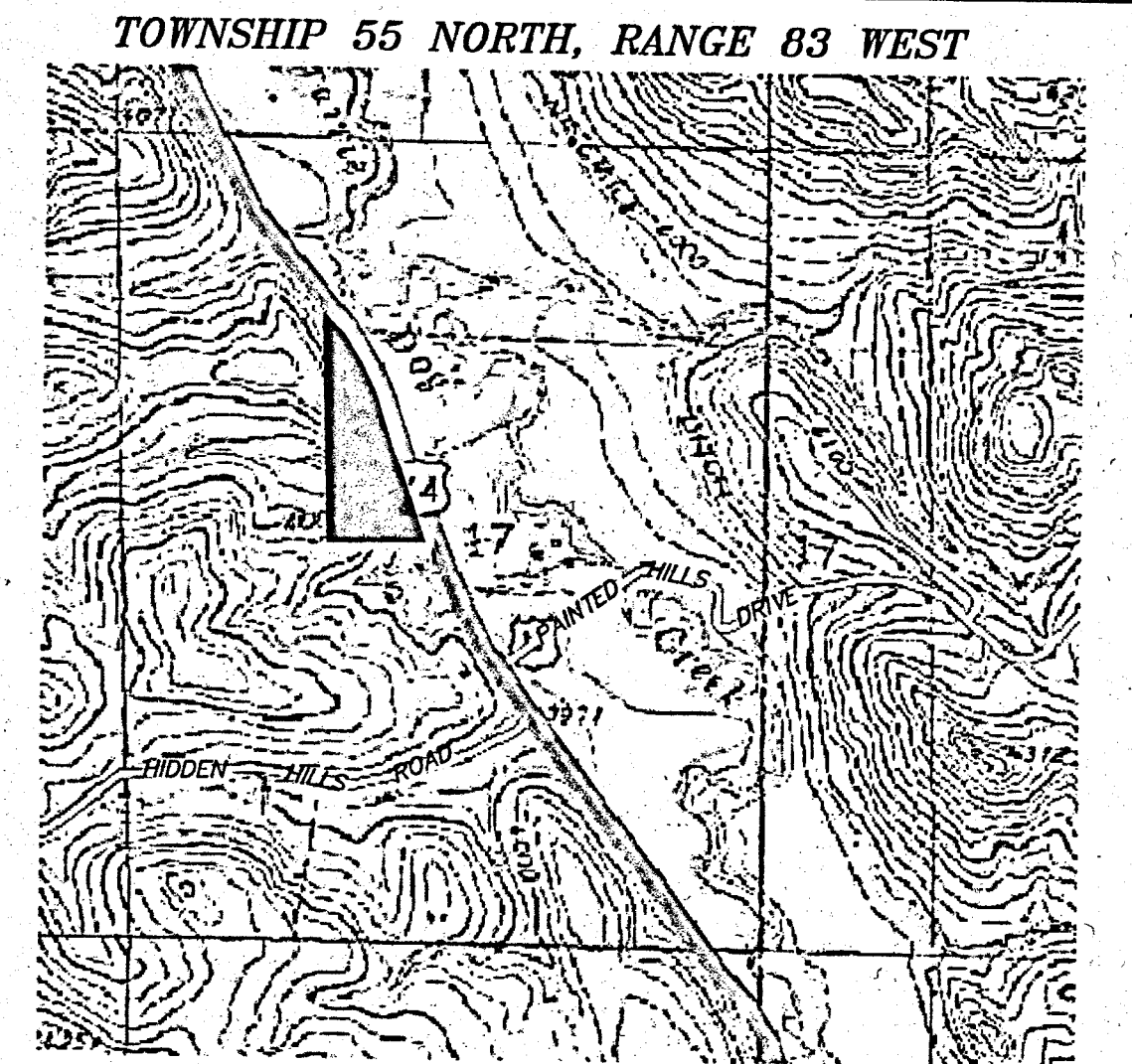
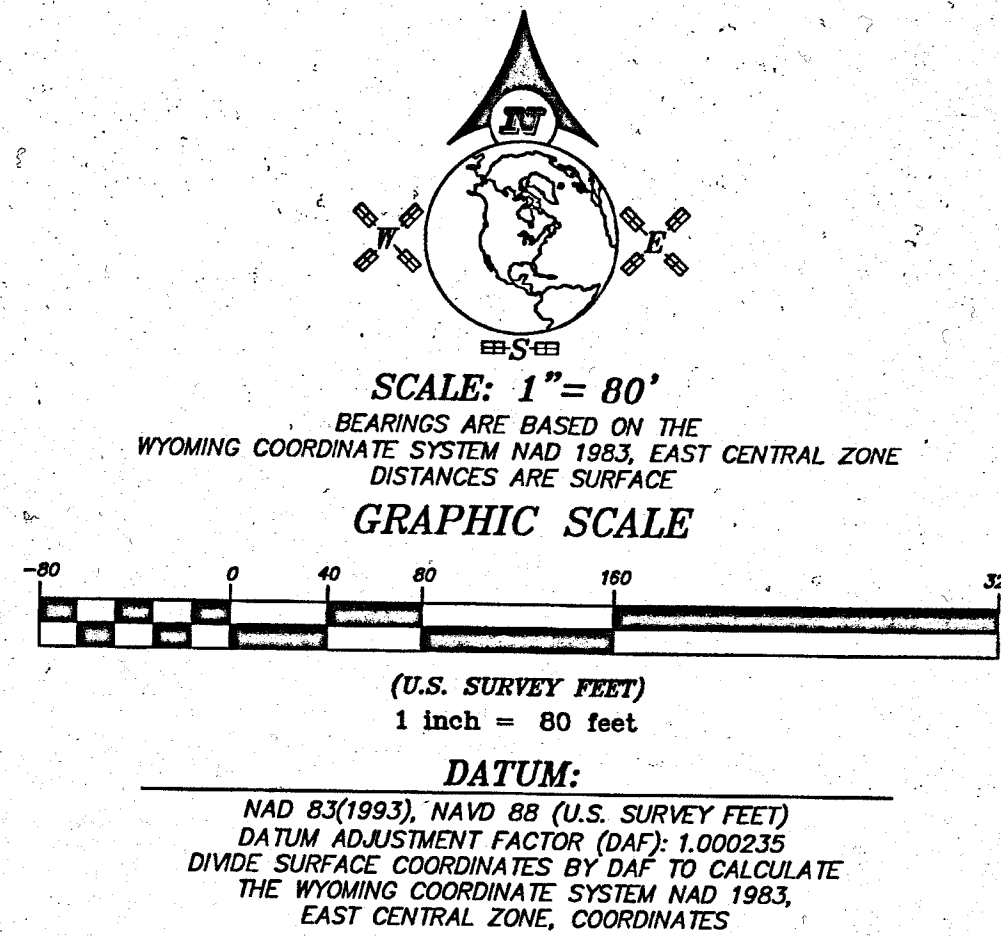


EASEMENTS OF RECORD			
RECORDS ON FILE AT THE SHERIDAN COUNTY COURTHOUSE			
INDEX NUMBER	TYPE & WIDTH	BOOK	PAGE
1	RIGHT-OF-WAY EASEMENT (BLANKET EASEMENT) STONEWALL ELECTRIC CO. "ELECTRIC TRANSMISSION LINE"	75	442
2	EASEMENT RESERVED IN WARRANTY DEED: 50' ROAD RIGHT-OF-WAY (SEE NUMBER 7 FOR VACATION)	191	75
3	RIGHT-OF-WAY EASEMENT (PARCEL 1) THE STATE HIGHWAY COMMISSION OF WYOMING	287	580
4	RIGHT-OF-WAY EASEMENT (PARCEL 2) THE STATE HIGHWAY COMMISSION OF WYOMING	287	580
5	16' UNDERGROUND UTILITY EASEMENT MONTANA DAKOTA UTILITIES CO.	520	95
6	16' UNDERGROUND UTILITY EASEMENT MONTANA DAKOTA UTILITIES CO.	520	104
7	NOTICE OF VACATION OF EASEMENT 50' ROAD RIGHT-OF-WAY	2023-788588	



LEGAL DESCRIPTIONS:

RUEB TO UNDERWOOD

A TRACT OF LAND SITUATED IN THE SW $\frac{1}{4}$ NW $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 55 NORTH, RANGE 83 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 17 (MONUMENTED WITH A 3/4" ALUMINUM CAP PER PLS 2615); THENCE S89°39'50"E, 1299.25 FEET ALONG THE SOUTH LINE OF SAID SW $\frac{1}{4}$ NW $\frac{1}{4}$ TO THE POINT OF BEGINNING OF SAID TRACT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N00°27'10"E, 434.63 FEET ALONG AN EXISTING FENCE LINE TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N00°27'10"E, 692.77 FEET ALONG AN EXISTING FENCE LINE TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N01°17'21"W, 323.26 FEET ALONG AN EXISTING FENCE LINE TO A POINT, SAID POINT LYING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 14 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE S39°55'08"E, 185.71 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 14 TO A POINT, SAID POINT LYING ON THE SOUTH LINE OF SAID NW $\frac{1}{4}$ NW $\frac{1}{4}$; THENCE N89°56'13"W, 90.48 FEET ALONG SAID SOUTH LINE OF SAID NW $\frac{1}{4}$ NW $\frac{1}{4}$ TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID SW $\frac{1}{4}$ NW $\frac{1}{4}$ (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE S01°05'52"E, 1308.76 FEET ALONG THE EAST LINE OF SAID SW $\frac{1}{4}$ NW $\frac{1}{4}$ TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID SW $\frac{1}{4}$ NW $\frac{1}{4}$ (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N89°39'50"W, 49.51 FEET ALONG SAID SOUTH LINE OF SAID SW $\frac{1}{4}$ NW $\frac{1}{4}$ TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 1.23 ACRES OF LAND, MORE OR LESS.
BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM, NAD 1983, EAST CENTRAL ZONE.

UNDERWOOD (AFTER BOUNDARY LINE ADJUSTMENT)

A TRACT OF LAND SITUATED IN THE NW $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 55 NORTH, RANGE 83 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 17 (MONUMENTED WITH A 3/4" ALUMINUM CAP PER PLS 2615); THENCE S89°39'50"E, 1299.25 FEET ALONG THE SOUTH LINE OF SAID NW $\frac{1}{4}$ TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DOCUMENT NUMBER 2023-788954 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N00°27'10"E, 434.63 FEET ALONG AN EXISTING FENCE LINE TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N00°27'10"E, 692.77 FEET ALONG AN EXISTING FENCE LINE TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N01°17'21"W, 323.26 FEET ALONG AN EXISTING FENCE LINE TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN DOCUMENT NUMBER 2023-788954, AND LYING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 14 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE S39°55'08"E, 185.71 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 14 TO A POINT (MONUMENTED WITH HIGHWAY RIGHT-OF-WAY MONUMENT); THENCE, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 14 THROUGH A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 20°38'40", A RADIUS OF 1587.02 FEET, AN ARC LENGTH OF 571.83 FEET, A CHORD BEARING OF S29°37'30"E, AND A CHORD LENGTH OF 568.74 FEET TO A POINT (MONUMENTED WITH HIGHWAY RIGHT-OF-WAY MONUMENT); THENCE S19°15'53"E, 494.80 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 14 TO A POINT (MONUMENTED WITH HIGHWAY RIGHT-OF-WAY MONUMENT); THENCE, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 14 THROUGH A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 02°53'56", A RADIUS OF 5779.58 FEET, AN ARC LENGTH OF 292.42 FEET, A CHORD BEARING OF S20°43'09"E, AND A CHORD LENGTH OF 292.39 FEET TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE S22°11'09"E, 79.66 FEET ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 14 TO A POINT, SAID POINT LYING ON THE SOUTH LINE OF SAID NW $\frac{1}{4}$ NW $\frac{1}{4}$ (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N89°39'50"W, 646.25 FEET ALONG SAID SOUTH LINE OF SAID NW $\frac{1}{4}$ NW $\frac{1}{4}$ TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THE SW $\frac{1}{4}$ NW $\frac{1}{4}$, AND THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED IN DOCUMENT NUMBER 2023-788954 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE, CONTINUE N89°39'50"W, 49.51 FEET ALONG SAID SOUTH LINE OF SAID SW $\frac{1}{4}$ NW $\frac{1}{4}$ TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 13.40 ACRES OF LAND, MORE OR LESS.
BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM, NAD 1983, EAST CENTRAL ZONE.

CERTIFICATE OF RECORDER

STATE OF WYOMING
COUNTY OF SHERIDAN

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 11:24 O'CLOCK A.M., THIS 27th DAY OF November, 2023, AND IS DULY RECORDED AS SURVEY A, NO. 714
FEE \$ 50.00

Eda Schunk Thompson
COUNTY CLERK

STAMP RECEIVING NUMBER 2023-789052

SURVEYOR'S CERTIFICATE

STATE OF WYOMING
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.

Professional Land Surveyor
THOMAS D. TUCKER
6812
Date: Nov. 25, 2023
WYOMING

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

RUEB - UNDERWOOD BOUNDARY LINE ADJUSTMENT

NW $\frac{1}{4}$, SECTION 17, TOWNSHIP 55 NORTH, RANGE 83 WEST, 6TH P.M.,
SHERIDAN COUNTY, WYOMING

CLIENT: CENTURY 21 BHJ REALTY, INC.
ATTN: BRUCE GARNER
101 S. MAIN STREET
SHERIDAN, WY 82801

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

OWNER: JOHN & JUDITH RUEB
231 US HIGHWAY 14—EAST
SHERIDAN, WY 82801

OWNER: CLINT & JULIE UNDERWOOD
400 US HIGHWAY 14—EAST
SHERIDAN, WY 82801

JN:2023-062 S&2
DN:2023-062-BLA
TAB: BLA
PF:12023-052
REVIEWED BY:JSP-CT
NOVEMBER 24, 2023