

RECORD OF SURVEY
FOR TRACTS OF LAND LOCATED WITHIN
**PART OF THE SE¹/₄SW¹/₄ AND PART OF THE NE¹/₄SW¹/₄, SECTION 25,
TOWNSHIP 51 NORTH, RANGE 82 WEST, 6TH PRINCIPAL MERIDIAN
JOHNSON COUNTY, WYOMING**

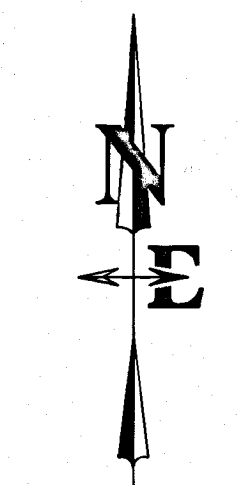
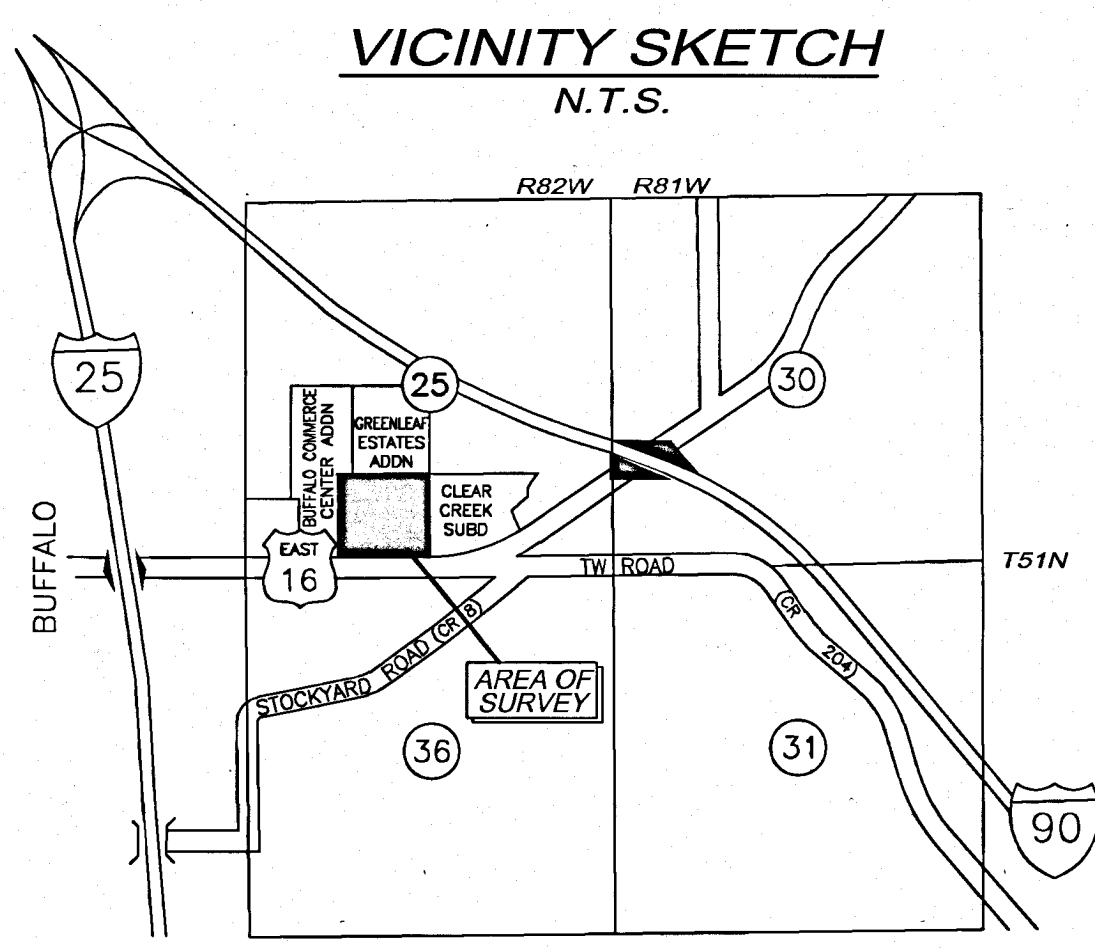
DATE	28JAN2022
SURVEYED	PPF
ENGINEERED	---
DRAWN	PPF
CHECKED	TDR
APPROVED	LDR

**NELSON
ENGINEERING**
P.O. BOX 1004, BUFFALO WYOMING (307) 664-7029

DRAWING TITLE
RECORD OF SURVEY

JOB TITLE
**JULIET KILO HOLDINGS, LLC, PROPERTY
PART SE¹/₄SW¹/₄ & NE¹/₄SW¹/₄, SEC 25, T51N, R82W
JOHNSON COUNTY, WYOMING**

DRAWING NO
1/1
JOB NO
B21-134-01



SCALE: 1" = 100'

BASIS OF BEARING:
N89°54'21"E A DISTANCE OF 2662.47 FEET BETWEEN ALUMINUM CAPS STAMPED "WYDOT PLS 5367" MARKING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 25, T51N, R82W.

- LEGEND**
- - FOUND ALUMINUM CAPPED MONUMENT STAMPED "PLS 2085"
 - - FOUND ALUMINUM CAPPED MONUMENT STAMPED "WYDOT PLS 5367"
 - △ - FOUND REBAR
 - - SET ALUMINUM CAPPED MONUMENT STAMPED "PLS 15442"
 - - EXISTING PROPERTY BOUNDARY
 - - NEW PARCEL LINE
 - - - - - VACATED PARCEL LINE
 - - - - - SECTION LINE
 - - - - - QUARTER LINE
 - - - - - CITY LIMITS
 - - - - - ADJACENT PROPERTY LINES
 - - - - - U.S. HIGHWAY 16 R.O.W.

- PARCEL IV, AS DESCRIBED IN THE DEED FILED WITH THE OFFICE OF THE CLERK OF JOHNSON COUNTY, WYOMING, IN BOOK 87A59, PAGES 33-36, TO BE ATTACHED TO PARCEL 1. 4.51 ACRES±
- PARCEL I, AS DESCRIBED IN THE DEED FILED WITH THE OFFICE OF THE CLERK OF JOHNSON COUNTY, WYOMING, IN BOOK 87A59, PAGES 33-36, TO BE ATTACHED TO PARCEL 1. 8.26 ACRES±
- PORTION OF PARCEL II, AS DESCRIBED IN THE DEED FILED WITH THE OFFICE OF THE CLERK OF JOHNSON COUNTY, WYOMING, IN BOOK 87A59, PAGES 33-36, TO BE ATTACHED TO PARCEL 1. 4.53 ACRES±

- PORTION OF PARCEL II, AS DESCRIBED IN THE DEED FILED WITH THE OFFICE OF THE CLERK OF JOHNSON COUNTY, WYOMING, IN BOOK 87A59, PAGES 33-36, TO BE ATTACHED TO PARCEL 2. 5.52 ACRES±
- PARCEL V, AS DESCRIBED IN THE DEED FILED WITH THE OFFICE OF THE CLERK OF JOHNSON COUNTY, WYOMING, IN BOOK 87A59, PAGES 33-36, TO BE ATTACHED TO PARCEL 2. 15.55 ACRES±
- PORTION OF PARCEL III, AS DESCRIBED IN THE DEED FILED WITH THE OFFICE OF THE CLERK OF JOHNSON COUNTY, WYOMING, IN BOOK 87A59, PAGES 33-36, TO BE ATTACHED TO PARCEL 3. 0.55 ACRES±
- PORTION OF PARCEL III, AS DESCRIBED IN THE DEED FILED WITH THE OFFICE OF THE CLERK OF JOHNSON COUNTY, WYOMING, IN BOOK 87A59, PAGES 33-36, TO BE ATTACHED TO PARCEL 4. 0.46 ACRES±



PARCEL 1
A PARCEL OF LAND LOCATED WITHIN THE SE¹/₄SW¹/₄, SECTION 25, TOWNSHIP 51 NORTH, RANGE 82 WEST, 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAPPED MONUMENT STAMPED "WYDOT PLS 5367" MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 25; THENCE N00°32'40"W ALONG THE NORTH-SOUTH MIDSECTION LINE OF SAID SECTION 25 A DISTANCE OF 68.61 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 16 EAST MARKED BY AN ALUMINUM CAPPED MONUMENT STAMPED "WYDOT PLS 5367", SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS PROPERTY DESCRIPTION;

THENCE N89°15'07"W ALONG SAID NORTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 16 EAST A DISTANCE OF 345.19 FEET TO AN ALUMINUM CAPPED MONUMENT STAMPED "WYDOT PLS 5367";

THENCE S00°58'19"W ALONG SAID NORTHERLY RIGHT-OF-WAY OF SAID NORTH-SOUTH MIDSECTION LINE OF SECTION 25 A DISTANCE OF 10.02 FEET TO AN ALUMINUM CAPPED MONUMENT STAMPED "WYDOT PLS 5367";

THENCE N89°15'13"W ALONG SAID NORTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 16 EAST A DISTANCE OF 254.70 FEET TO AN ALUMINUM CAPPED MONUMENT STAMPED "PLS 15442";

THENCE N00°32'40"W ALONG A LINE PARALLEL TO, PERPENDICULAR TO, AND SIX HUNDRED (600) FEET WESTERLY OF SAID NORTH-SOUTH MIDSECTION LINE OF SECTION 25 A DISTANCE OF 1257.33 FEET TO A POINT ON THE NORTH LINE OF SAID SE¹/₄SW¹/₄ OF SECTION 25 MARKED BY AN ALUMINUM CAPPED MONUMENT STAMPED "PLS 15442";

THENCE N89°55'00"E ALONG SAID NORTH LINE OF THE SE¹/₄SW¹/₄ OF SECTION 25 A DISTANCE OF 600.02 FEET TO THE CENTER-SOUTH SIXTEENTH OF SAID SECTION 25 MARKED BY AN ALUMINUM CAPPED MONUMENT STAMPED "PLS 2085";

THENCE S00°32'40"E ALONG SAID NORTH-SOUTH MIDSECTION LINE OF SECTION 25 A DISTANCE OF 1256.01 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 17.30 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESERVATIONS, OR RESTRICTIONS OF SIGHT AND/OR RECORD.

PARCEL 3
A PARCEL OF LAND LOCATED WITHIN THE NE¹/₄SW¹/₄, SECTION 25, TOWNSHIP 51 NORTH, RANGE 82 WEST, 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAPPED MONUMENT STAMPED "WYDOT PLS 5367" MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 25; THENCE N00°32'40"W ALONG THE NORTH-SOUTH MIDSECTION LINE OF SAID SECTION 25 A DISTANCE OF 1324.62 FEET TO THE CENTER-SOUTH SIXTEENTH CORNER OF SAID SECTION 25 MARKED BY AN ALUMINUM CAPPED MONUMENT STAMPED "PLS 2085"; THENCE S89°55'00"W ALONG THE SOUTH LINE OF SAID SECTION 25 A DISTANCE OF 600.02 FEET TO A POINT MARKED BY AN ALUMINUM CAPPED MONUMENT STAMPED "PLS 15442", SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS PROPERTY DESCRIPTION;

THENCE CONTINUING S89°55'00"W ALONG SAID SOUTH LINE OF THE NE¹/₄SW¹/₄ OF SECTION 25 A DISTANCE OF 730.46 FEET TO A POINT ON THE EAST LINE OF THE BUFFALO COMMERCE CENTER ADDITION MARKED BY AN ALUMINUM CAPPED MONUMENT STAMPED "PLS 15442", SAID POINT BEING THE SOUTHWEST SIXTEENTH CORNER OF SAID SECTION 25;

THENCE N00°30'28"W ALONG SAID EAST LINE OF THE BUFFALO COMMERCE CENTER ADDITION A DISTANCE OF 33.03 FEET TO A REBAR;

THENCE N89°54'37"E ALONG THE SOUTH LINE OF SAID BUFFALO COMMERCE CENTER ADDITION A DISTANCE OF 220.81 FEET TO AN ALUMINUM CAPPED MONUMENT STAMPED "PLS 2085";

THENCE CONTINUING N89°54'37"E ALONG THE SOUTH LINE OF THE GREENLEAF ESTATES ADDITION A DISTANCE OF 509.63 FEET TO AN ALUMINUM CAPPED MONUMENT STAMPED "PLS 15442";

THENCE S00°32'30"E ALONG A LINE PARALLEL TO, PERPENDICULAR TO, AND SIX HUNDRED (600) FEET WESTERLY OF SAID NORTH-SOUTH MIDSECTION LINE OF SECTION 25 A DISTANCE OF 33.11 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.55 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESERVATIONS, OR RESTRICTIONS OF SIGHT AND/OR RECORD.

PARCEL 2
A PARCEL OF LAND LOCATED WITHIN THE SE¹/₄SW¹/₄, SECTION 25, TOWNSHIP 51 NORTH, RANGE 82 WEST, 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAPPED MONUMENT STAMPED "WYDOT PLS 5367" MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 25; THENCE N00°32'40"W ALONG THE NORTH-SOUTH MIDSECTION LINE OF SAID SECTION 25 A DISTANCE OF 1324.62 FEET TO THE CENTER-SOUTH SIXTEENTH CORNER OF SAID SECTION 25 MARKED BY AN ALUMINUM CAPPED MONUMENT STAMPED "PLS 2085"; THENCE S89°55'00"W ALONG THE NORTH LINE OF SAID SE¹/₄SW¹/₄ OF SECTION 25 A DISTANCE OF 600.02 FEET TO A POINT MARKED BY AN ALUMINUM CAPPED MONUMENT STAMPED "PLS 15442", SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS PROPERTY DESCRIPTION;

THENCE S00°32'40"E ALONG A LINE PARALLEL TO, PERPENDICULAR TO, AND SIX HUNDRED (600) FEET WESTERLY OF SAID NORTH-SOUTH MIDSECTION LINE OF SECTION 25 A DISTANCE OF 1257.33 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 16 EAST MARKED BY AN ALUMINUM CAPPED MONUMENT STAMPED "PLS 15442";

THENCE N89°15'13"W ALONG SAID NORTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 16 EAST A DISTANCE OF 595.05 FEET TO AN ALUMINUM CAPPED MONUMENT STAMPED "WYDOT PLS 5367";

THENCE S00°46'37"W ALONG SAID NORTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 16 EAST A DISTANCE OF 19.91 FEET TO AN ALUMINUM CAPPED MONUMENT STAMPED "WYDOT PLS 5367";

THENCE N89°15'24"W ALONG SAID NORTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 16 EAST A DISTANCE OF 29.29 FEET TO AN ALUMINUM CAPPED MONUMENT STAMPED "WYDOT PLS 5367";

THENCE S89°52'16"W ALONG SAID NORTHERLY RIGHT-OF-WAY OF U.S. HIGHWAY 16 EAST A DISTANCE OF 106.61 FEET TO A POINT ON THE EAST LINE OF THE BUFFALO COMMERCE CENTER ADDITION MARKED BY AN ALUMINUM CAPPED MONUMENT STAMPED "WYDOT PLS 5367";

THENCE N00°30'28"W ALONG SAID EAST LINE OF THE BUFFALO COMMERCE CENTER ADDITION A DISTANCE OF 1268.28 FEET TO THE SOUTHWEST SIXTEENTH CORNER OF SAID SECTION 25 MARKED BY AN ALUMINUM CAPPED MONUMENT STAMPED "LS 15442";

THENCE N89°55'00"E ALONG THE NORTH LINE OF SAID SECTION 25 A DISTANCE OF 730.46 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 21.07 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESERVATIONS, OR RESTRICTIONS OF SIGHT AND/OR RECORD.

PARCEL 4
A PARCEL OF LAND LOCATED WITHIN THE NE¹/₄SW¹/₄, SECTION 25, TOWNSHIP 51 NORTH, RANGE 82 WEST, 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAPPED MONUMENT STAMPED "WYDOT PLS 5367" MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 25; THENCE N00°32'40"W ALONG THE NORTH-SOUTH MIDSECTION LINE OF SAID SECTION 25 A DISTANCE OF 1324.62 FEET TO THE CENTER-SOUTH SIXTEENTH CORNER OF SAID SECTION 25 MARKED BY AN ALUMINUM CAPPED MONUMENT STAMPED "PLS 2085", SAID POINT BEING THE TRUE POINT OF BEGINNING OF THIS PROPERTY DESCRIPTION;

THENCE S89°55'00"W ALONG SAID SOUTH LINE OF THE NE¹/₄SW¹/₄ OF SECTION 25 A DISTANCE OF 600.02 FEET TO AN ALUMINUM CAPPED MONUMENT STAMPED "PLS 15442";

THENCE N00°32'30"W ALONG A LINE PARALLEL TO, PERPENDICULAR TO, AND SIX HUNDRED (600) FEET WESTERLY OF SAID NORTH-SOUTH MIDSECTION LINE OF SECTION 25 A DISTANCE OF 33.11 FEET TO A POINT ON THE SOUTH LINE OF THE GREENLEAF ESTATES ADDITION MARKED BY AN ALUMINUM CAPPED MONUMENT STAMPED "PLS 15442";

THENCE N89°54'37"E ALONG SAID SOUTH LINE OF THE GREENLEAF ESTATES ADDITION A DISTANCE OF 600.02 FEET TO A POINT ON SAID NORTH-SOUTH MIDSECTION LINE OF SECTION 25 MARKED BY AN ALUMINUM CAPPED MONUMENT STAMPED "PLS 2085";

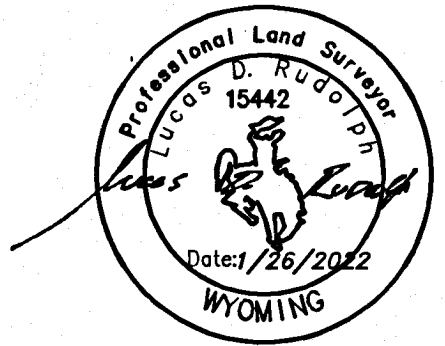
THENCE S00°32'30"E ALONG SAID NORTH-SOUTH MIDSECTION LINE OF SECTION 25 A DISTANCE OF 33.18 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.46 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, RESERVATIONS, OR RESTRICTIONS OF SIGHT AND/OR RECORD.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING)
COUNTY OF JOHNSON)SS

I, LUCAS D. RUDOLPH, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY ATTEST THAT THIS RECORD OF SURVEY IS BASED ON THE RESULTS OF A FIELD SURVEY CONDUCTED, BY FRED JANSSEN, UNDER MY DIRECTION IN SEPTEMBER OF 2021 AND DEEDS FILED WITH THE OFFICE OF THE CLERK OF JOHNSON COUNTY, WYOMING, IN BOOK 87A59, PAGES 33-36, AND IN BOOK 87A55, PAGE 246, AND REPRESENTS THE CONDITIONS AS FOUND ON THE GROUND.



PREPARED FOR:

KIRK KAVANAGH
JULIET KILO HOLDINGS, LLC
7 HILLTOP DRIVE
BUFFALO, WY 82834

RECORDER'S CERTIFICATE

COUNTY OF JOHNSON } SS Doc Number: 315163
This instrument was filed for record on 3/22/2022 at 9:50 AM
and was duly recorded in book: H.F.I.L.E. page: 622 - 622 lines 75.00
Johnson County Clerk
By: *[Signature]* Deputy