

RECORD OF SURVEY

OF

A BOUNDARY LINE ADJUSTMENT

OF

A PARCEL OF LAND BEING A PART OF
THE NE¼SE¼ OF SECTION 4, TOWNSHIP 50 NORTH, RANGE 82 WEST, OF THE 6TH
PRINCIPAL MERIDIAN,
JOHNSON COUNTY, WYOMING.

Resultant Parcel 1

Commencing at the southeast corner of the NE¼SE¼ of Section 4, monumented by an aluminum capped rebar stamped "PELS 2085"; thence N88°29'28"W along the south line of said NE¼SE¼ of Section 4 a distance to 311.46 feet to an aluminum capped rebar stamped "LS 10566", point also known as the TRUE POINT OF BEGINNING;

thence continuing N88°29'28"W along said south line of said NE¼SE¼ of Section 4 a distance of 560.24 feet to a point laying on the centerline of Upper Clear Creek Road, said point being the point of beginning of a non-tangent circular curve to the right;
thence along said non-tangent circular curve to the right and along said centerline of Upper Clear Creek Road through a central angle of 2°19'39", a radius of 1041.08 feet, an arc length of 42.29 feet, and a long chord bearing N15°16'42"E a distance of 42.29 feet;
thence continuing N16°26'32"E along said centerline of Upper Clear Creek Road a distance of 124.29 feet to the beginning of a tangent circular curve to the right;
thence along said tangent circular curve to the right and along said centerline of Upper Clear Creek Road through a central angle of 2°39'36", a radius of 674.22 feet, an arc length of 349.02 feet, and a long chord bearing N31°16'20"E, a distance of 345.14 feet;
thence N46°06'08"E along said centerline of Upper Clear Creek Road a distance of 330.04 feet;
thence departing said centerline of Upper Clear Creek Road S35°49'00"E along a line being parallel to, perpendicular to, and 35.00 feet southwesterly of the southwesterly line of the JK Subdivision a distance of 192.83 feet, to an aluminum capped rebar stamped "LS10566";
thence S01°42'05"W a distance of 542.46 feet to the TRUE POINT OF BEGINNING.

Said parcel containing 6.15 acres, more or less, and being subject to all easements, rights-of-way, and restrictions of sight and/or record.

Resultant Parcel 2

Beginning at the southeast corner of the NE¼SE¼ of Section 4, being an aluminum capped rebar "PELS 2085", point also being the TRUE POINT OF BEGINNING;

thence N88°29'28"W along the south line of said NE¼SE¼ of Section 4 a distance of 311.46 feet to an aluminum capped rebar stamped "LS 10566";
thence N01°42'05"E a distance of 542.46 feet to an aluminum capped rebar stamped "LS 10566";
thence N35°49'00"W along a line being parallel to, perpendicular to, and 35.00 feet southwesterly of the southwesterly line of the JK Subdivision a distance of 192.83 feet to a point on centerline of Upper Clear Creek Road;
thence N46°06'08"E along said centerline of Upper Clear Creek Road a distance of 35.36 feet;
thence departing said centerline of Upper Clear Creek Road along the southwesterly line of the JK Subdivision S35°49'00"E a distance of 201.15 feet to an aluminum capped rebar stamped "PELS 2085";
thence N31°46'28"E along the southeasterly boundary of said JK Subdivision a distance of 153.58 feet to an aluminum capped rebar stamped "PELS 2085";
thence N39°39'24"E along said southeasterly boundary of said JK Subdivision a distance of 223.32 feet to an aluminum capped rebar stamped "PELS 2085";
thence N64°02'36"E along said southeasterly boundary of said JK Subdivision a distance of 71.19 feet to an aluminum capped rebar stamped "PELS 2085";
thence S01°25'44"W along the East line of said NE¼SE¼ a distance of 902.12 feet to the TRUE POINT OF BEGINNING.

Said parcel containing 5.44 acres, more or less, and being subject to all easements, rights-of-way, and restrictions of sight and/or record.

Tract being Transferred

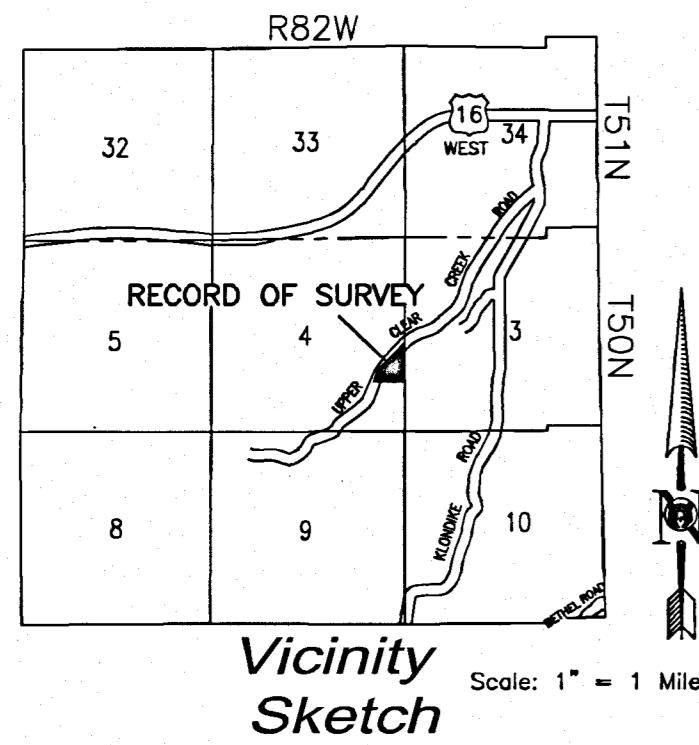
Commencing at the southeast corner of the NE¼SE¼ of Section 4, monumented by an aluminum capped rebar stamped "PELS 2085"; thence N88°29'28"W along the south line of said NE¼SE¼ of Section 4 a distance to 311.46 feet to an aluminum capped rebar stamped "LS10566", point also known as the TRUE POINT OF BEGINNING;

thence continuing N88°29'28"W along said south line of the NE¼SE¼ of Section 4 a distance of 354.31 feet to an aluminum capped rebar stamped "PELS 2085";
thence N48°55'11"E a distance of 389.28 feet to an aluminum capped rebar stamped "PELS 2085";
thence N58°01'05"W a distance of 347.15 feet to a point laying on the centerline of Upper Clear Creek Road, said point being the point of beginning of a non-tangent circular curve to the right;
thence continuing along said non-tangent circular curve to the right and along said centerline of Upper Clear Creek Road through a central angle of 2°29'15", a radius of 674.22 feet, an arc length of 29.27 feet, and a long chord bearing N44°51'30"E a distance of 29.27 feet;
thence N46°46'08"E along said centerline of Upper Clear Creek Road a distance of 330.04 feet;
thence departing said centerline of Upper Clear Creek Road S35°49'00"E along a line being parallel to, perpendicular to, and 35.00 feet southwesterly of the southwesterly line of the JK Subdivision a distance of 192.83 feet to an aluminum capped rebar stamped "LS10566";
thence S01°42'05"W a distance of 542.46 feet to the TRUE POINT OF BEGINNING.

Said parcel containing 3.39 acres, more or less, and being subject to all easements, rights-of-way, and restrictions of sight and/or record.

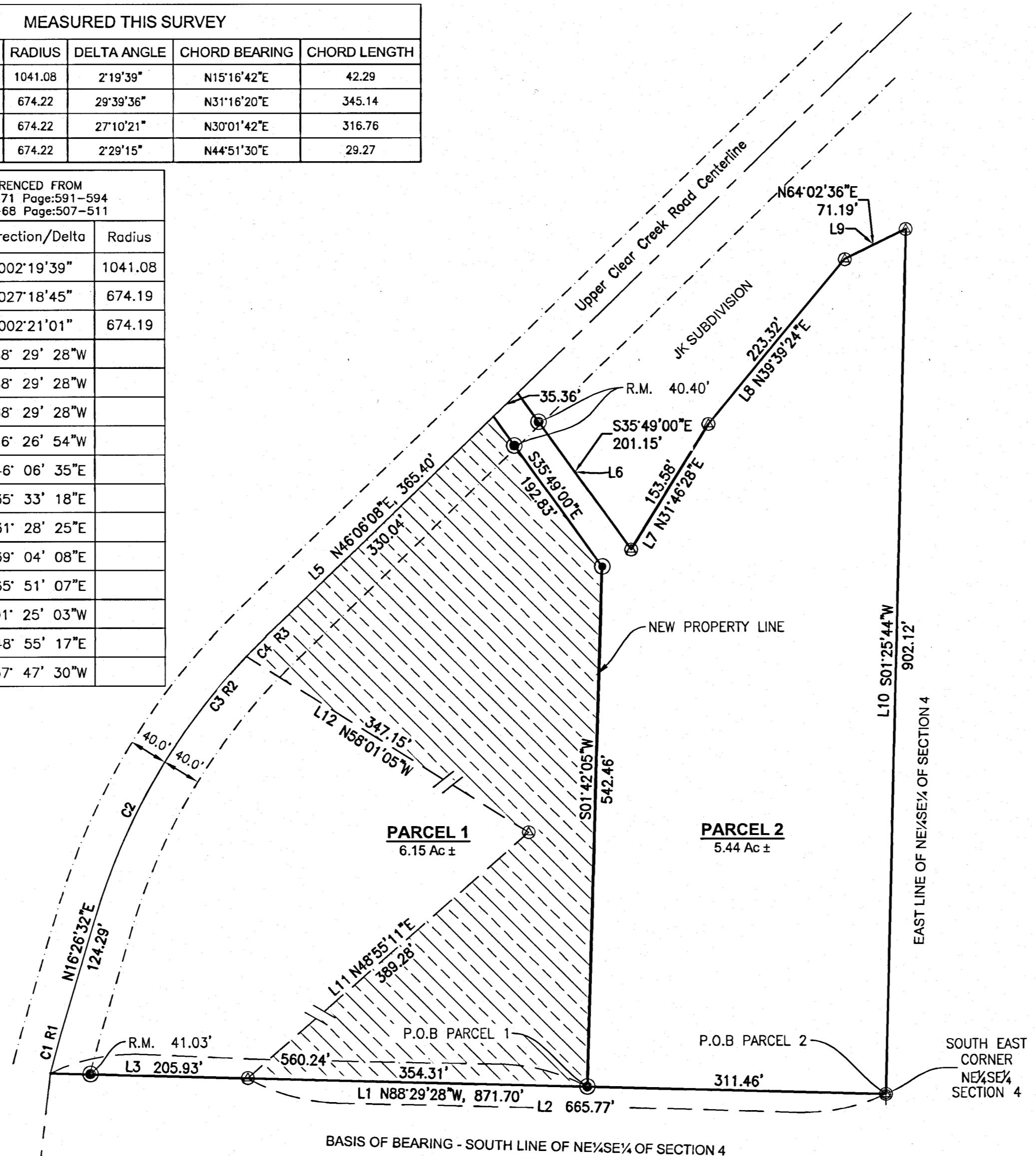
Said Parcel to be merged with and joined to Lohse property as described in Book 87A68, Page 507-511 to create a single Resultant Parcel 1 as shown hereon. Merged areas to result in one title with the description shown for Resultant Parcel 1 above. The owners here by acknowledge that no part of Resultant Parcel 1 shall be offered for sale without first complying with the Subdivision Regulations of Johnson County.

BASIS OF BEARING: N88°29'28"W being the South Line of the NE¼SE¼ Section 4



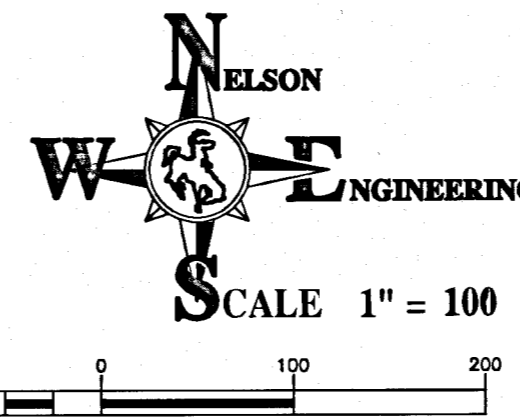
MEASURED THIS SURVEY					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	42.29	1041.08	2°19'39"	N15°16'42"E	42.29
C2	349.02	674.22	2°39'36"	N31°16'20"E	345.14
C3	319.75	674.22	2°10'21"	N30°01'42"E	316.76
C4	29.27	674.22	2°29'15"	N44°51'30"E	29.27

RECORDED DATA REFERENCED FROM			
Stowe Property Book:87A-71 Page:591-594			
Lohse Property Book:87A-68 Page:507-511			
Line #/Curve #	Length	Direction/Delta	Radius
R1	42.29	002°19'39"	1041.08
R2	321.38	027°18'45"	674.19
R3	27.65	002°21'01"	674.19
L1	871.92	N88° 29' 28"W	
L2	666.11	N88° 29' 28"W	
L3	205.81	N88° 29' 28"W	
L4	124.28	S16° 26' 54"W	
L5	366.09	N46° 06' 35"E	
L6	203.79	S35° 33' 18"E	
L7	155.04	N31° 28' 25"E	
L8	225.69	N39° 04' 08"E	
L9	68.88	N65° 51' 07"E	
L10	901.84	S01° 25' 03"W	
L11	389.59	N48° 55' 17"E	
L12	346.75	N57° 47' 30"W	



LEGEND

- Property Boundary ————
- Adjusted Boundary ————
- Vacated Boundary - - - - -
- Upper Clear Creek Road Easement - - - - -
- Existing Aluminum Capped Rebar, Stamped "PELS 2085" ⊙
- Set Aluminum Capped Rebar, Stamped "LS 10566" ⊙



Tract containing 3.39 Acres ±, as described in Book:87A-71 Page:595-597, to be detached from Stowe property, as described in Book:87A-71 Page:591-594, and attached to Lohse property, as described in Book:87A-68 Page:507-511, creating parcels 1 and 2

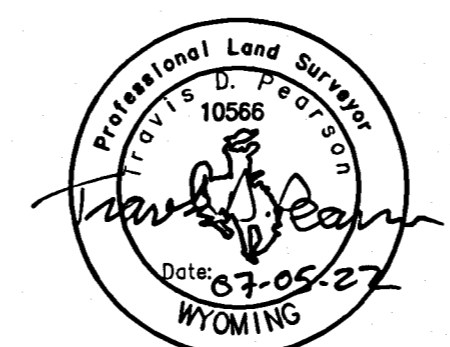
NOTE: ALL BEARINGS AND DISTANCES SHOWN ALONG PROPERTY LINES IN THIS MAP ABOVE ARE MEASURED DATA FROM THIS SURVEY.

RECORDER'S CERTIFICATE

JOHNSON COUNTY CLERK } ss Doc Number: 324796
This instrument was filed for record on 6/15/2023 at 11:49 AM
and was duly recorded in book: H.F.I.L.E page: 656 - 658 less: 75.00
Johnson County Clerk
By *Nancy McCreary* Deputy

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 RECORD OF SURVEY OF A BOUNDARY LINE ADJUSTMENT IS BASED ON THE RESULTS OF A FIELD SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION, BY TREVOR ROBASON IN NOVEMBER OF 2021, AND REPRESENTS THE CONDITIONS AS FOUND ON THE GROUND.



CERTIFICATE OF OWNER

STATE OF WYOMING }
COUNTY OF JOHNSON } ss
KNOW ALL BY THESE PRESENTS THAT WE, THE UNDERSIGNED, HEREBY ATTEST THAT WE ARE THE OWNERS OF THE LANDS NOTED HEREON IN THE DESCRIPTION OF LANDS; THAT WE CAUSED SAID LANDS TO BE SURVEYED AND ADJUSTED INTO PARCELS "1" AND "2" AND THAT THE BOUNDARY ADJUSTMENT OF SAID LANDS IS WITH FREE CONSENT OF, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS; THAT SAID LANDS ARE SUBJECT TO ANY RIGHTS-OF-WAY, EASEMENTS, AND RESTRICTIONS OF SIGHT AND/OR RECORD.

Kelly R. Lohse
KELLY R. LOHSE

Edith R. Lohse
EDITH R. LOHSE

W. Jeff Stowe
W. JEFF STOWE

Connie C. Stowe
CONNIE C. STOWE

Ted Jeffery Stowe
TED JEFFERY STOWE

STATE OF WYOMING }
COUNTY OF JOHNSON } ss
THE FOREGOING CERTIFICATE OF OWNER WAS ACKNOWLEDGED BEFORE ME BY KELLY R. LOHSE AND EDITH R. LOHSE, HUSBAND AND WIFE,
ON THIS 3rd DAY OF August, 2022.
WITNESS MY HAND AND OFFICIAL SEAL:
[Notary Seal]
MY COMMISSION EXPIRES: 10-17-2022

STATE OF WYOMING }
COUNTY OF JOHNSON } ss
THE FOREGOING CERTIFICATE OF OWNER WAS ACKNOWLEDGED BEFORE ME BY W. JEFF STOWE AND CONNIE C. STOWE, HUSBAND AND WIFE,
ON THIS 1st DAY OF June, 2022.
WITNESS MY HAND AND OFFICIAL SEAL:
[Notary Seal]
MY COMMISSION EXPIRES: 3-23-2029

STATE OF WYOMING }
COUNTY OF JOHNSON } ss
THE FOREGOING CERTIFICATE OF OWNER WAS ACKNOWLEDGED BEFORE ME BY TED JEFFERY STOWE
ON THIS 1st DAY OF June, 2022.
WITNESS MY HAND AND OFFICIAL SEAL:
[Notary Seal]
MY COMMISSION EXPIRES: 3-23-2029

DATE	6/27/2023	REV.	1
DATE SURVEYED	TDR	DRAWN	TDR
CHECKED	FFJ	APPROVED	TDP
NELSON ENGINEERING			
P.O. BOX 1004, BUFFALO WYOMING (307) 684-7029			
Record of Survey Boundary Line Adjustment			
JOB TITLE	Kelly and Edith Lohse 120 Upper Clear Creek Road Buffalo, WY		
DRAWING NO	1/1		
JOB NO	B21-165-01		