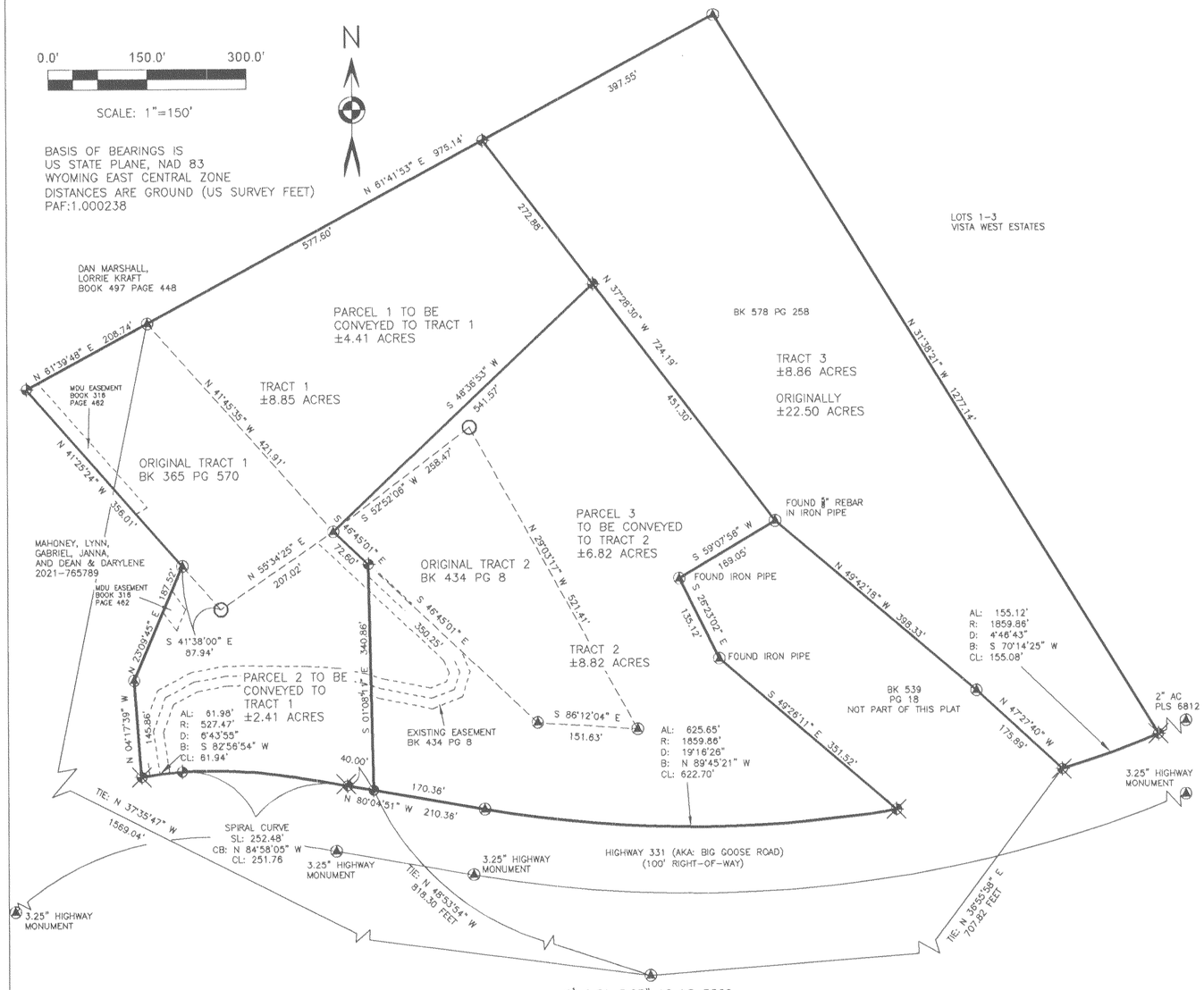
BOUNDARY LINE ADJUSTMENT OF LEGERSKI LANDS

OF THREE TRACTS OF LAND DESCRIBED BY BOOK 365, PAGE 570, BOOK 434, PAGE 008, AND BOOK 578, PAGE 258, IN THE RECORDS OF THE SHERIDAN COUNTY CLERK LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER, (E½SW¼) AND THE WEST HALF OF THE SOUTHEAST QUARTER (W½SE¼), SECTION 31 TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING

THE PURPOSE OF THIS INSTUMENT IS TO ADJUST THE BOUNDARY LINES AND DOES NOT CREATE ANY NEW SEPERATELY OWNED PARCELS



AREA TO BE CONVEYED FROM TRACT 3 TO TRACT 1

TWO PARCELS OF LAND LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER (E½SW¼), SECTION 31, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY WYOMING. BEING MORE PARTICULARLY DESCRIBED AS:

PARCEL 1

COMMENCING AT THE SOUTH QUARTER OF SAID SECTION 31, THENCE N 37°35'47" W, 1569.04 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 365, PAGE 570 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK, ALSO LYING ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 497, PAGE 448 IN SAID RECORDS, SAID POINT BEING THE POINT OF BEGINNING OF SUBJECT PARCEL; THENCE N 61°41'53" E, 577.60 FEET ALONG SAID SOUTH LINE; THENCE S 37°28'30" E, 272.88 FEET; THENCE S 48°36'53" W, 541.57 FEET TO THE EAST LINE OF A TRACT OF LAND DESCRIBED BY BOOK 365, PAGE 570 OF SAID RECORDS; THENCE N 41°45'35" W, 421.91 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING CONTAINING AN AREA OF +/- 4.41 Acres

PARCEL 2

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 31, THENCE N 48°53'54" W, 818.30 FEET TO A POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 331 SAID POINT BEING THE POINT OF BEGINNING OF SUBJECT PARCEL; THENCE N 80°04'51" W, 40.00 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE THROUGH A SPIRAL CURVE TO THE LEFT HAVING A SPIRAL LENGTH OF 252.48 FEET, AND A CHORD OF N 84°58'05" W, 251.76 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 527.47 FEET, AN ARC LENGTH OF 61.98 FEET, A DELTA OF 6°43'55", AND A CHORD OF S 82°56'54" W, 61.94 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED NUMBER 2021-765789 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK; THENCE N 04°17'39" W, 145.86 FEET ALONG SAID EAST LINE; THENCE N 23°09'45" E, 187.52 FEET CONTINUING ALONG SAID EAST LINE TO THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 365 PAGE 570 OF SAID RECORDS; THENCE S 41°38'00" E, 87.94 FEET ALONG SAID WEST LINE; THENCE N 55°34'25" E, 207.02 FEET ALONG THE SOUTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 365 PAGE 570; THENCE S 46°45'01" E, 72.60 FEET ALONG THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 434, PAGE 8 OF SAID RECORDS; THENCE S 01°08'11" E, 340.86 FEET TO THE POINT OF BEGINNING OF SUBJECT PARCEL CONTAINING AN AREA OF +/- 2.41 Acres

PARCEL 3 TO BE CONVEYED FROM TRACT 3 TO TRACT 2

A TRACT OF LAND LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER (E½SW¼), AND THE WEST HALF OF THE SOUTHEAST QUARTER (W½SE¼), SECTION 31, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 31; THENCE N 48°53'54" W, 818.30 FEET TO A POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 331, SAID POINT BEING THE POINT OF BEGINNING OF SUBJECT PARCEL; THENCE N 01°08'11" W, 340.88 FEET TO THE SOUTHWEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 434, PAGE 8 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK; THENCE S 46°45'01" E, 350.25 FEET ALONG SAID SOUTHWEST LINE; THENCE S 86°12'04" E, 151.63 FEET ALONG THE SOUTH LINE SAID TRACT DESCRIBED IN BOOK 434, PAGE 8; THENCE N 29°03'17" W, 521.41 FEET ALONG THE NORTHEAST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 434 PAGE 8; THENCE S 52°52'06" W, 258.47 FEET ALONG THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 434, PAGE 8; THENCE N 48°36'53" E, 541.57 FEET; THENCE S 37°28'30" E, 451.30 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 539, PAGE 18 OF SAID RECORDS; THENCE S 59°07'56" W, 169.05 FEET ALONG THE NORTHWEST LINE OF SAID TRACT OF LAND DESCRIBED BY BOOK 539, PAGE 18; THENCE S 26°23'02" E, 135.12 FEET ALONG THE SOUTHWEST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 539 PAGE 18; THENCE S 49°26'11" E, 351.52 FEET CONTINUING ALONG SAID SOUTHWEST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 539, PAGE 18 TO SAID NORTH RIGHT-OF-WAY LINE; THENCE, THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 1859.86 FEET, AN ARC LENGTH OF 625.65 FEET, A DELTA OF 19°16'26" AND A CHORD OF N 89°45'21" W, 622.70 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE N 80°04'51" W, 170.36 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING OF SAID PARCEL CONTAINING AN AREA OF +/- 8.82 ACRES

TRACT 1 FINAL

BEING A TRACT OF LAND LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER (E½SW¼), SECTION 31, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARY DESCRIBED AS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 31, THENCE N 48°53'54" W, 818.30 FEET TO A POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 331, SAID POINT BEING THE POINT OF BEGINNING OF SUBJECT TRACT; THENCE N 80°04'51" W, 40.00 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE THROUGH A SPIRAL CURVE TO THE LEFT, HAVING A SPIRAL LENGTH OF 252.48 FEET AND A CHORD OF N 84°58'05" W, 251.76 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 527.47 FEET, AN ARC LENGTH OF 61.98 FEET, A DELTA OF 6°43'55" AND A CHORD OF S 82°56'54" W, 61.94 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE EAST LINE OF A TRACT OF LAND DESCRIBED IN DEED NUMBER 2021-765789 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK; THENCE N 04°17'39" W, 145.86 FEET ALONG SAID EAST LINE; THENCE N 23°09'45" E, 187.52 FEET CONTINUING ALONG SAID EAST LINE; THENCE N 41°25'24" W, 356.01 FEET CONTINUING ALONG SAID EAST LINE TO THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 497 PAGE 448 OF SAID RECORDS; THENCE N 61°39'48" E, 208.74 FEET ALONG SAID SOUTH LINE; THENCE N 61°41'53" E, 577.60 FEET CONTINUING ALONG SAID SOUTH LINE; THENCE S 37°28'30" E, 272.88 FEET; THENCE S 48°36'53" W, 541.57 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 434, PAGE 8 OF SAID RECORDS; THENCE S 46°45'01" E, 72.60 FEET ALONG THE WEST LINE OF SAID TRACT DECRIBED IN BOOK 434, PAGE 8; THENCE S 01°08'11" E, 340.86 FEET TO THE POINT OF BEGINNING OF SAID TRACT, CONTAINING AN AREA OF +/- 8.85 ACRES

TRACT 2 FINAL

A TRACT OF LAND LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER (E½SW¼) AND THE WEST HALF OF THE SOUTHEAST QUARTER (W½SE¼), SECTION 31, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 31, THENCE N 48°53'54" W, 818.30 FEET TO A POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 331, SAID POINT BEING THE POINT OF BEGINNING OF SUBJECT TRACT; THENCE N 01°08'11" W, 340.86 FEET TO A POINT LYING ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 434, PAGE 8 OF SHERIDAN COUNTY RECORDS; THENCE N 46°45'01" W, 72.60 FEET TO THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 434, PAGE 8; THENCE N 46°36'53" E, 541.57 FEET; THENCE S 37°28'30" E, 451.30 FEET TO THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 539, PAGE 18 OF SAID RECORDS; THENCE S 59°07'56" W, 169.05 FEET ALONG THE NORTHWEST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 539 PAGE 18; THENCE S 26°23'02" E, 135.12 FEET ALONG THE SOUTHWEST LINE OF SAID TRACT OF LAND DESCRIBED IN BOOK 539 PAGE 18; THENCE S 49°26'11" E, 351.52 FEET CONTINUING ALONG SAID SOUTHWEST LINE TO SAID NORTH RIGHT-OF-WAY LINE; THENCE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 1859.86 FEET, AN ARC LENGTH OF 625.65 FEET, A DELTA OF 19°16'26", AND A CHORD OF N 89°45'21" W, 622.70 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE N 80°04'51" W, 170.36 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING OF SUBJECT TRACT CONTINING AN AREA OF +/- 8.82 ACRES

TRACT 3 FINAL

A TRACT OF LAND LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER (E½SW¼) AND THE WEST HALF OF THE SOUTHEAST QUARTER (W½SE¼), SECTION 31, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 31, THENCE N 36°55'58" E, 707.82 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 331, SAID POINT BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 539, PAGE 18 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK, SAID POINT ALSO BEING THE POINT OF BEGINNING OF SUBJECT TRACT; THENCE N 47°27'40" W, 175.89 FEET ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 539 PAGE 18; THENCE N 49°42'18" W, 398.33 FEET CONTINUING ALONG SAID EAST LINE; THENCE N 37°28'30" W, 724.19 FEET TO THE SOUTHEAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 497, PAGE 448 OF SAID RECORDS; THENCE N 61°41'53" E, 397.55 FEET, ALONG SAID SOUTHEAST LINE TO THE WEST LINE OF VISTA WEST ESTATES; THENCE S 31°38'21" E, 1277.14 FEET ALONG SAID WEST LINE TO SAID NORTH RIGHT-OF-WAY LINE; THENCE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 1859.86 FEET, AN ARC LENGTH OF 155.12 FEET, A DELTA OF 4°46'43", AND A CHORD OF S 70°14'25" W, 155.08 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING CONTAINING AN AREA OF +/- 8.86 ACRES

JOHN M. LEGERSKI (OWNER)

STATE OF WYOMING } :SS
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
BY John M. Legerski
THIS 15 DAY OF September, 2021.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: August 6, 2027

NOTARY PUBLIC

MARCELINE HORSLEY
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 165869
MY COMMISSION EXPIRES: 08/06/2027

SANDRA R. KOLOS (OWNER)

STATE OF WYOMING } :SS
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
BY Sandra R. Kolos
THIS 15 DAY OF September, 2021.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: August 6, 2027

NOTARY PUBLIC

MARCELINE HORSLEY
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 165869
MY COMMISSION EXPIRES: 08/06/2027

JAMES M. LEGERSKI (OWNER)

STATE OF WYOMING } :SS
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
BY James M. Legerski
THIS 15 DAY OF September, 2021.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: August 6, 2027

NOTARY PUBLIC

MARCELINE HORSLEY
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 165869
MY COMMISSION EXPIRES: 08/06/2027

#637

Cannon Consulting LLC
Making every shot count
51 COFFEN AVE SUITE #2
SHERIDAN, WYOMING 82801

STATE OF WYOMING } SS
COUNTY OF SHERIDAN }
This instrument was filed for record at 10:11 AM on 10-18-2021
and duly recorded
in Book 4 of Surveys
records on page 637
No. 2021-773311 $ 50.00
Eda Schunk Thompson

CHANDRA L. LEGERSKI (OWNER)

STATE OF WYOMING } :SS
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
BY Chandra L. Legerski
THIS 15 DAY OF September, 2021.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: August 6, 2027

NOTARY PUBLIC

MARCELINE HORSLEY
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 165869
MY COMMISSION EXPIRES: 08/06/2027

JOAN M. LEGERSKI (OWNER)

STATE OF WYOMING } :SS
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
BY Joan M. Legerski
THIS 15 DAY OF September, 2021.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: August 6, 2027

NOTARY PUBLIC

MARCELINE HORSLEY
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 165869
MY COMMISSION EXPIRES: 08/06/2027

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

LEGEND

- ▲ FOUND 1.5" AC PELS 3864 OR AS NOTED
- ○ CALCULATED CORNER
- ◆ SET 1.5" AC LS 14250
- AC ALUMINIUM CAP
- ——— BOUNDARY OF THIS LOT LINE ADJUSTMENT
- — — — ORIGINAL LOT LINE
- ✕ FOUND 1.5" AC PELS 3864 DOES NOT MATCH RIGHT-OF-WAY NOT ACCEPTED

SURVEYOR'S CERTIFICATE:
I, CLAYTON P. ROSENLUND 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.

Professional Land Surveyor
CLAYTON ROSENLUND
14250
Date 9/16/21
WYOMING

PREPARED FOR: LEGERSKI, JOHN & KOLOS, SANDRA, LEGERSKI, JAMES & CHANDRA, AND LEGERSKI, JOAN

DATE OF PREPARATION: 9/16/2021.