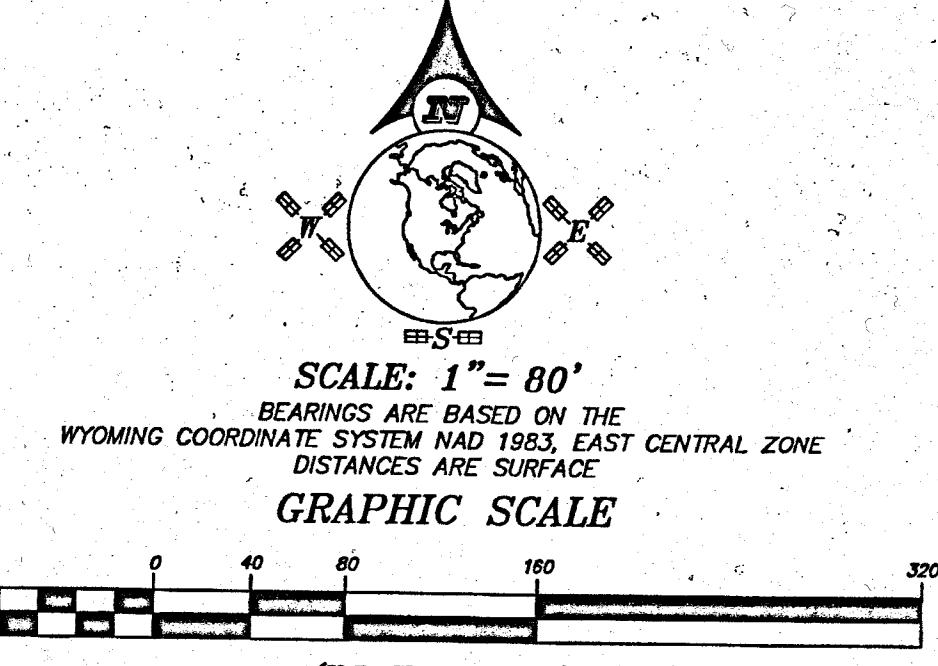


EASEMENTS OF RECORD RECORDS ON FILE AT THE SHERIDAN COUNTY COURTHOUSE			
INDEX NUMBER	TYPE & WIDTH	BOOK	PAGE
①	RIGHT-OF-WAY EASEMENT (BLANKET EASEMENT) STONEWALL ELECTRIC CO. "ELECTRIC TRANSMISSION LINE"	75	442
②	EASEMENT RESERVED IN WARRANTY DEED: 50' ROAD	191	75
③	RIGHT-OF-WAY EASEMENT (PARCEL 1)	287	580
④	RIGHT-OF-WAY EASEMENT (PARCEL 2)	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	2023-788588	

2023-789052 11/27/2023 11:24 AM PAGE: 1 OF 1
SURVEY: A NO: 714 FEES: \$50.00 PK SURVEYOR CERTIFICATE
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK



LOCATION MAP
NO TRUE SCALE

LEGAL DESCRIPTIONS:

RUEB TO UNDERWOOD

A TRACT OF LAND SITUATED IN THE SW 1/4 NW 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 1/4 NW 1/4 TO THE POINT OF BEGINNING OF SAID TRACT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N002210'E, 434.63 FEET ALONG AN EXISTING FENCE LINE TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N002206'W, 692.77 FEET ALONG AN EXISTING FENCE LINE TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N011721'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°55'09"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 1/4 NW 1/4; THENCE N89°56'13"E, 90.49 FEET ALONG SAID SW 1/4 NW 1/4 TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID SW 1/4 NW 1/4 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE S010552'E, 1308.76 FEET ALONG THE EAST LINE OF SAID SW 1/4 NW 1/4 TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID SW 1/4 NW 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 1/4 NW 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 1/4 NW 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 1/4 NW 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 N002210'E, 434.63 FEET ALONG AN EXISTING FENCE LINE TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N002206'W, 692.77 FEET ALONG AN EXISTING FENCE LINE TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N011721'W, 323.26 FEET ALONG AN EXISTING FENCE LINE TO A POINT, SAID POINT BEING THE NORTHEAST 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°55'09"E, 190.27 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, A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 2038'40", 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, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 14, A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 0253'56", A RADIUS OF 5779.58 FEET, AN ARC LENGTH OF 292.42 FEET, A CHORD BEARING OF S2043'09"E, AND A CHORD LENGTH OF 292.39 FEET TO A POINT (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE S221109'W, 79.68 FEET ALONG SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 14 TO A POINT, SAID POINT LYING ON THE SOUTH LINE OF SAID NW 1/4 NW 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 1/4 NW 1/4 TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THE SW 1/4 NW 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 1/4 NW 1/4 TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 1.34 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 :ss
COUNTY OF SHERIDAN

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 11:34 O'CLOCK A.M.,
THIS 27 DAY OF November, 2023, AND IS DULY RECORDED AS SURVEY A, NO. 714
FEE \$ 50.00

Eda Schunk Thompson
COUNTY CLERK

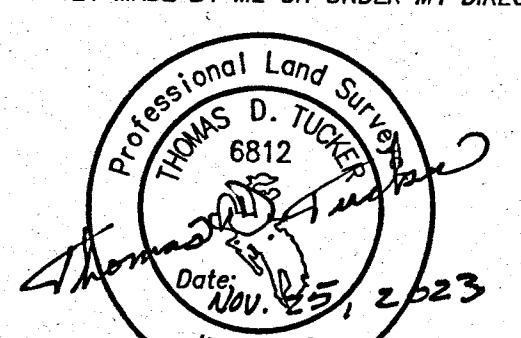
STAMP RECEIVING NUMBER 2023-789052



SURVEYOR'S CERTIFICATE

STATE OF WYOMING :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.



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

RUEB - UNDERWOOD BOUNDARY LINE ADJUSTMENT

NW 1/4, SECTION 17, TOWNSHIP 55 NORTH, RANGE 83 WEST, 6TH P.M.,
SHERIDAN COUNTY, WYOMING

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

OWNER: JOHN & JUDITH RUEB
400 U.S. HIGHWAY 14-EAST
SHERIDAN, WY 82801
307-672-7415

OWNER: CLINT & JULIE UNDERWOOD
400 U.S. HIGHWAY 14-EAST
SHERIDAN, WY 82801

JN-2023-062 S-2
DN-2023-062 BLA
TAB: BLA
PF: T2023-052
REVIEWED BY: JSP-CT
NOVEMBER 24, 2023

