

CERTIFICATE OF DEDICATION

THE ABOVE AND FOREGOING BOUNDARY LINE ADJUSTMENT OF PARCELS AS THEY APPEAR ON THIS CERTIFICATE OF SURVEY IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; SAID PARCELS ARE FURTHER DESCRIBED AS:

PARCEL 1:
A PARCEL OF LAND LOCATED WITHIN THE N1/2 OF SECTION 17 IN TOWNSHIP 51 NORTH, RANGE 82 WEST, 6TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, STATE OF WYOMING, BEING A PORTION OF THE LANDS DESCRIBED BY THE PERSONAL REPRESENTATIVE'S DEEDS RECORDED IN BOOK 87A-72 ON PAGES 708-709 AND BOOK 87A-73 ON PAGES 106-107 OF THE RECORDS MAINTAINED BY THE JOHNSON COUNTY CLERK'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1-1/2 INCH ALUMINUM CAP MARKING THE SOUTHWEST CORNER OF LOT 27 OF THE CLOUD PEAK RANCHETTES SUBDIVISION AS DESCRIBED ON THE PLAT RECORDED IN BOOK 2 ON PAGE 3 & 3A, SAID POINT BEING S45°49'51"W 732.35 FEET FROM THE NORTHWEST CORNER OF SAID LOT 27; THENCE N06°23'53"E 1093.35 FEET ALONG THE WEST BOUNDARY OF THE PARCEL DESCRIBED BY THE PERSONAL REPRESENTATIVE'S DEED RECORDED IN BOOK 87A-72 ON PAGES 708-709; THENCE N89°16'49"E 95.83 FEET ALONG THE SOUTH BOUNDARY OF THE PARCEL DESCRIBED BY THE WARRANTY DEED RECORDED IN 87A-66 ON PAGE 391 TO A 2-INCH ALUMINUM CAP MARKING THE SOUTHERLY COMMON CORNER OF THE PARCELS DESCRIBED BY THE WARRANTY DEEDS RECORDED IN 87A-66 ON PAGE 391 AND BOOK 87A-67 ON PAGES 539-540 TO A POINT ALONG THE CENTERLINE OF AN EXISTING GRAVEL ROAD (A.K.A. GOOSE LANDING LANE); THENCE S31°47'57"E 55.39 FEET ALONG SAID ROAD CENTERLINE; THENCE ALONG SAID ROAD CENTERLINE 69.77 FEET ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 200.00 FEET AND A CHORD BEARING S21°48'19"E 69.42 FEET; THENCE S11°48'40"E 259.00 FEET ALONG SAID ROAD CENTERLINE; THENCE ALONG SAID ROAD CENTERLINE 137.28 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 500.00 FEET AND A CHORD BEARING S19°40'35"E 136.84 FEET; THENCE S27°32'30"E 26.02 FEET ALONG SAID ROAD CENTERLINE; THENCE ALONG SAID ROAD CENTERLINE 147.58 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 175.00 FEET AND A CHORD BEARING S51°42'04"E 143.25 FEET TO A POINT ALONG THE WEST BOUNDARY OF SAID LOT 27 OF THE CLOUD PEAK RANCHETTES SUBDIVISION; THENCE S45°49'51"W 691.74 FEET ALONG THE WEST BOUNDARY OF SAID LOT 27 TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 5.69 ACRES, MORE OR LESS.

PARCEL 2:
A PARCEL OF LAND LOCATED WITHIN THE N1/2 OF SECTION 17 IN TOWNSHIP 51 NORTH, RANGE 82 WEST, 6TH PRINCIPAL MERIDIAN, JOHNSON COUNTY, STATE OF WYOMING, BEING A PORTION OF THE LANDS DESCRIBED BY THE PERSONAL REPRESENTATIVE'S DEEDS RECORDED IN BOOK 87A-72 ON PAGES 708-709, AND BOOK 87A-73 ON PAGES 106-107 OF THE RECORDS MAINTAINED BY THE JOHNSON COUNTY CLERK'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2-INCH BRASS CAP MARKING THE NORTHWEST CORNER OF LOT 27 OF THE CLOUD PEAK RANCHETTES SUBDIVISION AS DESCRIBED ON THE PLAT RECORDED IN BOOK 2 ON PAGES 3 & 3A, SAID POINT BEING N45°49'51"E 732.35 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 27; THENCE S45°49'51"W 40.60 ALONG THE WEST BOUNDARY OF SAID LOT 27 FEET TO THE CENTERLINE OF AN EXISTING GRAVEL ROAD (A.K.A. GOOSE LANDING LANE); THENCE ALONG THE SAID ROAD CENTERLINE 147.58 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 175.00 FEET AND A CHORD BEARING N51°42'04"W 143.25 FEET; THENCE N27°32'30"W 26.02 FEET ALONG SAID ROAD CENTERLINE; THENCE ALONG SAID ROAD CENTERLINE 137.28 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 500.00 FEET AND A CHORD BEARING N19°40'35"W 136.84 FEET; THENCE N11°48'40"W 259.00 FEET ALONG SAID ROAD CENTERLINE; THENCE ALONG SAID ROAD CENTERLINE 69.77 FEET ALONG A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 200.00 FEET AND A CHORD BEARING N21°48'19"W 69.42 FEET; THENCE N31°47'57"W 55.39 FEET TO A 2-INCH ALUMINUM CAP MARKING THE SOUTHERLY COMMON CORNER OF THE PARCELS DESCRIBED BY THE WARRANTY DEEDS RECORDED IN 87A-66 ON PAGE 391 AND BOOK 87A-67 ON PAGES 539-540; THENCE N89°10'35"E 549.36 FEET ALONG THE SOUTH BOUNDARY OF THE PARCEL DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 87A-67 ON PAGES 539-540 TO A 1-1/2 INCH ALUMINUM CAP MARKING THE SOUTHEAST CORNER OF SAID PARCEL, SAID POINT BEING ON THE WEST BOUNDARY OF LOT 21 OF THE CLOUD PEAK RANCHETTES SUBDIVISION; THENCE S01°57'25"W 554.18 FEET ALONG THE WEST BOUNDARY OF SAID LOT 21 TO THE SOUTHWEST CORNER OF SAID LOT 21, SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 27 OF THE CLOUD PEAK RANCHETTES SUBDIVISION; THENCE S81°56'54"W 224.95 FEET ALONG THE NORTH BOUNDARY OF SAID LOT 27 TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS 5.87 ACRES, MORE OR LESS.

WITNESS OUR HANDS AND SEALS 5th THIS DAY OF January, 2022.

Edward Thomas Heitmann
EDWARD THOMAS HEITMANN
Lisa Ana Heitmann
LISA ANA HEITMANN

Judith Heitmann
JUDITH HEITMANN
Paul Bennick
PAUL BENNICK

Kristin Bennick
KRISTIN BENNICK

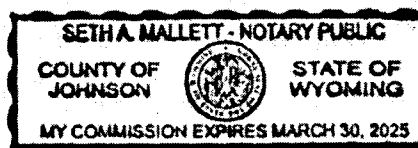
STATE OF WYOMING)
) SS
COUNTY OF JOHNSON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY:
EDWARD THOMAS HEITMANN, LISA ANA HEITMANN, JUDITH HEITMANN,
PAUL BENNICK, AND KRISTIN BENNICK

THIS 5th DAY OF January, 2022.

WITNESS MY HAND AND OFFICIAL SEAL *[Signature]*
NOTARY PUBLIC

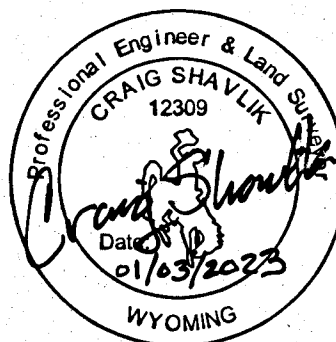
MY COMMISSION EXPIRES: March 30, 2025



SURVEYOR'S CERTIFICATE

I, CRAIG SHAVLIK, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS CERTIFICATE OF SURVEY CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME, OR UNDER MY DIRECT SUPERVISION.

STATE OF WYOMING)
) SS
COUNTY OF JOHNSON)



MONUMENT NOT USED;
MONUMENT BEING 0.20'
EAST OF CALCULATED
PROPERTY BOUNDARY

UNSUBDIVIDED
LORNE & BEVERLY TAYLOR

UNSUBDIVIDED
ERIC & LINDA ANSON

UNSUBDIVIDED
PAUL & KRISTIN BENNICK

LOT 21
CHAD & KHARA LOCKMAN

PARCEL 2
(±5.87 ACRES)

PARCEL 1
(±5.69 ACRES)

CONVEYED PARCEL A

PROPOSED 40'
ACCESS EASEMENT

N11°48'40"W 259.00(M)

PROPERTY BOUNDARY
TO BE VACATED

25' ACCESS EASEMENT TO BE VACATED
(BK 4 PG. 567-570)

L = 137.28' R = 500.00'
CH = N19°40'35"W 136.84'

PARCEL 1
(±5.69 ACRES)

N27°32'30"W 26.02(M)

L = 147.58' R = 175.00'
CH = N51°42'04"W 143.25'

N21°48'19"W 69.42(M)

S45°49'51"W 22.16(M)

S45°49'51"W 22.11(R3)

S45°49'51"W 18.44(M)

S81°56'54"W 224.95(M)

S81°56'54"W 225.00(PLAT/R)

S01°57'25"W 554.18(M)

S01°57'25"W 554.18(M)

S01°57'25"W 554.18(M)

S01°57'25"W 554.18(M)

S01°57'25"W 554.18(M)

S01°57'25"W 554.18(M)

S01°57'25"W 554.18(M)

S01°57'25"W 554.18(M)

S01°57'25"W 554.18(M)

S01°57'25"W 554.18(M)

S01°57'25"W 554.18(M)

S01°57'25"W 554.18(M)

S01°57'25"W 554.18(M)

S01°57'25"W 554.18(M)

S01°57'25"W 554.18(M)

S01°57'25"W 554.18(M)

S01°57'25"W 554.18(M)

S01°57'25"W 554.18(M)

S01°57'25"W 554.18(M)

S01°57'25"W 554.18(M)

S01°57'25"W 554.18(M)

S01°57'25"W 554.18(M)

S01°57'25"W 554.18(M)

S01°57'25"W 554.18(M)

S01°57'25"W 554.18(M)

S01°57'25"W 554.18(M)

S01°57'25"W 554.18(M)

S01°57'25"W 554.18(M)

S01°57'25"W 554.18(M)

S01°57'25"W 554.18(M)

S01°57'25"W 554.18(M)

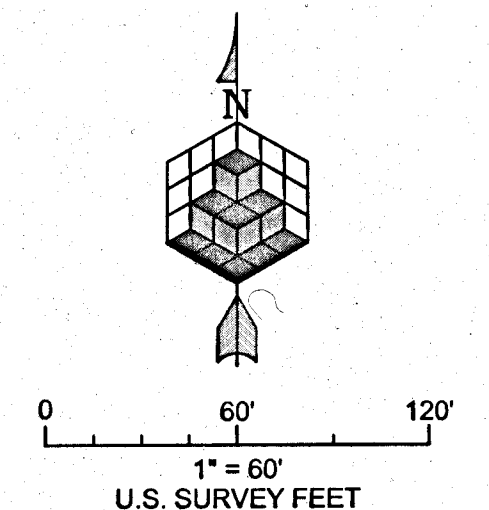
S01°57'25"W 554.18(M)

S01°57'25"W 554.18(M)

S01°57'25"W 554.18(M)

S01°57'25"W 554.18(M)

S01°57'25"W 554.18(M)



LEGEND

- ⊙ 2" ALUMINUM CAP - FOUND
- 1-1/2" ALUMINUM CAP - FOUND
- ⊗ IRON PIPE - FOUND
- ⊕ 2" BRASS CAP - FOUND
- ⊖ 2" ALUMINUM CAP - SET
- × NOTHING FOUND/SET
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- - - VACATED PROPERTY BOUNDARY
- - - PROPOSED EASEMENT CENTERLINE
- - - PROPOSED EASEMENT BOUNDARY
- ▨ 25' ACCESS EASEMENT TO BE VACATED
- ▨ 16' WATER LINE & UTILITY EASEMENT TO BE VACATED
- ▨ CONVEYED PROPERTY
- (R) PERSONAL REPRESENTATIVES DEED (BK.87A-72 PG.708-709)
- (R1) WARRANTY DEED (BK.87A-67 PG.539-540)
- (R2) WARRANTY DEED (BK.87A-66 PG.391)
- (R3) PERSONAL REPRESENTATIVES DEED (BK.87A-73 PG.106-107)
- (PLAT) CLOUD PEAK RANCHETTES (BK.2 PG.3&3A)
- (M) MEASURED
- (C) CALCULATED

GENERAL NOTES

1. BASIS OF BEARING IS N45°49'51"E BETWEEN THE FOUND 1.5-INCH ALUMINUM CAP MARKING THE SOUTHWEST CORNER OF LOT 27 OF THE CLOUD PEAK RANCHETTES SUBDIVISION AND THE FOUND 2-INCH BRASS CAP MARKING THE NORTHWEST CORNER OF LOT 27 OF THE CLOUD PEAK RANCHETTES SUBDIVISION.
2. THE LAND SURVEY WAS PERFORMED IN U.S. SURVEY FEET AND USED GPS DATA COLLECTED AND PROCESSED WITH AN APPLIED DATUM ADJUSTMENT SCALE FACTOR OF 1.00026367.
3. A TITLE COMMITMENT WAS NOT PERFORMED. KL&A, INC. DID A SEARCH FOR RECORD DOCUMENTS ON FILE WITH THE JOHNSON COUNTY CLERK'S OFFICE. THIS SEARCH DOES NOT CONSTITUTE A GUARANTEE OR POLICY OF TITLE INSURANCE, AND DOES NOT GUARANTEE ALL DOCUMENTS OF RECORD ARE SHOWN. LAND BOUNDARIES ARE PER THE PERSONAL REPRESENTATIVE'S DEEDS RECORDED IN BOOK 87A-72 ON PAGES 708-709 AND BOOK 87A-73 ON PAGES 106-107 OF THE RECORDS MAINTAINED BY THE JOHNSON COUNTY CLERK'S OFFICE.

RECORDER'S CERTIFICATE

COUNTY OF JOHNSON } SS Doc Number: 322245
This instrument was filed for record on 2/8/2023 at 10:54 AM
and was duly recorded in book: H-FILE page: 643 - 643 fees: 75.00
By *Jane Lan* Johnson County Clerk
Deputy

**CERTIFICATE OF SURVEY
BOUNDARY LINE ADJUSTMENT**

OF PARCELS DESCRIBED BY
PERSONAL REPRESENTATIVE'S DEEDS RECORDED IN
BOOK 87A-72 ON PAGES 708-709 &
BOOK 87A-73 ON PAGES 106-107

LOCATED WITHIN THE N1/2
OF SEC. 17, T51N, R82W, 6TH P.M.
JOHNSON COUNTY, WYOMING

