

LEGAL DESCRIPTIONS:

5.10 ACRE PARCEL: STAN W. WILLIAMS & DEANNE D. WILLIAMS

A TRACT OF LAND SITUATED IN TRACT 28, BIG HORN RANCH SUBDIVISION, SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A NORTHEAST CORNER OF SAID TRACT 28 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE S00°59'44"E, 546.68 FEET ALONG THE EAST LINE OF SAID TRACT 28 TO A POINT; THENCE S78°27'37"W, 327.50 FEET TO A POINT; THENCE N17°18'43"W, 555.86 FEET TO A POINT, SAID POINT LYING ON THE NORTH LINE OF SAID TRACT 28; THENCE N79°44'00"E, 454.00 FEET ALONG SAID NORTH LINE OF TRACT 28 TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF TRACT 27, BIG HORN RANCH SUBDIVISION; THENCE N89°00'16"E, 30.06 FEET ALONG SAID NORTH LINE OF TRACT 28 TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 5.10 ACRES OF LAND, MORE OR LESS.

13.31 ACRE PARCEL ATTACHED TO TRACT 27

A TRACT OF LAND SITUATED IN TRACT 28, BIG HORN RANCH SUBDIVISION, SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 28 (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N79°44'00"E, 486.21 FEET ALONG THE NORTH LINE OF SAID TRACT 28 TO A POINT; THENCE S17°18'43"E, 555.86 FEET TO A POINT; THENCE S29°31'30"W, 631.50 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF TRACT 29; THENCE N65°06'00"W, 324.68 FEET ALONG THE SOUTHWESTERLY LINE OF SAID TRACT 28 TO A POINT; THENCE N43°18'33"W, 114.45 FEET ALONG SAID SOUTHWESTERLY LINE OF TRACT 28 TO A POINT; THENCE N12°20'55"W, 341.94 FEET ALONG THE WESTERLY LINE OF SAID TRACT 28 TO A POINT; THENCE N07°22'49"E, 319.79 FEET ALONG SAID WESTERLY LINE OF TRACT 28 TO A POINT; THENCE N30°37'25"E, 142.18 FEET ALONG SAID WESTERLY LINE OF TRACT 28 TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 13.31 ACRES OF LAND, MORE OR LESS.

6.25 ACRE PARCEL ATTACHED TO TRACT 29

A TRACT OF LAND SITUATED IN TRACT 28, BIG HORN RANCH SUBDIVISION, SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SOUTHEAST CORNER OF SAID TRACT 28 (MONUMENTED WITH A 1/2" ALUMINUM CAP PER PLS 6594); THENCE S89°05'58"W, 642.68 FEET ALONG THE SOUTH LINE OF SAID TRACT 28 TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF TRACT 29, BIG HORN RANCH SUBDIVISION; THENCE N29°31'30"E, 631.50 FEET TO A POINT; THENCE N78°27'37"E, 327.50 FEET TO A POINT, SAID POINT LYING ON THE EAST LINE OF SAID TRACT 28; THENCE S00°59'44"E, 605.00 FEET ALONG SAID EAST LINE OF TRACT 28 TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 6.25 ACRES OF LAND, MORE OR LESS.

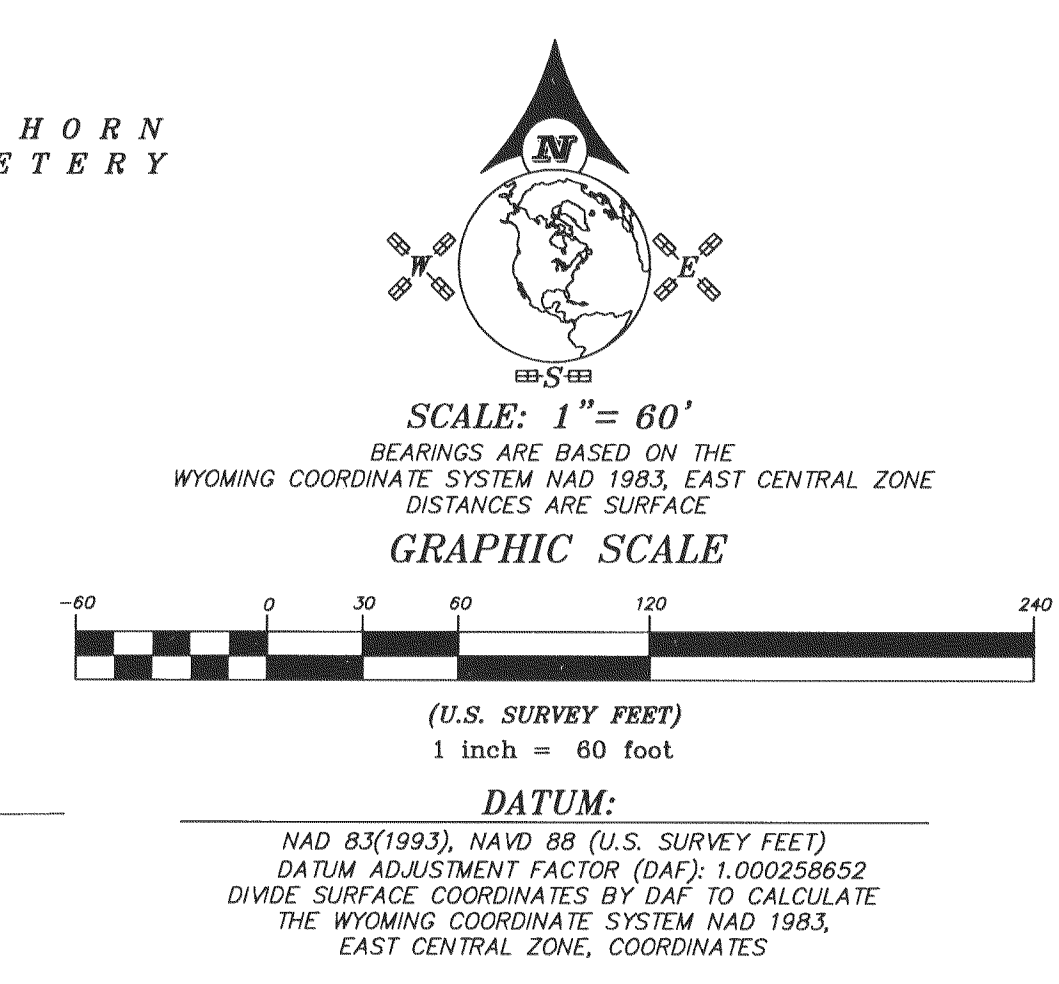
15.0' OVERHEAD POWER LINE EASEMENT

AN OVERHEAD POWER LINE EASEMENT BEING A STRIP OF LAND SITUATED IN THE EAST FIFTEEN (15.0) FEET OF THE NORTH TWO HUNDRED AND TWENTY-FIVE (225.0) FEET OF TRACT 28, BIG HORN RANCH SUBDIVISION, SHERIDAN COUNTY, WYOMING.

SAID OVERHEAD POWER LINE EASEMENT CONTAINS 3,375 SQUARE FEET OF LAND, MORE OR LESS.

NOTES:

1. 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, THE 13.31 ACRE MORE OR LESS PARCEL, SHALL BE ATTACHED TO TRACT 27, AND THE 6.25 ACRE MORE OR LESS PARCEL, SHALL BE ATTACHED TO TRACT 29 AND THEY CAN NOT BE SOLD SEPARATELY.
2. THE 5.10 ACRE MORE OR LESS PARCEL, IS OWNED BY STAN W. & DEANNE D. WILLIAMS AND CAN BE LEGALLY SOLD OR TRANSFERRED AS A SEPARATELY OWNED PARCEL. THE 5.10 ACRE MORE OR LESS PARCEL, IS THE REMINDER OF TRACT 28 AFTER THE BOUNDARY LINE ADJUSTMENT HAS BEEN APPROVED.
3. A PRELIMINARY TITLE SEARCH FOR EASEMENTS OF RECORD WAS PERFORMED BY PRESTFELDT SURVEYING, LLC WHICH MAY OR MAY NOT INCLUDE ALL EASEMENTS, RESERVATIONS OR ENCUMBRANCES WHICH MAY HAVE BEEN LEGALLY ACQUIRED.



LEGEND:

- SET 2" ALUMINUM CAP PER PLS 6812
- FOUND 5/8" REBAR/SET 2" ALUMINUM CAP PER PLS 6812
- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND 1-1/2" ALUMINUM CAP PER PLS 6594
- ◇ FOUND 5/8" REBAR
- CALCULATED: NOTHING FOUND/NOTHING SET
- WC WITNESS CORNER
- (R) RECORD
- BOUNDARY/TRACT LINE
- PROPERTY/TRACT LINE
- - - BOUNDARY ADJUSTMENT LINE
- - - EASEMENT LINE AS NOTED
- x - FENCE LINE (SURVEYED 2019)
- · - - APPROXIMATE EDGE OF POND

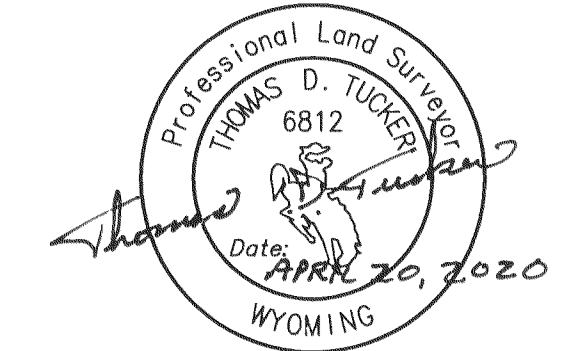
NOTICE
This plat is an image, or reproduction of the original as is recorded in the
Sheridan County Clerk's Office. It is not a certified, complete or
authoritative depiction of current property lines, easements or rights-of-
way. Delineations, measurement or representations may have occurred
since the original plat was recorded.

CERTIFICATE OF RECORDER

STATE OF WYOMING : ss
COUNTY OF SHERIDAN : ss
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 9:33 O'CLOCK A.M.,
THIS 31 DAY OF April, 2020, AND IS DULY RECORDED IN PLAT BOOK A, PAGE 587
FEE \$ 50.00
Eda Schunk Thompson STAMP RECEIVING NUMBER 2020-757389
COUNTY CLERK

SURVEYOR'S CERTIFICATE

STATE OF WYOMING : ss
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.



KLEPPERICH - WILLIAMS BOUNDARY LINE ADJUSTMENT

SITUATED IN TRACT 28, BIG HORN RANCH SUBDIVISION, SHERIDAN COUNTY, WYOMING
CLIENTS: THOMAS J. & JACQUELYN K. KLEPPERICH
P.O. BOX 539
BIG HORN, WY 82833
STAN W. & DEANNE D. WILLIAMS
18 CEMETERY ROAD
BIG HORN, WY 82833
JN: 2019-061
DN: 2019-061D
TAB: PLAT
PF: T2019-061
REVIEWED BY: JSP
MARCH 25, 2020

#587