

ARNO FAMILY EXEMPTION PARCELS
IN PART OF THE
NE 1/4 OF SECTION 29, & W 1/2 OF SECTION 28
TOWNSHIP 51 NORTH, RANGE 82 WEST, 6TH PM,
JOHNSON COUNTY, WYOMING

PARCEL 1 - 35 AC+ EXEMPTION

A parcel of land located in parts of the NE1/4 NE1/4 and Lot 4 of Section 29, Township 51 North, Range 82 West, 6th Principal Meridian, Johnson County, Wyoming, said parcel being more particularly described as follows:

Beginning at the closing corner of Sections 28, 29, and the Ft. McKinney Military Reservation Boundary as monumented by an iron pipe;
Thence S 89°35'58" W, a distance of 1159.49 feet along the Ft. McKinney Military Reservation Boundary to an aluminum cap stamped PELS 13351;
Thence N 06°13'46" W, a distance of 1033.67 feet to the Southeast corner of the parcel recorded in Book 87A-69, Page 691-692 monumented by an aluminum cap stamped PLS 5367;
Thence along said parcel boundary N 06°13'46" W, a distance of 230.78 feet to the Southwest corner of the parcel recorded in Book 87A-71, Page 7-8 monumented by an aluminum cap stamped PLS 2086;
Thence along said parcel boundary N 57°57'49" E, a distance of 403.92 feet to the Southeast corner of said parcel monumented by an aluminum cap stamped PLS 2086;
Thence along said parcel boundary N 02°23'08" W, a distance of 514.51 feet to a point on the centerline of French Creek Road (CR 91.5) as recorded in RW Book 14, Page 225-227, monumented by an aluminum cap stamped PLS 5367, 62.70 feet southerly of the point on the ROW line;
Thence along said centerline along a non-tangent curve to the left, concave northerly with a radius of 984.25 feet, a delta angle of 32°55'56", an arc length of 565.72 feet, chord bearing 57°10'15" E, and a chord length of 557.97 feet to a point;
Thence along said centerline S 86°38'08" E, a distance of 455.50 feet to a point on the section line between Section 28, and 29;
Thence along said section line S 03°08'06" E, a distance of 281.41 feet to an aluminum cap stamped PLS 13351 in an existing fence line;
Thence along said fence line S 29°22'06" W, a distance of 600.78 feet to an aluminum cap stamped PLS 13351;
Thence continuing along said fence line S 12°38'13" E, a distance of 946.66 feet to the Point of Beginning;

Said parcel contains 45.35 acres, more or less.

PARCEL 2 - FAMILY EXEMPTION

A Parcel of land located in part of the NE 1/4 NE 1/4 of Section 29, Township 51 North, Range 82 West, 6th Principal Meridian, Johnson County, Wyoming, said parcel being more particularly described as follows:

Beginning at the Northeast corner of said Section 29 as monumented by an aluminum cap stamped PLS 5367;
Thence along the east line of said Section 29 S 03°08'06" E, a distance of 309.68 feet to a point on the centerline of French Creek Road (CR 91.5) as recorded in RW Book 14, Page 225-227 monumented by an aluminum cap stamped PLS 5367, 145.43 feet northerly of the point;
Thence along said centerline N 86°38'08" W, a distance of 455.50 feet to a point;
Thence along said centerline along a non-tangent curve to the right, with a radius of 984.25 feet, a delta angle of 37°49'13", and an arc length of 649.69 feet, with a chord bearing of N 67°43'36" W, and a chord length of 637.96 feet, to its intersection with the northerly section line of said Section 29;
Thence along the north line of said Section 29 N 87°44'03" E, a distance of 1028.94 feet to the Point of Beginning;

Said parcel contains 5.26 acres, more or less.

PARCEL 3 - FAMILY EXEMPTION

A parcel of land in parts of the NE 1/4 NE 1/4 and Lot 4, Section 29 and part of Lot 1, Section 28, Township 51 North, Range 82 West, 6th Principal Meridian, Johnson County, Wyoming, said parcel being more particularly described as follows:

Beginning at the closing corner of said Sections 28 and 29, and the Ft. McKinney Military Reservation Boundary as monumented by an iron pipe;
Thence along an existing fence line N 12°38'13" W, a distance of 946.66 feet to an aluminum cap stamped PLS 13351;
Thence continuing along said fence line N 22°00'26" E, a distance of 600.78 feet to a point on the section line between Sections 28 and 29 monumented by an aluminum cap stamped PLS 13351;
Thence along the Western boundary of Lot 2 of the Arno Minor Subdivision as shown on the Plat recorded in the Johnson County Clerk's office bearing files, sheet 283, S 03°08'06" E, a distance of 709.52 feet to an aluminum cap stamped PLS 8663;
Thence along the Southern boundary of said Lot 2 S 88°08'19" E, a distance of 1299.04 feet to an aluminum cap stamped PLS 8663;
Thence along the Western boundary of the parcels recorded in Book 87A-50 Page 60 and Book 87A-41 Page 375 S 02°32'05" E, a distance of 326.75 feet to an aluminum cap stamped PLS 13351;
Thence following an existing fence line S 75°43'43" W, a distance of 946.09 feet to an aluminum cap stamped PLS 13351;
Thence along said fence line S 39°19'48" W, a distance of 18.99 feet to an aluminum cap stamped PLS 13351;
Thence along said fence line S 70°39'04" W, a distance of 468.46 feet to the Point of Beginning;

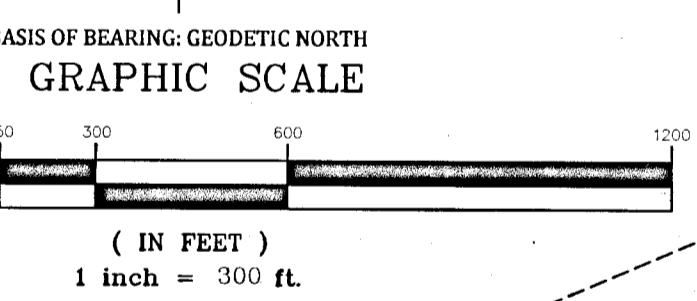
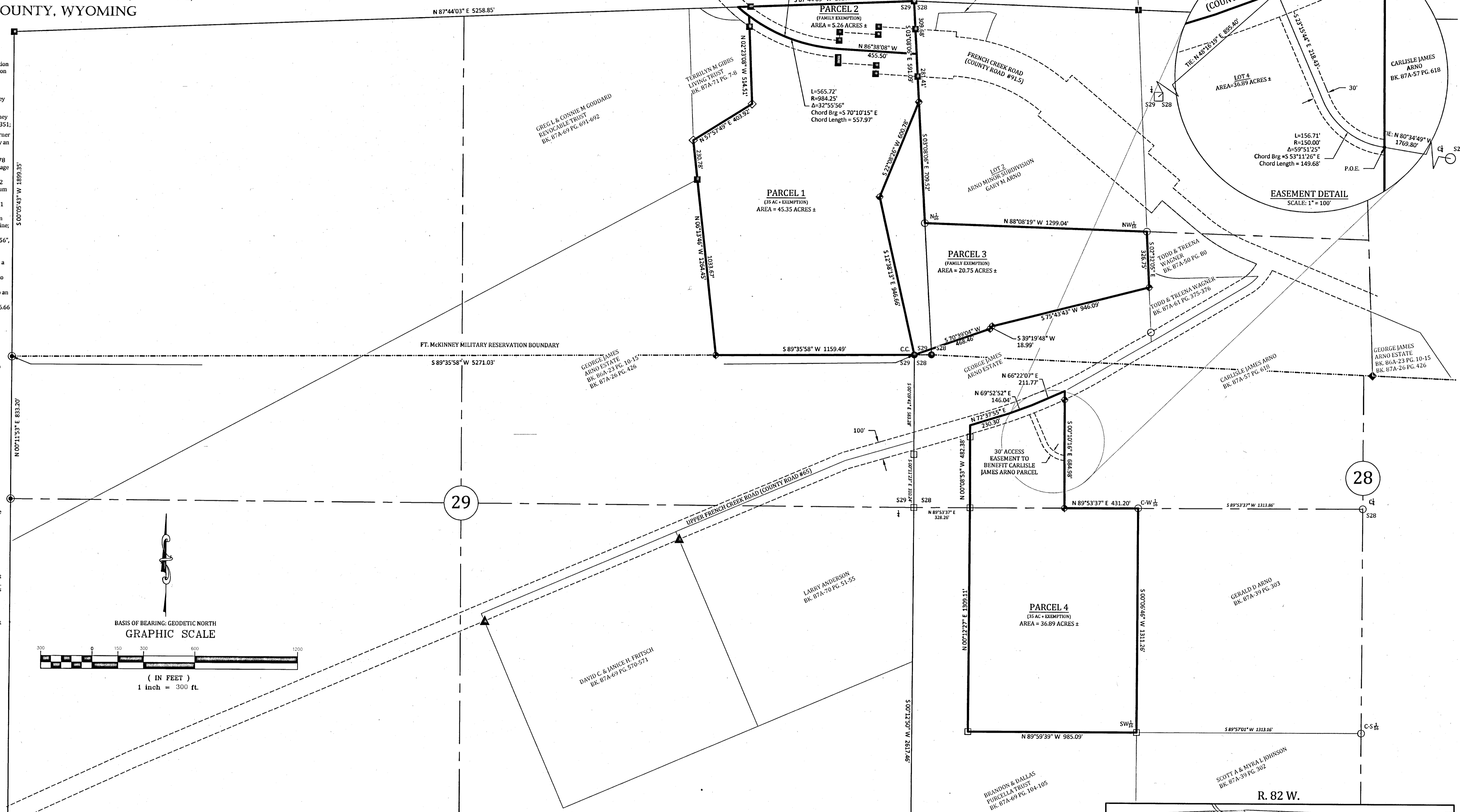
Said parcel contains 20.75 acres, more or less.

PARCEL 4 - 35 AC + EXEMPTION

A parcel of land in parts of the NW 1/4 SW 1/4 and Lot 8 Section 28, Township 51 North, Range 82 West, 6th Principal Meridian, Johnson County, Wyoming, said parcel being more particularly described as follows:

Beginning at the Southwest 1/16 corner of Section 28 as monumented by an unmarked aluminum cap;
Thence along the boundary of a parcel recorded in Book 87A-69 Page 104-105 N 89°59'39" W, a distance of 985.09 feet to an unmarked aluminum cap;
Thence continuing along said boundary N 00°12'27" E, a distance of 1309.11 feet to an unmarked aluminum cap;
Thence continuing along said boundary N 00°08'53" W, a distance of 482.80 feet to a point on the centerline of Upper French Creek Road (CR 65) monumented by an unmarked aluminum cap on line 67.89 feet Southerly;
Thence along said centerline N 72°37'55" E, a distance of 230.30 feet to a point;
Thence continuing along said centerline N 69°52'52" E, a distance of 146.04 feet to a point;
Thence continuing along said centerline N 66°22'07" E, a distance of 211.77 feet to the Northwest corner of a parcel recorded in Book 87A-57, Page 618 monumented by an aluminum cap stamped PLS 13351 set on the southerly ROW of said road 51.26 feet from said centerline;
Thence along the boundary of said parcel S 00°10'16" E, a distance of 684.98 feet to its Southwest corner as monumented by an aluminum cap stamped PLS 13351;
Thence continuing along said boundary N 89°53'37" E, a distance of 431.20 feet to the center west sixteenth corner of said Section 28 monumented by an unmarked aluminum cap;
Thence along the west line of the NE 1/4 SW 1/4 of S 00°06'46" W, a distance of 1311.26 feet to the Point of Beginning;

Said parcel contains 36.89 acres, more or less.



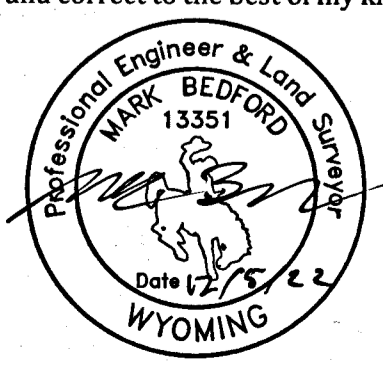
RECORDER'S CERTIFICATE

COUNTY OF JOHNSON } SS Doc Number: 323393
This instrument was Filed for record on 4/13/2023 at 8:59 AM
and was duly recorded in book: H.F.I.L.E. page: 651 - 651 feet: 75.00
Johnson County Clerk
By *Wesley Miller* Deputy

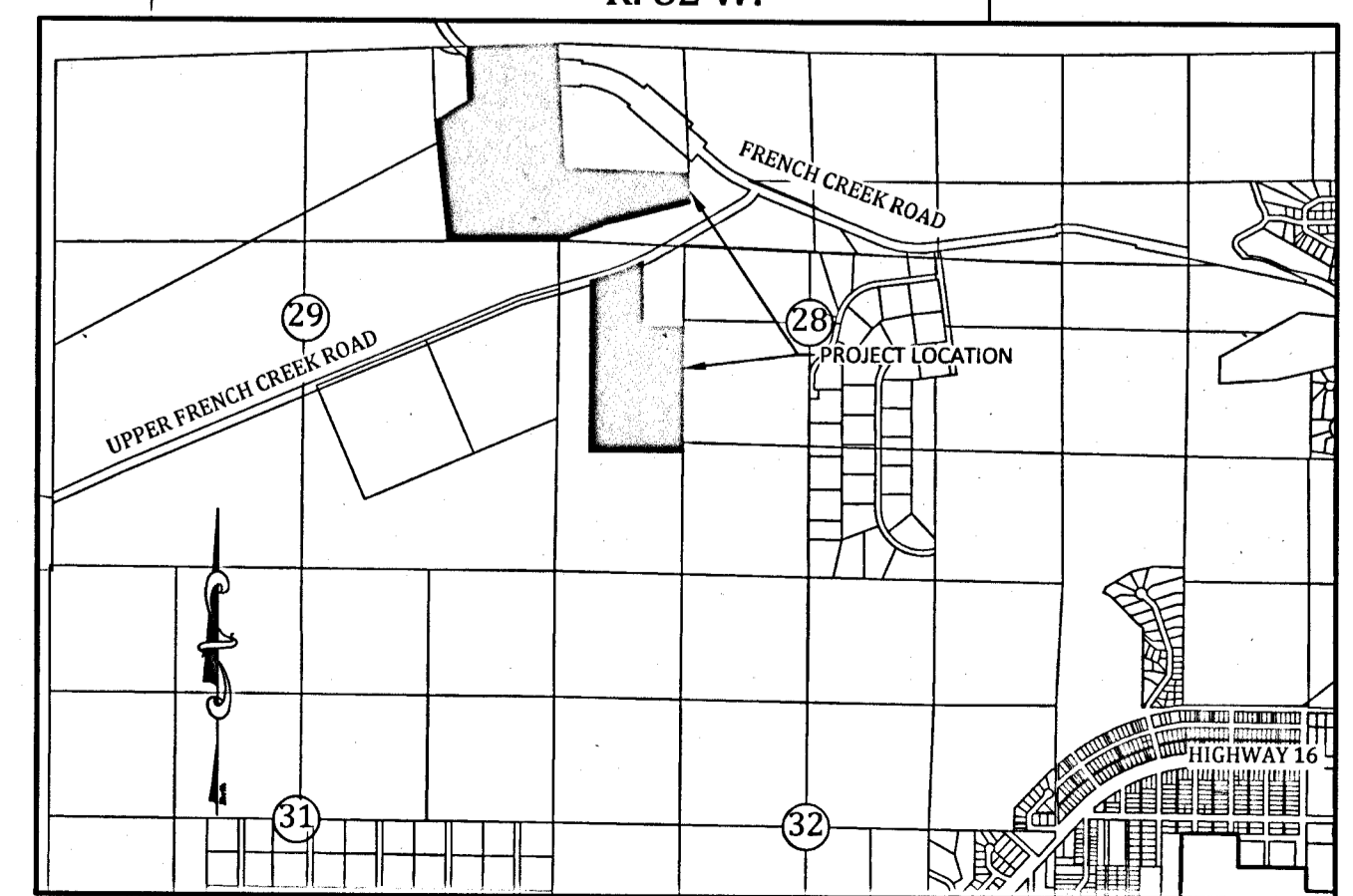
CERTIFICATE OF SURVEYOR

STATE OF WYOMING } SS
COUNTY OF JOHNSON }

I, Mark Bedford, a duly Registered Professional Engineer and Land Surveyor in the State of Wyoming do hereby certify that this Plat was made from notes taken during an actual field survey by me or under my direct supervision in January of 2022 and is true and correct to the best of my knowledge and belief.



- LEGEND**
- SET 2" ALUMINUM CAP, STAMPED PELS 13351
 - FOUND 2" ALUMINUM CAP 5367
 - FOUND 2" ALUMINUM CAP 8663
 - FOUND 1" PIPE
 - FOUND ALUMINUM CAP 324
 - FOUND 1.5" ALUMINUM CAP UNMARKED
 - FOUND 2" ALUMINUM CAP 2086
 - FOUND ALUMINUM CAP 12309
 - FOUND STONE
 - ESTABLISHED BOUNDARY
 - MILITARY RESERVATION BOUNDARY
 - COUNTY ROAD R.O.W.
 - SECTION LINE
 - MID SECTION LINE



Bighorn
Surveying & Engineering, LLC
Buffalo, WY 82834 (307) 684-7400 www.bighornsurveying.com

Prepared For:
GEORGE JAMES ARNO ESTATE
SHIRLEY ARNO
246 W Brock
Buffalo, WY 82834

ARNO FAMILY LAND TRANSFER
PART OF THE E 1/2 SEC 29 & W 1/2 SEC 28

DRAWN BY: AE
CHECKED BY: MB
PROJECT NO.: 21-26
DWG: ARNO

DATE: 12/5/2022
REVISION:

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