINE OF SAID DOCUMENT NUMBER 2025-796891, AND THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 363 OF DEEDS, PAGE 312 TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2022-778353 (MONUMENTED WITH A 2" ALUMINUM CAP PER PE&LS 3864); THENCE N73°51'19"E, 179.21 FEET ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN DOCUMENT NUMBER 2022-778353 TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PE&LS 3864); THENCE S01°37'32"E, 270.63 FEET ALONG SAID SOUTH LINE OF SAID TRACT DESCRIBED IN DOCUMENT NUMBER 2022-778353 TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PE&LS 3864); THENCE S77°23'18"E, 261.34 FEET ALONG SAID SOUTH LINE OF SAID TRACT DESCRIBED IN DOCUMENT NUMBER 2022-778353 TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PE&LS 3864); THENCE N01°49'37"E, 67.67 FEET ALONG SAID SOUTH LINE OF SAID TRACT DESCRIBED IN DOCUMENT NUMBER 2022-778353 TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PE&LS 3864); THENCE N56°59'02"E, 94.19 FEET ALONG SAID SOUTH LINE OF SAID TRACT DESCRIBED IN DOCUMENT NUMBER 2022-778353 TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PE&LS 3864); THENCE N87°52'06"E, 80.69 FEET ALONG SAID SOUTH LINE OF SAID TRACT DESCRIBED IN DOCUMENT NUMBER 2022-778353 TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PE&LS 3864); THENCE S19°00'10"E, 15.39 FEET ALONG SAID SOUTH LINE OF SAID TRACT DESCRIBED IN DOCUMENT NUMBER 2022-778353 TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PE&LS 3864); THENCE N79°13'02"E, 173.37 FEET ALONG SAID SOUTH LINE OF SAID TRACT DESCRIBED IN DOCUMENT NUMBER 2022-778353 TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PE&LS 13351); THENCE N43°19'09"E, 235.62 FEET ALONG SAID SOUTH LINE OF SAID TRACT DESCRIBED IN DOCUMENT NUMBER 2022-778353 TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PE&LS 3864); THENCE N88°30'49"E, 362.07 FEET ALONG SAID SOUTH LINE OF SAID TRACT DESCRIBED IN DOCUMENT NUMBER 2022-778353 TO A POINT, SAID POINT LYING ON SAID WEST RIGHT-OF-WAY LINE OF WAGON BOX MONUMENT ROAD (AKA COUNTY ROAD NO. 145) (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE, CONTINUE N88°30'49"E, 34.61 FEET ALONG SAID SOUTH LINE OF SAID TRACT DESCRIBED IN DOCUMENT NUMBER 2022-778353 TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED IN DOCUMENT NUMBER 2022-778353 AND LYING ON SAID EAST LINE OF THE S½NE¼ (MONUMENTED WITH A 7/8" REBAR); THENCE S00°00'09"E, 729.21 FEET ALONG SAID EAST LINE OF THE S½NE¼ TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 17.36 ACRES OF LAND, MORE OR LESS.
BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM, NAD 1983, EAST CENTRAL ZONE.

STATE OF WYOMING
COUNTY OF SHERIDAN

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 10:10 O'CLOCK A.M.,
THIS 16, DAY OF June, 2025, AND IS DULY RECORDED AS SURVEY A, NO. 786
FEE \$ 50.00

Eda Ghunk Thompson
COUNTY CLERK

STAMP RECEIVING NUMBER 2025-799832

STATE OF WYOMING : ss
COUNTY OF SHERIDAN

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.

*PLAT IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED

S1/2NE1/4, SECTION 18,
TOWNSHIP 53 NORTH, RANGE 83 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING

CLIENT: KENNY & SHENELLA CRAIG
P.O. BOX 632
STORY, WY 82842

N: 2025-017
N: 2025-017-ROS
AB: ROS
F: T2025-017
RAWN: JSP
REVIEWED BY: AS-CT
JUN 12 2025

◆ SET 2" ALUMINUM CAP PER PLS 6812
 ◆ FOUND 1-1/2" IRON PIPE/SET 2" ALUMINUM CAP PER PLS 6812
 ◆ FOUND 3-1/4" BRASS CAP PER PLS 520/PE&LS 537
 □ FOUND 3-1/4" ALUMINUM CAP PER PE&LS 3864
 ◆ FOUND 2" ALUMINUM CAP PER PLS 13351
 ■ FOUND 2" ALUMINUM CAP PER PE&LS 3159
 ◆ FOUND 1-1/2" ALUMINUM CAP PER PLS 529
 ◎ FOUND 7/8" REBAR
 ◎ FOUND 5/8" REBAR
 ✕ FOUND 2" IRON PIPE
 ⦿ FOUND 1/2" IRON PIN
 (HW) RECORD (SEE NOTE: 3)
 (R) RECORD
 (M) MEASURED
 WC WITNESS CORNER
 _____ BOUNDARY/DEED LINE
 _____ PROPERTY/TRACT LINE
 _____ SECTION LINE
 _____ INTERIOR SECTION LINE
 _____ COUNTY ROAD RIGHT-OF-WAY
 _____ EENCE LINE (SURVEYED 2025)

1. WAGON BOX MONUMENT ROAD (AKA COUNTY ROAD NO. 145) OCCUPIES ± 0.53 ACRES OF THE CRAIG PARCEL.

2. A 1/2" IRON PIN WAS LOCATED AS BEING THE NORTHEAST CORNER OF BALKENBUSH SUBDIVISION AS RECORDED IN DRAWER "B", PLAT NUMBER "53" AT THE SHERIDAN COUNTY CLERK'S OFFICE, DATED: APRIL 11, 2007. THE PLAT INDICATES THAT AN IRON PIPE WAS FOUND AND MONUMENTED WITH A REBAR AND CAP PER WILLIAM A. MENTOCK PE&LS 3864 WHICH WAS NOT FOUND OR RECOVERED DURING THIS SURVEY.

3. THE LEGAL DESCRIPTION OF THE WARRANTY DEED RECORDED AT THE SHERIDAN COUNTY CLERK'S OFFICE SHERIDAN COUNTY WYOMING, RECORDED NOVEMBER 13, 2024 IN DOCUMENT NUMBER 2024-795670 HAVE A SCRIVENERS ERROR WITH A DISTANCE CALL OF 84.20 FEET ALONG THE NORTH LINE OF SAID PARCEL. SAID LEGAL DESCRIPTION PER DOCUMENT NUMBER 2024-795670 HAS A CLOSURE ERROR OF DELTA X=8.4' & DELTA Y=5.4'. I USED THE ADJOINERS LEGAL DESCRIPTION TO DETERMINE THAT THE DISTANCE CALL SHOULD HAVE BEEN 94.20 FEET AS PER QUILTALM DEED RECORDED MAY 6, 2022 IN DOCUMENT NUMBER 2022-778353 WHICH MATCHES THE MONUMENTATION ESTABLISHED IN THE FIELD BY WILLIAM A. MENTOCK, PE&LS 3864. THE ADJOINERS DEED (DOCUMENT NUMBER 2022-778353) WILL CLOSE IF THE 94.20 FEET DISTANCE IS USED.

4. THE COUNTY ROAD RIGHT-OF-WAY, WAGON BOX MONUMENT ROAD (AKA COUNTY ROAD NO. 145) (R)60' WIDE. THIS SECTION OF ROAD WAS FORMALLY KNOWN AS THE LOBBIN AND HINE ROAD. THE RIGHT-OF-WAY WAS DETERMINED FROM THE EXISTING ROAD, EXISTING MONUMENTATION, RIGHT-OF-WAY FENCES, AND THE WEST BOUNDARY OF PINEY SOUTH SUBDIVISION RECORDED IN BOOK 1 OF PLATS, PAGE 218, AT THE SHERIDAN COUNTY CLERK'S OFFICE, SHERIDAN COUNTY, WYOMING.

5. THE NORTHEAST CORNER OF THE (S1/2NE1/4) SECTION 18 WAS DETERMINED BY EXISTING DEEDS OF RECORD IN SECTION 18 AND A FOUND 1-1/2" IRON PIPE THAT WAS ACCEPTED, AT WHICH POINT I ESTABLISHED A 2" ALUMINUM CAP PER PLS 6812 AND BURIED IT 1.0 FOOT BELOW THE ROAD SURFACE. THIS POSITION DOES NOT MATCH THE PINEY SOUTH SUBDIVISION RECORDED IN BOOK 1 OF PLATS, ON PAGE 218, AND THE MITCHELL SUBDIVISION RECORDED IN DRAWER "M" OF PLATS, NUMBER "37". THEREFORE THE SUBDIVISIONS POSITIONS WERE NOT ACCEPTED AS A FAITHFUL RETRACEMENT OF THE ORIGINAL SECTION.

6. A SEARCH WAS PERFORMED BY WILCOX ABSTRACT & TITLE, COMMITMENT NUMBER 63066 DATED MARCH 24, 2025, & PRESTFELDT SURVEYING, LLC FOR DEEDS OF RECORD AT THE SHERIDAN COUNTY COURTHOUSE. THIS SEARCH DOES NOT CONSTITUTE A GUARANTEE THAT ALL DEEDS OF RECORD ARE SHOWN ON THIS DRAWING. EASEMENTS OF RECORD ARE NOT SHOWN.

RECORD OWNERS:
KENNETH WILLIAM BALKENBUSH & WENDY
WILSON BALKENBUSH, CO-TRUSTEES
(BOOK 583, PAGE 363)

CRAIG PARCEL
±17.36 ACRES
(SEE NOTE: 1)

RECORD OWNERS:
KENNY CRAIG & SHENELLA CRAIG
(2024-795670)

RECORD OWNERS:
KENNETH WILLIAM BALKENBUSH & WENDY
WILSON BALKENBUSH, CO-TRUSTEES
(BOOK 583, PAGE 354)