

# RECORD OF SURVEY OF A LOT SPLIT

OF

Parcel 1 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

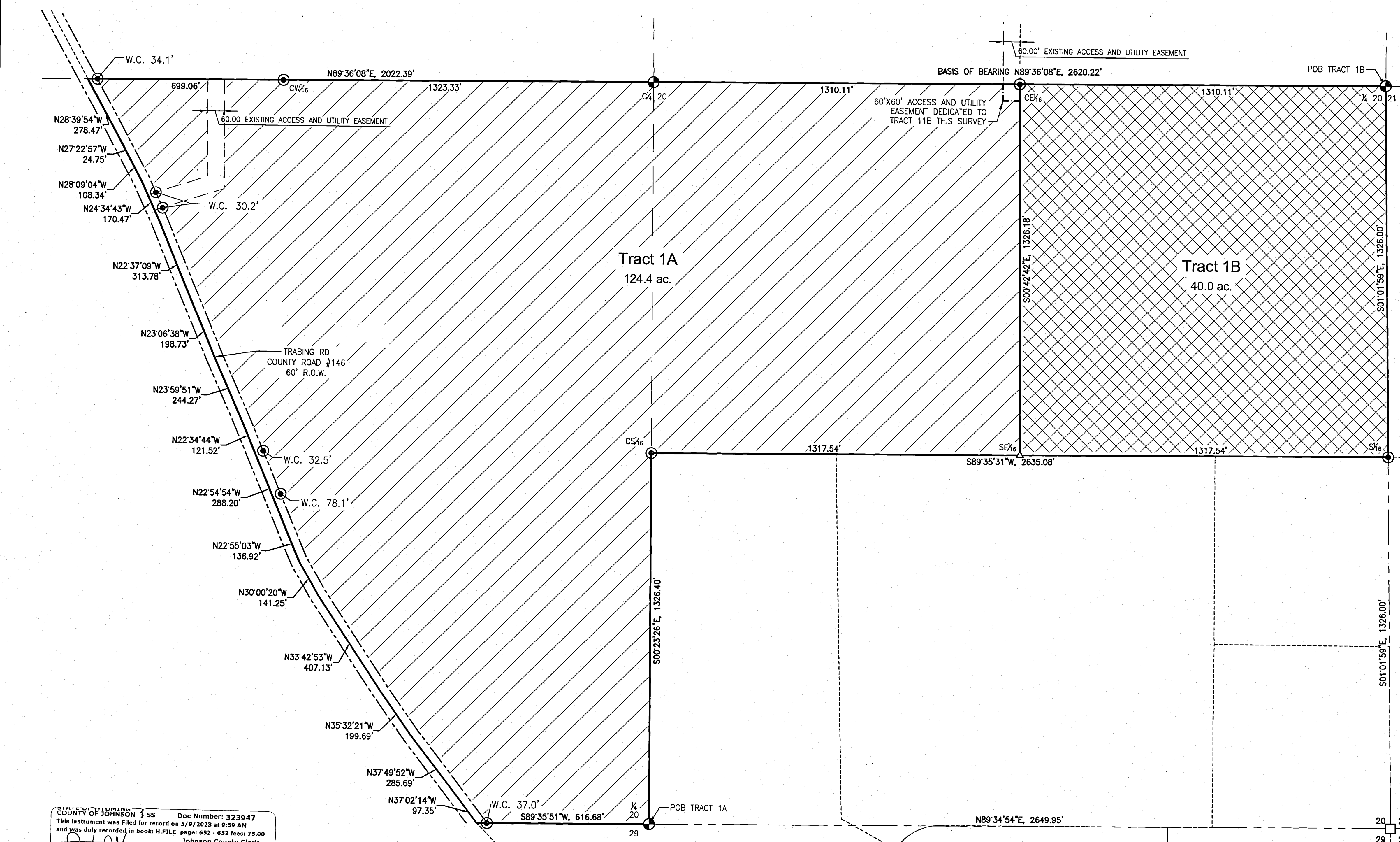
**RESULTANT TRACT 1A**  
A PARCEL OF LAND BEING THE SW $\frac{1}{4}$  LYING EASTERLY OF THE CENTERLINE OF TRABING ROAD, TOGETHER WITH THE NW $\frac{1}{4}$ SEK, ALL OF SECTION 20, T.49N., R.81W., OF THE 6TH P.M., JOHNSON COUNTY, WYOMING, AS SHOWN ON RECORD OF SURVEY FILED IN HANGING FILE PAGES 644-646 IN OFFICE OF THE CLERK AND RECORDER OF JOHNSON COUNTY WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SW CORNER OF SAID SECTION 20 WHICH IS THE POINT OF BEGINNING OF THIS LAND DESCRIPTION, THENCE ALONG THE SOUTH LINE OF SAID SECTION 20 S89°35'51"W A DISTANCE OF 616.68 FEET TO THE EXISTING CENTERLINE OF TRABING ROAD, WHICH POINT HAS A WITNESS CORNER SET ON SAID SOUTH LINE OF SECTION 20 37.0 FEET EASTERLY OF SAID CENTERLINE;  
THENCE ALONG SAID CENTERLINE OF TRABING ROAD THE FOLLOWING FIFTEEN (15) COURSES AND DISTANCES N37°02'14"W A DISTANCE OF 97.35 FEET; THENCE N37°49'52"W A DISTANCE OF 285.69 FEET; THENCE N35°32'21"W A DISTANCE OF 199.69 FEET; THENCE N33°42'53"W A DISTANCE OF 407.13 FEET; THENCE N30°00'20"W A DISTANCE OF 141.25 FEET; THENCE N22°55'03"W A DISTANCE OF 136.92 FEET; THENCE N22°54'54"W A DISTANCE OF 288.20 FEET; THENCE N22°34'44"W A DISTANCE OF 121.52 FEET; THENCE N23°59'51"W A DISTANCE OF 244.27 FEET; THENCE N23°06'38"W A DISTANCE OF 198.73 FEET; THENCE N22°37'09"W A DISTANCE OF 313.78 FEET; THENCE N28°09'04"W A DISTANCE OF 108.34 FEET; THENCE N27°22'57"W A DISTANCE OF 24.75 FEET; THENCE N28°39'54"W A DISTANCE OF 278.47 FEET TO THE NORTH LINE OF SAID SW $\frac{1}{4}$ , WHICH POINT HAS A WITNESS CORNER SET ON SAID NORTH LINE A DISTANCE OF 34.1 FEET EASTERLY OF SAID CENTERLINE;  
THENCE ALONG SAID NORTH LINE OF THE SW $\frac{1}{4}$  N89°36'08"E A DISTANCE OF 2022.39 FEET TO THE SW CORNER OF SAID SECTION 20;  
THENCE ALONG THE NORTH LINE OF SAID NW $\frac{1}{4}$ SEK N89°36'08"E A DISTANCE OF 1310.11 FEET TO THE CE $\frac{1}{4}$  CORNER OF SAID SECTION 20;  
THENCE ALONG THE EAST LINE OF SAID NW $\frac{1}{4}$ SEK S00°42'42"E A DISTANCE OF 1326.18 FEET TO THE SE $\frac{1}{4}$  CORNER OF SAID SECTION 20;  
THENCE ALONG THE SOUTH LINE OF SAID NW $\frac{1}{4}$ SEK S89°35'51"W A DISTANCE OF 1326.00 FEET TO THE SW CORNER OF SAID SECTION 20;  
THENCE ALONG THE SOUTH LINE OF SAID NW $\frac{1}{4}$ SEK S89°35'51"W A DISTANCE OF 1326.00 FEET TO THE POINT OF BEGINNING OF THIS LAND DESCRIPTION, CONTAINING 124.4 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.

**RESULTANT TRACT 1B**  
A PARCEL OF LAND BEING THE NE $\frac{1}{4}$ SEK, OF SECTION 20, T.49N., R.81W., OF THE 6TH P.M., JOHNSON COUNTY, WYOMING, AS SHOWN ON RECORD OF SURVEY FILED IN HANGING FILE PAGE 644-646 IN OFFICE OF THE CLERK AND RECORDER OF JOHNSON COUNTY WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SW CORNER OF SAID SECTION 20 WHICH IS THE POINT OF BEGINNING OF THIS LAND DESCRIPTION, THENCE ALONG THE EAST LINE OF SAID SECTION 20 S01°01'59"E A DISTANCE OF 1326.00 FEET TO THE SW CORNER COMMON TO SAID SECTION 20 AND SECTION 21;  
THENCE ALONG THE SOUTH LINE OF SAID NE $\frac{1}{4}$ SEK S89°35'51"W A DISTANCE OF 1317.54 FEET TO THE SE $\frac{1}{4}$  CORNER OF SAID SECTION 20;  
THENCE ALONG THE WEST LINE OF SAID NE $\frac{1}{4}$ SEK N00°42'42"E A DISTANCE OF 1326.18 FEET TO THE CE $\frac{1}{4}$  CORNER OF SAID SECTION 20;  
THENCE ALONG THE EAST-WEST MID SECTION LINE OF SAID SECTION 20 N89°36'08"E A DISTANCE OF 1310.11 FEET TO THE POINT OF BEGINNING OF THIS LAND DESCRIPTION, CONTAINING 40.0 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.

BASIS OF BEARING BEING N89°36'08"E A DISTANCE OF 2620.22 FEET BETWEEN THE CENTER CORNER AND THE EAST CORNER OF SECTION 20.

**BASIS OF BEARING**  
N89°36'08"E A DISTANCE OF 2620.22 FEET BETWEEN CENTER  $\frac{1}{4}$  CORNER AND E  $\frac{1}{4}$  CORNER OF SECTION 20

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



### LEGEND

- PROPERTY BOUNDARIES
- NEW 60' ACCESS AND UTILITY EASEMENT CREATED THIS SURVEY
- EXISTING 60' ACCESS AND UTILITY EASEMENT
- PLSS SECTION LINES
- PLSS QUARTER SECTION LINES
- ROW TRABING ROAD
- ADJACENT PROPERTIES
- ⊕ - FOUND 3 1/2" ALUMINUM CAPPED REBAR STAMPED "PLS 10566"
- △ - SET 2" ALUMINUM CAPPED REBAR STAMPED "PLS10566"
- ⊙ - FOUND 2" ALUMINUM CAPPED REBAR STAMPED "PLS 10566"
- - FOUND 2" ALUMINUM CAPPED REBAR UNMARKED
- ▨ - TRACT 1A CONTAINING 124.4 ACRES
- ▩ - TRACT 1B CONTAINING 40.0 ACRES

### Certificate of Dedication

THE OWNER OF DESCRIBED TRACT OF LAND HAS CAUSED THIS PARCEL TO BE DIVIDED IN THE MANNER SHOWN ON THIS RECORD OF SURVEY, AND HEREBY DEDICATES TO ALL FUTURE OWNERS OF SHOWN PARCELS ALL ACCESS AND UTILITY EASEMENTS AS NOTED ON SAID RECORD OF SURVEY.  
SAID RECORD OF SURVEY IS PROPOSED AND OFFERED WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, THE UNDERSIGNED OWNERS DO HEREBY RELEASE AND WAIVE ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING.

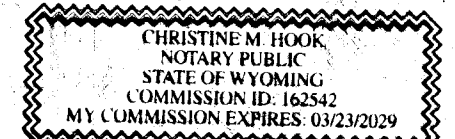
IN TESTIMONY WHEREOF: MARVIN J. YODER, HUSBAND AND WIFE, signed this 2 day of May, 2023

*Marvin J. Yoder*  
MARVIN J. YODER  
*Martha P. Yoder*  
MARTHA P. YODER

STATE OF WYOMING }  
COUNTY OF JOHNSON }ss

The foregoing instrument was acknowledged before me by MARVIN J. YODER AND MARTHA P. YODER, HUSBAND AND WIFE, this 2 day of May, 2023

Witness my hand and seal.

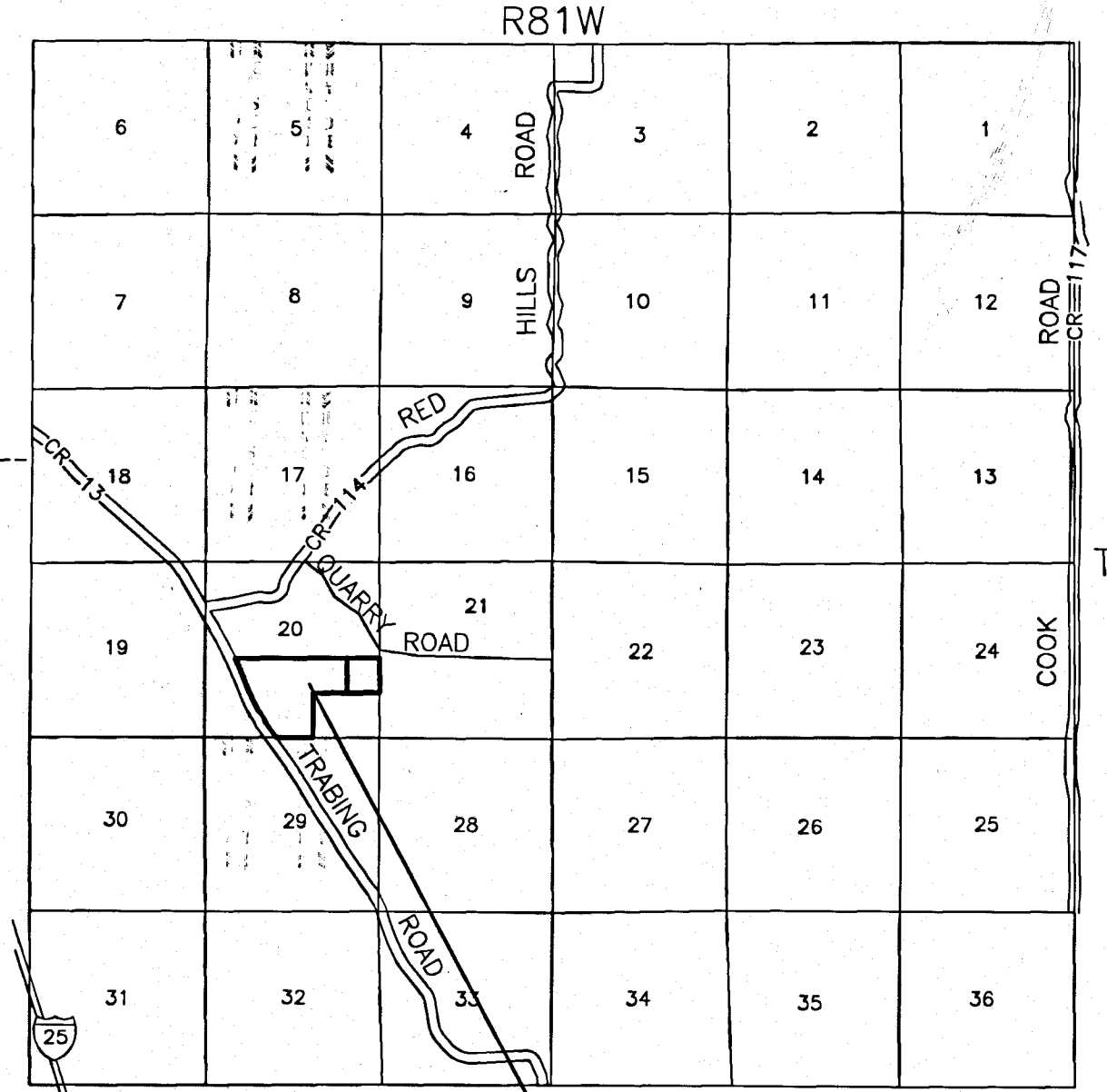


*Travis D. Pearson*  
Notary Public

My Commission Expires: 3/23/2029

### VICINITY SKETCH

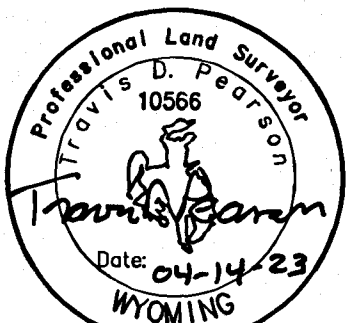
SCALE: 1" = 1 MILE



### CERTIFICATE OF SURVEYOR

STATE OF WYOMING }  
COUNTY OF JOHNSON }ss

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



CLERK AND RECORDER  
COUNTY OF JOHNSON } ss Doc Number: 323947  
This instrument was filed for record on 5/9/2023 at 9:59 AM  
and was duly recorded in book: H-FILE page: 652 - 652 fees: 75.00  
By *[Signature]* Johnson County Clerk  
Deputy

DATE	4/4/2023	REV.	
SURVEYED	TDR	ENGINEERED	TDR
DRAWN	TDR	CHECKED	RFP/TDP
APPROVED	TDP		

DRAWING TITLE  
Lot Split  
of Stagecoach Crossing Parcel 1

JOB TITLE  
Marvin and Martha Yoder  
448 Trabling Road  
Johnson County, WY

DRAWING NO  
1/1

JOB NO  
B23-027-01

NELSON ENGINEERING  
P.O. BOX 1004, BUFFALO WYOMING (307) 684-7029