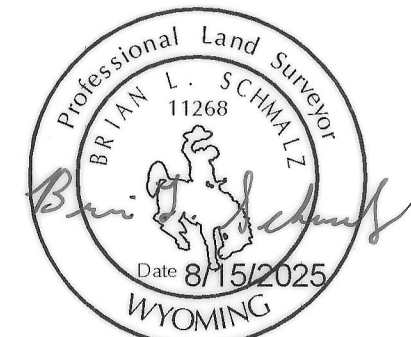


SECTION CORNER - FOUND 3 1/4" ALUMINUM CAP "198
PLS 4822"
SET PROPERTY CORNER - 1 1/2" ALUM
CAP MARKED "LLS PLS 11268"
FOUND PROPERTY CORNER - AS NOTED.

TOTAL AREA BOTH TRACTS - 1.020 ACRES (44,419 SQUARE FEET)

1) THIS MAP DOES NOT CONSTITUTE A TITLE SEARCH BY LARAMIE LAND SURVEYING, LLC OF THE PROPERTY DESCRIBED AND SHOWN HEREON TO DETERMINE OWNERSHIP OF THE TRACT OF LAND, COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHTS OF WAY, EASEMENTS OR ENCUMBRANCES OF RECORD, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR LAND USE REGULATIONS. THIS TRACT OF LAND OF LAND A TITLE REPORT WAS PROVIDED FROM CLIENT. THE TITLE REPORT WAS PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO. 21G0744L, DATED 7/14/2021.

BRIAN L. SCHMALZ, P.L.S. No. 11268



BOUNDARY DETERMINATION ALONG McCUE STREET ALWAYS PROVES TO BE A DIFFICULT TASK. THERE ARE SEVERAL DIFFERENCES BETWEEN THE MONUMENTED EAST AND WEST RIGHT-OF-WAY LINES. I COMPLETED A SURVEYING 2009 FOR THE PROPERTY AT 1075 McCUE STREET. DURING THAT SURVEY, I RETRACED McCUE STREET FROM CURTIS TO THE SOUTHERLY BOUNDARY OF SUNNY MEADOWS VILLAGE TRAILER PARK COMMUNITY. IN 2009, I FOUND MONUMENTS THAT NO LONGER EXIST AND NOW THERE ARE NEW MONUMENTS FOR THE RECENT DEVELOPMENT OF SUNNY MEADOWS VILLAGE TRAILER PARK COMMUNITY. IN THE RIVER-FRONT ADDITION (2021), THERE WERE CONFLICTS IN 2009, AND NOW THERE ARE MORE CONFLICTING MONUMENTS. BELOW ARE THE DETERMINED LINES:

1) EAST LINE (MCUEE STREET) AS MENTIONED ABOVE THERE ARE MANY CONFLICTING MONUMENTS ALONG THE WESTERLY AND EASTERLY RIGHT-OF-WAY OF MCUEE STREET TO ESTABLISH THIS LINE, I HELPED POINT @ AS BEING ON THE EASTERLY RIGHT-OF-WAY AND REJECTED @ AS BEING ON THE WESTERLY RIGHT-OF-WAY, THEN USED A BEST FIT LINE BETWEEN ALL THE MONUMENTS FOUND ON THE EAST AND WEST SIDE OF MCUEE STREET TO ESTABLISH A SLIGHT ANGLE OF 10.8' AT POINT @. THE MONUMENTS @ PLATTED, THIS BOUNDARY RETRACEMENT SURVEY FOUND THE SUBJECT PROPERTY'S EAST WEST LINES TO BE CONSIDERABLY SHORTER THAN THE CURRENT DEEDED DISTANCES (ABOUT 10.8' SHORT). THIS SURVEY FOUND NO EVIDENCE OF MONUMENTS ALONG MCUEE STREET FOR 222' REARLY, BUT BY TIES TO POINT @ AND MONUMENTS ON EAST SIDE OF REPLATING, MONUMENTS WOULD BE APPROXIMATELY 100 FEET WESTWARD FROM PROPERTY MONUMENTS (SHOWN HEREON) ON THE WEST SIDE OF MCUEE STREET.

2) **SOUTH LINE (LYONS STREET)** USED POINT ③ [5 REBAR] (AT SOUTHEAST CORNER SUBJECT PROPERTY) TO POINT ③ [3 1/4" BRASS CAP HIGHWAY MONUMENT] TO CONTROL THE SOUTH LINE. ALONG THE SOUTH LINE OF LYONS STREET I FOUND MONUMENT ③ TO BE DAMAGED AND TO BE 0.43' TOO FAR NORTH AND POINT ③ TO BE 1.63' TOO FAR SOUTH FROM THE SOUTH RIGHT-OF-WAY LINE OF LYONS STREET.

3) **NORTH AND WEST LINES USED RECORD DISTANCE (WARRANTY DEED #2002-5320) FROM POINT @ [5# REBAR] AND POINT @ [1" PIPE] THEN COMPUTED A GRANT BOUNDARY ADJUSTMENT (RECORD COURSES FROM WARRANTY DEED #2002-5320) TO ESTABLISH THE NORTH AND WEST LINES ALONG PILOT TRUCK STOP.**

PER TITLE REPORT: OLD REPUBLIC NATIONAL TITLE INSURANCE
COMPANY, FILE NO. 21G074AL, DATED 7/14/2021.

ITEM 9) GRANT OF EASEMENT RECORDED ON APRIL 30, 2015 A
DOCUMENT NO. 2015-1941. *Shown Hereon.*

ITEM 10) UNDERGROUND RIGHT-OF-WAY EASEMENT RECORDED
OCTOBER 10, 2007 AS DOCUMENT NO. 2007-7901. Does not affect surface
property.

ITEM 14) GRANT OF EASEMENT RECORDED ON JUNE 4, 1993 IN I
442 AT PAGE 597. *Does not affect subject property.*

ITEM 15) RIGHT OF WAY EASEMENT RECORDED ON DECEMBER 27, 1972
IN BOOK 221 AT PAGE 312. Does not affect subject property.

ITEM 16) RIGHT OF WAY EASEMENT RECORDED ON JULY 14, 1971
BOOK 220 AT PAGE 437. Does not affect subject property.

ITEM 17) RIGHT OF WAY EASEMENT RECORDED ON JUNE 21, 19
BOOK 215 AT PAGE 173. *Does not affect subject property.*

ITEM 18) RIGHT OF WAY EASEMENT RECORDED ON JUNE 13, 19
BOOK 214 AT PAGE 498. Does not affect subject property.

ITEM 19) RIGHT OF WAY EASEMENT RECORDED ON MAY 16, 1972, IN BOOK 213 AT PAGE 286. *Note: Page 286 is incorrect, it should be 386. Does not affect subject property.*

ITEM 20) DEED OF EASEMENT RECORDED ON SEPTEMBER 21, 1990, IN BOOK 107 AT PAGE 325. *Does not affect subject property.*

ALBANY COUNTY, LARAMIE, WY KAYLA WHITE, ALBANY CO CLK
8/15/2025 3:49 PM #2025-3677 1 OF

DATE: AUGUST 2025

(307) 460-0801 (720) 263-0289
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WWW.LARAMIELANDSURVEYING.COM

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