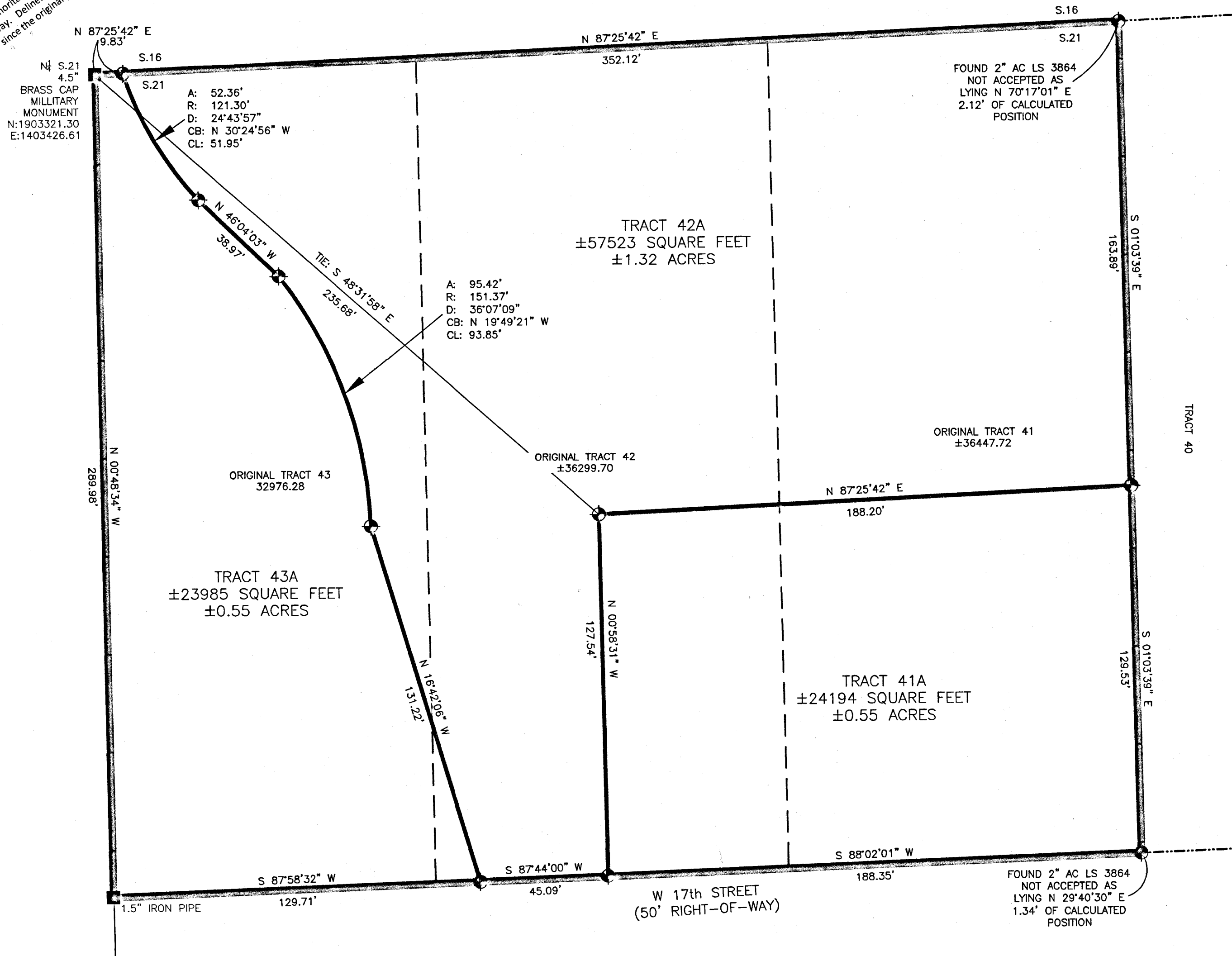


NOTICE:  
This plat is an image, or reproduction of the original as is recorded in the  
Sheridan County Clerk's Office. It is not a certified, complete or  
authoritative depiction of current property lines, easements or rights-of-  
way. Delineations, measurement or representations may have occurred  
since the original plat was recorded.

## EXHIBIT OF BOUNDARY LINE ADJUSTMENT

OF TRACTS 41, 42, & 43 DOWNERS ADDITION TO SHERIDAN WYOMING, LOCATED IN NORTHWEST QUARTER  
OF THE NORTHEAST QUARTER (NW¼NE¼), SECTION 21, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH  
PRINCIPLE MERIDIAN, SHERIDAN COUNTY, WYOMING.

THE PURPOSE OF THIS SURVEY IS TO ADJUST THE BOUNDARY LINE  
NOT TO CREATE A NEW SEPARATELY OWNED PARCEL



### LEGAL DESCRIPTIONS:

#### TRACT 41A:

A TRACT BEING A PORTIONS OF TRACT 41 AND 42 OF THE DOWNERS ADDITION TO SHERIDAN WYOMING,  
LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW¼NE¼), SECTION 21, TOWNSHIP 56  
NORTH, RANGE 84 WEST, 6TH PRINCIPLE MERIDIAN, SHERIDAN COUNTY, WYOMING; BEING DESCRIBED AS  
FOLLOWS;

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 21, THENCE S 48°31'58" E, 235.68 FEET  
TO THE POINT OF BEGINNING OF SUBJECT TRACT; THENCE N 87°25'42" E, 188.20 FEET TO THE WEST LINE  
OF TRACT 40 OF SAID DOWNERS ADDITION; THENCE S 01°03'39" E, 129.53 FEET ALONG SAID WEST LINE  
TO THE NORTH LINE OF WEST 17TH STREET; THENCE S 88°02'01" W, 188.35 FEET ALONG SAID NORTH  
LINE; THENCE N 00°58'31" W, 127.54 FEET TO THE POINT OF BEGINNING OF SUBJECT TRACT; CONTAINING  
AN AREA OF ±0.55 ACRES

SUBJECT TO ALL LEASES, EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND ENCUMBRANCES OF  
RECORD

#### TRACT 42A:

A TRACT BEING A PORTIONS OF TRACT 41, 42, AND 43 OF THE DOWNERS ADDITION TO SHERIDAN,  
WYOMING, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW¼NE¼), SECTION 21,  
TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPLE MERIDIAN, SHERIDAN COUNTY, WYOMING; BEING  
DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 21, THENCE N 87°25'42" E, 9.83 FEET ALONG  
THE NORTH LINE OF SAID TRACTS TO THE POINT OF BEGINNING; THENCE N 87°25'42" E, 352.12 FEET, TO  
THE WEST LINE OF TRACT 40 SAID DOWNERS ADDITION; THENCE S 01°03'39" E, 163.89 FEET ALONG SAID  
WEST LINE TO A POINT; THENCE S 87°25'42" W, 188.20 FEET ALONG THE NORTH LINE OF SAID TRACTS;  
THENCE S 00°58'31" E, 127.54 FEET TO THE NORTH LINE OF WEST 17TH STREET; THENCE S 87°44'00" W,  
45.09 FEET ALONG SAID NORTH LINE OF WEST 17TH STREET TO THE CENTERLINE OF A GRAVEL ROAD;  
THENCE N 16°42'06" W, 131.22 FEET ALONG THE CENTERLINE OF A GRAVEL ROAD; THENCE THROUGH A  
NON TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 151.37 FEET, AN ARC LENGTH OF 95.42 FEET; A  
DELTA OF 36°07'09" AND A CHORD OF N 19°49'21" W, 93.85 FEET ALONG SAID CENTERLINE; THENCE N  
46°04'03" W, 38.97 FEET ALONG SAID CENTERLINE THENCE THROUGH A NON TANGENT CURVE TO THE  
RIGHT HAVING A RADIUS OF 121.30 FEET, AN ARC LENGTH 52.36 FEET, A DELTA OF 24°43'57" AND A  
CHORD OF N 30°24'56" W, 51.95 FEET TO THE POINT OF BEGINNING OF SUBJECT TRACT; CONTAINING AN  
AREA OF ±1.32 ACRES

SUBJECT TO ALL LEASES, EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND ENCUMBRANCES OF  
RECORD

#### TRACT 43A:

A TRACT BEING A PORTIONS OF TRACT 42 AND 43 OF THE DOWNERS ADDITION TO SHERIDAN, WYOMING,  
LOCATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW¼NE¼), SECTION 21, TOWNSHIP 56  
NORTH, RANGE 84 WEST, 6TH PRINCIPLE MERIDIAN, SHERIDAN COUNTY, WYOMING; BEING DESCRIBED AS  
FOLLOWS;

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 21 SAID POINT BEING THE POINT OF  
BEGINNING; THENCE N 87°25'42" E, 9.83 FEET ALONG THE NORTH LINE OF SAID TRACT 43 TO A POINT IN  
THE CENTER OF A GRAVEL ROAD; THENCE THROUGH A NON TANGENT CURVE TO THE LEFT HAVING A  
RADIUS OF 121.30 FEET, AN ARC LENGTH OF 52.36 FEET, A DELTA OF 24°43'57" AND A CHORD OF S  
30°24'56" E, 51.95 FEET ALONG THE CENTERLINE OF A GRAVEL ROAD; THENCE S 46°04'03" E, 38.97 FEET  
ALONG SAID CENTERLINE; THENCE THROUGH A NON TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF  
151.37 FEET, AN ARC LENGTH OF 95.42 FEET, A DELTA OF 36°07'09" AND A CHORD OF S 19°49'21" E,  
93.85 FEET ALONG SAID CENTERLINE; THENCE S 87°58'32" W, 129.71 FEET ALONG SAID NORTH LINE OF WEST  
17TH STREET; THENCE S 87°58'32" W, 129.71 FEET ALONG SAID NORTH LINE OF WEST 17TH STREET TO  
THE WEST LINE OF SAID TRACT 43; THENCE N 00°48'34" W, 289.98 FEET ALONG SAID WEST LINE TO THE  
POINT OF BEGINNING; SUBJECT TRACT CONTAINING AN AREA OF ±0.55 ACRES

SUBJECT TO ALL LEASES, EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND ENCUMBRANCES OF  
RECORD

STATE OF WYOMING )  
COUNTY OF SHERIDAN ) ss  
COLIN REDINGER (OWNER)  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
BY Jolene Laumbach THIS 27th DAY OF March 2025.  
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 05-03-2029

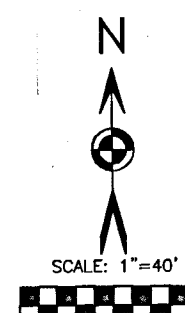
JOLENE LAUMBACH  
NOTARY PUBLIC  
STATE OF WYOMING  
COMMISSION ID: 168443  
MY COMMISSION EXPIRES: 05/03/2029

STATE OF WYOMING )  
COUNTY OF SHERIDAN ) ss  
JENNA REDINGER (OWNER)  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME  
BY Jenna Redinger THIS 28th DAY OF March 2025.  
WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 02/06/2029

DANIEL KOPMAN  
Notary Public - State of Wyoming  
Commission ID 168111  
My Commission Expires 02/06/2029

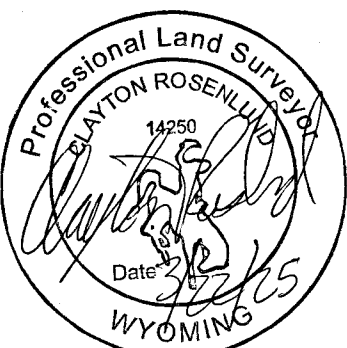
### LEGEND

- FOUND CORNER AS NOTED
- CALCULATED CORNER
- SET 1.5" AC PER LS 14250
- ALUMINUM CAP
- BOUNDARY OF LOT LINE ADJUSTMENT
- ORIGINAL LOT LINES
- LOT LINE AFTER ADJUSTMENT
- ADJOINING LOT LINE



BASES OF BEARINGS ARE  
US STATE PLANE, NAD 83 WYOMING  
EAST CENTRAL ZONE  
DISTANCES ARE GROUND  
(US SURVEY FEET) PAF:1.000235

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.



### CERTIFICATE OF RECORDER

STATE OF WYOMING )  
COUNTY OF SHERIDAN ) ss  
I HERBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK  
AND RECORDER AT 1:25 O'CLOCK THIS 31 DAY OF March 2025  
AND IS DULY RECORDED IN PLAT BOOK A ON PAGE 776  
Kimberly Klein Chief Deputy 2025-798207  
COUNTY CLERK

