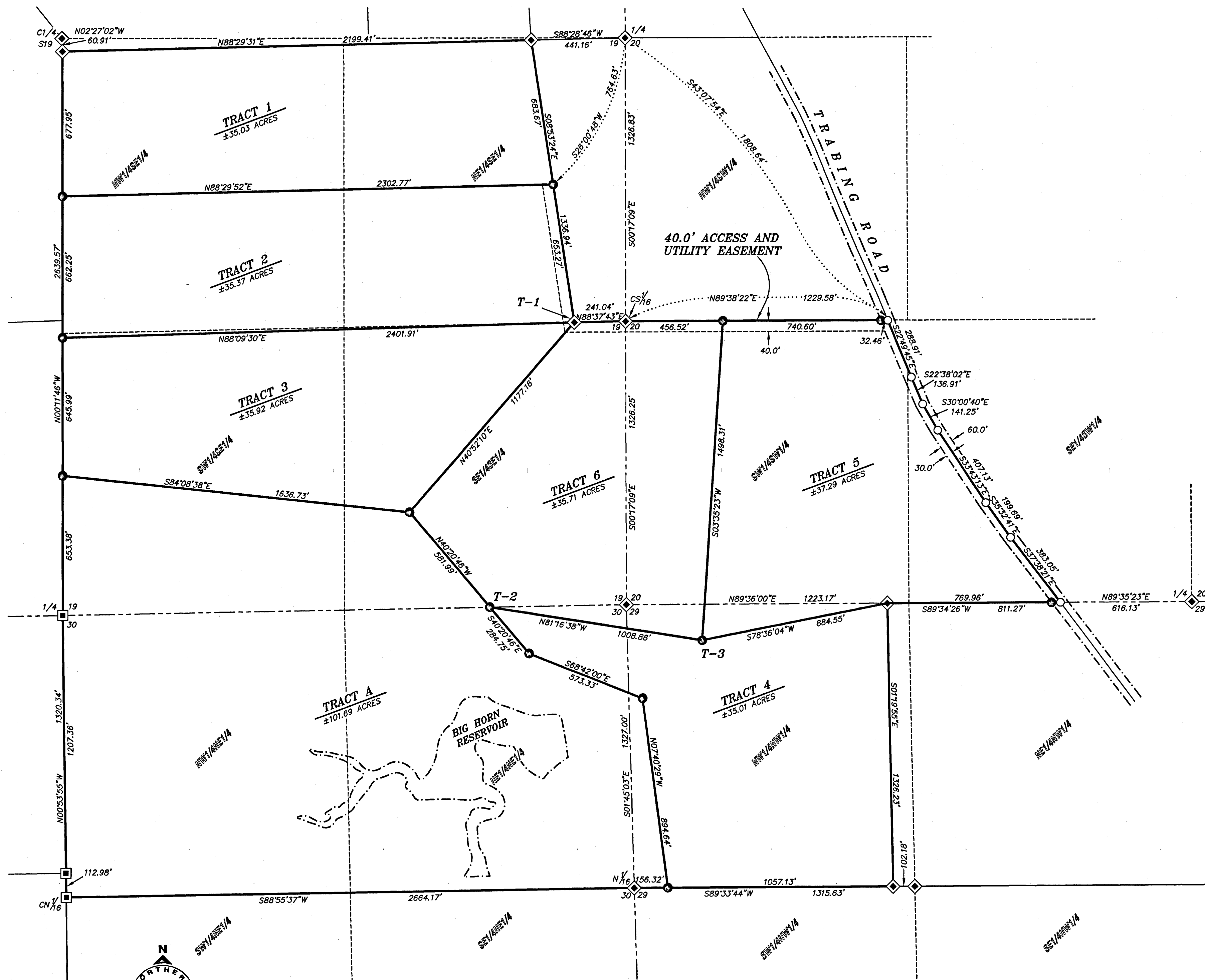


RECORD OF SURVEY  
FOR THE CORRECTIVE  
**FREIGHTER'S CROSSING**

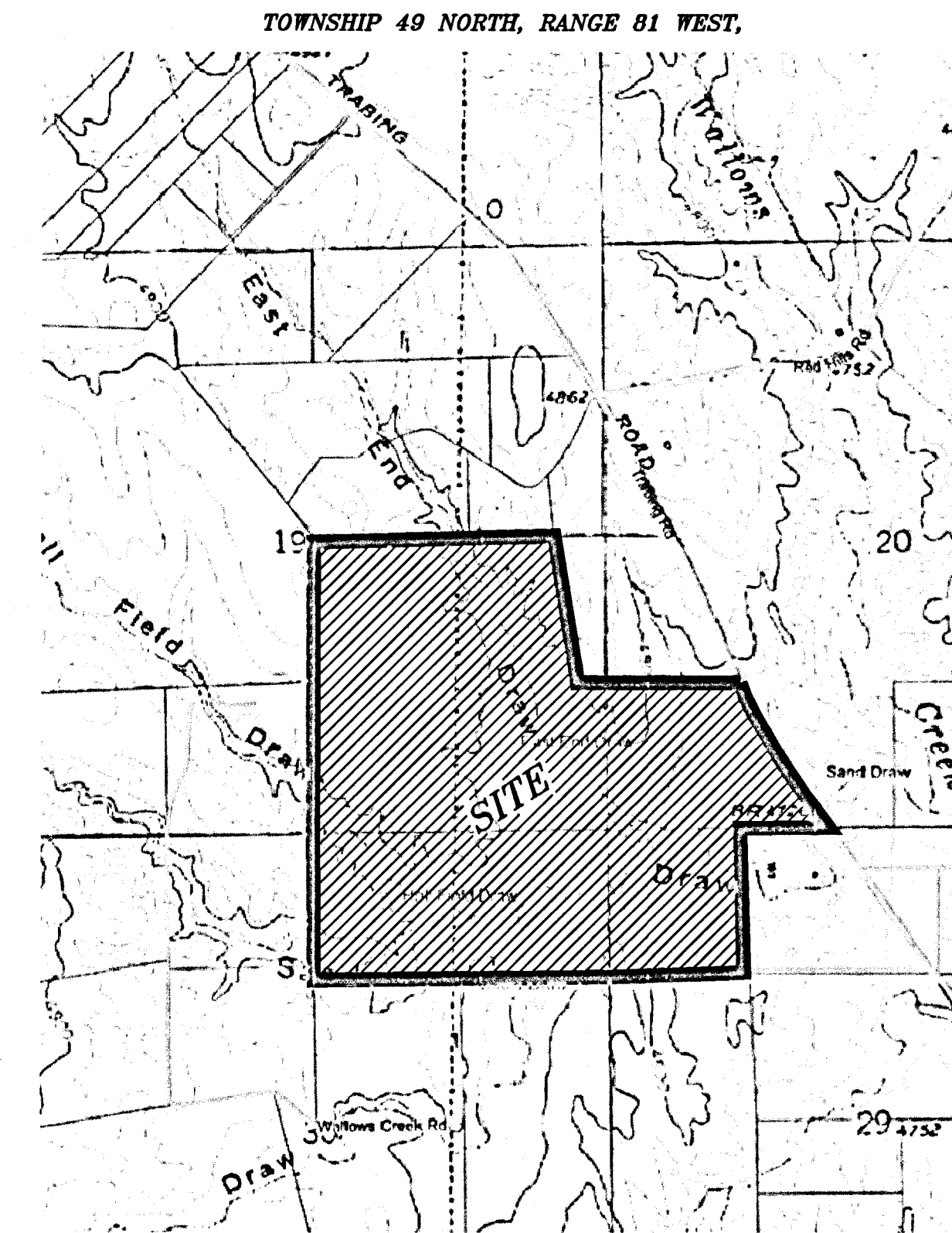
SITUATED IN THE E1/2 OF SECTION 19, SW1/4 OF SECTION 20,  
NW1/4NW1/4 OF SECTION 29, AND N1/2NE1/4 OF SECTION 30,  
TOWNSHIP 49 NORTH, RANGE 81 WEST,  
6TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, WYOMING



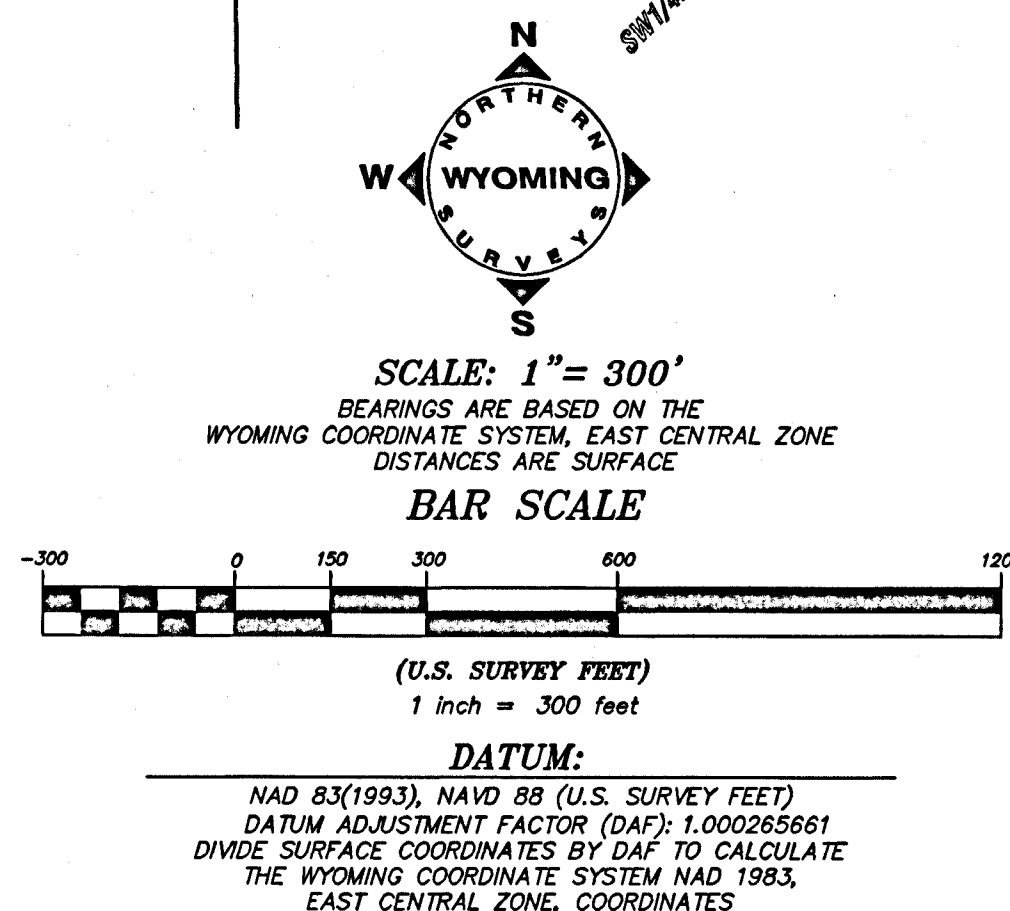
TIE TABLE		
FROM THE N1/4 CORNER OF SECTION 19, T49N, R81W, 6TH P.M.		
TIE	BEARING	DISTANCE
T1	S09°58'34\"W	1353.05'

FROM THE NE CORNER OF SECTION 30, T49N, R81W, 6TH P.M.		
TIE	BEARING	DISTANCE
T2	S88°48'50\"W	641.26'
T3	S84°58'11\"E	392.99'

NOTE:  
THIS PLAT IS BEING FILED TO CORRECT DOCUMENT  
NUMBER: 316376, FILED IN BOOK H, FILE PAGE  
624-625. THE REASON FOR CORRECTIVE FILING IS  
TO INCORPORATE THE ACCESS EASEMENT INTO THE  
TRACTS, CORRECT THE ACREAGE OF THE TRACTS,  
AND REWRITE THE LEGAL DESCRIPTIONS.



- LEGEND:
- FOUND 2\" ALUMINUM CAP PER PLS 324
  - FOUND 3-1/4\" ALUMINUM CAP PER PLS 2615
  - FOUND 2\" ALUMINUM CAP UNMARKED
  - FOUND ALUMINUM CAP PER PLS 3159
  - SET 2\" ALUMINUM CAP PER PLS 15648
  - FOUND 5/8\" REBAR
  - CALCULATED: NOTHING FOUND/NOTHING SET
  - PROPERTY LINE
  - SECTION LINE
  - INTERIOR SECTION LINE
  - HIGHWAY RIGHT-OF-WAY LINE
  - EASEMENT RIGHT-OF-WAY LINE



SURVEYOR'S CERTIFICATE  
STATE OF WYOMING  
COUNTY OF SHERIDAN  
I, NATHAN W. STURTEVANT, 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.  
Nathan W. Sturtevant  
Professional Land Surveyor  
15648  
Date: JUL 20, 2022  
WYOMING  
\*PLAT IS VALID ONLY IF PRINT HAS  
ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED\*

COUNTY OF JOHNSON } SS Doc Number: 317836  
This instrument was Filed for record on 7/20/2022 at 2:14 PM  
and was duly recorded in book: H, FILE page: 631 - 632 fees: 75.00  
Rick Edelman Johnson County Clerk  
By \_\_\_\_\_ Deputy

RECORD OF SURVEY  
FOR THE CORRECTIVE  
**FREIGHTER'S CROSSING**

SITUATED IN THE E1/2 OF SECTION 19, SW1/4 OF SECTION 20, NW1/4NW1/4 OF SECTION 29,  
AND N1/2NE1/4 OF SECTION 30, TOWNSHIP 49 NORTH, RANGE 81 WEST,  
6TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, WYOMING

CLIENT: SEAN WEAVER  
SHERIDAN, WY 82801  
555 W. BURKITT ST.  
SHERIDAN, WY 82801

RECORD OF SURVEY  
FOR THE CORRECTIVE  
**FREIGHTER'S CROSSING**

SITUATED IN THE E1/2 OF SECTION 19, SW1/4 OF SECTION 20, NW1/4NW1/4 OF SECTION 29,  
AND N1/2NE1/4 OF SECTION 30, TOWNSHIP 49 NORTH, RANGE 81 WEST,  
6TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, WYOMING

**LEGAL DECEIPTION - TRACT 1**

A TRACT OF LAND SITUATED IN THE N1/2SE1/4 OF SECTION 19, TOWNSHIP 49 NORTH, RANGE 81 WEST, 6TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, WYOMING; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 19 (MONUMENTED WITH A 1½" ALUMINUM CAP PER PLS 324); THENCE S88°28'46"W, 441.16 FEET TO THE **POINT OF BEGINNING** OF SAID TRACT; THENCE S08°53'24"E, 683.68 FEET TO A POINT; THENCE S88°29'52"W, 2302.77 FEET TO A POINT, SAID POINT LYING ON THE WEST LINE OF THE NW1/4SE1/4 OF SECTION 19; THENCE N00°11'46"W, 677.95 FEET ALONG SAID WEST LINE OF SAID NW1/4SE1/4 TO A POINT (MONUMENTED WITH A 1½" ALUMINUM CAP PER PLS 324); THENCE N88°29'31"E, 2199.41 FEET TO THE **POINT OF BEGINNING** OF SAID TRACT.

SAID TRACT CONTAINING 35.03 ACRES MORE OR LESS.

**LEGAL DECEIPTION - TRACT 2**

A TRACT OF LAND SITUATED IN THE SE¼ OF SECTION 19, TOWNSHIP 49 NORTH, RANGE 81 WEST, 6TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, WYOMING; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 19 (MONUMENTED WITH A 1½" ALUMINUM CAP PER PLS 324); THENCE S26°00'48"W, 764.63 FEET TO THE **POINT OF BEGINNING** OF SAID TRACT; THENCE S08°53'24"E, 653.27 FEET TO A POINT; THENCE S88°09'30"W, 2401.91 FEET TO A POINT, SAID POINT LYING ON THE WEST LINE OF THE W¼SE¼; THENCE N00°11'46"W, 662.25 FEET ALONG THE WEST LINE OF SAID W¼SE¼ TO A POINT; THENCE N88°29'52"E, 2302.77 FEET TO THE **POINT OF BEGINNING** OF SAID TRACT.

SAID TRACT CONTAINING 35.37 ACRES MORE OR LESS.

**LEGAL DECEIPTION - TRACT 3**

A TRACT OF LAND SITUATED IN THE S¼SE¼ OF SECTION 19, TOWNSHIP 49 NORTH, RANGE 81 WEST, 6TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, WYOMING; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 19 (MONUMENTED WITH A 1½" ALUMINUM CAP PER PLS 324); THENCE S09°58'34"W, 1353.05 FEET TO THE **POINT OF BEGINNING** OF SAID TRACT; THENCE S40°52'10"W, 1177.16 FEET TO A POINT; THENCE N84°08'38"W, 1636.73 FEET TO A POINT, SAID POINT LYING ON THE WEST LINE OF SAID S¼SE¼; THENCE N00°11'46"W, 645.99 FEET ALONG SAID WEST LINE OF SAID S¼SE¼ TO A POINT; THENCE N88°09'30"E, 2401.91 FEET TO THE **POINT OF BEGINNING** OF SAID TRACT.

SAID TRACT CONTAINING 35.92 ACRES MORE OR LESS.

**LEGAL DECEIPTION - TRACT 4**

A TRACT OF LAND SITUATED IN THE NW¼NW¼ OF SECTION 29 & NE¼NE¼ OF SECTION 30, TOWNSHIP 49 NORTH, RANGE 81 WEST, 6TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, WYOMING; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 30 (MONUMENTED WITH A 1½" ALUMINUM CAP PER PLS 324); THENCE S88°48'50"W, 641.26 FEET TO THE **POINT OF BEGINNING** OF SAID TRACT; THENCE S81°16'38"E, 1008.88 FEET TO A POINT; THENCE N78°35'13"E, 884.55 FEET TO A POINT (MONUMENTED WITH A 1½" ALUMINUM CAP PER PLS 324); THENCE S01°19'55"E, 1326.23 FEET TO A POINT; THENCE S89°33'44"W, 1057.13 FEET TO A POINT; THENCE N07°40'29"W, 894.64 FEET TO A POINT; THENCE N68°42'00"W, 573.33 FEET TO A POINT; THENCE N40°20'46"W, 284.75 FEET TO THE **POINT OF BEGINNING** OF SAID TRACT.

SAID TRACT CONTAINING 35.01 ACRES MORE OR LESS.

**LEGAL DECEIPTION - TRACT 5**

A TRACT OF LAND SITUATED IN THE S¼SW¼ OF SECTION 20 & NW¼NW¼ OF SECTION 29, TOWNSHIP 49 NORTH, RANGE 81 WEST, 6TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, WYOMING; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 30 (MONUMENTED WITH A 1½" ALUMINUM CAP PER PLS 324); THENCE S64°58'11"E, 392.99 FEET TO THE **POINT OF BEGINNING** OF SAID TRACT; THENCE N03°35'23"E, 1498.31 FEET TO A POINT; THENCE N89°38'22"E, 773.06 FEET TO A POINT, SAID POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF TRABING ROAD; THENCE S22°49'45"E, 288.91 FEET ALONG SAID WEST RIGHT-OF-WAY LINE OF SAID TRABING ROAD TO A POINT; THENCE S22°38'02"E, 136.91 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT; THENCE S30°00'40"E, 141.25 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT; THENCE S33°43'13"E, 407.13 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT; THENCE S35°32'41"E, 199.69 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT; THENCE S37°38'21"E, 383.05 FEET ALONG SAID WEST RIGHT-OF-WAY LINE TO A POINT, SAID POINT LYING ON THE SOUTH LINE OF SAID S¼SW¼; THENCE S89°35'23"W, 811.27 FEET ALONG SAID SOUTH LINE OF S¼SW¼ TO A POINT (MONUMENTED WITH A 1½" ALUMINUM CAP PER PLS 324); THENCE S78°35'13"W, 884.55 FEET TO THE **POINT OF BEGINNING** OF SAID TRACT.

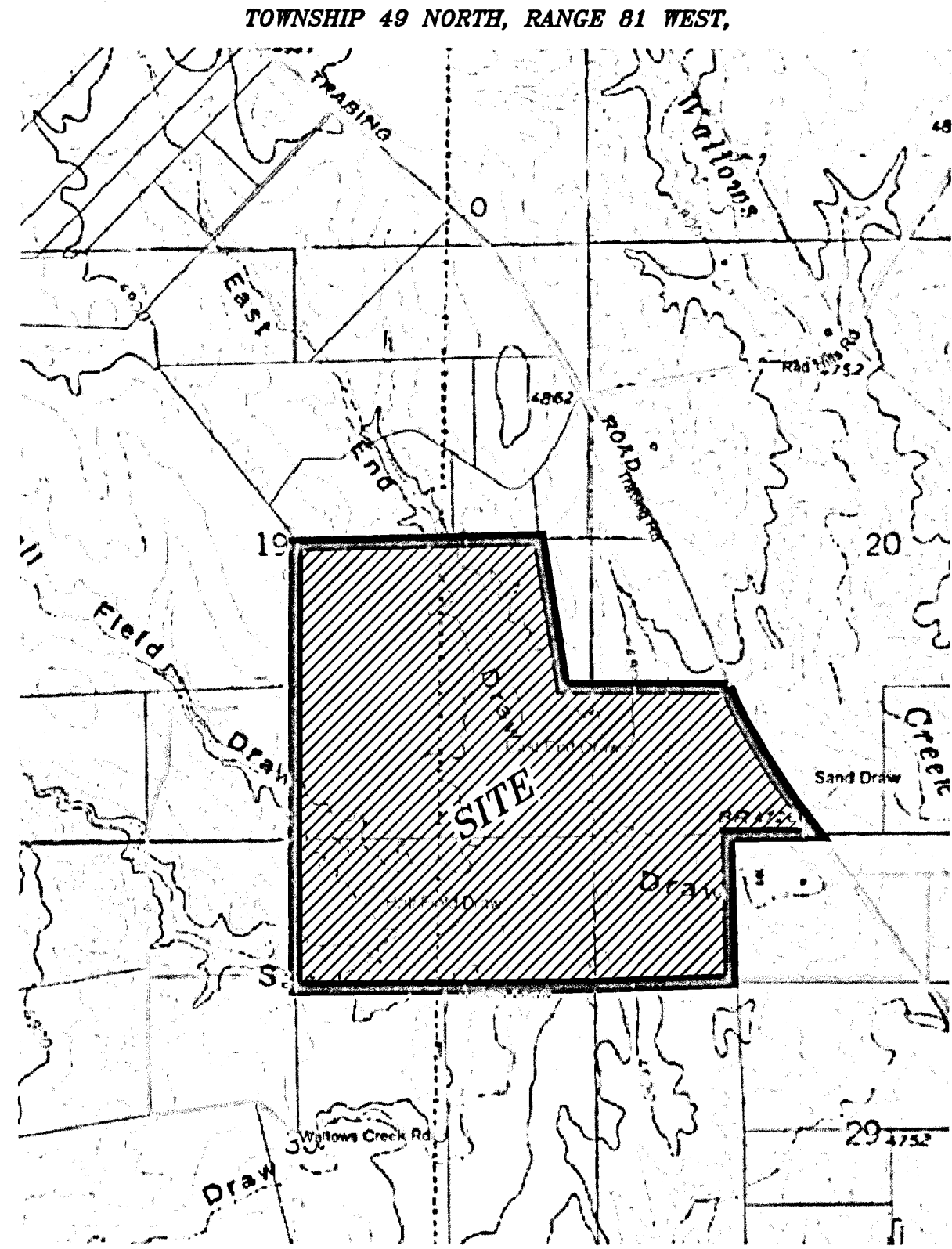
SAID TRACT CONTAINING 37.29 ACRES MORE OR LESS.

**LEGAL DECEIPTION - TRACT 6**

A TRACT OF LAND SITUATED IN THE SE¼SE¼ OF SECTION 19, SW¼SW¼ OF SECTION 20, NW¼NW¼ OF SECTION 29, & THE NE¼NE¼ OF SECTION 30, TOWNSHIP 49 NORTH, RANGE 81 WEST, 6TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, WYOMING; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 30 (MONUMENTED WITH A 1½" ALUMINUM CAP PER PLS 324); THENCE S64°58'11"E, 392.99 FEET TO THE **POINT OF BEGINNING** OF SAID TRACT; THENCE N81°16'38"W, 1008.88 FEET TO A POINT; THENCE N40°20'46"W, 581.99 FEET TO A POINT; THENCE N40°52'10"E, 1177.16 FEET TO A POINT; THENCE N88°37'44"E, 241.09 FEET TO A POINT; THENCE N89°38'22"E, 456.52 FEET TO A POINT; THENCE S03°35'23"W, 1447.89 FEET TO THE **POINT OF BEGINNING** OF TRACT.

SAID TRACT CONTAINING 35.18 ACRES MORE OR LESS.



LOCATION MAP:  
NO TRUE SCALE.

**40.0' ACCESS AND UTILITY EASEMENT (AKA FREIGHTER'S CROSSING)**

A PRIVATE ACCESS AND UTILITY EASEMENT BEING A STRIP OF LAND FORTY (40.0') FEET WIDE WHEN MEASURED AT RIGHT ANGLES, SITUATED IN THE E¼SE¼ OF SECTION 19 AND THE SW¼SW¼, TOWNSHIP 49 NORTH, RANGE 81 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; THE NORTHEASTERLY LINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 19 (MONUMENTED WITH A ALUMINUM CAP PER PLS 324); THENCE S26°00'48"W, 764.63 FEET TO THE **POINT OF BEGINNING** OF SAID EASEMENT; THENCE S08°53'24"E, 653.27 FEET TO THE POINT, SAID POINT LYING ON THE NORTH LINE OF THE SE¼SE¼, SECTION 19; THENCE N88°37'43"E, 241.04 FEET ALONG THE SOUTH LINE OF SAID NE¼SE¼, SECTION 19 TO A POINT (MONUMENTED WITH A 1½" ALUMINUM CAP PER PLS 324); THENCE N88°37'43"E, 241.04 FEET ALONG THE SOUTH LINE OF SAID NE¼SE¼, SECTION 19 TO A POINT (MONUMENTED WITH A 1½" ALUMINUM CAP PER PLS 324); THENCE N89°40'43"E, 1229.98 FEET ALONG THE SOUTH LINE OF SAID SW¼SW¼, SECTION 20 TO THE **POINT OF TERMINUS** OF SAID EASEMENT (WITNESSED WITH A 1½" ALUMINUM CAP PER PLS 324), AND BEING S43°07'54"E, 1808.64 FEET FROM SAID EAST QUARTER CORNER OF SECTION 19. LENGTHENING OR SHORTENING THE SIDE LINE OF SAID EASEMENT TO INTERSECT BOUNDARY LINES AS DESCRIBED IN SAID BOOK 87A-72 OF DEEDS, PAGE 201-203.

SAID PRIVATE ACCESS AND UTILITY EASEMENT CONTAINS 1.95 ACRES OF LAND.

RECORD OF SURVEY  
FOR THE CORRECTIVE  
**FREIGHTER'S CROSSING**

SITUATED IN THE E1/2 OF SECTION 19, SW1/4 OF SECTION 20, NW1/4NW1/4 OF SECTION 29,  
AND N1/2NE1/4 OF SECTION 30, TOWNSHIP 49 NORTH, RANGE 81 WEST,  
6TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, WYOMING



CLIENT: SEAN WEAVER  
SHERIDAN, WY 82801

555 W. BURKITT ST.  
SHERIDAN, WY 82801

AC:2020-023  
DN:2020-023-BUFF  
JULY 20, 2022  
SHEET 2 OF 2