



SCALE: 1" = 200'
 BEARINGS ARE BASED ON THE
 WYOMING COORDINATE SYSTEM
 GRAPHIC SCALE
 1 inch = 500 feet
 DATUM:
 NAD 83 (1983) NAVD 83 (U.S. SURVEY FEET)
 THE SURFACE COORDINATES IN THIS
 DRAWING WERE CALCULATED USING
 THE WYOMING COORDINATE SYSTEM HAD 1983
 EAST CENTRAL ZONE COORDINATES

RECORD OWNERS
 HOLLY M. TOMKENSND, TRUSTEES
 (2019-754401)

RECORD OWNERS
 MARY JOAN KRAMER & KAREN
 DUNNE (2022-780272)

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LEGAL DESCRIPTION:

TOWNSHIP 65 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN
 SECTION 6, LOT 1, SOUTHEAST QUARTER OF THE NORTHWEST QUARTER (SE1/4), AND THE NORTHWEST QUARTER
 OF THE SOUTHWEST QUARTER (NW1/4), (PATENT: JUNE 10, 1891; 119.30 ACRES) MEASURED +/- 19.78 ACRES)
 SECTION 9, SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4), EXCEPT A TRACT OF LAND
 DESCRIBED IN WARRANTY DEED, DOCUMENT NUMBER 2022-780272 (17-1511 ACRES)
 SECTION 4, SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW1/4), EXCEPT A TRACT OF LAND
 DESCRIBED IN OILCLAIM DEED, BOOK 312, PAGE 159 (14-38.60 ACRES)
 SECTION 10, NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4), EXCEPT A TRACT OF LAND
 DESCRIBED IN OILCLAIM DEED, BOOK 312, PAGE 159 (14-38.99 ACRES)
TOTAL: ±233.45 ACRES (SEE NOTE: 1)

EASEMENTS OF RECORD

RECORDS ON FILE AT THE SHERIDAN COUNTY COURTHOUSE

INDEX NUMBER	TYPE & WIDTH	BOOK	PAGE
1	30" IRRIGATION PIPELINE EASEMENT	447	155
2	SHERIDAN COUNTY PIPELINE EASEMENT	543	37
3	16" PIPELINE EASEMENT, AGREEMENT TO MONTANA-DAKOTA UTILITIES CO. (SEE NOTE: 3)	537	137
4	16" PIPELINE EASEMENT	2024-789866	

NOTES:

- THE COUNTY ROAD RIGHT-OF-WAYS WERE DETERMINED FROM EXISTING MONUMENTATION, RIGHT-OF-WAY FENCES, CENTERLINE OF EXISTING ROAD BEDS, AND RECORD OF SURVEY'S RECORDED AT THE SHERIDAN COUNTY CLERK'S OFFICE, SHERIDAN COUNTY, WYOMING. COUNTY ROADS ENCUMBER ±4.85 ACRES OF THE SUBJECT PROPERTY.
- A SEARCH WAS PERFORMED BY WILCOX ABSTRACT & TITLE COMPANY (COMMITMENT #60291) DATED: JUNE 27, 2023 FOR DEEDS AND EASEMENTS OF RECORD AT THE SHERIDAN COUNTY COURTHOUSE. THIS SEARCH DOES NOT CONSTITUTE A GUARANTEE THAT ALL EASEMENTS OF RECORD ARE SHOWN ON THIS DRAWING.
- 16" PIPELINE EASEMENT TO MONTANA-DAKOTA UTILITIES COMPANY. SEE WYOMING STATE STATUTE 34-1-1410(BA). THE OWNER AND MONTANA-DAKOTA UTILITIES COMPANY HAVE AGREED TO FOLLOW UP WITH THE NEARBY ADJACENT PROPERTY OWNERS TO OBTAIN NECESSARY EASEMENTS FOR THE PIPELINE IN THE STATE OF WYOMING AND HAS RECORDED AT THE SHERIDAN COUNTY COURTHOUSE. (SEE EASEMENT NUMBER 4).
- FOUND A 1/4"x1/4" BENT IRON ROD NEAR THE SOUTH-EAST SIXTEENTH (SE1/16) CORNER OF SECTION 5 (4027). SET A MONUMENT AT THE INTERSECTION OF A LINE BETWEEN THE SOUTH SIXTEENTH (S1/16) CORNER, THE CENTER-SOUTH SIXTEENTH (CS1/16) CORNER, AND A LINE PROJECTED NORTH THROUGH MONUMENTS FOUND ALONG THE WEST LINE OF DOCUMENT NUMBER 2022-780272 FENCE LINE AND MONUMENTS FOLLOW THE PATENT OCCUPATION (PATENT DATED: JUNE 10, 1891).
- SET THE CENTER-EAST SIXTEENTH (CE1/16) CORNER AT THE INTERSECTION OF A LINE BETWEEN THE EAST QUARTER (E1/4) CORNER, THE CENTER QUARTER (C1/4) CORNER, AND MONUMENTS ALONG THE WEST LINE OF DOCUMENT NUMBER 2022-780272 PROJECTED NORTH THROUGH THE SOUTH-EAST SIXTEENTH (SE1/16) CORNER. FENCE LINE AND MONUMENTS FOLLOW THE PATENT OCCUPATION (PATENT DATED: JUNE 10, 1891).

TOTAL: ±233.48 ACRES
 (SEE NOTE: 1)

LEGEND:

- SET 2" ALUMINUM CAP PER PLS 6812
- SET 3-1/4" ALUMINUM CAP PER PLS 6812
- ACCEPTED 1-1/2" BLANK ALUMINUM CAP/STAMPED PLS 6812
- ◇ FOUND 3/8" REBAR/SET 2" ALUMINUM CAP PER PLS 6812
- ◇ FOUND DISTURBED 1" PLASTIC CAP/SET 2" ALUMINUM CAP PER PLS 6812
- ◇ FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- ◇ FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- ◇ FOUND 3-1/4" ALUMINUM CAP PER PLS 5369
- ◇ FOUND 3-1/4" ALUMINUM CAP PER PLS 529
- ◇ FOUND 3-1/4" ALUMINUM CAP PER PLS 6594
- ◇ FOUND 1-1/2" ALUMINUM CAP PER PLS 529
- CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- (M) MEASURED OWNER
- MC MONUMENT/DEED LINE
- SECTION LINE
- - - INTERIOR SECTION LINE
- COUNTY ROAD RIGHT-OF-WAY LINE
- EASEMENTS AS NOTED
- EASEMENTS AS NOTED (SEE NOTE: 3)
- /// NOT PART OF SUBJECT PROPERTY

SURVEYOR'S CERTIFICATE

STATE OF WYOMING
 COUNTY OF SHERIDAN
 I, THOMAS D. TUCKER, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



BOUNDARY SURVEYS
 DRAWER "A", PLAT
 NUMBERS 122 & 264

RECORD OWNER:
 MARY JOAN KRAMER, TRUSTEE
 SHERIDAN COUNTY
 COMMISSIONERS
 (BOOK 202, PAGE 203)

CERTIFICATE OF RECORDER

STATE OF WYOMING
 COUNTY OF SHERIDAN
 THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____, 20____, AND IS DULY RECORDED AS SURVEY _____, NO _____, FEE \$ _____, AND STAMP RECEIVING NUMBER _____
 COUNTY CLERK _____

RECORD OF SURVEY

MARY JOAN KRAMER
 SW1/4SE1/4 OF SECTION 4, E1/2E1/2 OF SECTION 5,
 AND THE NW1/4NW1/4 OF SECTION 9
 TOWNSHIP 65 NORTH, RANGE 84 WEST, 6TH P.M.,
 SHERIDAN COUNTY, WYOMING

RESTFELD SURVEYING
 2340 METLANDS DR., SUITE 100
 SHERIDAN, WY 82801
 307-672-7415

CLIENTS: KAREN HANSEN, CO-TRUSTEE
 4576 EVEREST CIRCLE
 CYPRESS, CA 90630
 JN-2023-03B
 DN-2023-03B-ROS
 PF-2023-03B
 REVIEWED BY: JS-CT
 FEBRUARY 6, 2024