





**LEGAL DESCRIPTION**  
**EXHIBIT "A"**

**Record Owner: Woodland Creek Estates, LLC**  
**November 27, 2018**

**Re: DEDICATE AND CONVEY TO AND FOR PUBLIC USE**

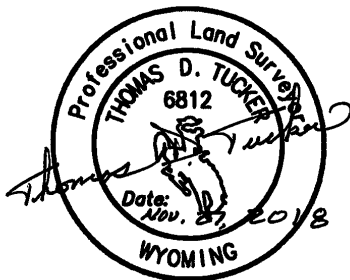
A tract of land situated in the NW¼NW¼ of Section 14, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said tract of land being more particularly described as follows:

Commencing at the northwest corner of said Section 14 (Monumented with a 3¼" Aluminum Cap per PLS 2615); thence S58°54'40"E, 1498.02 feet to the **POINT OF BEGINNING** of said tract, said point lying on the west right-of-way line of U.S. Highway No. 87 (AKA Coffeen Avenue) and being the northeast corner of a tract of land described in Book 389 of Deeds, Page 63; thence S89°44'19"W, 148.48 feet along the north line of said tract described in Book 389 of Deeds, Page 63 to a point, said point being the southeast corner of Creek Drive, Woodland Creek Estates; thence N00°12'00"W, 50.00 feet along the east line of said Woodland Creek Estates to a point, said point being the southeast corner of Lot 1, Woodland Creek Estates; thence, fifty (50.00) feet north of and parallel to said north line of said tract described in Book 389 of Deeds, Page 63, N89°44'19"E, 149.20 feet to a point, said point lying on said west right-of-way line of U.S. Highway No. 87 (AKA Coffeen Avenue); thence S00°37'08"W, 50.01 feet along said west right-of-way line of U.S. Highway No. 87 (AKA Coffeen Avenue) to the **POINT OF BEGINNING** of said tract.

Said tract contains 7,442 square feet of land, more or less.  
 Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

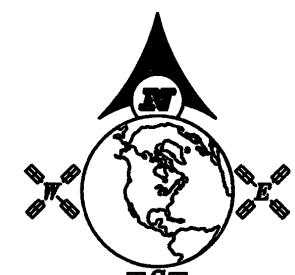
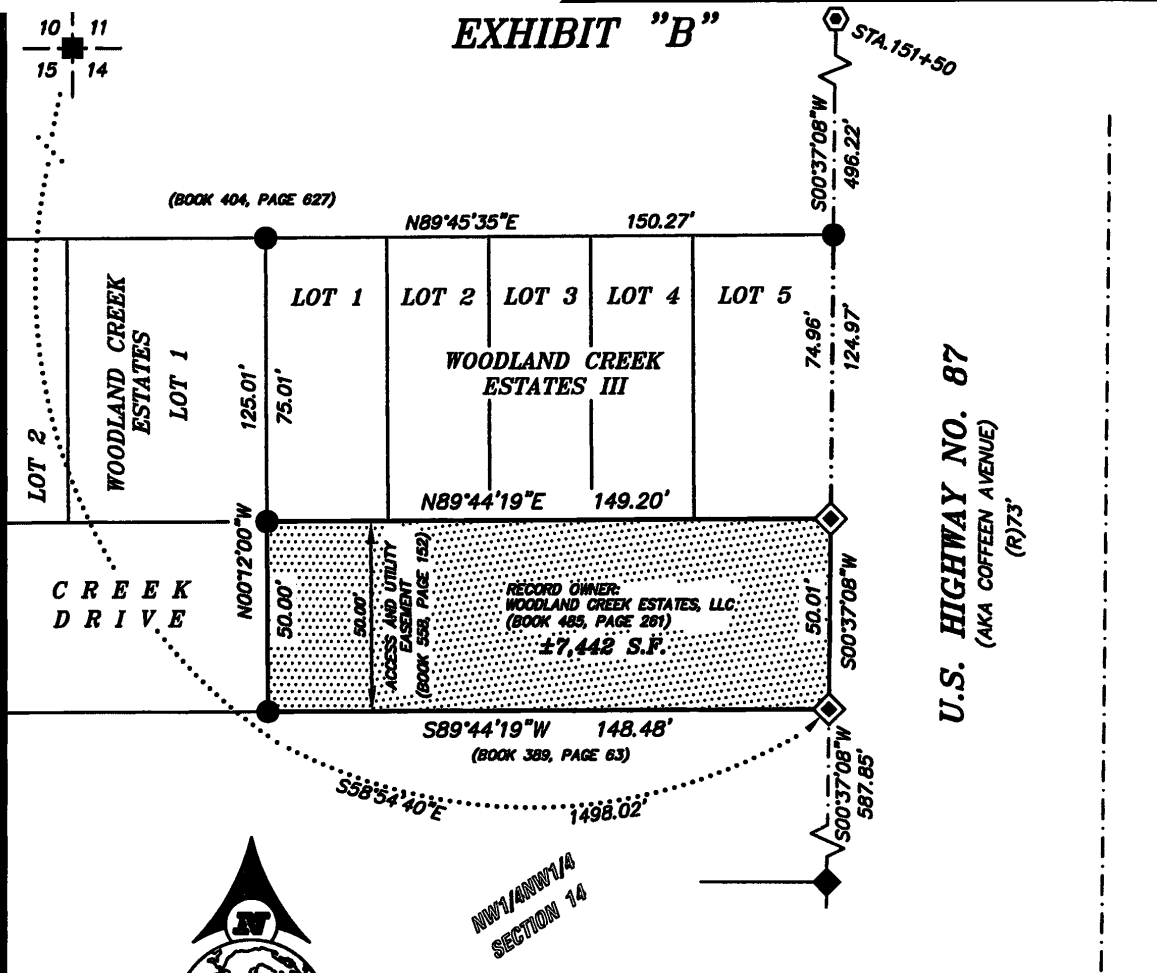
**SURVEYOR'S STATEMENT**

I, Thomas D. Tucker, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.



Modification in any way of the above or foregoing legal description terminates liability of surveyor.

# EXHIBIT "B"



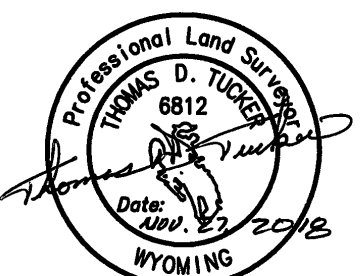
**SCALE: 1"=40'**  
 BEARINGS ARE BASED ON THE  
 WYOMING COORDINATE SYSTEM  
 NAD 1983, EAST CENTRAL ZONE  
 DATUM: NAD 83(1983), NAVD 88 (U.S. SURVEY FEET)  
 GAF: 1.000233  
 DISTANCES ARE SURFACE

- LEGEND:**
- ◆ FOUND 2" ALUMINUM CAP PER PLS 15646
  - FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
  - FOUND 2" ALUMINUM CAP PER PLS 6812
  - ◆ FOUND 1-1/2" ALUMINUM CAP PER PLS 2615
  - ⊙ FOUND HIGHWAY RIGHT-OF-WAY MONUMENT
  - CALCULATED: NOTHING FOUND/NOTHING SET
  - ANNEXATION LINE
  - - - LOT/PROPERTY LINE
  - · · EASEMENT LINE AS NOTED
  - · - · - HIGHWAY RIGHT-OF-WAY LINE
  - ▨ DEDICATED TO THE PUBLIC

## 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"

**NO. 2019-748042 RIGHT OF WAY EASEMENT**  
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
 CITY OF SHERIDAN - PLANNING P O BOX 848  
 SHERIDAN WY 82801

## EXHIBIT "B" DEDICATION PLAT

CLIENT: MC2 ENGINEERING AND CONSTRUCTION, PC  
 LOCATION: NW1/4NW1/4, SECTION 14, TOWNSHIP 55 NORTH,  
 RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY,  
 WYOMING

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

JN: 2014-012 S:4  
 DN: 2014-012\_SJ7-C3D  
 TAB: DEDICATION  
 PF: T2014-012-TGO  
 NOVEMBER 27, 2018