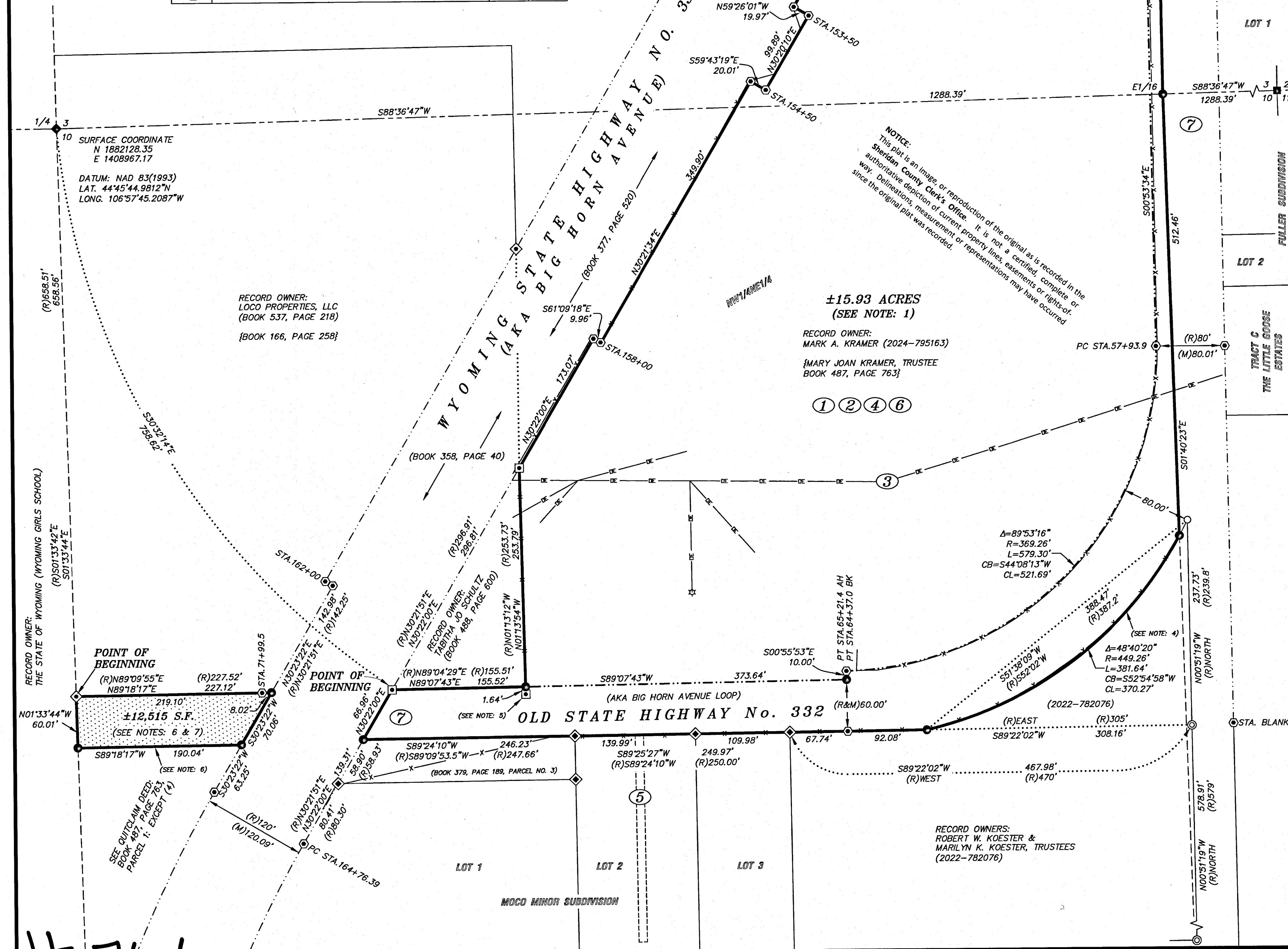
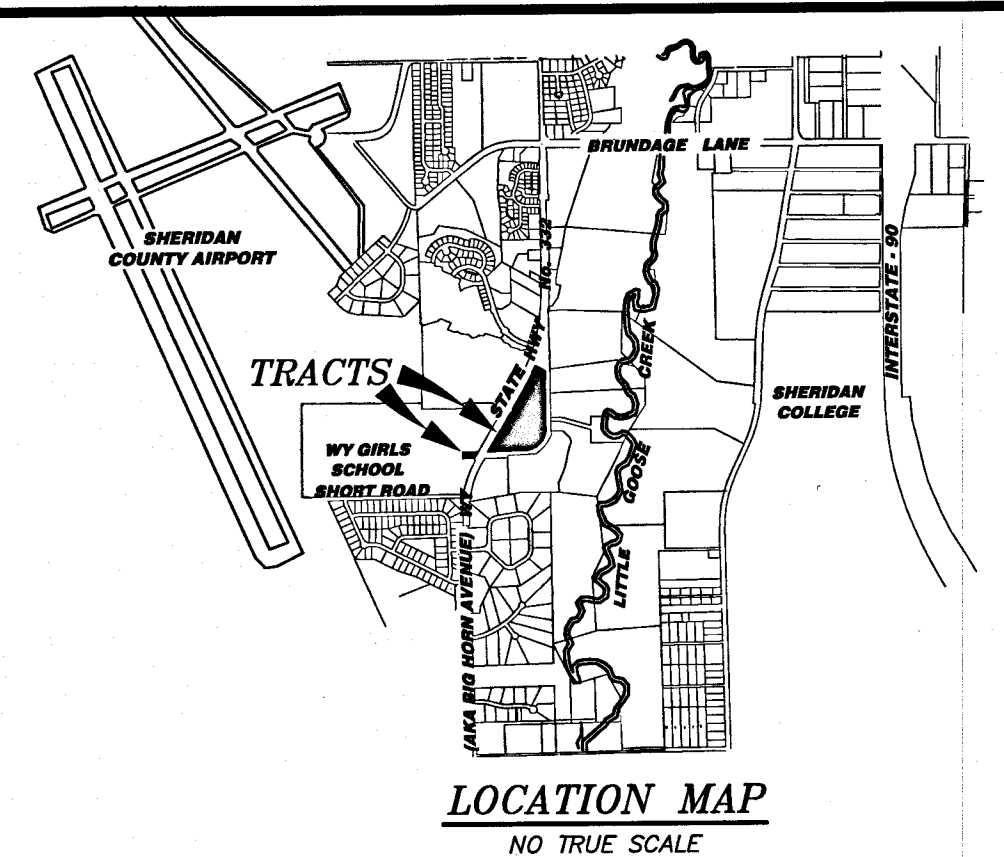


EASEMENTS OF RECORD			
RECORDS ON FILE AT THE SHERIDAN COUNTY COURTHOUSE			
INDEX NUMBER	TYPE & WIDTH	BOOK	PAGE
①	SEWER LINE EASEMENT; (UNABLE TO LOCATE; LOCATION UNKNOWN) STATE OF WYOMING (STATE GIRLS SCHOOL)	85	301
②	RIGHT-OF-WAY EASEMENT: GAS PIPELINE (BLANKET EASEMENT) STATE OF WYOMING	85	291 185
③	ELECTRIC LINE EASEMENT: (BLANKET EASEMENT) MONTANA DAKOTA UTILITIES COMPANY	124	327
④	CLEAR ZONE EASEMENT: FOR AIRCRAFT (BLANKET EASEMENT) SHERIDAN COUNTY, WYOMING (AIRPORT)	150	276
⑤	10' SANITARY SEWER EASEMENT: MARY JOAN KRAMER, ASSIGNOR OR SUCCESSOR, 10' MOVED SUBD.	379	192
⑥	IRRIGATION EASEMENT AGREEMENT; INCLUDING CONDITIONS, MARY KRAMER AND P & P ENTERPRISES	426	477
⑦	ORDINANCE NO. 2186 RIGHT-OF-WAY ANNEXATION TO THE CITY OF SHERIDAN, WYOMING	573	638



NOTES:

- 1) EXISTING RIGHT-OF-WAY WAS DETERMINED FROM MONUMENTATION, ORIGINAL COUNTY ROAD RIGHT-OF-WAY, DEEDS OF RECORD, HIGHWAY PLANS, AND RECORD OF SURVEY'S RECORDED AT THE SHERIDAN COUNTY CLERK'S OFFICE, SHERIDAN COUNTY, WYOMING. OLD STATE HIGHWAY NO. 332 IMPACTS **±2.06 ACRES** OF THE SUBJECT PROPERTY DESCRIBED IN DOCUMENT NUMBER (2024-795163).
- 2) A SEARCH WAS PERFORMED BY MILOX ABSTRACT & TITLE COMPANY (COMMITMENT #60790) DATED: JUNE 27, 2023 FOR 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.
- 3) HIGHWAY RIGHT-OF-WAY MONUMENTS AT STATION 146+50 WERE ESTABLISHED PER WARRANTY DEED; BOOK 377, PAGE 520 AND ARE CORRECT, "BUT INCORRECTLY STAMPED" (146+30).
- 4) THE PROPERTY LINE WAS DETERMINED FROM A WARRANTY DEED: RECORDED OCTOBER 18, 2022 PER DOCUMENT NUMBER 2022-782076. ALSO DESCRIBED IN BOOK 487 OF DEEDS, PAGE 783, PARCEL 1: EXCEPT (6): RECORDED JULY 31, 2007. MONUMENTATION WAS FOUND ALONG THE EAST AND NORTH BOUNDARY OF SAID DOCUMENT NUMBER 2022-782076.
- 5) A MONUMENT PER P&L'S 3864 WAS HELD FOR THE EAST-WEST POSITION AND IS 1.64 FEET SOUTH OF THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 488 OF DEEDS, PAGE 600. A MONUMENT WAS ESTABLISHED FOR THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED IN BOOK 488 OF DEEDS, PAGE 600 ON THE NORTH LINE OF OLD STATE HIGHWAY NO. 332.
- 6) THE PROPERTY LINE WAS DETERMINED FROM BOOK 487 OF DEEDS, PAGE 763, PARCEL 1; EXCEPT (4): RECORDED JULY 31, 2007 WHICH HAS A BOUNDS CALL OF BEING "THE SOUTH LINE OF THE COUNTY ROAD". MONUMENTS WERE FOUND ALONG THE NORTH LINE OF SAID COUNTY ROAD AND THE SOUTH LINE OF BOOK 537 OF DEEDS, PAGE 218. A QUILTAID DEED WAS RECORDED JULY 15, 1968 PER BOOK 166 OF DEEDS, PAGE 258 WHICH CALLS FOR THE NORTH RIGHT-OF-WAY LINE OF THE "SHERIDAN - BIG HORN COUNTY ROAD". THE WIDTH OF SAID SHERIDAN - BIG HORN COUNTY ROAD IS SIXTY (60) FEET. SAID AREA IS ENCUMBERED BY OLD STATE HIGHWAY 332 AND DESCRIBED BY OTHER ROAD AND HIGHWAY NAMES IN RECORDED DOCUMENTS, RIGHT-OF-WAY PLANS, DEEDS, AND RECORD OF SURVEYS.
- 7) THE BOUNDARY AND EXISTING RIGHT-OF-WAY WAS DETERMINED FROM MONUMENTATION, ORIGINAL COUNTY ROAD RIGHT-OF-WAY, DEEDS OF RECORD, HIGHWAY PLANS, AND RECORD OF SURVEY'S RECORDED AT THE SHERIDAN COUNTY CLERK'S OFFICE, SHERIDAN COUNTY, WYOMING. SHERIDAN - BIG HORN COUNTY ROAD & OLD STATE HIGHWAY NO. 332 ENCUMBERS THE REMAINING PORTION OF PROPERTY OWNED BY MARY JOAN KRAMER, TRUSTEE, PER BOOK 487, PAGE 763, PARCEL 1.



LEGAL DESCRIPTIONS:

KRAMER BOUNDARY (2024-795163)

A TRACT OF LAND SITUATED IN THE SW $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 3, AND THE NW $\frac{1}{4}$ NE $\frac{1}{4}$ OF SECTION 10, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH P.M., CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 10 (MONUMENTED WITH A 3/4" ALUMINUM CAP PER PLS 6812); THENCE S30°32'14"E, 758.62 FEET TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT BEING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF WYOMING STATE HIGHWAY NO. 332 (AKA BIG HORN AVENUE) AND THE NORTH RIGHT-OF-WAY LINE OF OLD STATE HIGHWAY NO. 332, ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 488 OF DEEDS, PAGE 600 (MONUMENTED WITH A 2" ALUMINUM CAP PER PE&LS 3864); THENCE N89°07'43"E, 155.52 FEET ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 488 OF DEEDS, PAGE 600 AND SAID NORTH RIGHT-OF-WAY LINE OF OLD STATE HIGHWAY NO. 332 TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED IN BOOK 488 OF DEEDS, PAGE 600 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N01°13'54"W, 253.79 FEET ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 488 OF DEEDS, PAGE 600 TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID TRACT DESCRIBED IN BOOK 488 OF DEEDS, PAGE 600 AND LYING ON SAID EASTERLY RIGHT-OF-WAY LINE OF WYOMING STATE HIGHWAY NO. 332 (AKA BIG HORN AVENUE) (MONUMENTED WITH A 2" ALUMINUM CAP PER PE&LS 3864); THENCE N30°22'00"E, 173.07 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF WYOMING STATE HIGHWAY NO. 332 (AKA BIG HORN AVENUE) TO A POINT (MONUMENTED WITH A HIGHWAY RIGHT-OF-WAY MONUMENT); THENCE S61°09'18"E, 9.96 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT (MONUMENTED WITH A HIGHWAY RIGHT-OF-WAY MONUMENT); THENCE N30°21'34"E, 349.90 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT (MONUMENTED WITH A HIGHWAY RIGHT-OF-WAY MONUMENT); THENCE S59°43'19"E, 20.01 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT (MONUMENTED WITH A HIGHWAY RIGHT-OF-WAY MONUMENT); THENCE N30°20'10"E, 99.89 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT (MONUMENTED WITH A HIGHWAY RIGHT-OF-WAY MONUMENT); THENCE N59°26'01"W, 19.97 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT (MONUMENTED WITH A HIGHWAY RIGHT-OF-WAY MONUMENT); THENCE N30°24'01"E, 189.52 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT (MONUMENTED WITH A HIGHWAY RIGHT-OF-WAY MONUMENT); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF WYOMING STATE HIGHWAY NO. 332 (AKA BIG HORN AVENUE) THROUGH A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 101°2'51", A RADIUS OF 2934.79 FEET, AN ARC LENGTH OF 523.19 FEET, A CHORD BEARING OF N25°15'28"E, AND A CHORD LENGTH OF 522.50 FEET, SAID POINT BEING AN ANGEL POINT ON THE EASTERLY LINE OF A TRACT OF LAND DESCRIBED IN BOOK 377 OF DEEDS, PAGE 520 (MONUMENTED WITH A HIGHWAY RIGHT-OF-WAY MONUMENT); THENCE S69°46'02"E, 89.66 FEET ALONG SAID EASTERLY LINE OF SAID TRACT DESCRIBED IN BOOK 377 OF DEEDS, PAGE 520 TO A POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF SAID OLD STATE HIGHWAY NO. 332 (MONUMENTED WITH A HIGHWAY RIGHT-OF-WAY MONUMENT); THENCE, CONTINUE S69°46'02"E, 16.76 FEET ALONG SAID EASTERLY LINE OF SAID TRACT DESCRIBED IN BOOK 377 OF DEEDS, PAGE 520 TO A POINT LYING ON THE EAST LINE OF SAID SW¼SEC, SECTION 3 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE S00°49'56"E, 703.50 FEET ALONG SAID EAST LINE OF SAID SW¼SEC, SECTION 3 TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID NW¼NE¼, SECTION 10 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE S01°40'23"E, 512.46 FEET ALONG THE EAST LINE OF SAID NW¼NE¼, SECTION 10 TO A POINT LYING ON THE NORTHERLY LINE OF A TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2022-782076 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE, ALONG SAID NORTHERLY LINE OF SAID TRACT DESCRIBED IN DOCUMENT NUMBER 2022-782076 THROUGH A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 48°40'20", A RADIUS OF 449.26 FEET, AN ARC LENGTH OF 381.64 FEET, A CHORD BEARING OF S52°54'58"W, AND A CHORD LENGTH OF 370.27 FEET TO A POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID OLD STATE HIGHWAY NO. 332 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE S89°22'02"W, 92.08 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SAID OLD STATE HIGHWAY NO. 332 AND SAID NORTH LINE OF SAID TRACT DESCRIBED IN DOCUMENT NUMBER 2022-782076 TO A POINT (MONUMENTED WITH A HIGHWAY RIGHT-OF-WAY MONUMENT); THENCE, CONTINUE S89°22'02"W, 67.74 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE OF OLD STATE HIGHWAY NO. 332 AND SAID NORTH LINE OF SAID TRACT DESCRIBED IN DOCUMENT NUMBER 2022-782076 TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF LOT 3, MOCO MINOR SUBDIVISION (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6594); THENCE S89°25'27"W, 249.97 FEET ALONG THE NORTH LINE OF SAID MOCO MINOR SUBDIVISION TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF LOT 2, MOCO MINOR SUBDIVISION AND THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 379 OF DEEDS, PAGE 189, PARCEL NO. 3 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6594); THENCE S89°24'10"W, 246.23 FEET ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 379 OF DEEDS, PAGE 189, PARCEL NO. 3 TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 379 OF DEEDS, PAGE 189, PARCEL NO. 3 AND LYING ON SAID EASTERLY RIGHT-OF-WAY LINE OF WYOMING STATE HIGHWAY NO. 332 (AKA BIG HORN AVENUE) (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N30°22'00"E, 66.96 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF WYOMING STATE HIGHWAY NO. 332 (AKA BIG HORN AVENUE) TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 15.93 ACRES OF LAND, MORE OR LESS.
BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM, NAD 1983, EAST CENTRAL ZONE.

RECORD OWNER: MARY JOAN KRAMER, TRUSTEE

A TRACT OF LAND SITUATED IN THE NW¹/₄NE¹/₄ OF SECTION 10, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 10 (MONUMENTED WITH A 3/4" ALUMINUM CAP PER PLS 6812); THENCE S0133°44'E, 658.56 FEET ALONG THE WEST LINE OF SAID NW¼NE¼ TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 537 OF DEEDS, PAGE 218 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 3159); THENCE N89°18'17"E, 219.10 FEET ALONG THE SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 537 OF DEEDS, PAGE 218 TO A POINT (MONUMENTED WITH A HIGHWAY RIGHT-OF-WAY MONUMENT); THENCE CONTINUE N89°18'17"E, 8.02 FEET ALONG SAID SOUTH LINE OF SAID TRACT DESCRIBED IN BOOK 537 OF DEEDS, PAGE 218 TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED IN BOOK 537 OF DEEDS, PAGE 218 AND LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF WYOMING STATE HIGHWAY NO. 332 (AKA BIG HORN AVENUE) (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE S302°22'W, 70.06 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF WYOMING STATE HIGHWAY NO. 332 (AKA BIG HORN AVENUE) TO A POINT LYING ON NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 487 OF DEEDS, PAGE 763, PARCEL 1; EXCEPT (4) (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE S89°18'17"W, 190.04 FEET ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 487 OF DEEDS, PAGE 763, PARCEL 1; EXCEPT (4), TO A POINT LYING ON THE WEST LINE OF SAID NW¼NE¼ (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N0133°44'W, 60.01 FEET ALONG SAID WEST LINE OF SAID NW¼NE¼ TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 12,515 SQUARE FEET OF LAND, MORE OR LESS.
BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM, NAD 1983, EAST CENTRAL ZONE.

STATE OF WYOMING : 93
COUNTY OF SHERIDAN

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 3:12 O'CLOCK P.M.,
THIS 4, DAY OF December, 20 24, AND IS DULY RECORDED AS SURVEY A, NO. 766
FEE \$ 50.00

Eola Schunk Thompson COUNTY CLERK

STAMP RECEIVING NUMBER 1024-796045

SURVEYOR'S CERTIFICATE

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.

RECORD OWNERS:
ROBERT W. KOESTER &
MARILYN K. KOESTER, TRUSTEES
(202-782076)

Professional Land Surveyor
THOMAS D. TUCKER
6812
Date: DEC 4, 2024
WYOMING

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

KRAMER
RECORD OF SURVEY

SW1/4SE1/4 OF SECTION 3, AND THE NW1/4NE1/4 OF SECTION 10,
TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH P.M.,
CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING

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

CLIENT: MARK A. KRAMER
3460 BIG HORN AVENUE &
3442 BIG HORN AVENUE LOOP
SHERIDAN, WY 82801

: 2023-037
 : 2023-037-ROS
 B: ROS
 : T2023-037
 VIEWED BY: JSP-C
 ECEMBER 04, 2024