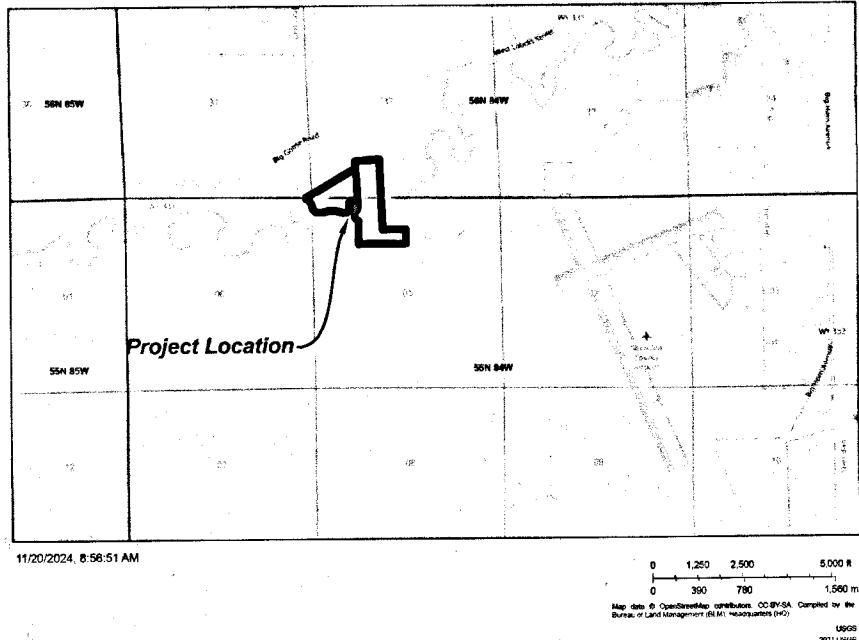
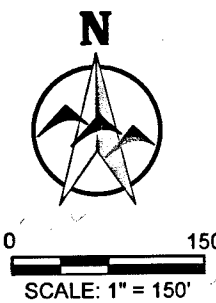


VICINITY MAP



LEGEND

- RECOVERED 5/8" REBAR
- RECOVERED 5/8" REBAR W/ALUMINUM CAP AS NOTED
- SET 5/8" REBAR W/ALUMINUM CAP PLS 19779
- BOUNDARY LINE ADJUSTMENT AREA
- RECORD OF SURVEY PARCEL
- OLD PROPERTY LINE
- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING RIGHT-OF-WAY
- SIXTEENTH LINE
- SECTION LINE
- TOWNSHIP/RANGE LINE



BOUNDARY LINE ADJUSTMENT

FOR DAVE M. AND JENNIFER M. CRAFT

WITHIN THE NORTHWEST QUARTER OF SECTION 5 TOWNSHIP 55N RANGE 84W AND THE SOUTHWEST QUARTER OF SECTION 32 TOWNSHIP 56N RANGE 84W OF THE 6TH PRINCIPAL MERIDIAN, BEING A PART OF THE GUY WOOD SUBDIVISION, SHERIDAN COUNTY, WYOMING

NOTICE: This plat is an image or reproduction of the original as it is recorded in the public records of the State of Wyoming. It is not a certified, complete or authoritative reproduction of the original. Any alterations or additions made after the original plat was recorded.

Line No.	Length	Bearing
L1	45.01	N53°09'34"W
L2	42.60	N45°03'39"W
L3	61.07	N31°18'55"W
L4	116.49	N1°25'25"E
L5	108.91	N42°38'43"E
L6	80.07	N1°03'38"E
L7	17.51	S89°02'08"W
L8	85.54	N25°16'18"W
L9	82.24	N20°43'29"W
L10	127.98	N77°10'00"W
L11	72.16	S30°04'13"W
L12	111.91	S1°41'17"W
L13	90.99	S7°09'05"E
L14	98.01	S44°42'34"W
L15	114.91	S83°32'35"W
L16	170.03	N73°17'16"W
L17	67.85	N79°48'07"W
L18	172.37	N89°34'45"W
L19	95.39	S68°07'52"W
L20	95.39	S68°07'52"W
L21	69.20	S82°47'58"W
L22	110.87	S87°46'10"W
L23	73.11	N83°38'12"W
L24	121.66	N49°12'11"W
L25	77.46	N20°11'15"W
L26	77.05	N14°41'45"W
L27	75.75	N24°56'32"W
L28	76.81	N43°49'57"W
L29	85.92	N55°41'38"W
L30	43.96	N59°57'53"E

LEGAL DESCRIPTIONS

DAVE M. AND JENNIFER M. CRAFT

A TRACT OF LAND LOCATED IN THE SE1/4NW1/4 OF SECTION 32, TOWNSHIP 56 NORTH, RANGE 84 WEST, AND LOT 3 OF SECTION 5, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN ALUMINUM CAPPED REBAR STAMPED PLS 6594 LYING ON THE EAST RIGHT-OF-WAY OF LINE OF WEEPING WILLOW LAKE AS DESCRIBED IN BOOK 447 OF DEEDS, PAGE 699; SAID POINT BEARING N41°45'00"E, A DISTANCE OF 2206.16 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 5; THENCE S02°31'50"E, A DISTANCE OF 1964.01 FEET ALONG THE EAST LINE OF SAID LOT 3 TO AN ALUMINUM CAPPED REBAR STAMPED PLS 6594; THENCE N89°27'17"E, A DISTANCE OF 644.41 FEET TO AN ALUMINUM CAPPED REBAR STAMPED PLS 6594; THENCE S00°19'58"E, A DISTANCE OF 394.07 FEET TO THE SOUTHEAST CORNER OF THE NE1/4NW1/4 OF SAID SECTION 5, BEING MONUMENTED BY AN ALUMINUM CAPPED REBAR STAMPED PLS 6594; THENCE S89°35'03"W, A DISTANCE OF 1323.02 FEET ALONG THE SOUTH LINE OF THE NE1/4NW1/4 OF SAID SECTION 5 TO THE SOUTHEAST CORNER OF LOT X OF THE GUY WOOD RANCH SUBDIVISION, BEING MONUMENTED BY AN ALUMINUM CAPPED REBAR STAMPED PLS 6594; THENCE N00°57'52"W, A DISTANCE OF 657.3 FEET TO A POINT LYING ON THE CENTERLINE OF BIG GOOSE CREEK; THENCE ALONG THE CENTERLINE OF SAID BIG GOOSE CREEK FOR THE NEXT SIX CALLS N63°09'34"W, A DISTANCE OF 45.01 FEET; THENCE N45°03'39"W, A DISTANCE OF 42.6 FEET; THENCE N31°18'55"W, A DISTANCE OF 61.07 FEET; THENCE N01°25'25"E, A DISTANCE OF 116.49 FEET; THENCE N42°38'43"E, A DISTANCE OF 108.91 FEET; THENCE N01°03'38"E, A DISTANCE OF 80.07 FEET; THENCE DEPARTING THE CENTERLINE OF SAID BIG GOOSE CREEK N89°02'08"E, A DISTANCE OF 17.51 FEET TO AN ALUMINUM CAPPED REBAR STAMPED PLS 19779 LYING ON THE EAST LINE OF THE NW1/4NW1/4 OF SAID SECTION 5; THENCE ALONG THE EAST LINE OF THE NW1/4NW1/4 OF SAID SECTION 5; N00°57'52"W, A DISTANCE OF 296.11 FEET TO THE NORTH EAST CORNER OF THE NW1/4NW1/4 OF SAID SECTION 5, BEING MONUMENTED BY AN ALUMINUM CAPPED REBAR STAMPED PLS 6594; THENCE N03°54'37"W, A DISTANCE OF 978.3 FEET ALONG THE EAST LINE OF LOT A AND LOT H OF THE GUY WOOD RANCH SUBDIVISION TO AN ALUMINUM CAPPED REBAR STAMPED PLS 6594; THENCE N85°43'02"E, A DISTANCE OF 680.65 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 42.33 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES, AND SURVEYS.

PARCEL H

A TRACT OF LAND INCLUDING ALL OF LOT "H", AND ALL THAT PART OF LOT "T" LYING NORTH AND EAST OF BIG GOOSE CREEK, AND THAT PART OF LOT "X" LYING NORTH OF BIG GOOSE CREEK IN THE GUY WOOD RANCH, A SUBDIVISION IN SHERIDAN COUNTY, WYOMING.

EXCEPTING THEREFROM:

A TRACT OF LAND IN THE NW1/4NW1/4 OF SECTION 5, TOWNSHIP 55 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN ALUMINUM CAPPED REBAR STAMPED PLS 19779 LYING ON THE EAST LINE OF THE NW1/4NW1/4 OF SAID SECTION 5 BEARING S00°57'52"E, A DISTANCE OF 296.11 FEET FROM THE NORTHEAST CORNER OF NW1/4NW1/4 OF SAID SECTION 5; THENCE S00°57'52"E, A DISTANCE OF 379.56 FEET ALONG THE EAST LINE OF LOT X OF THE GUY WOOD SUBDIVISION TO A POINT LYING ON THE CENTERLINE OF BIG GOOSE CREEK; THENCE ALONG THE CENTERLINE OF BIG GOOSE CREEK FOR THE NEXT SIX CALLS N63°09'34"W, A DISTANCE OF 45.01 FEET; THENCE N45°03'39"W, A DISTANCE OF 42.6 FEET; THENCE N31°18'55"W, A DISTANCE OF 61.07 FEET; THENCE N01°25'25"E, A DISTANCE OF 116.49 FEET; THENCE N42°38'43"E, A DISTANCE OF 108.91 FEET; THENCE N01°03'38"E, A DISTANCE OF 80.07 FEET; THENCE DEPARTING THE CENTERLINE OF SAID BIG GOOSE CREEK N89°02'08"E, A DISTANCE OF 17.51 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 23.75 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES, AND SURVEYS.

CERTIFICATE OF MORTGAGEE

THE FIRST FEDERAL BANK AND TRUST HEREINAFTER MORTGAGEE, HOLDS A MORTGAGE IN AND TO THE PROPERTY EMBRACED BY THIS PLAT, WHICH MORTGAGE WAS FILED WITH THE CLERK OF SHERIDAN COUNTY AND EX-OFFICIO RECORDER OF DEEDS RECORD NUMBER 2024-789874. MORTGAGEE, BY SIGNATURE ON THIS PLAT, CONSENTS TO THE DEDICATIONS MADE HEREIN AND SPECIFICALLY RELEASES ALL STREETS, ALLEYS, PARKS, EASEMENTS, OPEN SPACES AND OTHER AREAS DEDICATED TO THE CITY OF SHERIDAN FOR PUBLIC USE, AS LISTED AND DESCRIBED ON THIS PLAT, FROM THE AFOREMENTIONED MORTGAGE.

Signature
FIRST FEDERAL BANK AND TRUST
STATE OF Wyoming
COUNTY OF Sheridan

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF January, 2025, WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 4/19/2028

Signature
MAREN E. BORSHEIM
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 154476
MY COMMISSION EXPIRES: 04/15/2028

CERTIFICATE OF MORTGAGEE

FIRST NORTHERN BANK OF WYOMING HEREINAFTER MORTGAGEE, HOLDS A MORTGAGE IN AND TO THE PROPERTY EMBRACED BY THIS PLAT, WHICH MORTGAGE WAS FILED WITH THE CLERK OF SHERIDAN COUNTY AND EX-OFFICIO RECORDER OF DEEDS RECORD NUMBER 2020-765089. MORTGAGEE, BY SIGNATURE ON THIS PLAT, CONSENTS TO THE DEDICATIONS MADE HEREIN AND SPECIFICALLY RELEASES ALL STREETS, ALLEYS, PARKS, EASEMENTS, OPEN SPACES AND OTHER AREAS DEDICATED TO THE CITY OF SHERIDAN FOR PUBLIC USE, AS LISTED AND DESCRIBED ON THIS PLAT, FROM THE AFOREMENTIONED MORTGAGE.

Signature
FIRST NORTHERN BANK OF WYOMING
STATE OF Wyoming
COUNTY OF Sheridan

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24 DAY OF February, 2025, WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 1-3-2025

Signature
JOSH PENN
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 151927
MY COMMISSION EXPIRES: JANUARY 3, 2025

CERTIFICATE OF RECORDER:

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 10:15 O'CLOCK A.M. THIS 25 DAY OF February, 2025 AND IS DULY RECORDED AND FILED IN DRAWER A, PLAT NO. 712 INSTRUMENT NO. 2025-747561

Signature
Eda Schuch Thompson
COUNTY CLERK
Signature
Deputy County Clerk

NOTES: NO SIGNIFICANT IMPROVEMENT IS CURRENTLY LOCATED ON PROPERTY BEING TRANSFERRED.

CERTIFICATE OF MORTGAGEE

THE FIRST FEDERAL BANK AND TRUST HEREINAFTER MORTGAGEE, HOLDS A MORTGAGE IN AND TO THE PROPERTY EMBRACED BY THIS PLAT, WHICH MORTGAGE WAS FILED WITH THE CLERK OF SHERIDAN COUNTY AND EX-OFFICIO RECORDER OF DEEDS RECORD NUMBER 2023-784613. MORTGAGEE, BY SIGNATURE ON THIS PLAT, CONSENTS TO THE DEDICATIONS MADE HEREIN AND SPECIFICALLY RELEASES ALL STREETS, ALLEYS, PARKS, EASEMENTS, OPEN SPACES AND OTHER AREAS DEDICATED TO THE CITY OF SHERIDAN FOR PUBLIC USE, AS LISTED AND DESCRIBED ON THIS PLAT, FROM THE AFOREMENTIONED MORTGAGE.

Signature
FIRST FEDERAL BANK AND TRUST
STATE OF Wyoming
COUNTY OF Sheridan

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 31st DAY OF January, 2025, WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 4/19/2028

Signature
MAREN E. BORSHEIM
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 154476
MY COMMISSION EXPIRES: 04/15/2028

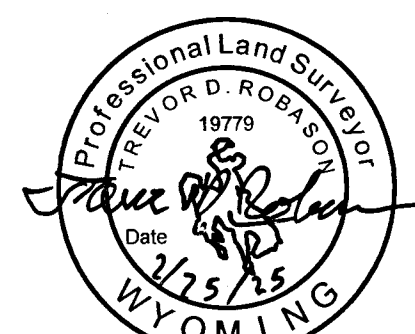
SURVEYOR'S NOTES

BASIS OF BEARING: NAD83(2011) WYOMING STATE PLAN COORDINATE SYSTEM, EAST CENTRAL ZONE DISTANCES ARE US SURVEY FOOT, GROUND.

THIS PLAT IS 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.

CERTIFICATE OF SURVEYOR:

I, TREVOR ROBASON, A PROFESSIONAL LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, HEREBY ATTEST THAT PLAT HEREON WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION FROM A SURVEY COMPLETED IN SEPTEMBER 2024 AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.



BOUNDARY LINE ADJUSTMENT

PREPARED FOR: DAVE M. AND JENNIFER M. CRAFT
2685 HEARTLAND DR SUITE A
SHERIDAN, WY 82801

PREPARED BY: WWCENGINEERING
1648 TERRA AVE.
SHERIDAN, WY 82801
(307) 872-2751
www.wwcengineering.com

NO.	REVISION	BY	DATE	DESIGNED BY: JMM
				DRAWN BY: JMM
				CHECKED BY: JMM
				DATE: 12/20/2024

PROJECT NO.: 2024383

1 OF 1

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