

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN A PORTION OF SECTIONS 21, 22, AND 27, TOWNSHIP 52 NORTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CROOK COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 21, 22, 26, AND 27 AND SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE S 88° 45' 38" W FOR A DISTANCE OF 1323.42 FEET TO A FOUND ALUMINUM CAP; THENCE N 00° 25' 59" W FOR A DISTANCE OF 2487.55 FEET TO A FOUND ALUMINUM CAP; THENCE N 00° 08' 32" W FOR A DISTANCE OF 1342.46 FEET TO A FOUND ALUMINUM CAP; THENCE S 89° 59' 13" E FOR A DISTANCE OF 1329.06 FEET TO A FOUND ALUMINUM CAP; THENCE N 87° 59' 04" E FOR A DISTANCE OF 1341.16 FEET TO A FOUND ALUMINUM CAP; THENCE S 00° 25' 41" W FOR A DISTANCE OF 1347.20 FEET TO A FOUND ALUMINUM CAP; THENCE S 00° 07' 11" W FOR A DISTANCE OF 1243.61 FEET TO FOUND ALUMINUM CAP; THENCE N 88° 25' 48" E FOR A DISTANCE OF 1322.20 FEET TO A FOUND ALUMINUM CAP; THENCE S 00° 43' 35" W FOR A DISTANCE OF 1266.46 FEET TO A FOUND BRASS CAP BEING THE SOUTHERLY QUARTER CORNER OF SECTION 22; THENCE S 00° 49' 43" E FOR A DISTANCE OF 1317.50 FEET TO A FOUND ALUMINUM CAP BEING A WITNESS CORNER CONTINUING ON SAID BEARING 10 FEET TO THE TRUE CORNER; THENCE N 89° 36' 29" E FOR A DISTANCE OF 925.06 FEET TO A FOUND ALUMINUM CAP ON THE WESTERLY RIGHT OF WAY OF HIGHWAY 14; THENCE ALONG THE RIGHT OF WAY OF HIGHWAY 14 THE FOLLOWING COURSES AND DISTANCES. S 17° 20' 16" E FOR A DISTANCE OF 314.10 FEET TO A FOUND ALUMINUM CAP; THENCE S 72° 45' 24" W FOR A DISTANCE OF 54.90 FEET TO A FOUND ALUMINUM CAP; THENCE S 17° 19' 11" E FOR A DISTANCE OF 699.72 FEET TO A FOUND ALUMINUM CAP; THENCE N 72° 36' 36" E FOR A DISTANCE OF 15.14 FEET TO A FOUND ALUMINUM CAP; THENCE S 17° 19' 11" E FOR A DISTANCE OF 80.34 FEET TO A FOUND ALUMINUM CAP BEING THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 51° 55' 04"; HAVING A RADIUS OF 360.13 FEET, AND WHOSE LONG CHORD BEARS S 08° 44' 38" W FOR A DISTANCE OF 315.28 FEET TO A FOUND ALUMINUM CAP BEING THE POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE S 33° 42' 32" W FOR A DISTANCE OF 303.60 FEET TO A FOUND ALUMINUM CAP BEING THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 08° 28' 30", HAVING A RADIUS OF 829.27 FEET, AND WHOSE LONG CHORD BEARS S 29° 29' 47" W FOR A DISTANCE OF 121.83 FEET TO A FOUND ALUMINUM CAP BEING THE POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE S 66° 07' 38" E FOR A DISTANCE OF 24.93 FEET TO A RIGHT-OF-WAY MONUMENT BEING THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 30° 05' 42", HAVING A RADIUS OF 609.57 FEET, AND WHOSE LONG CHORD BEARS S 09° 03' 38" W FOR A DISTANCE OF 316.52 FEET TO A HIGHWAY RIGHT OF WAY MONUMENT BEING THE POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE S 05° 59' 13" E FOR A DISTANCE OF 311.44 FEET TO A FOUND ALUMINUM CAP BEING THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 42° 03' 39", HAVING A RADIUS OF 306.58 FEET, AND WHOSE LONG CHORD BEARS S 12° 48' 11" W FOR A DISTANCE OF 220.04 FEET TO A FOUND ALUMINUM CAP BEING THE POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE S 31° 05' 49" W FOR A DISTANCE OF 99.25 FEET TO A FOUND ALUMINUM CAP ON THE WESTERLY RIGHT OF WAY OF HIGHWAY 14; THENCE S 89° 08' 58" W FOR A DISTANCE OF 803.59 FEET TO A FOUND ALUMINUM CAP; THENCE S 89° 44' 25" W A DISTANCE OF 1322.20 TO A FOUND ALUMINUM CAP; THENCE N 00° 23' 24" W FOR A DISTANCE OF 1326.56 FEET TO A SET ALUMINUM CAP; THENCE N 00° 38' 19" W FOR A DISTANCE OF 2656.39 FEET TO A FOUND ALUMINUM CAP; THENCE S 89° 24' 30" W FOR A DISTANCE OF 1309.35 FEET THE POINT OF BEGINNING.

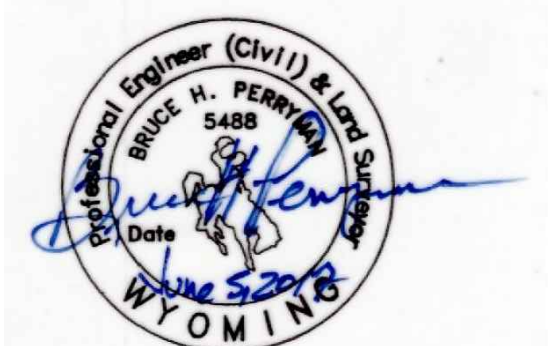
SAID PARCEL OF LAND CONTAINS 451.79 ACRES MORE OR LESS AND IS SUBJECT TO EASEMENTS OF RECORD.

BASIS OF BEARINGS

COORDINATES ARE GROUND COORDINATES BASED ON US STATE PLANE 1983, WYOMING STATE PLANE EAST FIPZONE 4901.
TO CONVERT TO STATE PLANE COORDINATES ADD 1,000,000 FT TO THE NORTHING AND 200,000 FT TO THE EASTING AND MULTIPLY BY A PROJECT SCALE FACTOR OF 0.99974068.
EXAMPLE POINT 4
GROUND NORTHING = 446395.38
GROUND EASTING = 592424.56
N = (446395.38+1000000)*SF = 1446020.30
E = (592424.56+200000)*SF = 792219.07
STATE PLANE NORTHING = 1446020.30
STATE PLANE EASTING = 792219.07

CERTIFICATE OF SURVEYOR:

I, BRUCE PERRYMAN, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS MAP OF SURVEY WAS PREPARED FROM FIELD NOTES TAKEN DURING AN ACTUAL SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION COMPLETED IN APRIL 2017, AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THIS MAP CORRECTLY SHOWS THE RESULTS OF SAID SURVEY AND THAT THE MONUMENTS FOUND OR SET ARE AS SHOWN.



LEGEND

- FOUND 3/4" GLO BRASS CAP
- FOUND ALUMINUM CAP STAMPED PE & LS 2395
- FOUND ALUMINUM CAP WITNESS CORNER PE & LS 2395
- FOUND ALUMINUM CAP NO NUMBER
- FOUND RIGHT OF WAY MONUMENT
- SET ALUMINUM CAP PE & LS 5488
- EASEMENT CENTERLINE
- EDGE OF EASEMENT
- SECTION LINE
- QUARTER SECTION LINE
- SIXTEENTH SECTION LINE

NOTES:

- PRIVATE ROAD MAINTENANCE BY THE ROOST TRACT OWNERS
- WATER SUPPLIED BY INDIVIDUAL DOMESTIC WELLS
- SEWER DISPOSAL BY INDIVIDUAL SEPTIC SYSTEMS
- ACCESS AND UTILITY EASEMENTS ARE DESCRIBED AND RECORDED BY SEPARATE DOCUMENT.
- DECLARATIONS OF COVENANTS ARE RECORDED BY SEPARATE DOCUMENT.
- FIRE PROTECTION TO BE PROVIDED BY CROOK COUNTY FIRE DEPARTMENT, SUNDANCE STATION



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C25	326.33	360.13	51°55'04"	S9° 44' 38"W	315.28
C24	121.94	829.27	8°25'30"	S29° 29' 47"W	121.83
C23	320.18	609.57	30°05'42"	S9° 03' 38"W	316.52
C22	225.06	306.58	42°03'39"	S12° 48' 11"W	220.04

Parcel Line Table		
Line #	Length	Direction
L49	99.25	S31° 05' 49"W
L50	311.44	S05° 59' 13"E
L51	24.93	S66° 07' 38"E
L52	303.60	S33° 42' 32"W
L53	80.34	S17° 19' 11"E
L54	15.14	N72° 36' 36"E
L55	699.72	S17° 19' 17"E
L56	54.90	S72° 45' 24"W
L57	314.10	S17° 20' 16"E
L58	108.58	N17° 23' 01"W
L59	203.62	N89° 08' 58"E

MAP OF SURVEY
FOR
THE ROOST

INCLUDES A PORTION OF SECTIONS 21, 22, AND 27
T52N, R65W, OF THE 6TH P.M.
CROOK COUNTY WYOMING.
PREPARED MAY 2017

NO.	REVISION	DATE

PREPARED FOR:
PRONGHORN CONSTRUCTION LIMITED KEOGH
P.O. BOX 2215
CHEYENNE, WY, 82003
(307) - 632 - 2967

PROJECT:
THE ROOST

DRAWING TITLE:
**PRONGHORN SUBDIVISION
MAP OF SURVEY**



307.637.6017
1103 OLD TOWN LANE, SUITE 101
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AVI@AVIPC.COM

DATE PLOTTED:
Jun 15, 2017

DRAWN BY:

DESIGNED BY:

CHECKED BY: BP/AD/CMC

JOB NO.: 3952