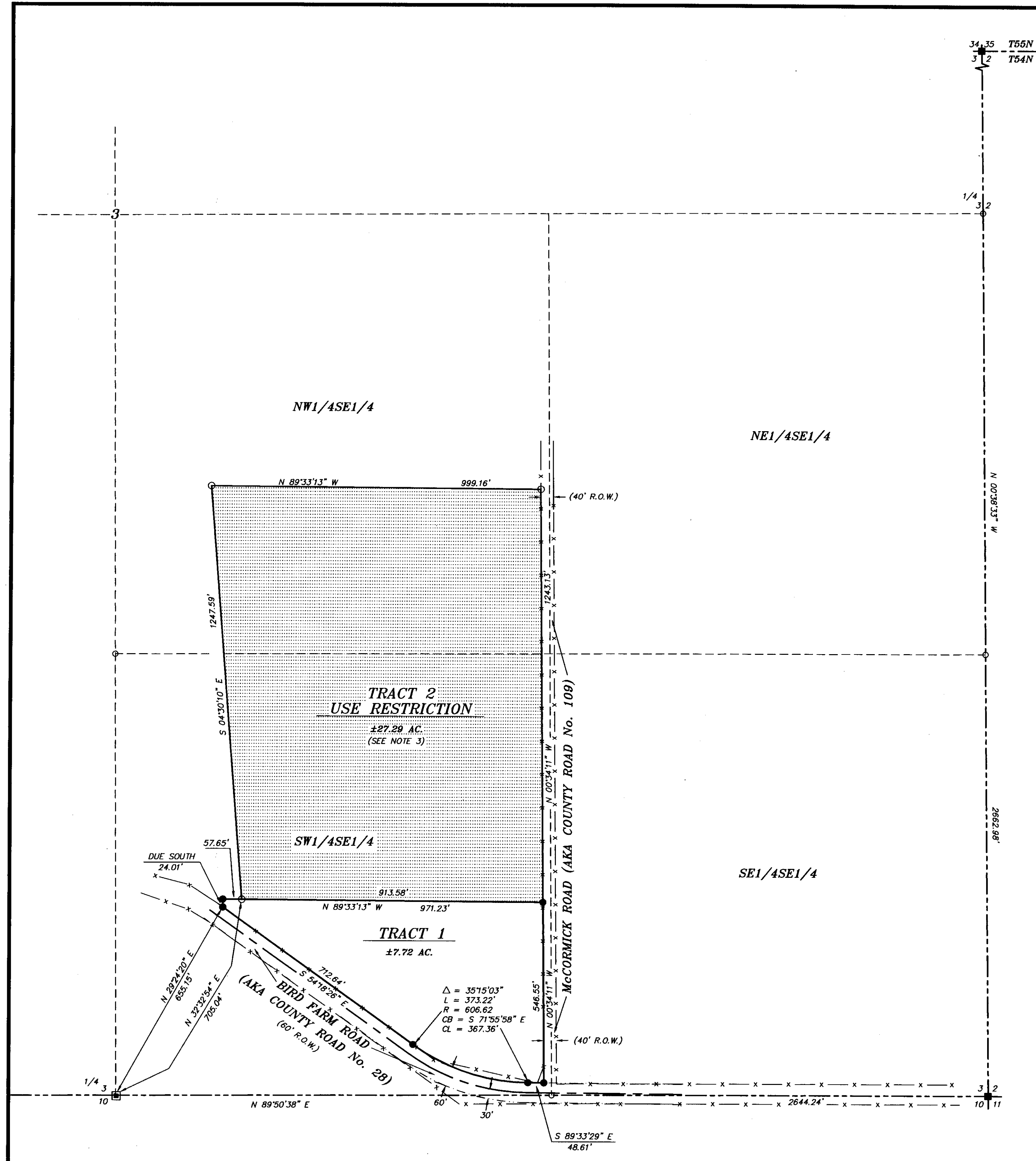


#167



- LEGEND:**
- FOUND 1-1/2" ALUMINUM CAP PER LS 102
 - FOUND 3-1/4" ALUMINUM CAP PER LS 2615
 - SET 1-1/2" ALUMINUM CAP PER LS 2615
 - NOTHING SET/NOTHING FOUND
 - TRACT LINE
 - SECTION LINE
 - INTERIOR SECTION LINE
 - CENTERLINE COUNTY ROAD
 - RIGHT OF WAY LINE COUNTY ROAD
 - FENCE LINE
 - USE RESTRICTION AREA (SEE NOTE 3)

NOTES:

1. ANY FURTHER DIVISION OF EITHER PARCEL DESCRIBED IN THIS MAP SHALL REQUIRE FULL COMPLIANCE WITH ALL SUBDIVISION REGULATIONS IN EFFECT IN SHERIDAN COUNTY.
2. ALL NEW CONSTRUCTION, REMODELING, ADDITIONS OR REPAIRS TO ANY PUBLIC OR PRIVATE BUILDINGS WITHIN THE DIVIDED LAND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT BUILDING STANDARDS OF THE NEAREST INCORPORATED CITY OR TOWN OF THE COUNTY THAT HAS ADOPTED BUILDING STANDARDS. BUILDING STANDARDS THAT HAVE BEEN ADOPTED BY THE COUNTY SHALL SUPERSEDE AND GOVERN.
3. TRACT 2 AS SHOWN ABOVE IS SUBJECT TO USE RESTRICTIONS CONTAINED IN CURRENT ZONING RESOLUTIONS AND NO ADDITIONAL RESIDENTIAL, COMMERCIAL OR INDUSTRIAL USE OR STRUCTURE SHALL BE PLACED ON TRACT 2 EXCEPT WITH THE WRITTEN PERMISSION OF THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING AND THE OWNERS OF TRACT 1.
4. EXISTING OR RECORDED EASEMENTS FOR TRACT 1 AND TRACT 2 ARE NOT SHOWN ON THIS DRAWING.

LEGAL DESCRIPTION

TRACT 1

A TRACT OF LAND SITUATED IN THE SW1/4SE1/4 OF SECTION 3, TOWNSHIP 54 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3; THENCE N29°24'20"E, 655.15 FEET TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT LYING ON THE NORTHERLY RIGHT OF WAY LINE OF BIRD FARM ROAD (AKA COUNTY ROAD NO. 28); THENCE S54°18'26"E, 712.64 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO A POINT; THENCE, ALONG SAID NORTHERLY RIGHT OF WAY LINE, THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 606.62 FEET, A CENTRAL ANGLE OF 35°15'03", AN ARC LENGTH OF 373.22 FEET; A CHORD BEARING OF S71°55'58"E, AND A CHORD LENGTH OF 367.36 FEET TO A POINT; THENCE S89°33'29"E, 48.61 FEET ALONG SAID NORTH RIGHT OF WAY LINE TO A POINT, SAID POINT LYING ON THE WEST RIGHT OF WAY LINE OF MCCORMICK ROAD (AKA COUNTY ROAD NO. 108); THENCE N00°34'11"W, 546.55 FEET ALONG SAID WEST RIGHT OF WAY LINE TO A POINT; THENCE N89°33'13"W, 971.23 FEET TO A POINT; THENCE SOUTH, 24.01 FEET TO THE POINT OF BEGINNING.

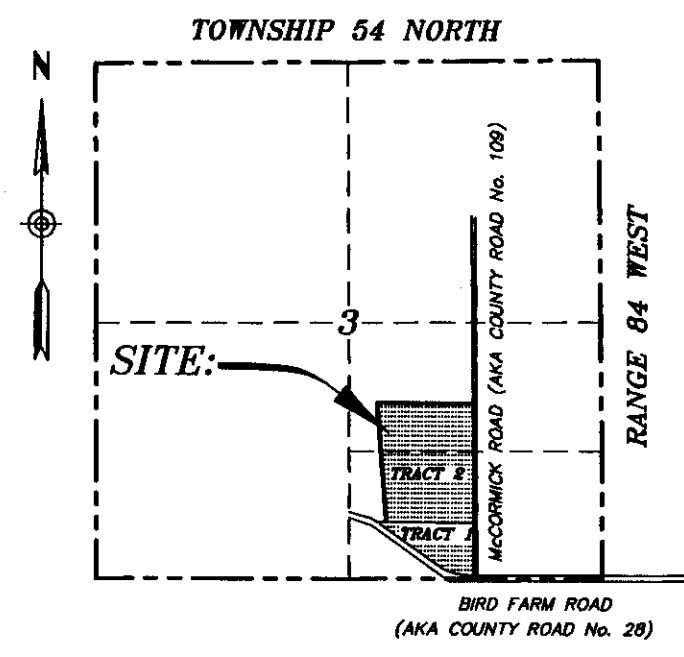
SAID TRACT CONTAINS 7.72 ACRES OF LAND MORE OR LESS.

TRACT 2

A TRACT OF LAND SITUATED IN THE W1/2SE1/4 OF SECTION 3, TOWNSHIP 54 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3; THENCE N32°32'54"E, 705.04 FEET TO THE POINT OF BEGINNING; THENCE S89°33'12"E, 913.58 FEET TO A POINT, SAID POINT LYING ON THE WEST RIGHT OF WAY LINE OF MCCORMICK ROAD (AKA COUNTY ROAD NO. 108); THENCE N00°34'11"W, 1243.13 FEET ALONG SAID WEST RIGHT OF WAY LINE TO A POINT; THENCE N89°33'13"W, 999.16 FEET TO A POINT; THENCE S04°30'10"E, 1247.59 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 27.29 ACRES OF LAND MORE OR LESS.



LOCATION MAP

SCALE: 1"=2000'

CERTIFICATE OF OWNER

THE ABOVE OR FOREGOING LOT DIVISION AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

EXECUTED THIS 27 DAY OF January, 1998.

GARBER AGRI-BUSINESS, INC.

BY: Victor Garber
VICTOR GARBER: RECORD OWNER

STATE OF WYOMING)
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27 DAY OF January, 1998, BY
Victor Garber

MY COMMISSION EXPIRES: 11-05-01

Lisa R. Melling
NOTARY PUBLIC

CERTIFICATE OF RECORDER

STATE OF WYOMING)
COUNTY OF SHERIDAN)

I HEREBY CERTIFY THAT THE ABOVE PLAT WAS FILED FOR RECORD IN MY OFFICE AT 1:00 O'CLOCK P.M. ON JAN. 30, 1998, AND FILED IN DRAWER A, PLAT NUMBER 167, INSTRUMENT No. 275880 FEE \$ 2.00

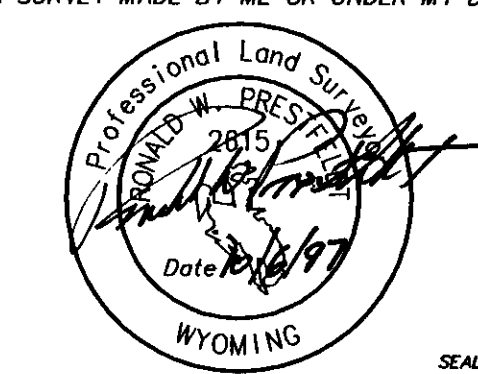
Paul H. Daley
COUNTY CLERK

Dale R. Rawlings
DEPUTY COUNTY CLERK

SURVEYOR'S CERTIFICATE

STATE OF WYOMING)
COUNTY OF SHERIDAN)

I, RONALD W. PRESTFELDT A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



"SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR SIGNED AND DATED"

COUNTY LOT DIVISION PERMIT #97-167

RECORD OF SURVEY
LOT DIVISION PERMIT FOR TRACTS 1 & 2

CLIENT: GARBER AGRI-BUSINESS, INC.
LOCATION: W1/2SE1/4 OF SECTION 3, TOWNSHIP 54 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING



JR: 07061
DN: 97/07061DP
AUGUST 06, 1997