

LEGAL DESCRIPTION

160.63 ACRE TRACT

A TRACT OF LAND SITUATED IN LOT 6, E%SW% AND SE% OF SECTION 6, TOWNSHIP 54 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, AS SHOWN ON THE RECORD OF SURVEY, ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SE'A (MONUMENTED WITH A 31/4" ALUMINUM CAP PER PLS 6812): THENCE SOO O' 138"E. 339.62 FEET ALONG THE EAST LINE OF SAID SE% TO A 2" ALUMINUM CAP PER PLS 5369 LYING ON THE WEST RIGHT OF WAY LINE OF STATE HIGHWAY NO. 335; THENCE ALONG SAID WEST RIGHT OF WAY LINE THROUGH A SPIRAL CURVE TO THE LEFT. 33' WEST OF AND PARALLEL WITH THE CENTERLINE OF SAID STATE HIGHWAY NO. 335, HAVING CENTERLINE CURVE TOTAL LENGTH OF 1104.2 FEET, SPIRAL LENGTHS OF 375.0 FEET, ARC LENGTH OF 354.20 FEET, TOTAL DELTA OF 91°09', A CHORD BEARING ALONG SAID WEST RIGHT OF WAY LINE OF S05'52'31"W A CHORD LENGTH OF 329.24 FEET TO A CONCRETE AND BRASS RIGHT OF WAY MONUMENT; THENCE SOO '03'51"E, 861.95 FEET ALONG SAID WEST RIGHT OF WAY LINE TO A CONCRETE AND BRASS RIGHT OF WAY MONUMENT; THENCE SOO"14'51"W, 199.97 FEET ALONG SAID WEST RIGHT OF WAY LINE TO A CONCRETE AND BRASS RIGHT OF WAY MONUMENT; THENCE S89 56'28"W. 65.93 FEET ALONG SAID WEST RIGHT OF WAY LINE TO A CONCRETE AND BRASS RIGHT OF WAY MONUMENT; THENCE SOO O3'09"E, 655.65 FEET ALONG SAID WEST RIGHT OF WAY LINE TO A 2" ALUMINUM CAP PER PLS 5369; THENCE N88'27'05"W, 2460.02 FEET TO A 2" ALUMINUM CAP PER PLS 5369; THENCE N77'07'56"W, 249.56 FEET TO A 2" ALUMINUM CAP PER PLS 5369; THENCE N57'45'58"W, 364.07 FEET TO A 2" ALUMINUM CAP PER PLS 5369; THENCE N30°02'55"W, 199.60 FEET TO A 2" ALUMINUM CAP PER PLS 5369; THENCE NO5'05'44"W. 513.32 FEET TO A 2" ALUMINUM CAP PER PLS 5369; THENCE S88'11'19"W, 386.30 FEET TO A 2" ALUMINUM CAP PER PLS 5369; THENCE N5306'28"W, 188.93 FEET TO A 2" ALUMINUM CAP PER PLS 5369; THENCE N79°50'35"W, 170.50 FEET TO A 2" ALUMINUM CAP PER PLS 5369; THENCE S87°26'51"W, 93.64 FEET TO A 2" ALUMINUM CAP PER PLS 5369; THENCE S76°28'56"W, 116.73 FEET TO A 2" ALUMINUM CAP PER PLS 5369; THENCE N15'44'01"W, 247.86 FEET TO A POINT NOT MONUMENTED LYING IN THE CENTERLINE OF BEAVER CREEK ROAD (AKA COUNTY ROAD NO. 87) REFERENCED BY TWO 11/2" ALUMINUM CAPS PER PE&LS 3159 BEARING S15"44"E & N15"44"W, 39.98 FEET: THENCE N70'47'03"E, 163.35 FEET ALONG SAID CENTERLINE TO A POINT REFERENCED BY TWO 11/2" ALUMINUM CAPS PER PE&LS 3159 BEARING S20°52'E & N20°52'W, 40.11FEET; THENCE N67°31'22"E, 225.67 FEET ALONG SAID CENTERLINE TO A POINT REFERENCED BY TWO 11/2" ALUMINUM CAPS PER PE&LS 3159 BEARING S16°43'E & N16°43'W, 40.23 FEET; THENCE N79°18'02"E, 426.75 FEET ALONG SAID CENTERLINE TO A POINT REFERENCED BY A 2" ALUMINUM CAP PER PLS 5369 BEARS S14"36'E, 40.13 FEET AND A 11/2" ALUMINUM CAP PER PE&LS 3159 BEARS N14°36'W, 40.13 FEET; THENCE N71°39'25"E, 117.47 FEET TO A POINT REFERENCED BY 2" ALUMINUM CAP PER PLS 5369 BEARS S17'35'E, 40.00 FEET; THENCE N66°51'55"E, 741.98 FEET ALONG SAID CENTERLINE TO A POINT WITNESSED BY A 11/2" ALUMINUM CAP PER PE&LS 3159 BEARS S00'05'14"W A DISTANCE OF 43.57 FEET LYING ON THE WEST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 545 OF DEEDS, PAGE 770; THENCE SOO'05'14"W, 501.69 FEET ALONG SAID WEST LINE TO A 2" ALUMINUM CAP PER PLS 6812 SET IN A YELLOW IRON PIPE BEING THE SOUTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 545 OF DEEDS, PAGE 770; THENCE SOO'18'11"E, 50.40 FEET TO A 2" ALUMINUM CAP PER PLS 6812 SET IN A YELLOW IRON PIPE; THENCE N74'54'09"E, 185.89 FEET TO A 2"

ALUMINUM CAP PER PLS 6812 SET IN A YELLOW IRON PIPE BEING THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED IN BOOK 545 OF DEEDS, PAGE 770; THENCE N73'44'59"E, 54.13 FEET TO A 2" ALUMINUM CAP PER PLS 6812 SET IN A YELLOW IRON PIPE; THENCE NO3°50'15"E, 169.70 FEET TO A 2" ALUMINUM CAP PER PLS 6812 SET IN A YELLOW IRON PIPE; THENCE N12"55'10"W, 257.53 FEET TO A 2" ALUMINUM CAP PER PLS 6812 SET IN A YELLOW IRON PIPE LYING ON THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 545 OF DEEDS, PAGE 770; THENCE N21"21'18"W, 135.35 FEET ALONG SAID EAST LINE TO A POINT ON SAID CENTERLINE WITNESSED BY A 2" ALUMINUM CAP PER PLS 5369 BEARS S21°21'18"W A DISTANCE OF 41 FEET; THENCE N66°51'55"E, 6.08 FEET ALONG SAID CENTERLINE TO A POINT REFERENCED BY TWO 11/2" ALUMINUM CAPS PER PE&LS 3159 BEARING S24"37'E AND N24"37'W, 40 FEET; THENCE ALONG SAID LINE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 4842.43 FEET, AND A CENTRAL ANGLE OF MONUMENTED LYING ON THE WEST LINE OF THE E1/2SE1/4; THENCE NOO'15'16"W, 66.36 FEET ALONG SAID WEST LINE TO A 11/2" ALUMINUM CAP PER PE&LS 3864 BEING THE NORTHWEST CORNER OF SAID E1/2SE1/4; THENCE

14°42'45", A CHORD BEARING OF N72°47'14"E AND A CHORD LENGTH OF 1240.03 FEET TO A POINT NOT N89°48'25"E, 1332.74 FEET ALONG THE NORTH LINE OF SAID E1/2SE1/4 TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 160.63 ACRES MORE OR LESS.

RE: 40' WIDE ACCESS EASEMENT

ALSO A FORTY (40) FOOT WIDE ACCESS EASEMENT BEING TWENTY (20) FEET EACH SIDE OF AN EXISTING ROAD CENTERLINE SITUATED IN LOT 6, EXSW% OF SECTION 6, TOWNSHIP 54 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, AS SHOWN ON THE RECORD OF SURVEY, ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF; SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 6 (MONUMENTED WITH A 21/2" ALUMINUM CAP PER PE & LS 3159); THENCE S28'01'48"E, 1231.90 FEET TO THE POINT OF BEGINNING LYING ON THE SOUTH RIGHT OF WAY LINE OF BEAVER CREEK ROAD (AKA COUNTY ROAD NO. 87); THENCE S39°38'10'E, 145.94 FEET ALONG SAID CENTERLINE TO A POINT; THENCE ALONG SAID CENTERLINE THROUGH A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 63'52'54", A RADIUS OF 190.99 FEET, AN ARC LENGTH OF 212.94 FEET, A CHORD BEARING OF S71"34"37"E AND A CHORD DISTANCE OF 202.08 FEET TO A POINT; THENCE N76"28'56"E, 395.61 FEET ALONG SAID CENTERLINE TO A POINT LYING TWENTY (20) FEET SOUTH OF THE SOUTHERLY LINE OF THE ABOVE DESCRIBED 160.63 ACRE TRACT; THENCE N87°26'51"E, 89.49 FEET PARALLEL AND TWENTY (20) FEET SOUTH OF SAID SOUTHERLY LINE TO A POINT; THENCE S79°50'35"E, 163.51 PARALLEL AND TWENTY (20) FEET SOUTH OF SAID SOUTHERLY LINE FEET TO A POINT; THENCE S53'03'28'E, 184.17 FEET PARALLEL TO SAID SOUTHERLY LINE AND TWENTY (20) FEET SOUTHWEST TO THE POINT OF TERMINUS, SAID POINT BEING N38'31'10"W, 1621.34 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 6 (MONUMENTED WITH A 31/4" ALUMINUM CAP PER

RE: 20' WIDE WATER PIPELINE EASEMENT

A TWENTY (20) FOOT WIDE WATER PIPELINE EASEMENT BEING TEN (10) FEET EACH SIDE OF A CENTERLINE SITUATED IN LOT 6, NE'ASW'A AND THE NW'ASE'A OF SECTION 6, TOWNSHIP 54 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, AS SHOWN ON THE RECORD OF SURVEY, ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF; SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 6 (MONUMENTED WITH A 21/2" ALUMINUM CAP PER PE & LS 3159); THENCE S76'56'18"E, 1199.99 FEET TO A COLLECTION POINT FOR SAID PIPELINE BEING THE POINT OF BEGINNING; THENCE S86'32'12"E, 1697.57 FEET ALONG SAID CENTERLINE TO THE POINT OF TERMINUS, SAID POINT BEING N66°41'23"W, 1200.58 FEET FROM THE NORTHEAST CORNER OF SAID NW/4SE/4 (MONUMENTED WITH A 31/4" ALUMINUM CAP PER PE&LS 3864.

RECORD OF SURVEY

SITUATED IN SE1/4, E1/2SW1/4, SECTION 6, TOWNSHIP 54 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

URVEYING 2340 WETLANDS DR., SUITE 100 PO BOX 3082

CLIENT: JC RANCH, INC.

JN: 2020-051 DN: 2020-051D TBC: T2020-051 SEPTEMBER, 2020