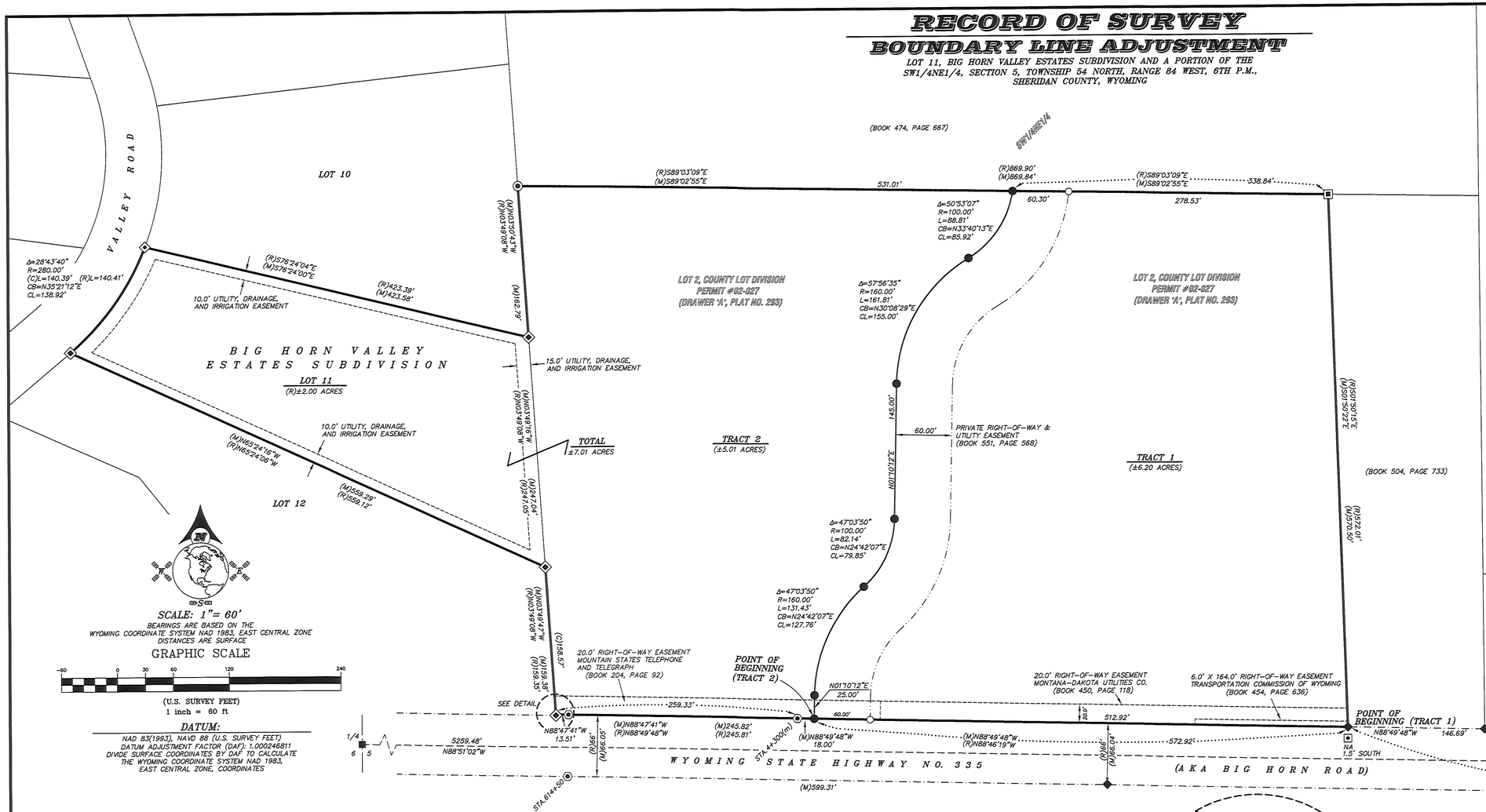
RECORD OF SURVEY
BOUNDARY LINE ADJUSTMENT

LOT 11, BIG HORN VALLEY ESTATES SUBDIVISION AND A PORTION OF THE SW1/4NE1/4, SECTION 5, TOWNSHIP 54 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING



SCALE: 1"= 60'

BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE
DISTANCES ARE SURFACE

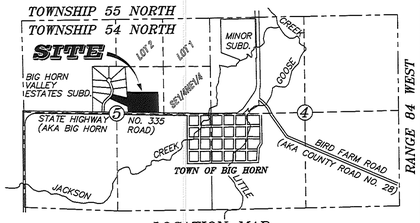
GRAPHIC SCALE

-60 0 30 60 120 240

(U.S. SURVEY FEET)
1 inch = 60 ft

DATUM:

NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)
DATUM ADJUSTMENT FACTOR (DAF): 1.000246811
DIVIDE SURFACE COORDINATES BY DAF TO CALCULATE THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE, COORDINATES



LOCATION MAP

SCALE: 1"=2000'

NOTES:

1) A TITLE SEARCH FOR TRACT 1 AND TRACT 2 WAS PERFORMED BY SHERIDAN COUNTY TITLE INSURANCE AND ISSUED BY STEWART TITLE GUARANTY COMPANY, FILE NUMBER: 40433-AMENDMENT NO. 1. EASEMENTS OF RECORD ENCUMBERING TRACT 1 AND TRACT 2 ARE SHOWN ON THIS PLAT.

2) EASEMENTS OF RECORD ENCUMBERING LOT 11, BIG HORN VALLEY ESTATES SUBDIVISION ARE PER THE RECORDED SUBDIVISION PLAT: FILED IN BOOK "B", PAGE "39" DATED FEBRUARY 14, 2003.
NO TITLE SEARCH FOR LOT 11, BIG HORN VALLEY ESTATES SUBDIVISION WAS PERFORMED BY SHERIDAN COUNTY TITLE INSURANCE OR PRESTFELDT SURVEYING, LLC AND DOES NOT INCLUDE ALL EASEMENTS, RESERVATIONS OR ENCUMBRANCES WHICH MAY HAVE BEEN LEGALLY ACQUIRED.

3) 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.

LEGEND:

- FOUND 2" ALUMINUM CAP PER PE&LS 3864
- FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- FOUND 2" ALUMINUM CAP PER PE&LS 3159
- FOUND 2" ALUMINUM CAP PER PLS 6812
- SET 2" ALUMINUM CAP PER PLS 6812
- FOUND 3/8" REBAR/SET 2" ALUMINUM CAP PER PLS 6812
- FOUND HIGHWAY RIGHT-OF-WAY MONUMENT
- FOUND 5/8" REBAR (PRIOR SURVEY) OBLITERATED, NOT ACCEPTED
- FOUND 2" ALUMINUM CAP PER PE&LS 3159 IN CONCRETE
- CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- (M) MEASURED
- (C) CALCULATED
- (m) METRIC STATIONING
- PROPERTY LINE
- SECTION LINE
- INTERIOR SECTION LINE
- HIGHWAY RIGHT-OF-WAY LINE
- EASEMENT LINE AS NOTED
- PRIVATE RIGHT-OF-WAY & UTILITY EASEMENT

LEGAL DESCRIPTIONS:

TRACT 1

A TRACT OF LAND SITUATED IN THE SW¼NE¼ OF SECTION 5, TOWNSHIP 54 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 5 (MONUMENTED WITH A 3¼" ALUMINUM CAP PER PLS 6812); THENCE N87°31'03"W, 1472.98 FEET TO THE **POINT OF BEGINNING** OF SAID TRACT, SAID POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF WYOMING STATE HIGHWAY NO. 335, (AKA BIG HORN ROAD), AND BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 504 OF DEEDS, PAGE 733; THENCE N88°49'48"W, 572.92 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF WYOMING STATE HIGHWAY NO. 335, (AKA BIG HORN ROAD) TO A POINT; THENCE N01°10'12"E, 25.00 FEET TO A POINT; THENCE, THROUGH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 47°03'50", A RADIUS OF 160.00 FEET, AN ARC LENGTH OF 131.43 FEET, A CHORD BEARING OF N24°42'07"E, AND A CHORD LENGTH OF 127.76 FEET TO A POINT; THENCE, THROUGH A REVERSE CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 47°03'50", A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 82.14 FEET, A CHORD BEARING OF N24°42'07"E, AND A CHORD LENGTH OF 79.85 FEET TO A POINT; THENCE N01°10'12"E, 145.00 FEET TO A POINT; THENCE, THROUGH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 57°56'35", A RADIUS OF 160.00 FEET, AN ARC LENGTH OF 161.81 FEET, A CHORD BEARING OF N30°08'29"E, AND A CHORD LENGTH OF 155.00 FEET TO A POINT; THENCE, THROUGH A REVERSE CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 50°53'07", A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 88.81 FEET, A CHORD BEARING OF N33°40'13"E, AND A CHORD LENGTH OF 85.92 FEET TO A POINT; SAID POINT LYING ON THE NORTH LINE OF LOT 2, COUNTY LOT DIVISION PERMIT #02-027 FILED IN DRAWER "A", PLAT NO. 293, COUNTY CLERK'S OFFICE, SHERIDAN COUNTY COURTHOUSE; THENCE S89°02'55"E, 338.84 FEET ALONG SAID NORTH LINE OF LOT 2, COUNTY LOT DIVISION PERMIT #02-027 TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 504 OF DEEDS, PAGE 733; THENCE S01°50'22"E, 570.50 FEET ALONG THE WEST LINE OF SAID TRACT DESCRIBED IN BOOK 504 OF DEEDS, PAGE 733 TO THE **POINT OF BEGINNING** OF SAID TRACT;

SAID TRACT CONTAINS 6.20 ACRES OF LAND, MORE OR LESS.

LOT 11 & TRACT 2

LOT 11, BIG HORN VALLEY ESTATES SUBDIVISION, AND TRACT 2, BEING A TRACT OF LAND SITUATED IN THE SW¼NE¼ OF SECTION 5, TOWNSHIP 54 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 5 (MONUMENTED WITH A 3¼" ALUMINUM CAP PER PLS 6812); THENCE N87°31'03"W, 1472.98 FEET TO A POINT, SAID POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF WYOMING STATE HIGHWAY NO. 335, (AKA BIG HORN ROAD); THENCE N88°49'48"W, 572.92 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF WYOMING STATE HIGHWAY NO. 335 TO THE **POINT OF BEGINNING** OF SAID TRACT; THENCE, CONTINUE N88°49'48"W, 18.00 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT, SAID POINT BEING A CONCRETE HIGHWAY RIGHT-OF-WAY MONUMENT (STATION 4+300(m)); THENCE N88°47'41"W, 259.33 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT, SAID POINT LYING ON THE EAST LINE OF LOT 12, BIG HORN VALLEY ESTATES SUBDIVISION; THENCE N03°49'16"W, 158.57 FEET ALONG SAID EAST LINE OF LOT 12 TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 11, BIG HORN VALLEY ESTATES SUBDIVISION; THENCE N03°49'16"W, 247.04 FEET ALONG THE EAST LINE OF SAID LOT 11, BIG HORN VALLEY ESTATES SUBDIVISION TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 11; THENCE N03°50'43"W, 162.79 FEET ALONG THE EAST LINE OF LOT 10, BIG HORN VALLEY ESTATES SUBDIVISION TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF LOT 2, COUNTY LOT DIVISION PERMIT #02-027 FILED IN DRAWER "A", PLAT NO. 293, COUNTY CLERK'S OFFICE, SHERIDAN COUNTY COURTHOUSE; THENCE S89°02'55"E, 531.01 FEET ALONG THE NORTH LINE OF SAID LOT 2, COUNTY LOT DIVISION PERMIT #02-027 TO A POINT; THENCE, THROUGH A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 50°53'07", A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 88.81 FEET, A CHORD BEARING OF S33°40'13"W, AND A CHORD LENGTH OF 85.92 FEET TO A POINT; THENCE, THROUGH A REVERSE CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 57°56'35", A RADIUS OF 160.00 FEET, AN ARC LENGTH OF 161.81 FEET, A CHORD BEARING OF S30°08'29"W, AND A CHORD LENGTH OF 155.00 FEET TO A POINT; THENCE S01°10'12"W, 145.00 FEET TO A POINT; THENCE, THROUGH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 47°03'50", A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 82.14 FEET, A CHORD BEARING OF S24°42'07"W, AND A CHORD LENGTH OF 79.85 FEET TO A POINT; THENCE, THROUGH A REVERSE CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 47°03'50", A RADIUS OF 160.00 FEET, AN ARC LENGTH OF 131.43 FEET, A CHORD BEARING OF S24°42'07"W, AND A CHORD LENGTH OF 127.76 FEET TO A POINT; THENCE S01°10'12"W, 25.00 FEET TO THE **POINT OF BEGINNING** OF SAID TRACT.

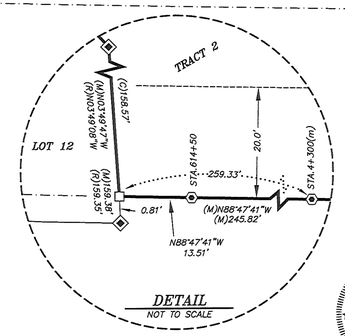
SAID LOT 11, BIG HORN VALLEY ESTATES SUBDIVISION AND TRACT 2 CONTAIN 7.01 ACRES OF LAND, MORE OR LESS.

60.00' PRIVATE RIGHT-OF-WAY & UTILITY EASEMENT

A PRIVATE RIGHT-OF-WAY AND UTILITY EASEMENT BEING A STRIP OF LAND SIXTY (60.00) FEET WIDE WHEN MEASURED AT RIGHT ANGLES, SITUATED IN THE SW¼NE¼ OF SECTION 5, TOWNSHIP 54 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; THE WESTERLY LINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 5 (MONUMENTED WITH A 3¼" ALUMINUM CAP PER PLS 6812); THENCE N87°31'03"W, 1472.98 FEET TO A POINT, SAID POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF WYOMING STATE HIGHWAY NO. 335, (AKA BIG HORN ROAD); THENCE N88°49'48"W, 572.92 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF WYOMING STATE HIGHWAY NO. 335 TO THE **POINT OF BEGINNING** OF SAID PRIVATE ROAD AND UTILITY EASEMENT; THENCE N01°10'12"E, 25.00 FEET ALONG SAID WESTERLY LINE OF SAID STRIP TO A POINT; THENCE, ALONG SAID WESTERLY LINE OF SAID STRIP THROUGH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 47°03'50", A RADIUS OF 160.00 FEET, AN ARC LENGTH OF 131.43 FEET, A CHORD BEARING OF N24°42'07"E, AND A CHORD LENGTH OF 127.76 FEET TO A POINT; THENCE, ALONG SAID WESTERLY LINE THROUGH A REVERSE CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 47°03'50", A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 82.14 FEET, A CHORD BEARING OF N24°42'07"E, AND A CHORD LENGTH OF 79.85 FEET TO A POINT; THENCE N01°10'12"E, 145.00 FEET ALONG SAID WESTERLY LINE OF SAID STRIP TO A POINT; THENCE, ALONG SAID WESTERLY LINE OF SAID STRIP THROUGH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 57°56'35", A RADIUS OF 160.00 FEET, AN ARC LENGTH OF 161.81 FEET, A CHORD BEARING OF N30°08'29"E, AND A CHORD LENGTH OF 155.00 FEET TO A POINT; THENCE, ALONG SAID WESTERLY LINE THROUGH A REVERSE CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 50°53'07", A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 88.81 FEET, A CHORD BEARING OF N33°40'13"E, AND A CHORD LENGTH OF 85.92 FEET TO **THE POINT OF TERMINUS** OF SAID PRIVATE ROAD AND UTILITY EASEMENT, SAID POINT LYING ON THE NORTH LINE OF LOT 2, COUNTY LOT DIVISION PERMIT #02-027 FILED IN DRAWER "A", PLAT NO. 293, COUNTY CLERK'S OFFICE, SHERIDAN COUNTY COURTHOUSE, AND BEING N70°43'17"W, 1937.33 FEET FROM SAID EAST QUARTER CORNER OF SECTION 5. LENGTHENING OR SHORTENING THE SIDE LINE OF SAID PRIVATE ROAD AND UTILITY EASEMENT TO INTERSECT SAID BOUNDARY LINES.

SAID PRIVATE RIGHT-OF-WAY AND UTILITY EASEMENT CONTAIN 0.87 ACRES OF LAND, MORE OR LESS.



DETAIL

NOT TO SCALE

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.

SURVEYOR'S CERTIFICATE

STATE OF WYOMING
COUNTY OF SHERIDAN :ss

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: FEB. 11, 2015 WYOMING

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

CERTIFICATE OF RECORDER

STATE OF WYOMING)
COUNTY OF SHERIDAN) :ss

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 4:42 O'CLOCK P.M., THIS 11, DAY OF February 2015, AND IS DULY RECORDED IN DRAWER A, PLAT NO. 489
FEE $ 50.00

Eda Schunk Thompson
COUNTY CLERK

STAMP RECEIVING NUMBER 2015-717522

STATE OF WYOMING COUNTY SEAL SHERIDAN COUNTY

RECORD OF SURVEY
FOR
BOUNDARY LINE ADJUSTMENT

CLIENT: DREW & JENNY REDINGER

LOCATION: LOT 11, BIG HORN VALLEY ESTATES SUBDIVISION AND A PORTION OF THE SW1/4NE1/4, SECTION 5, TOWNSHIP 54 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING.

PRESTFELDT SURVEYING
2340 WETLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415

JN: 2014-097
DF: 2014-097-ROS
PF: T2014-097
FEBRUARY 6, 2015

#489