

SCALE: 1" = 1 MILE

# RECORD OF SURVEY OF A BOUNDARY LINE ADJUSTMENT OF

Parcel 4 and Parcel 5 of the Amended Record of Survey of Stagecoach Crossing, Recorded Feb 21, 2023 in Hanging File, Page 644-646 in the Office of the Clerk and Recorder of Johnson County, WY

**RESULTANT TRACT 4A**  
A PARCEL OF LAND BEING THE E½ OF SECTION 17 LYING SOUTHERLY OF THE CENTERLINE OF RED HILLS ROAD AND LYING NORTHERLY OF QUARRY ROAD, AND A PORTION OF NE¼NE¼ OF SECTION 20 LYING NORTH OF QUARRY ROAD, AND A PORTION OF NW¼NW¼ OF SECTION 21, ALL OF T.49N., R.81W., OF THE 6TH P.M., JOHNSON COUNTY, WYOMING, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SE CORNER OF SAID SECTION 17, BEING AN ALUMINUM CAPPED REBAR STAMPED PLS 10566; THENCE ALONG THE NORTH LINE OF SAID NW¼NW¼ OF SECTION 21 N89°35'09"E A DISTANCE OF 991.33 FEET TO THE WW1/64 CORNER COMMON TO SECTION 16 AND SECTION 21;  
THENCE S00°06'23"E A DISTANCE OF 1608.16 FEET TO AN ALUMINUM CAPPED REBAR STAMPED "PLS 10566";  
THENCE N74°39'53"W A DISTANCE OF 1032.97 FEET TO AN ALUMINUM CAPPED REBAR STAMPED "PLS 10566";  
THENCE S0°02'44"W A DISTANCE OF 548.54 FEET TO THE INTERSECTION OF QUARRY ROAD;  
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 E½ CORNER COMMON TO SECTION 17 AND SECTION 20, WHICH POINT HAS A WITNESS CORNER ON THE EAST SIDE OF QUARRY ROAD 36.9 FEET ALONG THE SOUTH SECTION LINE OF SAID SECTION 17;  
THENCE S89°34'36"W A DISTANCE OF 48.91 FEET TO THE INTERSECTION OF QUARRY ROAD;  
THENCE ALONG SAID QUARRY ROAD N46°43'29"W A DISTANCE OF 485.28 FEET;  
THENCE CONTINUING ALONG SAID QUARRY ROAD N49°31'24"W A DISTANCE OF 427.45 FEET TO SAID CENTERLINE OF RED HILLS ROAD;  
THENCE ALONG SAID CENTERLINE OF RED HILLS ROAD N46°14'10"E A DISTANCE OF 1619.98 FEET;  
THENCE CONTINUING ALONG SAID CENTERLINE OF RED HILLS ROAD N46°14'10"E A DISTANCE OF 1554.44 FEET TO THE EAST LINE OF SAID E½ OF SECTION 17, WHICH POINT HAS A REFERENCE MONUMENT SET ON SAID EAST LINE OF SECTION 17 48.6 FEET SOUTH OF SAID CENTERLINE OF RED HILLS ROAD;  
THENCE ALONG SAID EAST LINE OF E½ OF SECTION 17 S0°12'22"W A DISTANCE OF 401.32 FEET TO THE E¼ CORNER OF SAID SECTION 17;  
THENCE CONTINUING ALONG SAID EAST LINE OF SECTION 17 S0°24'23"E A DISTANCE OF 2615.09 FEET TO THE POINT OF BEGINNING OF THIS LAND DESCRIPTION, CONTAINING 139.2 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.

**RESULTANT TRACT 5A**  
A PARCEL OF LAND BEING A PORTION OF NE¼NE¼ OF SECTION 20 LYING SOUTH OF QUARRY ROAD, AND A PORTION OF THE SE¼NW¼ OF SECTION 21 LYING NORTHERLY OF QUARRY ROAD, ALL OF T.49N., R.81W., OF THE 6TH P.M., JOHNSON COUNTY, WYOMING, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF SAID SECTION 17, BEING AN ALUMINUM CAPPED REBAR STAMPED PLS 10566; THENCE ALONG THE NORTH LINE OF SAID SECTION 20 S89°34'36"E A DISTANCE OF 1321.05 FEET TO THE E1/16 CORNER COMMON TO SAID SECTIONS 17 AND 20 WHICH POINT HAS A WITNESS CORNER ON SAID EAST SIDE OF QUARRY ROAD 36.9 FEET ALONG THE SOUTH SECTION LINE OF SECTION 17, SAID E½ BEING THE POINT OF BEGINNING OF TRACT 5A;  
THENCE S0°09'15"E A DISTANCE OF 1327.47 FEET TO THE NE1/16 CORNER OF SAID SECTION 20;  
THENCE N89°35'22"E A DISTANCE OF 1097.85 FEET TO QUARRY ROAD, WHICH POINT HAS A WITNESS CORNER ON THE WEST SIDE OF QUARRY ROAD 34.4 FEET;  
THENCE S33°57'38"E A DISTANCE OF 617.95 FEET ALONG QUARRY ROAD;  
THENCE S60°43'26"E A DISTANCE OF 615.55 FEET ALONG QUARRY ROAD;  
THENCE S55°36'37"E A DISTANCE OF 403.80 FEET ALONG QUARRY ROAD;  
THENCE DEPARTING QUARRY ROAD N00°06'23"W A DISTANCE OF 770.00 FEET TO AN ALUMINUM CAPPED REBAR STAMPED "PLS 10566";  
THENCE N74°39'53"W A DISTANCE OF 1032.97 FEET TO AN ALUMINUM CAPPED REBAR STAMPED "PLS 10566";  
THENCE S0°02'44"W A DISTANCE OF 548.54 FEET TO THE INTERSECTION OF QUARRY ROAD;  
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 POINT OF BEGINNING OF THIS LAND DESCRIPTION, CONTAINING 35.01 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.

**TRACT BEING TRANSFERRED**  
BEGINNING AT THE SE CORNER OF SAID SECTION 17, BEING AN ALUMINUM CAPPED REBAR STAMPED PLS 10566; THENCE ALONG THE NORTH LINE OF SAID NW¼NW¼ OF SECTION 21 N89°35'09"E A DISTANCE OF 991.33 FEET TO THE WW1/64 CORNER COMMON TO SECTION 16 AND SECTION 21;  
THENCE S00°06'23"E A DISTANCE OF 1608.16 FEET TO AN ALUMINUM CAPPED REBAR STAMPED "PLS 10566";  
THENCE N74°39'53"W A DISTANCE OF 1032.97 FEET TO AN ALUMINUM CAPPED REBAR STAMPED "PLS 10566";  
THENCE S0°02'44"W A DISTANCE OF 548.54 FEET TO THE INTERSECTION OF QUARRY ROAD;  
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 E½ CORNER COMMON TO SECTION 17 AND SECTION 20, WHICH POINT HAS A WITNESS CORNER ON THE EAST SIDE OF QUARRY ROAD 36.9 FEET ALONG THE SOUTH SECTION LINE OF SAID SECTION 17;  
THENCE N89°34'36"E A DISTANCE OF 1321.05 FEET TO THE POINT OF BEGINNING OF THIS LAND DESCRIPTION, CONTAINING 52.1 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.

SAID PARCEL TO BE MERGED WITH AND JOINED TO PARCEL 4 AS DESCRIBED ON STAGECOACH CROSSING RECORD OF SURVEY LOCATED AT IN HANGING FILE PAGE 644-646 TO CREATE A SINGLE RESULTANT TRACT 4A AS SHOWN HEREON. MERGED AREAS TO RESULT IN ONE TITLE WITH THE DESCRIPTION SHOWN FOR RESULTANT TRACT 4A ABOVE.

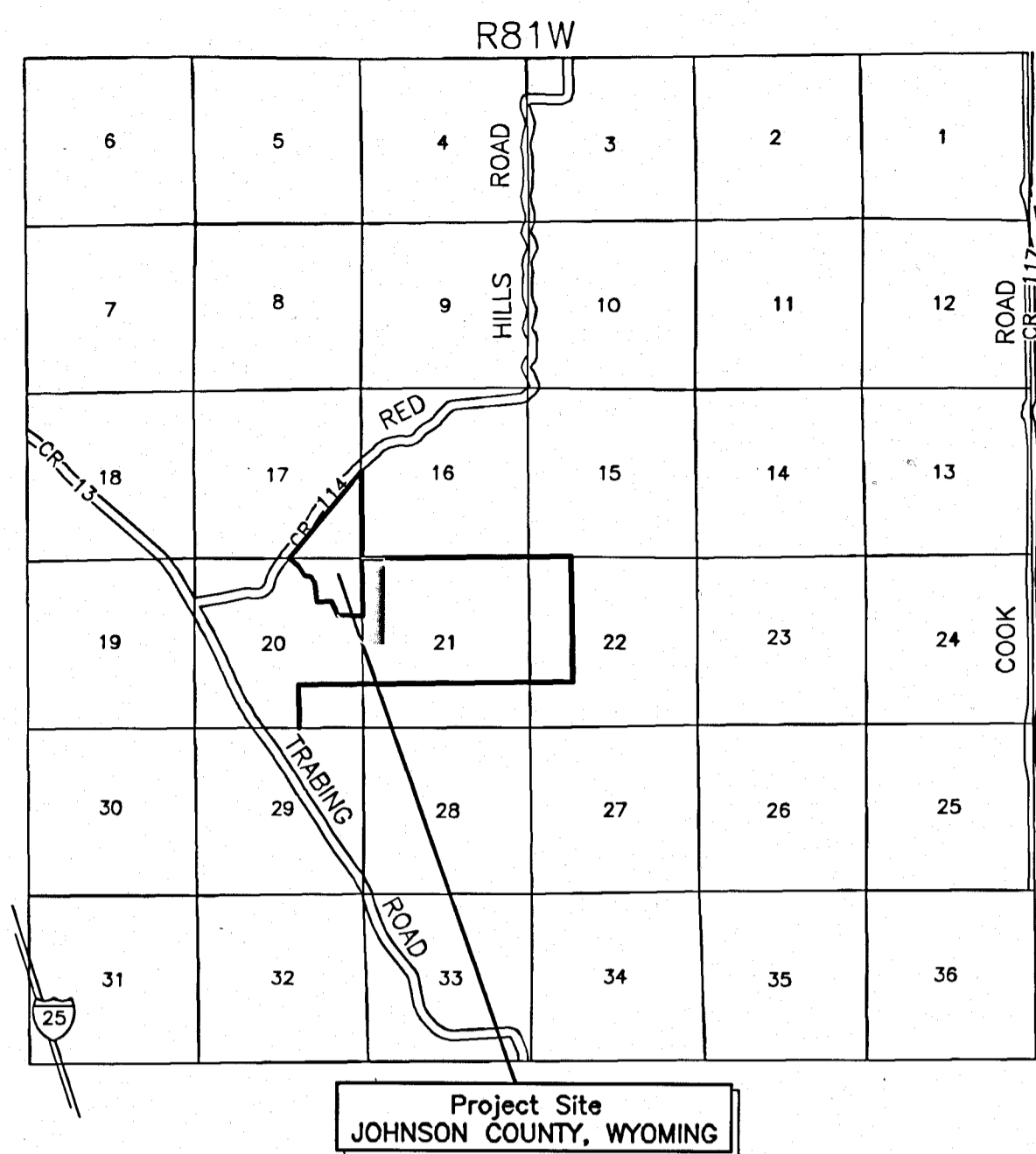
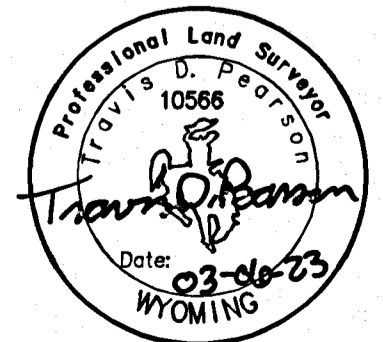
BASIS OF BEARING BEING S00°24'23"E A DISTANCE OF 2615.09 FEET BETWEEN THE SECTION CORNER COMMON TO SECTIONS 16 AND 17 AND SAID SECTIONS 20 AND 21 AND THE QUARTER CORNER COMMON TO SECTIONS 17 AND 16, BOTH POINTS BEING FOUND STONES WHICH WERE PRESERVED BURIED ALONG THE SIDE OF ALUMINUM CAPPED REBAR STAMPED PLS 10566.

## CERTIFICATE OF SURVEYOR

STATE OF WYOMING )  
                                  )ss  
COUNTY OF JOHNSON )

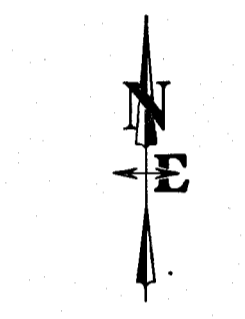
I, TRAVIS D. PEARSON, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY ATTEST THAT THIS BOUNDARY LINE ADJUSTMENT IS BASED ON THE RESULTS OF A FIELD SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION, BY TREVOR ROBASON IN MARCH OF 2023, AND REPRESENTS THE CONDITIONS AS FOUND ON THE GROUND.

COUNTY OF JOHNSON § ss Doc Number: 322678  
This instrument was filed for record on 3/6/2023 at 3:29 PM  
and was duly recorded in book: H.F.I.E. page: 647 - 647 fees: 75.00  
Johnson County Clerk  
By *Jane Lan*, Deputy



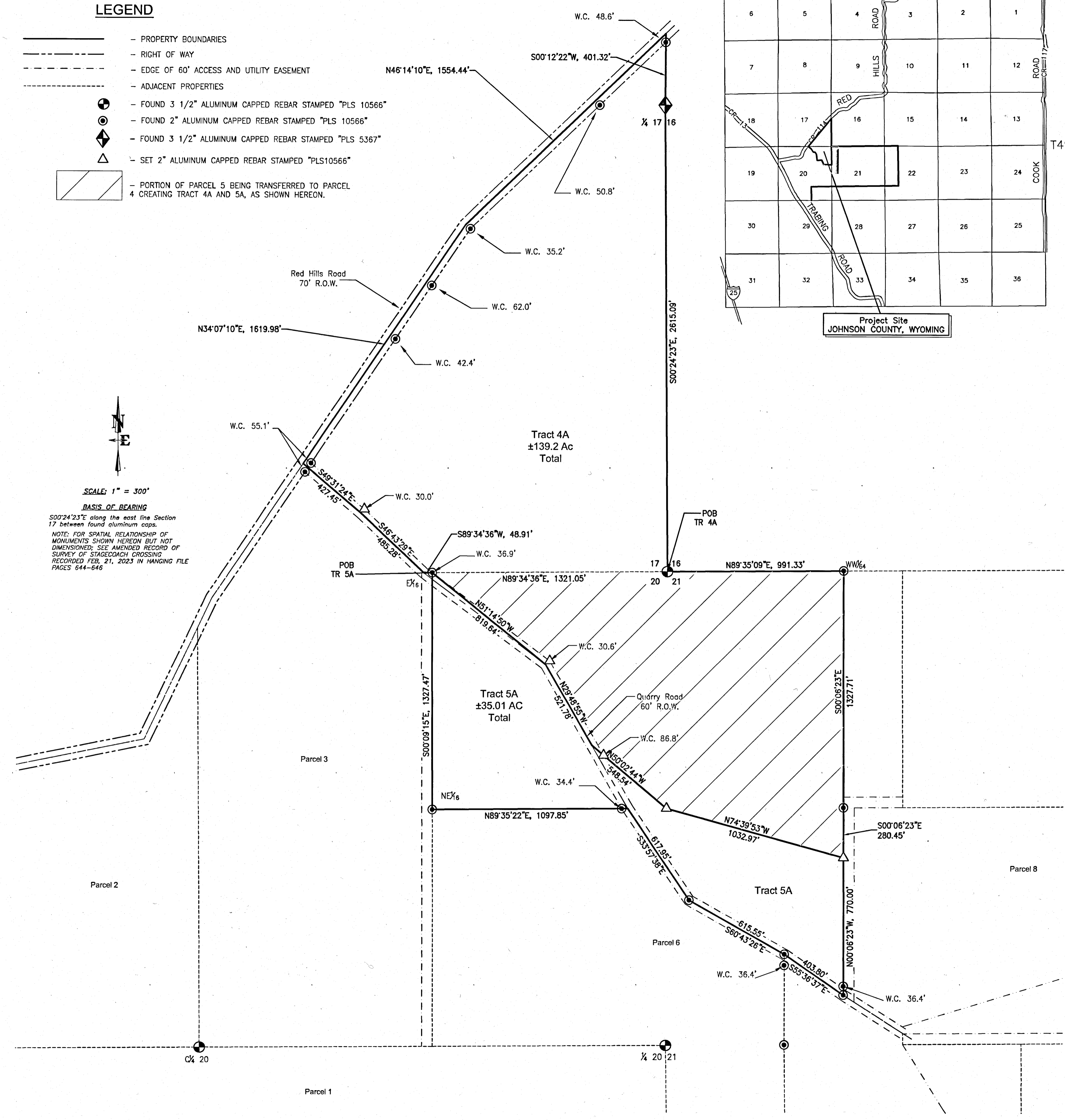
### LEGEND

- PROPERTY BOUNDARIES
- - - RIGHT OF WAY
- - - - - EDGE OF 60' ACCESS AND UTILITY EASEMENT
- - - - - ADJACENT PROPERTIES
- ⊙ FOUND 3 1/2" ALUMINUM CAPPED REBAR STAMPED "PLS 10566"
- ⊙ FOUND 2" ALUMINUM CAPPED REBAR STAMPED "PLS 10566"
- ⊙ FOUND 3 1/2" ALUMINUM CAPPED REBAR STAMPED "PLS 5367"
- △ SET 2" ALUMINUM CAPPED REBAR STAMPED "PLS10566"
- ▨ PORTION OF PARCEL 5 BEING TRANSFERRED TO PARCEL 4 CREATING TRACT 4A AND 5A, AS SHOWN HEREON.



SCALE: 1" = 300'

**BASIS OF BEARING**  
S00°24'23"E along the east line Section 17 between found aluminum caps.  
NOTE: FOR SPATIAL RELATIONSHIP OF MONUMENTS SHOWN HEREON BUT NOT DIMENSIONED; SEE AMENDED RECORD OF SURVEY OF STAGECOACH CROSSING RECORDED FEB. 21, 2023 IN HANGING FILE PAGES 644-646



DATE	3/2/2023	REV.	
SURVEYED	TDR		
ENGINEERED	TDR		
DRAWN	TDR		
CHECKED	TDP		
APPROVED	TDP		
<b>NELSON ENGINEERING</b> P.O. BOX 1004, BUFFALO WYOMING (307) 684-7029			
Boundary Line Adjustment of Stagecoach Crossing Parcels 4 and 5			
JOB TITLE	David Mast	657 Red Hills Rd	
DRAWING NO	1	B23-013	