

RECORD OF SURVEY OF A LOT SPLIT

Parcel 6 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 6A
A PARCEL OF LAND BEING A PORTION OF THE SE $\frac{1}{4}$ NE $\frac{1}{4}$ OF SECTION 20 TOGETHER WITH THE W $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ LYING SOUTHERLY OF QUARRY ROAD, AND THE W $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ 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 $\frac{1}{4}$ CORNER COMMON TO SAID SECTIONS 20 AND 21, THENCE ALONG THE SOUTH LINE OF SAID SE $\frac{1}{4}$ NE $\frac{1}{4}$ OF SECTION 20 S89°36'08"W A DISTANCE OF 160.73 FEET TO AN ALUMINUM CAPPED REBAR STAMPED "LS 10566";
THENCE NORTH A DISTANCE OF 1245.54 FEET TO SAID QUARRY ROAD, MONUMENTED BY AN ALUMINUM CAPPED REBAR STAMPED "LS 10566";
THENCE ALONG QUARRY ROAD S33°57'38"E A DISTANCE OF 519.32 FEET;
THENCE ALONG SAID QUARRY ROAD S60°43'26"E A DISTANCE OF 615.56 FEET TO THE EAST LINE OF SAID W $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$, WHICH POINT HAS A WITNESS CORNER SET ON SAID EAST LINE 36.4' SOUTH OF SAID QUARRY ROAD;
THENCE ALONG SAID EAST LINE OF THE W $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ S0°02'37"E A DISTANCE OF 507.77 FEET TO THE CWN $\frac{1}{64}$ CORNER OF SAID SECTION 21;
THENCE ALONG SAID EAST LINE OF THE W $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ S0°52'56"E A DISTANCE OF 1323.70 FEET TO THE CWSW $\frac{1}{64}$ CORNER OF SAID SECTION 21;
THENCE ALONG THE SOUTH LINE OF SAID W $\frac{1}{2}$ NW $\frac{1}{4}$ SW $\frac{1}{4}$ S89°22'58"W A DISTANCE OF 663.21 FEET TO THE S $\frac{1}{16}$ CORNER COMMON TO SAID SECTIONS 20 AND 21;
THENCE ALONG THE WEST LINE OF SAID SECTION 21 N01°01'59"W A DISTANCE OF 1326.00 FEET TO THE POINT OF BEGINNING OF THIS LAND DESCRIPTION, CONTAINING 35.3 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.

BASIS OF BEARING N01°01'59" W A DISTANCE OF 1326.00 FEET BETWEEN THE S $\frac{1}{16}$ CORNER AND THE $\frac{1}{4}$ CORNER BOTH COMMON TO SAID SECTIONS 20 AND 21

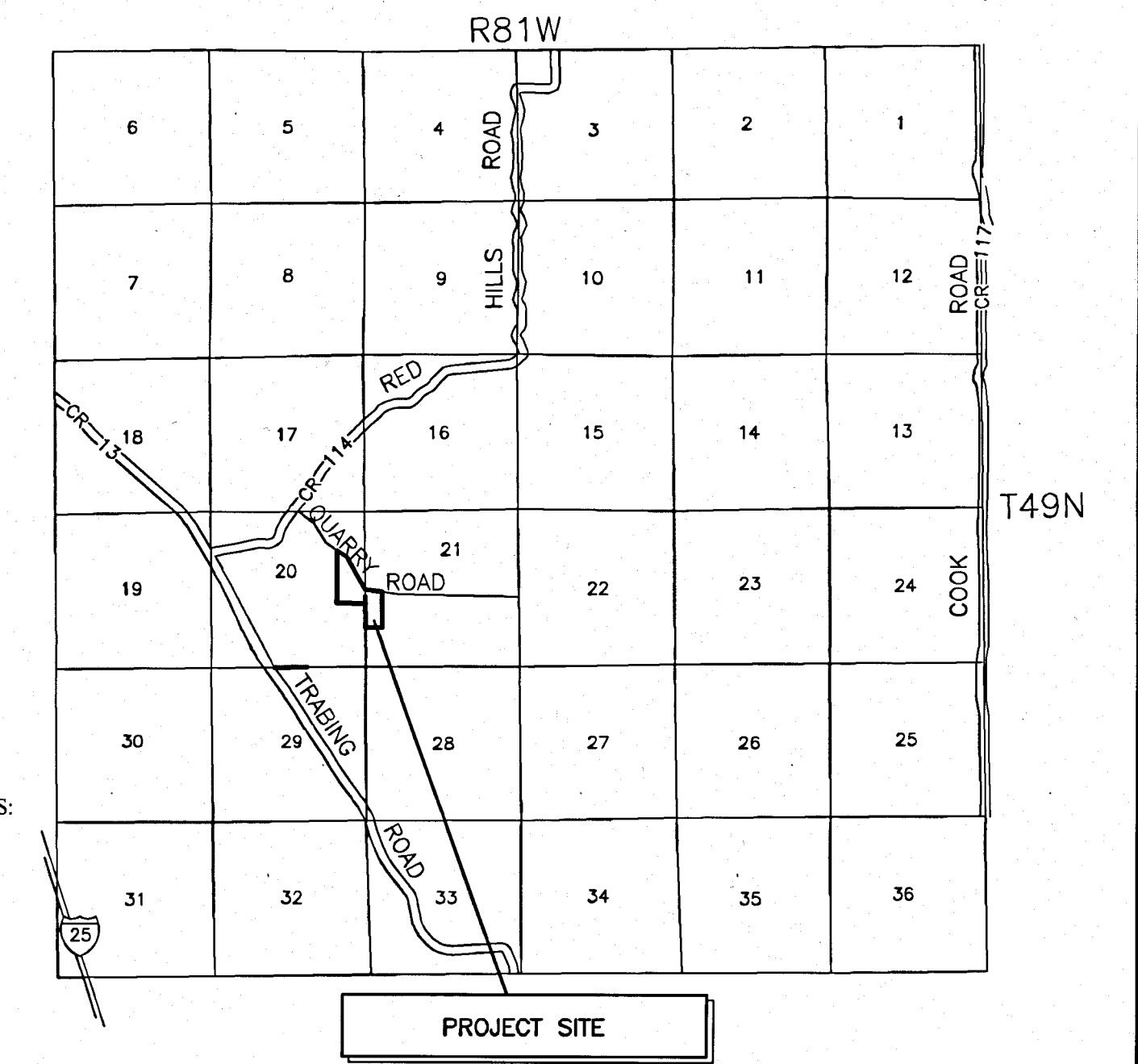
RESULTANT TRACT 6B
A PARCEL OF LAND BEING A PORTION OF THE SE $\frac{1}{4}$ NE $\frac{1}{4}$ OF SECTION 20 OF T.49N., R.81W., OF THE 6TH P.M., JOHNSON COUNTY, WYOMING, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE $\frac{1}{4}$ CORNER COMMON TO SAID SECTIONS 20 AND 21, THENCE ALONG THE SOUTH LINE OF SAID SE $\frac{1}{4}$ NE $\frac{1}{4}$ OF SECTION 20 S89°36'08"W A DISTANCE OF 160.73 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, POINT BEING AN ALUMINUM CAPPED REBAR STAMPED "LS 10566";
THENCE CONTINUING ALONG SAID SOUTH LINE S89°36'08"W A DISTANCE OF 1149.38 FEET TO THE CE $\frac{1}{16}$ CORNER OF SAID SECTION 20;
THENCE ALONG THE WEST LINE OF THE SE $\frac{1}{4}$ NE $\frac{1}{4}$ N0°09'15"W A DISTANCE OF 1327.47 FEET TO THE NE $\frac{1}{16}$ OF SAID SECTION 20;
THENCE ALONG SAID NORTH LINE OF SE $\frac{1}{4}$ NE $\frac{1}{4}$ N89°35'22"E A DISTANCE OF 1097.85 FEET TO SAID QUARRY ROAD, WHICH POINT HAS A WITNESS CORNER SET ON SAID NORTH LINE 34.4' WEST OF SAID QUARRY ROAD;
THENCE ALONG QUARRY ROAD S33°57'38"E A DISTANCE OF 98.63 FEET TO AN ALUMINUM CAPPED REBAR STAMPED "LS 10566";
THENCE SOUTH A DISTANCE OF 1245.54 FEET TO THE POINT OF BEGINNING OF THIS LAND DESCRIPTION, CONTAINING 35.0 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.

BASIS OF BEARING N01°01'59" W A DISTANCE OF 1326.00 FEET BETWEEN THE S $\frac{1}{16}$ CORNER AND THE $\frac{1}{4}$ CORNER BOTH COMMON TO SAID SECTIONS 20 AND 21

VICINITY SKETCH

SCALE: 1" = 1 MILE



LEGEND

- PROPERTY BOUNDARIES
- NEW 60' ACCESS AND UTILITY EASEMENT CREATED THIS SURVEY
- - - EXISTING 60' ACCESS AND UTILITY EASEMENT
- CENTERLINE RIGHT OF WAY
- - - PLSS QUARTER SECTION LINES
- - - ADJACENT PROPERTIES
- ⊙ - FOUND 3 1/2" ALUMINUM CAPPED REBAR STAMPED "LS 10566"
- ⊙ - FOUND 2" ALUMINUM CAPPED REBAR STAMPED "LS 10566"
- △ - SET 2" ALUMINUM CAPPED REBAR STAMPED "LS 10566"
- ▨ - TRACT 6A CONTAINING 35.3 ACRES
- ▨ - TRACT 6B CONTAINING 35.0 ACRES

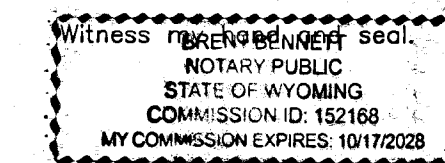
Certificate of Dedication

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 OWNER, THE UNDERSIGNED OWNER DOES HEREBY RELEASE AND WAIVE ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING.

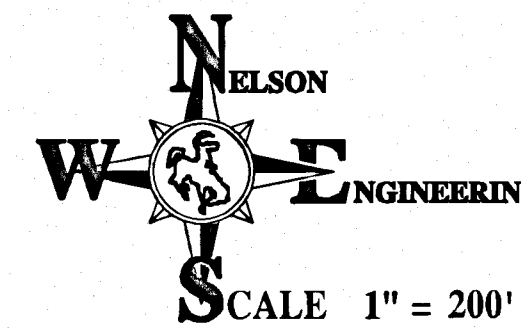
IN TESTIMONY WHEREOF: ELLA D BORNTRIEGER,
signed this 26th day of May, 2023.
Ella D. Borntrieger
ELLA D BORNTRIEGER

STATE OF WYOMING }
COUNTY OF JOHNSON }ss

The foregoing instrument was acknowledged before me by ELLA D BORNTRIEGER, this 26th day of May, 2023.



My Commission Expires: 10/17/2028



BASIS OF BEARING
BASIS OF BEARING N01°01'59" W A DISTANCE OF 1326.00 FEET BETWEEN THE S $\frac{1}{16}$ CORNER AND THE $\frac{1}{4}$ CORNER BOTH COMMON TO SAID SECTIONS 20 AND 21

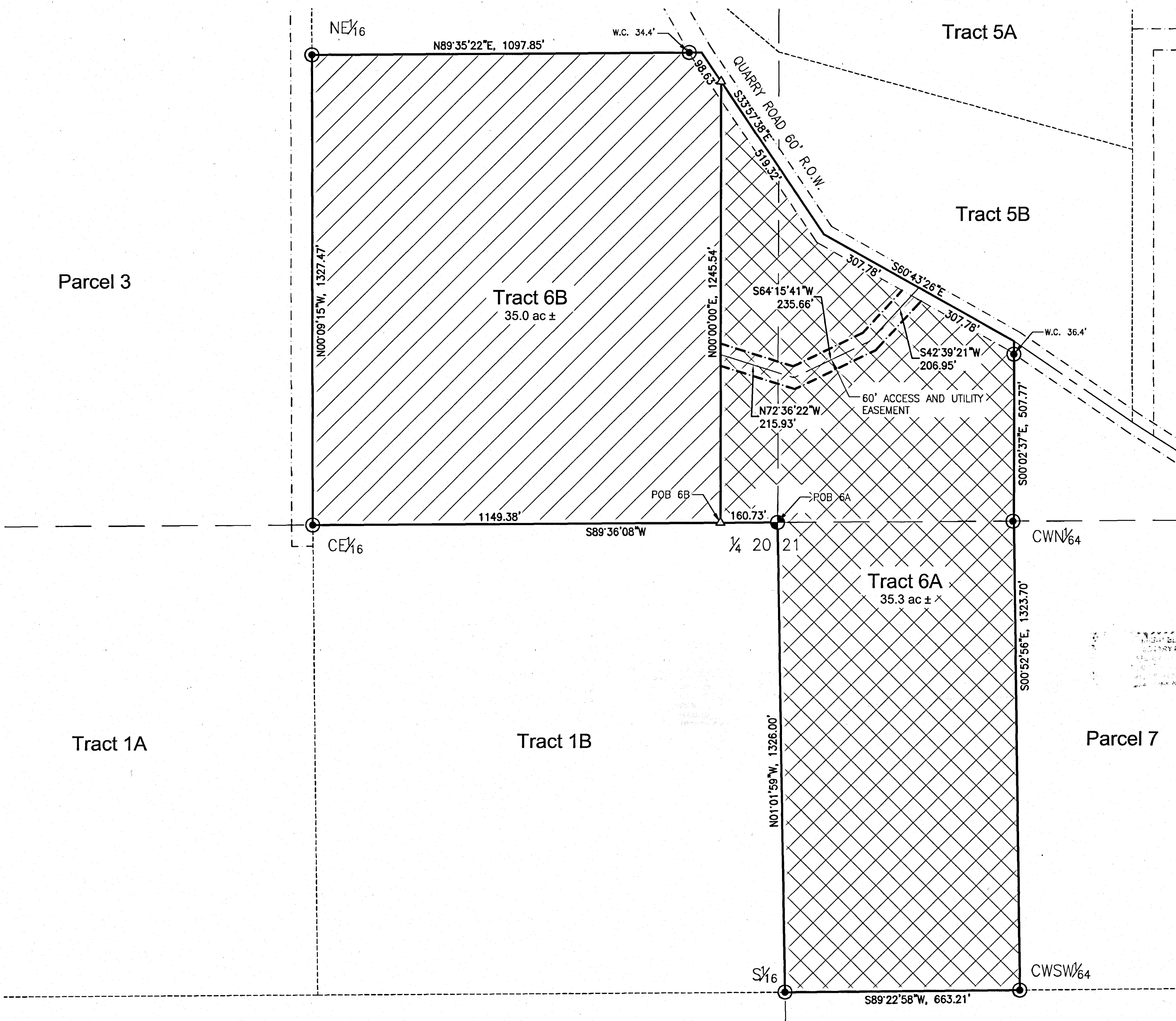
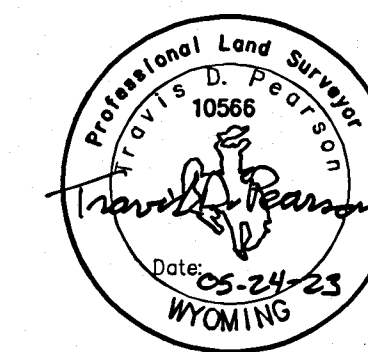
NOTE: FOR SPATIAL RELATIONSHIP OF MONUMENTS SHOWN HEREON BUT NOT DIMENSIONED, SEE AMENDED RECORD OF SURVEY OF STAGECOACH CROSSING, RECORDED FEB. 21, 2023 IN HANGING FILE PAGES 644-646

COUNTY OF JOHNSON } ss Doc Number: 324420
This instrument was Filed for record on 5/31/2023 at 1:46 PM
and was duly recorded in book: H:FILE page: 654 - 654 fees: 75.00
Johnson County Clerk
By Mary May, Deputy

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 MAY OF 2023, AND REPRESENTS THE CONDITIONS AS FOUND ON THE GROUND.



| REV. | DATE | BY |
|------|-----------|------------|
| | 5/16/2023 | TDR |
| | | ENGINEERED |
| | | DRAWN |
| | | CHECKED |
| | | TDP |
| | | APPROVED |

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

DRAWING TITLE
Lot Split Parcel 6 of Stagecoach Crossing
Recorded at Hanging File Page 644-646
Johnson County, WY

JOB TITLE
Ella D Borntrieger
369 Trailing Road
Johnson County, WY

DRAWING NO 1/1
JOB NO B23-038-01