

# RECORD OF SURVEY OF A BOUNDARY LINE ADJUSTMENT OF

A PARCEL OF LAND LOCATED IN THE SE $\frac{1}{4}$ SW $\frac{1}{4}$  OF SECTION 20,  
TOWNSHIP 49 NORTH, RANGE 81 WEST, OF THE 6TH PRINCIPLE MERIDIAN,  
JOHNSON COUNTY, WYOMING

VICINITY SKETCH  
N.T.S.

## CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING BOUNDARY ADJUSTMENT LOCATED WITHIN THE SE $\frac{1}{4}$ SW $\frac{1}{4}$  OF SECTION 20, T49N, R81W, OF THE 6TH P.M., JOHNSON COUNTY, WYOMING, AS APPEARS ON THIS RECORD OF SURVEY IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS, WHO HAVE BY THESE PRESENTS CAUSED TO BE LAID OUT AND SURVEYED THE PROPERTY BOUNDARIES SHOWN HERON AND ARE MORE PARTICULARLY DESCRIBED AS:

**STAGECOACH CROSSING SURVEY TRACT 1A**

A PARCEL OF LAND BEING THE SW $\frac{1}{4}$  LYING EASTERLY OF THE CENTERLINE OF TRABING ROAD, TOGETHER WITH THE NW $\frac{1}{2}$ SW $\frac{1}{4}$  OF SECTION 20, T49N, R81W, 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 SAID 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 N24°34'43"W A DISTANCE OF 170.47 FEET; THENCE N28°39'54"W A DISTANCE OF 108.34 FEET; THENCE N27°22'57"W A DISTANCE OF 247.75 FEET; THENCE N28°09'04"W A DISTANCE OF 108.34 FEET; THENCE N27°22'57"W A DISTANCE OF 247.75 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 CW CORNER OF SAID SECTION 20; THENCE ALONG THE NORTH LINE OF SAID NW $\frac{1}{2}$ SW $\frac{1}{4}$  N89°36'08"E A DISTANCE OF 1310.11 FEET TO THE CE1/16 CORNER OF SAID SECTION 20; THENCE ALONG THE EAST LINE OF SAID NW $\frac{1}{2}$ SW $\frac{1}{4}$  S00°42'42"E A DISTANCE OF 1326.18 FEET TO THE SE1/16 CORNER OF SAID SECTION 20; THENCE ALONG THE SOUTH LINE OF SAID NW $\frac{1}{2}$ SW $\frac{1}{4}$  S89°35'51"W A DISTANCE OF 1317.54 FEET TO THE CS 1/16 CORNER OF SAID SECTION 20; THENCE ALONG THE EAST LINE OF SAID SW $\frac{1}{4}$  S00°23'26"E A DISTANCE OF 1326.40 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.

BASIS OF BEARING BEING N89°36'08"E A DISTANCE OF 2620.22 FEET BETWEEN THE CENTER 1/4 CORNER AND THE EAST 1/4 CORNER OF SECTION 20.

### A PORTION OF LOT 4 & ALL OF LOT 5

REAL PROPERTY AND IMPROVEMENTS SITUATE IN JOHNSON COUNTY, WYOMING MORE FULLY DESCRIBED AS FOLLOWS:

A PORTION OF LOT 4 OF THE RESUBDIVISION OF LOT 1 OF THE TRABING KNOLL SUBDIVISION, JOHNSON COUNTY, WYOMING ACCORDING TO THE PLAT RECORDED MAY 23, 1996 IN BOOK 2, PAGE 141, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEARING S44°51'54"E A DISTANCE OF 517.87 FEET FROM THE NORTH QUARTER CORNER OF SECTION 20, T49N, R81W; THENCE S00°00'00"W A DISTANCE OF 958.17 FEET; THENCE N89°59'05"W A DISTANCE OF 37.57 FEET TO A POINT ON THE CENTER LINE OF COUNTY ROAD NO. 13 (AKA TRABING ROAD); THENCE N36°59'31"W, ALONG SAID CENTER LINE A DISTANCE OF 174.56 FEET; THENCE N34°00'42"W, ALONG SAID CENTER LINE A DISTANCE OF 684.73 FEET; THENCE N35°37'56"W, ALONG SAID CENTER LINE A DISTANCE OF 107.97 FEET; THENCE N36°36'25"W, ALONG SAID CENTER LINE A DISTANCE OF 107.97 FEET; THENCE N89°00'51"E, ALONG THE CENTER LINE OF THE TRABING KNOLL EASEMENT A DISTANCE OF 699.37 FEET TO THE POINT OF BEGINNING.

AND

LOT 5 OF THE RESUBDIVISION OF LOT 1 OF THE TRABING KNOLL SUBDIVISION, JOHNSON COUNTY, WYOMING ACCORDING TO THE PLAT RECORDED MAY 23, 1996 IN BOOK 2, PAGE 141

### TRANSFER PROPERTY

A PARCEL OF LAND BEING THE SE $\frac{1}{4}$ SW $\frac{1}{4}$  LYING EASTERLY OF THE CENTERLINE OF TRABING ROAD, SECTION 20, T49N, R81W, OF THE 6TH P.M., JOHNSON COUNTY, WYOMING, AND IN THE STAGECOACH CROSSING SURVEY, RECORDED MAY 9, 2023 HANGING FILE, PAGE 652 IN THE OFFICE OF THE COUNTY CLERK, JOHNSON COUNTY, WYOMING, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE C1/4 OF SAID SECTION 20, BEING AN ALUMINUM CAPPED REBAR STAMPED "PLS 324"; THENCE S35°44'23"W A DISTANCE OF 2131.70 FEET TO THE EXISTING CENTERLINE OF TRABING ROAD, SAID POINT BEING THE POINT OF BEGINNING OF THIS LAND DESCRIPTION;

THENCE S89°35'51"W A DISTANCE OF 1256.90 FEET; THENCE S00°23'26"E A DISTANCE OF 931.33 FEET TO AN ALUMINUM CAPPED REBAR STAMPED "PLS 324" LYING ON THE SOUTH LINE OF SAID SE1/4SW1/4 OF SECTION 20; THENCE N89°35'51"E A DISTANCE OF 616.68 FEET TO A POINT LYING ON SAID CENTERLINE; THENCE N37°02'14"W A DISTANCE OF 97.35 FEET ALONG SAID CENTERLINE; THENCE N37°49'52"W A DISTANCE OF 285.69 FEET ALONG SAID CENTERLINE; THENCE N35°32'21"W A DISTANCE OF 199.69 FEET ALONG SAID CENTERLINE; THENCE N33°42'53"W A DISTANCE OF 407.13 FEET ALONG SAID CENTERLINE; THENCE N30°00'20"W A DISTANCE OF 141.25 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING OF THIS LAND DESCRIPTION;

BASIS OF BEARING BEING N89°35'09"E A DISTANCE OF 5287.10 FEET ALONG NORTH LINE OF SECTION 21.

SAID PARCEL CONTAINS 20.36 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.

### RESULTANT TRACT "A"

A PARCEL OF LAND BEING A PORTION OF THE SW1/4 LYING EASTERLY OF THE CENTERLINE OF TRABING ROAD, TOGETHER WITH THE NW $\frac{1}{2}$ SW $\frac{1}{4}$ , ALL OF SECTION 20, T49N, R81W, OF THE 6TH P.M., JOHNSON COUNTY, WYOMING, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE C1/4 OF SAID SECTION 20, BEING AN ALUMINUM CAPPED REBAR STAMPED "PLS 324"; THENCE S35°44'23"W A DISTANCE OF 2131.70 FEET TO THE EXISTING CENTERLINE OF TRABING ROAD, SAID POINT BEING THE POINT OF BEGINNING OF THIS LAND DESCRIPTION;

BEGINNING AT A POINT LYING ON SAID CENTERLINE OF SAID SECTION 20, 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 N24°34'43"W A DISTANCE OF 170.47 FEET; THENCE N28°09'04"W A DISTANCE OF 108.34 FEET; THENCE N27°22'57"W A DISTANCE OF 247.75 FEET; THENCE N28°39'54"W A DISTANCE OF 108.34 FEET TO THE NORTH LINE OF SAID SW $\frac{1}{4}$  OF SECTION 20, WHICH POINT HAS A WITNESS CORNER SET ON SAID NORTH LINE A DISTANCE OF 34.1 FEET EAST OF SAID CENTERLINE OF TRABING ROAD; THENCE ALONG SAID NORTH LINE OF THE SW $\frac{1}{4}$  OF SECTION 20, THENCE N89°36'08"E A DISTANCE OF 2022.39 FEET TO THE CE1/16 CORNER OF SAID SECTION 20; THENCE ALONG THE NORTH LINE OF SAID NW $\frac{1}{2}$ SW $\frac{1}{4}$  OF SECTION 20 N89°36'08"E A DISTANCE OF 1310.11 FEET TO THE CE1/16 CORNER OF SAID SECTION 20; THENCE ALONG THE EAST LINE OF SAID NW $\frac{1}{2}$ SW $\frac{1}{4}$  S00°42'42"E A DISTANCE OF 1326.18 FEET TO THE SE1/16 CORNER OF SAID SECTION 20; THENCE ALONG THE SOUTH LINE OF SAID NW $\frac{1}{2}$ SW $\frac{1}{4}$  S89°35'51"W A DISTANCE OF 1317.54 FEET TO THE CS 1/16 CORNER OF SAID SECTION 20; THENCE ALONG THE EAST LINE OF SAID SW $\frac{1}{4}$  S00°23'26"E A DISTANCE OF 1326.40 FEET TO A POINT; THENCE S89°35'51"W A DISTANCE OF 1256.90 FEET TO A POINT LYING ON SAID CENTERLINE AND ALSO BEING THE POINT OF BEGINNING OF THIS LAND DESCRIPTION, CONTAINING 144.1 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.

### RESULTANT PROPERTY "B"

REAL PROPERTY AND IMPROVEMENTS SITUATE IN JOHNSON COUNTY, WYOMING MORE FULLY DESCRIBED AS FOLLOWS:

A PORTION OF LOT 4 OF THE RESUBDIVISION OF LOT 1 OF THE TRABING KNOLL SUBDIVISION, JOHNSON COUNTY, WYOMING ACCORDING TO THE PLAT RECORDED MAY 23, 1996 IN BOOK 2, PAGE 141, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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AND

LOT 5 OF THE RESUBDIVISION OF LOT 1 OF THE TRABING KNOLL SUBDIVISION, JOHNSON COUNTY, WYOMING ACCORDING TO THE PLAT RECORDED MAY 23, 1996 IN BOOK 2, PAGE 141

AND

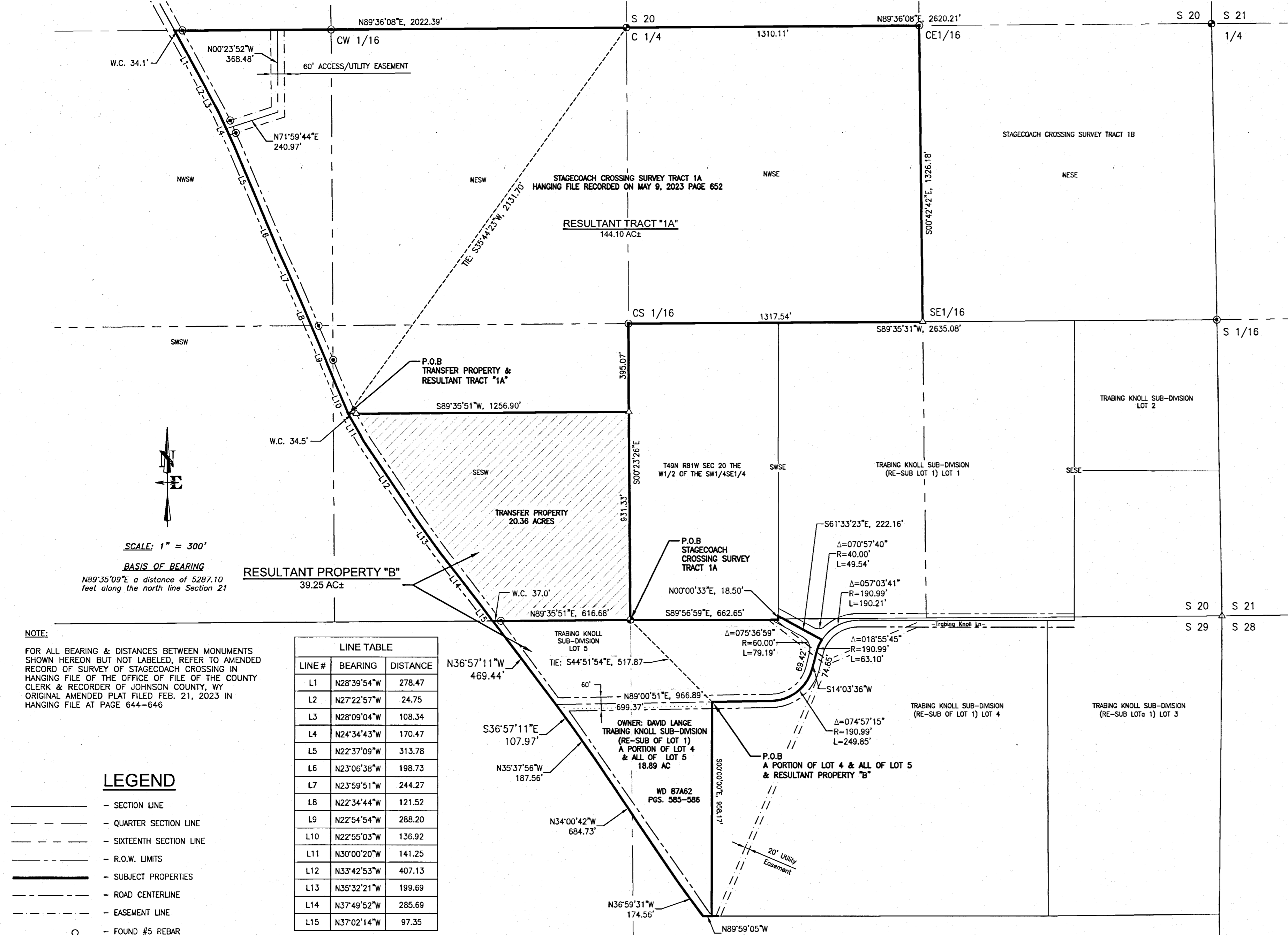
A PARCEL OF LAND BEING A PORTION OF THE SE $\frac{1}{4}$ SW $\frac{1}{4}$  LYING EASTERLY OF THE CENTERLINE OF TRABING ROAD, SECTION 20, T49N, R81W, OF THE 6TH P.M., JOHNSON COUNTY, WYOMING, AND IN THE STAGECOACH CROSSING SURVEY, RECORDED MAY 9, 2023 HANGING FILE, PAGE 652 IN THE OFFICE OF THE COUNTY CLERK, JOHNSON COUNTY, WYOMING, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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BASIS OF BEARING BEING N89°35'09"E A DISTANCE OF 5287.10 FEET ALONG NORTH LINE OF SECTION 21.

SAID PARCEL CONTAINS 20.36 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.



LINE#	BEARING	DISTANCE
L1	N28°39'54"W	278.47
L2	N27°22'57"W	24.75
L3	N28°09'04"W	108.34
L4	N24°34'43"W	170.47
L5	N22°37'09"W	313.78
L6	N23°06'38"W	198.73
L7	N23°59'51"W	244.27
L8	N22°34'44"W	121.52
L9	N22°54'54"W	288.20
L10	N22°55'03"W	136.92
L11	N30°00'20"W	141.25
L12	N33°42'53"W	407.13
L13	N35°32'21"W	199.69
L14	N37°49'52"W	285.69
L15	N37°02'14"W	97.35

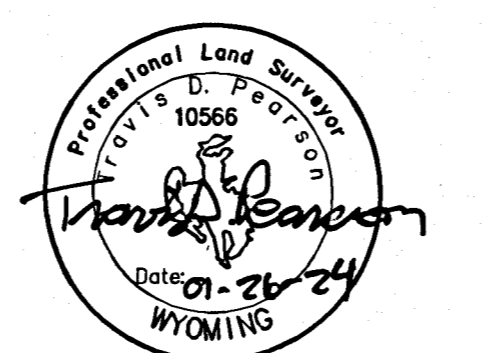
**NOTE:**  
FOR ALL BEARING & DISTANCES BETWEEN MONUMENTS SHOWN HEREON BUT NOT LABELED, REFER TO AMENDED RECORD OF SURVEY OF STAGECOACH CROSSING IN HANGING FILE OF THE OFFICE OF FILE OF THE COUNTY CLERK & RECORDER OF JOHNSON COUNTY, WY ORIGINAL AMENDED PLAT FILED FEB. 21, 2023 IN HANGING FILE AT PAGE 644-646

- LEGEND**
- SECTION LINE
  - QUARTER SECTION LINE
  - SIXTEENTH SECTION LINE
  - R.O.W. LIMITS
  - SUBJECT PROPERTIES
  - ROAD CENTERLINE
  - EASEMENT LINE
  - FOUND #5 REBAR
  - FOUND 1 1/2" ALUMINUM CAPPED REBAR STAMPED "PLS 324"
  - ⊙ FOUND 2" ALUMINUM CAPPED REBAR STAMPED "PLS 5367"
  - △ SET 2" ALUMINUM CAPPED REBAR STAMPED "LS 10566"
  - ▨ TRANSFER PROPERTY, CONTAINING 20.36 AC± TO BE MERGED AND JOINED TO DAVID LANGE PARCEL DESCRIBED IN THE DEED FILED WITH THE OFFICE OF THE CLERK OF JOHNSON COUNTY, WYOMING, IN BOOK 87A-82, PAGE 585-586, TO CREATE RESULTANT PROPERTY "B".
  - RESULTANT PROPERTY "B" 39.25 AC±

## 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 BOUNDARY LINE ADJUSTMENT IS BASED ON THE RESULTS OF A FIELD SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION, BY TREVOR ROBASON IN JUNE OF 2023, AND REPRESENTS THE CONDITIONS AS FOUND ON THE GROUND.



## APPROVALS

APPROVED BY THE JOHNSON COUNTY PLANNER THIS 30<sup>th</sup> DAY OF January, 2024.

*Jim Waller*  
PLANNER

STATE OF WYOMING )  
COUNTY OF JOHNSON ) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY JIM WALLER, PLANNER, THIS 30<sup>th</sup> DAY OF January, 2024.

WITNESS MY HAND AND SEAL

*Brent Bennett*  
NOTARY PUBLIC  
STATE OF WYOMING  
COMMISSION ID: 152168  
MY COMMISSION EXPIRES: 10/17/2028  
MY COMMISSION EXPIRES: 10-17-28

## RECORDER'S CERTIFICATE

CLERK OF JOHNSON COUNTY OF JOHNSON ) ss Doc Number: 329774  
This instrument was filed for record on 1/31/2024 at 1:18 PM  
and was duly recorded in book: H:FILE page: 694 - 694 feet 1.00  
By *James D. Pearson* Johnson County Clerk  
Deputy

IN TESTIMONY WHEREOF: MARVIN J. AND MARTHA P. YODER, OWNERS, HAVE CAUSED THESE PRESENT TO BE SIGNED

THIS 29<sup>th</sup> DAY OF January, 2024.

*Marvin J. Yoder*  
MARVIN J. YODER, OWNER

*Martha P. Yoder*  
MARTHA P. YODER, OWNER

STATE OF WYOMING ) ss  
COUNTY OF JOHNSON )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MARTHA P. AND MARVIN J. YODER, OWNERS, THIS 29<sup>th</sup> DAY OF January, 2024.

WITNESS MY HAND AND SEAL.

*Brent Bennett*  
NOTARY PUBLIC

BECKY GARDNER  
NOTARY PUBLIC  
STATE OF WYOMING  
COMMISSION ID: 146512  
MY COMMISSION EXPIRES: 05/30/2028

IN TESTIMONY WHEREOF: DAVID L. LANGE, OWNER, HAS CAUSED THESE PRESENT TO BE SIGNED

THIS 29<sup>th</sup> DAY OF January, 2024.

*David Lange*  
DAVID L. LANGE, OWNER

STATE OF WYOMING ) ss  
COUNTY OF JOHNSON )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY DAVID L. LANGE, OWNER, THIS 29<sup>th</sup> DAY OF January, 2024.

WITNESS MY HAND AND SEAL.

*Brent Bennett*  
NOTARY PUBLIC

BECKY GARDNER  
NOTARY PUBLIC  
STATE OF WYOMING  
COMMISSION ID: 146512  
MY COMMISSION EXPIRES: 05/30/2028

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

Boundary Line Adjustment  
A Parcel in Sec. 20, T49N, R81W, 6TH PM  
Johnson County, WY

DATE	12/17/2023	REVIEWED	REVIEWER
SURVEYED	TDR	CHECKED	TDP
DRAWN	KJT		
CHECKED	BAB		
APPROVED			

DRAWING NO: 1  
JOB NO: B-23-110-01