

RECORD OF SURVEY

BOUNDARY LINE ADJUSTMENT BETWEEN CONSERVATION LOT 1 AND CONSERVATION LOT 2 SITUATED IN THE SW1/4 NE1/4, AND PARTS OF SE1/4 NE1/4, NE1/4 NE1/4, N1/2 SE1/4 OF SECTION 8, T57N, R85W, 6TH PM

COUNTY OF SHERIDAN, WYOMING

PREPARED FOR OWNER: JOSEPH & SHABON FERRO **DATE SURVEYED: FEBRUARY 2025** PREPARED BY: WWC ENGINEERING

PARCEL

A PARCEL OF LAND LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 8 OF TOWNSHIP 57 NORTH, RANGE 85 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, STATE OF WYOMING, BEING A PORTION OF CONSERVATION LOT 1 AS SHOWN ON THE FERRO MINOR SUBDIVISION PLAT RECORDED UNDER INSTRUMENT NUMBER 2025-802554 OF THE RECORDS OF THE SHERIDAN COUNTY, WYOMING, CLERK AND RECORDER, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER NORTH 1/16TH CORNER OF SAID SECTION 8 (POB);

THENCE ALONG THE NORTH LINE OF THE SW1/4 NE1/4 OF SAID SECTION 8 N89°23'44"E, A DISTANCE OF 401.51 FEET TO THE NORTHWEST CORNER OF LOT 2 AS SHOWN ON THAT INSTRUMENT RECORDED UNDEF

THENCE ALONG THE BOUNDARY OF SAID LOT 2 THE FOLLOWING 6 COURSES;

FIRST S00°00'00"W, A DISTANCE OF 415.23 FEET:

THENCE S89°14'12"E, A DISTANCE OF 1037.74 FEET

THENCE N22°45'17"E, A DISTANCE OF 52.99 FEET

THENCE N12°40'08"W, A DISTANCE OF 261.83 FEET

THENCE N09°24'34"W, A DISTANCE OF 136.90 FEET TO A POINT ON THE SOUTH LINE OF THE NE1/4 NE1/4OF THENCE ALONG SAID SOUTH LINE S89°23'44"W, A DISTANCE OF 45.93 FEET TO THE NORTHEAST 1/16TH OF

THENCE ALONG THE WEST LINE OF THE NE1/4 NE1/4 OF SAID SECTION 8 N00°19'11"W, A DISTANCE OF 851.97 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY OF EARLY CREEK ROAD AS SHOWN ON THAT INSTRUMENT RECORDED UNDER 2025-802554;

THENCE ALONG SAID RIGHT-OF-WAY THE FOLLOWING 4 COURSES:

FIRST, S49°34'34"E, A DISTANCE OF 336.57 FEET;

THENCE S54°00'46"E, A DISTANCE OF 545.63 FEET

THENCE S44°31'22"E, A DISTANCE OF 238.84 FEET

THENCE S37°18'34"E, A DISTANCE OF 246.49 FEET TO THE MOST NORTHERLY CORNER OF LOT 3 AS SHOWN ON THAT INSTRUMENT RECORDED UNDER 2025-802554;

THENCE LEAVING SAID RIGHT-OF-WAY, ALONG THE BOUNDARY OF SAID LOT 3 THE FOLLOWING 5 COURSES

FIRST S71°00'17"W, A DISTANCE OF 39.40 FEET; THENCE S83°20'24"W, A DISTANCE OF 592.45 FEET;

THENCE S32°59'22"W, A DISTANCE OF 67.72 FEET;

THENCE S20°53'57"W, A DISTANCE OF 67.89 FEET;

THENCE S36°04'30"E, A DISTANCE OF 219.60 FEET; THENCE LEAVING SAID LOT 3, S50°52'13"W, A DISTANCE OF 291.66 FEET;

THENCE N89°14'12"W, A DISTANCE OF 1557.67 TO A POINT ON THE CENTER LINE OF SAID SECTION 8;

THENCE ALONG SAID CENTER LINE N00°14'34" W A DISTANCE OF 581.73 FEET TO THE POINT OF BEGINNING. THE ABOVE-DESCRIBED PARCEL 1 CONTAINS 25.00 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY RESERVATIONS, RESTRICTIONS, EASEMENTS OR ENCUMBRANCES WHICH LEGALLY EXIST.

A PARCEL OF LAND LOCATED WITHIN THE EAST HALF OF SECTION 8 OF TOWNSHIP 57 NORTH, RANGE 85 WEST OF THE SIXTH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, STATE OF WYOMING, BEING ALL OF CONSERVATION LOT 2, AND A PORTION OF CONSERVATION LOT 1 AS SHOWN ON THE FERRO MINOR SUBDIVISION PLAT RECORDED UNDER INSTRUMENT NUMBER 2025-802554 OF THE RECORDS OF THE SHERIDAN COUNTY, WYOMING, CLERK AND RECORDER, BEING MORE PARTICULARLY DESCRIBED AS

ALL OF SAID CONSERVATION LOT 2 AND THAT PORTION OF SAID CONSERVATION LOT 1 DESCRIBED AS BEGINNING AT THE CENTER 1/4 CORNER OF SAID SECTION 8 (POB);

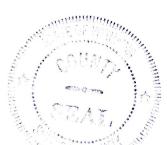
THENCE ALONG THE WEST LINE OF THE SW1/4 NE1/4 OF SAID SECTION 8 N00°14'34"W, A DISTANCE OF 744.58

THENCE S89°14'12"E, A DISTANCE OF 1557.67 FEET

THENCE ALONG THE BOUNDARY COMMON TO SAID CONSERVATION LOT 1 AND SAID CONSERVATION LOT 2 S50°52'13"W, A DISTANCE OF 2292.20 FEET TO A POINT ON THE CENTER LINE OF SAID SECTION 8;

THENCE ALONG SAID CENTERLINE N00°16'01"W, A DISTANCE OF 538.68 FEET TO THE POINT OF BEGINNING THE ABOVE-DESCRIBED PARCEL 2 CONTAINS 70.69 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY RESERVATIONS, RESTRICTIONS, EASEMENTS OR ENCUMBRANCES WHICH LEGALLY EXIST.

CERTIFICATE OF SHERIDAN COUNTY CLERK:



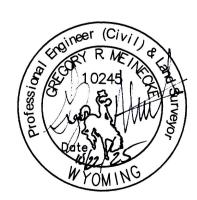
COUNTY OF SHERIDAN)

HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 9:27 O'CLOCK A.M., THIS 23 DAY OF OCTOBER , 2025, AND RECORDED IN PLAT BOOK ON PAGE 794 Doc # 2025-802888

COUNTY CLERK

CERTIFICATE OF SURVEYOR

I, GREGORY R. MEINECKE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF THE FERRO MINOR SUBDIVISION, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT THIS PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY CONDUCTED BY ME OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF ALL LOTS AND EASEMENTS OF SAID SUBDIVISION IN COMPLIANCE WITH SHERIDAN COUNTY REGULATIONS GOVERNING THE SUBDIVISION OF LAND.



BOUNDARY LINE ADJUSTMENT FERRO MINOR SUBDIVISION SHERIDAN COUNTY, WYOMING JOSEPH FERRO 188 EARLY CREEK ROAD SHERIDAN, WY 82801 WWC ENGINEERING