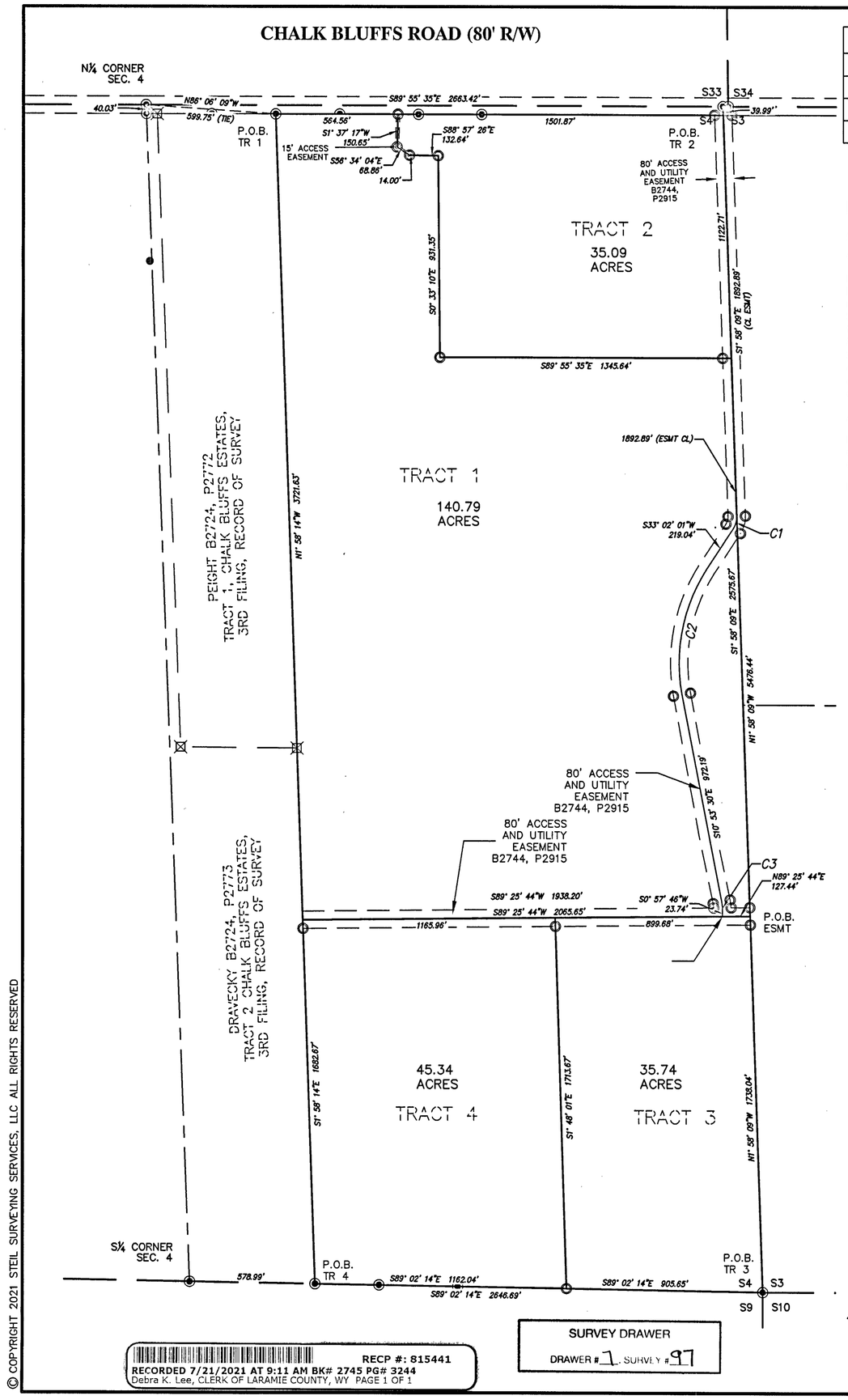

CURVE TABLE					
CURVE #	DELTA	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	35° 00' 10"	100.00'	S15° 31' 56"W	60.15'	61.09'
C2	43° 29' 36"	800.00'	S11° 17' 13"W	592.80'	607.28'
C3	12° 47' 35"	200.00'	S5° 26' 01"E	44.56'	44.66'

EASEMENT DESCRIPTION

An 80 foot wide access and utility easement across a portion Sections 3 and 4, Township 12 North, Range 65 West, of the 6th P.M., Laramie County, Wyoming, said easement extending 40 feet each side of the following described centerline.

Beginning at the Northeast Corner of Section 4, thence S1°58'09"E along the East line of Section 4, a distance of 1892.85 feet; thence 61.09 feet on a curve to the right, having a Delta of 35°00'10", a Radius of 100.00 feet, and whose Chord bears S15°31'56"W, a distance of 60.15 feet; thence S33°02'01"W, a distance of 219.04 feet; thence 607.28 feet on a curve to the left, having a Delta of 43°29'36", a Radius 800.00 feet, and whose Chord bears S11°17'13"W, a distance of 592.80 feet; thence S10°53'30"E, a distance of 972.19 feet; thence 44.66 on a curve to the right, having a Delta of 12°47'35", a Radius of 200.00 feet, and whose Chord bears S5°26'01"E, a distance of 44.56 feet; thence S0°57'46"W, a distance of 23.74 feet and said easement there terminates.

AND

Beginning at a point on the East line of Section 4, from which the Southeast Corner of Section 4 bears S1°58'09"E, a distance of 1738.08 feet; thence S89°25'44"W, a distance of 2065.65 feet and said easement there terminates.

Easements to be granted by a separate document prior to the sale of any tract.

LEGEND

- SET ⅝" X 24" LONG REBAR WITH 1½" ALUMINUM CAP STAMPED "SSS P.L.S. 5910"
- FOUND 2" ALUMINUM CAP STAMPED PLS 10838
- FOUND ALUMINUM CAP STAMPED LS 422
- FOUND ALUMINUM CAP STAMPED PLS 5910

NOTE:
IT IS THE INTENT OF THIS RECORD OF SURVEY TO RECONFIGURE THOSE PORTIONS OF THE RECORD OF SURVEYS FOR CHALK BLUFF ESTATES, 1ST AND 2ND FILINGS CONTAINED WITHIN THE BOUNDS OF THIS MAP.

CERTIFICATE OF SURVEYOR

I, Jeffrey B. Jones, A Professional Land Surveyor in the State of Wyoming, for and on behalf of Steil Surveying Services, LLC, hereby state, to the best of my knowledge, information and belief, that this map was prepared from field notes taken during an actual survey made by me or under my direct supervision; and that this map correctly shows the results of said survey and that the monuments found or set are as shown.

Professional Land Surveyor JEFFREY B. JONES 10 Date 07/21/21 WYOMING

400 0 400 800 1200
Scale: 1" = 400'

REVISED: 7/21/2021
18317 ROS 2021 35 AC.DWG

LAND DESCRIPTIONS

TRACT 1

A tract of land situate in the East half of Section 4, T12N, R65W, 6TH P.M., Laramie County, Wyoming, more particularly described as follows;

Beginning at the Northwest Corner of Tract 1 of said Chalk Bluff Estates (Third Filing) on the South right of way of Chalk Bluffs Road, from which the North Quarter Corner of Section 4 bears N86°06'09"W, a distance of 599.75 feet; thence S89°55'35"E along with and parallel to the North line of East half of Section 4, a distance of 564.56 feet; thence S1°37'17"W, a distance of 150.65 feet; thence S56°34'04"E, a distance of 68.86 feet; thence S88°57'26"E, a distance of 132.64 feet; thence S0°33'10"E, a distance of 931.35 feet; thence S89°55'35"E along with and parallel to the North line of the East half of Section 4, a distance of 1345.64 feet; thence S1°58'09"E, along the East line of Section 4, a distance of 2575.67; thence S89°25'44"W, a distance of 2065.65 feet; thence N1°58'14"W, along the East line of Chalk Bluff Estates (Third Filing), a distance of 3721.63 feet to the point of beginning. Containing 140.79 acres more or less, subject to easements, covenants or restrictions of record.

TRACT 2

A tract of land situate in the East half of Section 4, T12N, R65W, 6TH P.M., Laramie County, Wyoming, more particularly described as follows;

Beginning at a point on the East line of the East half of Section 4, on the South Right of way of Chalk Bluffs Road, from which the Northeast Corner of Section 4 bears N1°58'09"W, a distance of 39.99 feet; thence S1°58'09"E along the East line of the East half of Section 4, a distance of 1122.71 feet; thence N89°55'35"W along with and parallel to the North line of the East half of Section 4, a distance of 1345.64 feet; thence N0°33'10"W, a distance of 931.35 feet; thence N88°57'26"W, a distance of 132.64 feet; thence N56°34'04"W, a distance of 68.86 feet; thence N1°37'17"E, a distance of 150.65 feet; thence S89°55'35"E along the South right of way of Chalk Bluffs Road, a distance of 1501.87 feet to the point of beginning. Containing 35.09 acres more or less, subject to easements, covenants or restrictions of record.

TRACT 3

A tract of land situate in the East half of Section 4, T12N, R65W, 6TH P.M., Laramie County, Wyoming, more particularly described as follows;

Beginning at the Southeast Corner of Section 4, thence N1°58'09"W along the East line of Section 4, a distance of 1738.04 feet; thence S89°25'44"W, a distance of 898.68 feet; thence S1°48'01"E, a distance of 1713.67 feet to a point on the South line of Section 4; thence S89°02'14"E along the South line of Section 4, a distance of 905.65 feet to the point of beginning. Containing 35.74 acres more or less, subject to easements, covenants or restrictions of record.

TRACT 4

A tract of land situate in the East half of Section 4, T12N, R65W, 6TH P.M., Laramie County, Wyoming, more particularly described as follows;

Beginning at a point on the South line of the East half of Section 4, being the Southeast corner of Tract 2, Chalk Bluff Estates (Third Filing), from which the South Quarter Corner bears N89°02'14"W, a distance of 578.99 feet; thence S89°02'14"E along the South line of the East half of Section 4, a distance of 1162.04 feet; thence N1°48'01"W, a distance of 1713.67 feet; thence S89°25'44"W, a distance of 1185.96 feet; thence S1°58'14"E, along the East line of Chalk Bluff Estates (Third Filing), a distance of 1682.67 feet to the point of beginning. Containing 45.34 acres more or less, subject to easements, covenants or restrictions of record.

RECORD OF SURVEY CHALK BLUFFS ESTATES, 4TH FILING FOR JESSIE PEIGHT

A PORTION OF THE EAST HALF OF SECTION 4, T12N, R65W, 6TH P.M., LARAMIE COUNTY, WYOMING.

PREPARED July, 2021

STEIL SURVEYING SERVICES, LLC
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RECP #: 815441
RECORDED 7/21/2021 AT 9:11 AM BK# 2745 PG# 3244
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 1

SURVEY DRAWER
DRAWER # 1 SURVEY # 97