

LEGAL DESCRIPTION, COUNTY ROAD #204, TW ROAD (pt. 1 of 2)

These plats show the changes established by the board of County Commissioners by Resolution 474 at their regular meeting on February 15, 2013 in a portion of County Road Survey #204. The changes were made in order to update the official record to reflect the current position of the road and previous changes made by documents on file with the County Clerk.

The basis of bearings for all these parcels is N00°06'45"E, 2621.33 feet, from the East X corner of Section 31, T51N, R81W to the Northeast corner thereof.

Parcel 1:

A change in Johnson County road survey #204 located in parts of Sections 25 and 36, T51N, R81W, and parts of Sections 30 and 31, T51N, R81W, both of the 6th Principal Meridian, Johnson County Wyoming, having varying ROW widths as noted along the following described centerline:

Beginning at a point on the South ROW line of Highway 16, said point being located N88°36'49"W, a distance of 1745.15 feet from the Northeast corner of said Section 36 as monumented by a BLM Brass Cap;

Thence with parallel right of way lines offset 30 feet to each side along a curve to the left with a radius of 150 feet, a chord bearing of 57°10'49"E, and a chord length of 94.87 feet, for a distance of 96.53 feet to a point on the North line of said Section 36;

Thence along said Section line, S89°35'55"E, a distance of 812.98 feet, more or less, to the East line of the Cowboy Town Subdivision, as filed in Book 2 of plats, p. 92, in the office of the Johnson County Clerk;

Thence continuing along said Section line with parallel right of way lines offset 33 feet to the North and 30 feet to the south side, S89°35'55"E a distance of 841.91 feet to the corner of said Sections 25, 36, 30, and 31 as monumented by a BLM Brass Cap;

Thence along the North line of said Section 31, S89°54'24"E, a distance of 467.49 feet;

Extending and shortening the sidelines of said easement to the beginning and ending lines.

Parcel 2:

A change in Johnson County Road Survey #204, to update the record to reflect a 1975 plat filed with the Johnson County Clerk in Book 2 of plats, p. 370, said parcel lying in parts of Sections 30 and 31, T51N, R81W of the 6th Principal Meridian, Johnson County Wyoming, and being more particularly described as follows:

Beginning at a point on the North line of said Section 31 lying S89°54'24"E a distance of 467.49 feet from the NW corner of said Section as monumented by a BLM Brass cap;

Thence N00°17'36"E, a distance of 33.00 feet;

Thence along a line paralleling said North line of Section 31 and offset 33 feet to the North, S89°54'24"E, a distance of 883.33 feet, more or less, to the east line of the Livestock Market Park subdivision as filed in Book 2 of plats, p.196;

Thence along said east line, S00°07'50"E, a distance of 3.00 feet;

Thence along a line paralleling said North line of Section 31 and offset 30 feet to the North, S89°54'24"E, a distance of 813.15 feet to a point on the Southwesterly right of way line of Interstate Highway 90;

Thence along said Southwesterly right of way S40°54'47"E, a distance of 3506.83 feet to a point on the East-West midsection line of said Section 31;

Thence along said midsection line S89°45'12"W, a distance of 374.77 feet;

Thence leaving said midsection line N16°29'50"W, a distance of 267.45 feet;

Thence along a curve to the left with a radius of 951.74 feet, an arc length of 551.50 feet, and a delta angle of 31°51'42";

Thence N48°21'32"W, a distance of 2081.41 feet;

Thence along a curve to the left with a radius of 904.93 feet, an arc length of 421.51 feet, and a delta angle of 26°41'17";

Thence N75°02'48"W, a distance of 787.32 feet;

Thence along a curve to the left with a radius of 2241.83 feet, an arc length of 573.61 feet, and a delta angle of 14°39'36";

Thence N00°17'36"E, a distance of 48.47 feet (49.35 feet record), to the point of beginning.

Parcel 3:

A change in Johnson County Road Survey #204, to update the record to reflect a 1975 plat filed with the Johnson County Clerk in Book 2 of plats, p. 370, said parcel lying in parts of Sections 31 and 32 of T51N, R81W, and part of Section 5, T50N, R81W, both of the 6th Principal Meridian, Johnson County Wyoming. The ROW of said portion being 150 feet wide, being 100 feet to the Easterly or Northeasterly side and 50 feet to the Westerly or Southwesterly side of the following described centerline:

Beginning at a point on the East-West midsection line of said Section 31 located S89°45'12"W, a distance of 1168.22 feet from the East X corner of said section 31 as monumented by a BLM Brass Cap;

Thence S16°29'50"E, a distance of 737.45 feet;

Thence along a curve to the left with a radius of 1432.40 feet, an arc length of 605.65 feet, and a delta angle of 24°13'33";

Thence S40°43'24"E, a distance of 3582.76 feet;

Thence along a curve to the left with a radius of 1273.24 feet, an arc length of 479.30 feet, and a delta angle of 21°34'07";

Thence S62°17'31"E a distance of 609.12 feet to a point on the North-South midsection line of said Section 5. Said point lies S 01°32'18" W a distance of 1897.61 feet from the NE corner of said Section 5 as monumented by a BLM Brass Cap.

Extending and shortening the sidelines of said easement to the beginning and ending lines, and excepting therefrom that portion of the right of way of Interstate 90 deeded to the State Highway Commission of Wyoming on July 7, 1958 and recorded in Book 87A-3, p. 51.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°35'55" E	1654.89'
L2	S 89°54'24" E	467.49'
L3	N 00°17'36" E	33.00'
L4	S 89°54'24" E	883.33'
L5	S 00°07'50" E	3.00'
L6	S 89°54'24" E	813.15'
L7	S 40°54'47" E	3506.83'
L8	S 89°45'12" W	374.77'
L9	N 16°29'50" W	267.45'
L10	N 48°21'32" W	2081.41'
L11	N 75°02'48" W	787.32'
L12	N 00°17'36" E	48.47'
L13	S 16°29'50" E	737.45'
L14	S 40°43'24" E	3582.76'
L15	S 62°17'31" E	609.12'
L16	S 21°37'14" E	406.19'
L17	S 64°00'50" E	567.55'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	150.00'	96.53'	94.87'	S 71°09'49" E	36°52'12"
C2	951.74'	551.50'	544.42'	N 32°23'41" W	31°51'42"
C3	904.93'	421.51'	417.21'	N 61°42'10" W	26°41'17"
C4	2241.83'	573.61'	572.04'	N 82°22'36" W	14°39'36"
C5	1432.40'	605.65'	601.15'	S 28°36'37" E	24°13'33"
C6	1273.24'	479.30'	476.47'	S 51°30'27" E	21°34'07"
C7	700.00'	33.64'	33.63'	S 74°35'51" E	2°45'11"
C8	1000.00'	160.78'	160.61'	S 68°36'52" E	9°12'43"
C9	1550.00'	267.46'	267.13'	S 68°57'06" E	9°53'12"

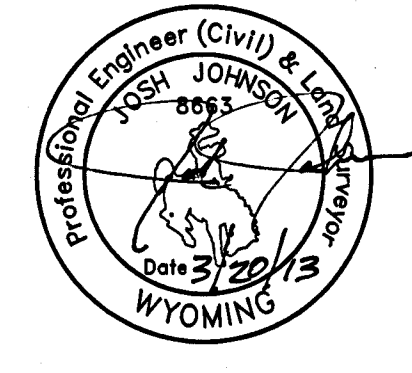
LEGEND

- ALIGNMENT OF CR #204 AS SURVEYED 5/18/2012
- RIGHT OF WAY, CR #204 AS SHOWN ON PLAT FILED Bk 2 OF PLATS, p. 370
- ESTABLISHED ALIGNMENT OF COUNTY SURVEY 8 VACATED THIS SURVEY
- ALIGNMENT OF COUNTY SURVEY 204 AS RECORDED IN 1923 VACATED THIS SURVEY
- ALIGNMENT OF COUNTY SURVEY 204 AS ADVERTISED IN 1922 VACATED THIS SURVEY
- ESTABLISHED ALIGNMENT OF COUNTY SURVEY 204, UNAFFECTED BY THIS SURVEY
- ESTABLISHED ALIGNMENT OF COUNTY SURVEY 8, UNAFFECTED BY THIS SURVEY
- SECTION LINE
- MID-SECTION LINE
- SECTION CORNER

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } ss
 COUNTY OF JOHNSON }

I, Josh Johnson, a duly Registered Professional Engineer and Land Surveyor in the State of Wyoming do hereby certify that this plat of County Road #204, TW Road, was made from data collected during an actual field survey conducted by Mark Bedford under my direct supervision in May of 2012, and that the ROW of said TW Road is accurately represented on this plat.



STATE OF WYOMING } ss Doc Number: 127875
 COUNTY OF JOHNSON }
 This instrument was filed for record on 3/22/2013 at 2:37 PM
 and was duly recorded in book: H:FILE page: 400 - 401 fees: 0.00
 By Janelan Johnson County Clerk
 Deputy

Bighorn Surveying & Engineering, LLC
 401 Post Street Suite 4 Buffalo, WY 82834
 (307) 684-7400 www.bighornsurveying.com

Prepared For:
 Johnson County Road and Bridge Department
 310 Railroad Avenue
 Buffalo, WY 82834

TW County Road #204
Being Portions of County Surveys #8 and #204
RIGHT-OF-WAY

DRAWN BY: KT
 CHECKED BY: JJ
 APPROVED BY: JJ
 DATE: 3/5/2013
 REVISIONS:

SCALE: 1"=400'
 PROJECT NO.: 12-19
 DRAWING: 12-19 TW Road
 LAYOUT: 1 of 2

LINE TABLE

LINE	BEARING	DISTANCE
L18	S 73°53'42" E	5503.63'
L19	N 88°37'13" E	267.00'
L20	N 79°32'42" E	331.61'
L21	N 67°09'51" E	1084.40'
L22	S 60°02'45" E	777.70'
L23	S 72°53'28" E	3482.76'
L24	S 74°23'38" E	479.02'
L25	S 56°20'06" E	6839.88'

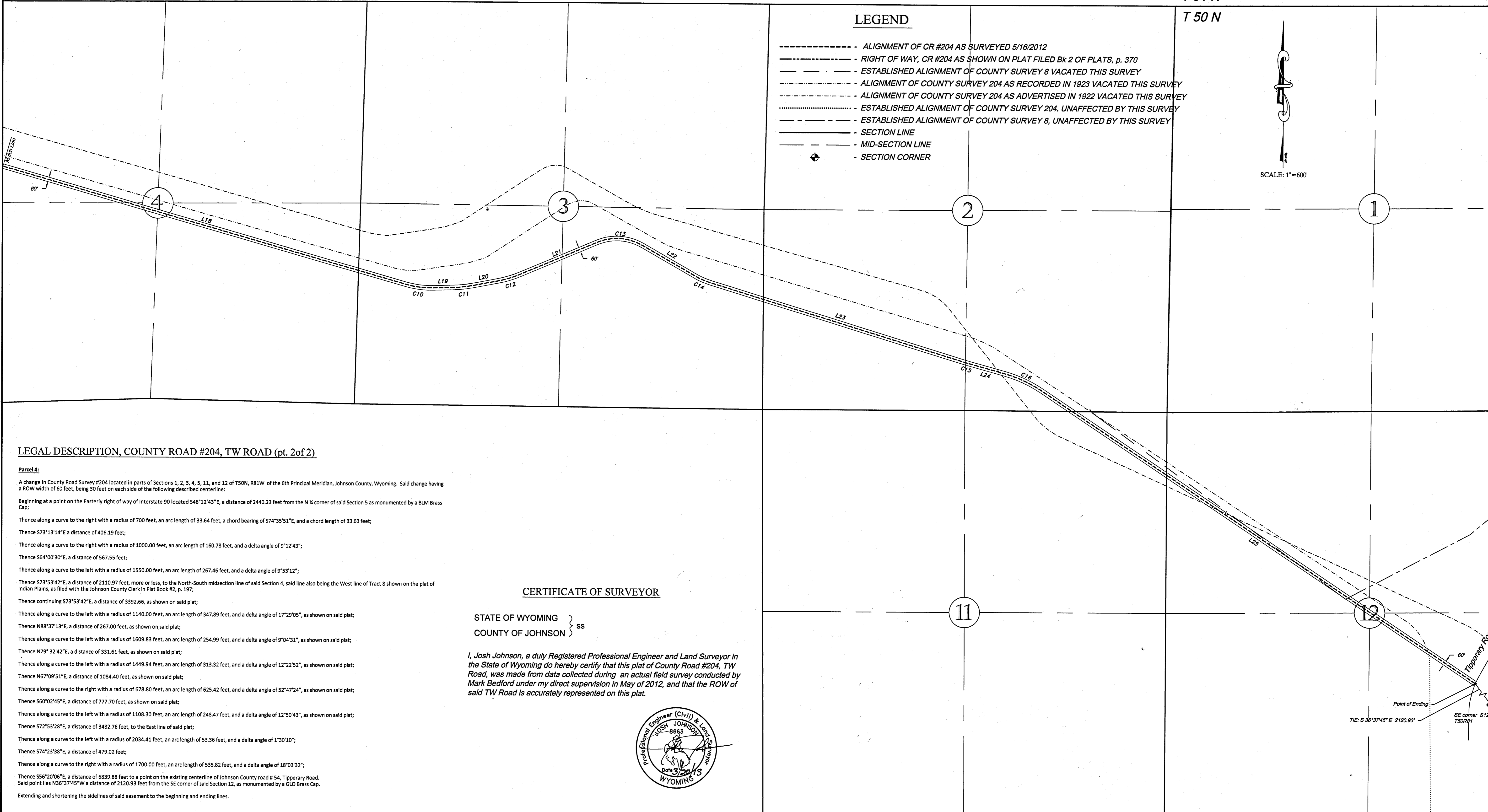
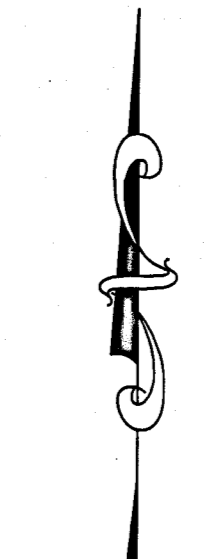
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C10	1140.00'	347.89'	346.54'	S 82°38'15" E	17°29'05"
C11	1609.83'	254.99'	254.72'	N 84°04'57" E	9°04'31"
C12	1449.94'	313.32'	312.71'	N 73°21'16" E	12°22'52"
C13	678.80'	625.42'	603.53'	S 66°16'27" E	52°47'24"
C14	1108.30'	248.47'	247.95'	S 66°28'07" E	12°50'43"
C15	2034.41'	53.36'	53.36'	S 73°38'34" E	1°30'10"
C16	1700.00'	535.82'	533.61'	S 65°21'52" E	18°03'32"

R 81 W
T 51 N
T 50 N

LEGEND

- ALIGNMENT OF CR #204 AS SURVEYED 5/16/2012
- RIGHT OF WAY, CR #204 AS SHOWN ON PLAT FILED Bk 2 OF PLATS, p. 370
- ESTABLISHED ALIGNMENT OF COUNTY SURVEY 8 VACATED THIS SURVEY
- ALIGNMENT OF COUNTY SURVEY 204 AS RECORDED IN 1923 VACATED THIS SURVEY
- ALIGNMENT OF COUNTY SURVEY 204 AS ADVERTISED IN 1922 VACATED THIS SURVEY
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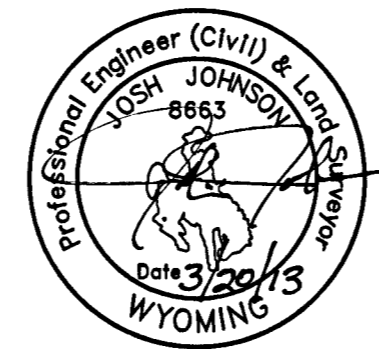
LEGAL DESCRIPTION, COUNTY ROAD #204, TW ROAD (pt. 2 of 2)

Parcel 4:
A change in County Road Survey #204 located in parts of Sections 1, 2, 3, 4, 5, 11, and 12 of T50N, R81W of the 6th Principal Meridian, Johnson County, Wyoming. Said change having a ROW width of 60 feet, being 30 feet on each side of the following described centerline:
Beginning at a point on the Easterly right of way of Interstate 90 located S48°12'43"E, a distance of 2440.23 feet from the N X corner of said Section 5 as monumented by a BLM Brass Cap;
Thence along a curve to the right with a radius of 700 feet, an arc length of 33.64 feet, a chord bearing of S74°35'51"E, and a chord length of 33.63 feet;
Thence S73°13'14"E a distance of 406.19 feet;
Thence along a curve to the right with a radius of 1000.00 feet, an arc length of 160.78 feet, and a delta angle of 9°12'43";
Thence S64°00'30"E, a distance of 567.55 feet;
Thence along a curve to the left with a radius of 1550.00 feet, an arc length of 267.46 feet, and a delta angle of 9°53'12";
Thence S73°53'42"E, a distance of 2110.97 feet, more or less, to the North-South midsection line of said Section 4, said line also being the West line of Tract 8 shown on the plat of Indian Plains, as filed with the Johnson County Clerk in Plat Book #2, p. 197;
Thence continuing S73°53'42"E, a distance of 3392.66, as shown on said plat;
Thence along a curve to the left with a radius of 1140.00 feet, an arc length of 347.89 feet, and a delta angle of 17°29'05", as shown on said plat;
Thence N88°37'13"E, a distance of 267.00 feet, as shown on said plat;
Thence along a curve to the left with a radius of 1609.83 feet, an arc length of 254.99 feet, and a delta angle of 9°04'31", as shown on said plat;
Thence N79°32'42"E, a distance of 331.61 feet, as shown on said plat;
Thence along a curve to the left with a radius of 1449.94 feet, an arc length of 313.32 feet, and a delta angle of 12°22'52", as shown on said plat;
Thence N67°09'51"E, a distance of 1084.40 feet, as shown on said plat;
Thence along a curve to the right with a radius of 678.80 feet, an arc length of 625.42 feet, and a delta angle of 52°47'24", as shown on said plat;
Thence S60°02'45"E, a distance of 777.70 feet, as shown on said plat;
Thence along a curve to the left with a radius of 1108.30 feet, an arc length of 248.47 feet, and a delta angle of 12°50'43", as shown on said plat;
Thence S72°53'28"E, a distance of 3482.76 feet, to the East line of said plat;
Thence along a curve to the left with a radius of 2034.41 feet, an arc length of 53.36 feet, and a delta angle of 1°30'10";
Thence S74°23'38"E, a distance of 479.02 feet;
Thence along a curve to the right with a radius of 1700.00 feet, an arc length of 535.82 feet, and a delta angle of 18°03'32";
Thence S56°20'06"E, a distance of 6839.88 feet to a point on the existing centerline of Johnson County road # 54, Tipperary Road. Said point lies N36°37'45"W a distance of 2120.93 feet from the SE corner of said Section 12, as monumented by a GLO Brass Cap.
Extending and shortening the sidelines of said easement to the beginning and ending lines.

CERTIFICATE OF SURVEYOR

STATE OF WYOMING }
COUNTY OF JOHNSON } ss

I, Josh Johnson, a duly Registered Professional Engineer and Land Surveyor in the State of Wyoming do hereby certify that this plat of County Road #204, TW Road, was made from data collected during an actual field survey conducted by Mark Bedford under my direct supervision in May of 2012, and that the ROW of said TW Road is accurately represented on this plat.



Bighorn Surveying & Engineering, LLC
401 Fort Street Suite 4
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www.bighornsurveying.com

Prepared For:
Johnson County Road and Bridge Department
310 Railroad Avenue
Buffalo, WY 82834

TW County Road #204
Being Portions of County Surveys #8 and #204
RIGHT-OF-WAY

DRAWN BY: KT
CHECKED BY: JJ
APPROVED BY: JJ
DATE: 3/5/2013
REVISIONS:

SCALE: 1"=600'
PROJECT NO.: 12-19
DRAWING: 12-19 TW Road
LAYOUT: 2 of 2