

RECORD OF SURVEY

A LOT SPLIT

TRACT 4A OF A RECORD OF SURVEY OF A BOUNDARY ADJUSTMENT OF PARCEL 4 AND PARCEL 5 OF THE AMENDED RECORD OF SURVEY OF STAGECOACH CROSSING, RECORDED FEB 21, 2023 IN THE HANGING FILE ON PAGES 644-646 IN THE OFFICE OF THE CLERK AND RECORDER OF JOHNSON COUNTY, WYOMING

A PARCEL OF LAND BEING THE SE1/4 LYING SOUTHERLY OF RED HILLS ROAD, A PORTION OF THE NE1/2SE1/4 LYING SOUTHERLY OF RED HILLS ROAD, AND A PORTION OF THE SE1/4SE1/4 OF SECTION 17, T49N, R81W, OF THE 6TH P.M., JOHNSON COUNTY, WYOMING, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAPPED REBAR STAMPED "LS 5367" MARKING THE EAST QUARTER CORNER OF SAID SECTION 17, BEING THE POINT OF BEGINNING OF THIS PROPERTY DESCRIPTION:

THENCE ALONG THE EAST LINE OF SAID SECTION 17 S00'24'23"E A DISTANCE OF 2053.30 FEET TO AN ALUMINUM CAPPED REBAR STAMPED "LS 10566"

THENCE N45'47'14"W A DISTANCE OF 1063.72 FEET TO AN ALUMINUM CAPPED REBAR STAMPED "LS 10566" ON THE NORTH LINE OF SAID SE'4SE'4 OF SECTION 17; THENCE N39'18'11"W A DISTANCE OF 695.61 FEET TO SAID RED HILLS ROAD, FROM WHICH POINT AN ALUMINUM

CAPPED REBAR STAMPED "LS 10566" BEARS S39'18'11"E A DISTANCE 86.3 FEET AS A WITNESS CORNER: THENCE ALONG RED HILLS ROAD N34'07'10"E A DISTANCE OF 120.00 FEET;

THENCE CONTINUING ALONG RED HILLS ROAD N46'14'10"E A DISTANCE OF 1554.44 FEET TO THE EAST LINE OF SAID SE1/4NE1/4 OF SECTION 17, FROM WHICH POINT AN ALUMINUM CAPPED REBAR STAMPED "LS 10566" BEARS S00'12'22"W ALONG SAID EAST LINE OF SECTION 17 A DISTANCE 48.6 FEET AS A WITNESS CORNER:

THENCE ALONG SAID EAST LINE OF THE SE1/4NE1/4 OF SECTION 17 SO 12'22"W A DISTANCE OF 401.32 FEET TO THE TO THE POINT OF BEGINNING OF THIS LAND DESCRIPTION.

SAID PARCEL CONTAINING 35.01 ACRES, MORE OR LESS. AND SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY. AND RESTRICTIONS OF RECORD.

BASIS OF BEARING BEING S00'24'23"E A DISTANCE OF 2615.09 FEET BETWEEN THE SECTION CORNER COMMON TO SECTIONS 16 AND SAID SECTIONS 17, 20, AND 21 MARKED BY AN ALUMINUM CAPPED REBAR STAMPED "LS 10566" AND THE QUARTER CORNER COMMON TO SAID SECTIONS 17 AND 16 MARKED BY AN ALUMINUM CAPPED REBAR STAMPED "LS 5367".

A PARCEL OF LAND BEING THE NW1/SE1/4 OF SECTION 17 LYING SOUTHERLY OF RED HILLS ROAD, A PORTION OF THE NE1/4SE1/4 OF SECTION 17 LYING SOUTHERLY OF RED HILLS ROAD, THE SW1/4SE1/4 OF SECTION 17 LYING SOUTHERLY OF RED HILLS ROAD AND LYING NORTHERLY OF QUARRY ROAD, A PORTION OF THE SE1/4SE1/4 OF SECTION 17, A PORTION OF THE NE1/4NE1/4 OF SECTION 20 LYING NORTH OF QUARRY ROAD, AND A PORTION OF THE WIZNWIZ OF SECTION 21, ALL OF T49N, R81W, OF THE 6TH P.M., JOHNSON COUNTY. WYOMING. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAPPED REBAR STAMPED "LS 10566" MARKING THE SECTION CORNER COMMON TO SECTION 16 AND SAID SECTIONS 17, 20, AND 21, BEING THE POINT OF BEGINNING OF THIS PROPERTY DESCRIPTION;

THENCE ALONG THE NORTH LINE OF SAID NW¼NW¼ OF SECTION 21 N89'35'09"E A DISTANCE OF 991.33 FEET TO THE EW 1/4 CORNER COMMON TO SAID SECTIONS 16 AND 21:

THENCE S00'06'23"E A DISTANCE OF 1608.15 FEET TO AN ALUMINUM CAPPED REBAR STAMPED "LS 10566"; THENCE N74'39'53"W A DISTANCE OF 1032.97 FEET TO AN ALUMINUM CAPPED REBAR STAMPED "LS 10566" MARKING THE NORTH SIXTEENTH CORNER COMMON TO SAID SECTIONS 20 AND 21:

THENCE N50'02'44"W A DISTANCE OF 548.54 FEET TO SAID QUARRY ROAD, FROM WHICH POINT AN ALUMINUM CAPPED REBAR STAMPED "LS 10566" BEARS S50'02'44"E A DISTANCE 86.8 FEET AS A WITNESS CORNER;

THENCE ALONG QUARRY ROAD N29'48'55"W A DISTANCE OF 521.78 FEET; THENCE DEPARTING QUARRY ROAD N51'14'50"W A DISTANCE OF 819.64 FEET TO THE EAST SIXTEENTH CORNER COMMON

TO SAID SECTIONS 17 AND 20: THENCE ALONG THE SOUTH SECTION LINE OF SAID SECTION 17 S89'34'36"W A DISTANCE OF 48.91 FEET TO SAID

THENCE ALONG QUARRY ROAD N46'43'29"W A DISTANCE OF 485.28 FEET:

THENCE CONTINUING ALONG QUARRY ROAD N49'31'24"W A DISTANCE OF 427.45 FEET TO SAID RED HILLS ROAD; THENCE ALONG RED HILLS ROAD N34'07'10"E A DISTANCE OF 1499.98 FEET, FROM WHICH POINT AN ALUMINUM CAPPED REBAR STAMPED "LS 10566" BEARS S39'18'11"E A DISTANCE 86.3 FEET AS A WITNESS CORNER;

THENCE DEPARTING RED HILLS ROAD \$39'18'11"E A DISTANCE OF 695.61 FEET TO AN ALUMINUM CAPPED REBAR STAMPED "LS 10566" ON THE NORTH LINE OF SAID SE'4SE'4 OF SECTION 17:

THENCE S45'47'14"E A DISTANCE OF 1063.72 FEET TO AN ALUMINUM CAPPED REBAR STAMPED "LS 10566" ON THE EAST LINE OF SAID SECTION 17; THENCE ALONG SAID EAST LINE OF SECTION 17 SO'24'23"E A DISTANCE OF 561.79 FEET TO THE POINT OF BEGINNING

OF THIS LAND DESCRIPTION. SAID PARCEL CONTAINING 104.14 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS

BASIS OF BEARING BEING S00'24'23"E A DISTANCE OF 2615.09 FEET BETWEEN THE SECTION CORNER COMMON TO SECTIONS 16 AND SAID SECTIONS 17, 20, AND 21 MARKED BY AN ALUMINUM CAPPED REBAR STAMPED "LS 10566" AND THE QUARTER CORNER COMMON TO SAID SECTIONS 17 AND 16 MARKED BY AN ALUMINUM CAPPED REBAR STAMPED "LS 5367".

CERTIFICATE OF SURVEYOR

STATE OF WYOMING COUNTY OF JOHNSON

I, TRAVIS D. PEARSON, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY ATTEST THAT THIS BOUNDARY LINE ADJUSTMENT IS BASED ON THE RESULTS OF A FIELD SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION BY FRED JANSSEN IN AUGUST OF 2023, THE RECORD OF SURVEY (FILED ON MARCH 6TH, 2023, WITH THE OFFICE OF THE CLERK OF JOHNSON COUNTY, WYOMING, IN THE HANGING FILE ON PAGE 647) OF A BOUNDARY LINE ADJUSTMENT OF PARCEL 4 AND PARCEL 5 OF THE AMENDED RECORD OF SURVEY (FILED ON FEBRUARY 21TH, 2023, WITH THE OFFICE OF THE CLERK OF JOHNSON COUNTY, WYOMING, IN THE HANGING FILE ON PAGES 644-646) OF STAGECOACH CROSSING AND REPRESENTS THE CONDITIONS AS FOUND ON THE GROUND.



WELSON NGINEE

 $\mathbb{R}\mathsf{d}$

65