CENTERLINE OF BEATTY GULCH ROAD EXHIBIT OF ACCESS EASEMENT NE14SW/4 A 60.00 FOOT WIDE ACCESS EASEMENT LOCATED WITHIN THE N½NE¼ OF SECTION 1, AND THE N½N½ S.6 TOWNSHIP 56 NORTH, RANGE 84 WEST; ALSO WITHIN THE E1/2 AND THE NE1/4NW1/4 OF SECTION 31, TOWNSHIP 57 NORTH, RANGE 83 WEST; ALSO WITHIN THE NEXSEX OF SECTION 25, TOWNSHIP 57 NORTH, RANGE 84 WEST; ALSO WITHIN THE NW1/4SW1/4, E1/2SW1/4, SW1/4SE1/4 OF SECTION 30, TOWNSHIP 57 NORTH, RANGE 83 WEST; ALSO WITHIN THE NW4. NW4NE14. AND THE S1/S1/OF SECTION 32. TOWNSHIP 57 NORTH, RANGE 83 WEST. NE¼SE¼ ALL IN THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING -4 s.30 - N 87*36'30" E 1324.40' 57N_R84W N: 1925533.822 S% S.30/25 T57N_R83W E: 1419273.286 SW/4SE/4 N¼ S.31 T57N_R83W BC-BLM N: 1924401.404 NE CORNER S.31 T57N_R83W BC-BLM N: 1924328.596 SW CORNER S.30 T57N_R83W E: 1425882.066 BC-BLM l: 1924193.386 S.29/32 - N 88°23'41" E 1299.47' S.29/32 - N 88°23'41" E 1299.47' / E: 1417967.66 S.30/31 - N 88'38'42" E 1333.76 S.30/31 - N 88*38'42" E 1333.76' S.30/31 - N 88*38'52" E 1333.80' LI S.30/31 - N 88*13'52" E 1316.91' W/₆ S.31 T57N_R83W BC-BLM N¼ S.31 BC-BLM NE¼NW¼ NW4NW4 NE¼NW¼ NW4NE4 BIFURCATION POINT ' S 31 - N 88'51'39" F 1334.46 S.31 - N 88°45'29" E 1327.40' S.32 - N 88'43'51" E 1308.57' · ¯ — — — ¯ S.31 - N 88°51'39" E 1334.46' SE1/4NE1/4 <u>LEGEND</u> FOUND EXISTING MONUMENT AS NOTED ♦ SET WITNESS CORNER 1½" AC-LS 14250 E14 CORNER S.31 T57N_R83W W4 CORNER S.32 T57N_R83W BC-BLM ◆ SET 1½" AC-LS 14250 N: 1921616.58 O CALCULATED CORNER S.31 - N 89°04'36" E 1335.18' S.31 - N 89°04'36" E 1335.18' AC ALUMINUM CAP BC BRASS CAP — — SECTION LINE — — — — INTERIOR SECTION LINE ----- PROPOSED TRACT LINE NE14SE14 NW4SE14 S.31 - N 89*22'17" E 1335.76' S 31 - N 89°22'17" F 1335.76' S.31 - N 89°21'38" E 1328.65' BIFURCATION POINT "B" EASEMENT SW1/4SW1/4 SE14SW14 SW4SE14 SE14SW14 SW4SE1/4 SE14SE14 T57N_R83W BC-BLM S.31 - T57N_R83W S.31 - N 89*40'04" E N 89"39'41" E N 89*40'08" F S.32 - N 89'39'24" E 1336.40 925.99' 410.39 TIF N 84°31'0' 559.12 NE CORNER S.1 T56N_R84W NW CORNER S.6 NE CORNER S.6 SE CORNER S.3 T57N_R83W T56N_R83W T56N R83W 3.25" AC RLS 2608 BC-BLM AC-LS 5369 N: 1918925.847 E: 1426820.555 N: 1918904.49 E: 1423303.491 NE¼NE¼ NW4NW4 NE¼NW¼ NW/ANE/2 NE¼NE¼ CERTIFICATE OF RECORDER STATE OF WYOMING COUNTY OF SHERIDAN I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT ______ O'CLOCK THIS _____ DAY OF ______, 2021, COUNTY CLERK STAMP RECEIVING NUMBER: SURVEYOR'S CERTIFICATE: CLAYTON P. ROSENLUND DO HEREBY CERTIFY HAT THIS PLAT WAS MADE FROM AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT CORRECTLY SHOWS THE LOCATION TO THE BEST OF MY KNOWLEDGE. 14250 BASIS OF BEARINGS ARE US STATE PLANE. NAD 83 WYOMING EAST CENTRAL ZON DISTANCES ARE GROUND (US SURVEY FEET) GRAPHIC SCALE

ACCESS EASEMENT LEGAL DESCRIPTION

A SIXTY (60) FOOT WIDE EASEMENT FOR ROAD ACCESS PURPOSES LYING THIRTY (30) FEET ON EACH SIDE OF A CENTERLINE LOCATED IN THE NORTH HALF OF THE NORTHEAST QUARTER (N½NE¾) OF SECTION 1, TOWNSHIP 56 NORTH, RANGE 84 WEST, THE NORTH HALF OF THE NORTH HALF (NYNY) OF SECTION 6, TOWNSHIP 56 NORTH, RANGE 83 WEST, ALSO IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (NE1/4SE1/4) OF SECTION 25, TOWNSHIP 57 NORTH, RANGE 84 WEST, ALSO IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW1/4SW1/4), THE EAST HALF OF THE SOUTHWEST QUARTER (E1/SW1/4), THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER (SW1/4SE1/4) OF SECTION 30, TOWNSHIP 57 NORTH, RANGE 83 WEST, ALSO IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER (NE¼NW¼), THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4SW1/4) AND THE WEST HALF (W½) OF SECTION 31, TOWNSHIP 57 NORTH, RANGE 83 WEST, ALSO IN NORTHWEST QUARTER (NW¼), THE SOUTH HALF OF THE SOUTH HALF (S½S½), AND NORTHWEST QUARTER OF THE NORTHEAST QUARTER (NW¼NE¾) OF SECTION 32, TOWNSHIP 57 NORTH, RANGE 83 WEST, ALL IN THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, SAID CENTERLINE MORE PARTICULARLY DESCRIBED AS FOLLOWS;

NORTHERN EASEMENT:
COMMENCING AT A POINT ON THE CENTERLINE OF BEATTY GULCH ROAD, LYING N 10°05′12″ W, 1836.74 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 30, MONUMENTED WITH A BRASS CAP PER BLM SURVEY, SAID POINT BEING THE POINT OF BEGINNING OF SUBJECT EASEMENT CENTERLINE; THENCE THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 300.00 FEET, AN ARC LENGTH OF 150.00 FEET, A CENTRAL ANGLE OF 28 38 55", A CHORD BEARING OF N 86 38 48" E, AND A CHORD DISTANCE OF 148.45 FEET;

THENCE N 68 01'57" E, 216.37 FEE THENCE THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 400.00 FEET, AN ARC LENGTH OF 302.39 FEET, A CENTRAL ANGLE OF 43°18'50", A CHORD BEARING OF N 89°41'21" E, AND A CHORD DISTANCE OF 295.24 FEET; THENCE S 68°39'14" E, 394.01 FEET

THENCE S 64°20′54" E, 517.76 FEE THENCE THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 750.00 FEET, AN ARC LENGTH OF 285.28 FEET, A CENTRAL ANGLE OF 21°47'39", A CHORD BEARING OF S 53°27'04"E, AND A CHORD DISTANCE OF 283.57 FEET: THENCE S 42°33'15" E, 25.42 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4SW1/4) OF SAID SECTION 30, LYING N 87°36'30" E, 95.58 FEET FROM

THENCE S 49°40′35″ E. 173.74 FEET THENCE S 54°01′11″ E. 189.07 FEET

THENCE S 42°33′15″ E, 239.40 FEET;

THENCE S 56°10′00″ E, 346.32 FEET; THENCE THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 425.00 FEET, AN ARC LENGTH OF 170.90 FEET, A CENTRAL ANGLE OF 23'02'23", A CHORD BEARING OF S 44'38'48'E, AND A CHORD DISTANCE OF 169.75 FEET; THENCE S 33°07′37″ F. 309.89 FFF

THENCE S 37°53′14″ E, 116.44 FEET;

THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE1/4SW1/4), SAID SECTION 30;

THENCE S 41°13'03" E, 246.21 FEET TO A POINT LYING N 21°38'43" E, 23.92 FEET FROM THE NORTH QUARTER CORNER OF SAID SECTION 31; THENCE S 38°07′25″ E, 76.87 FEET

THENCE S 32*09'51" E, 271.68 FEE THENCE THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 170.66 FEET, A CENTRAL ANGLE OF 19 33'21", A CHORD BEARING OF S 41 56'31" E, AND A CHORD DISTANCE OF 169.83 FEET;

THENCE S 51°43′11" E, 93.25 FEET THENCE S 50°47′34″ E, 304.83 FEE THENCE S 57.05'39" E, 352.70 FEE

THENCE S 52°24′55″ E, 227.28 FEET THENCE THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 500.00 FEET, AN ARC LENGTH OF 106.93 FEET, A CENTRAL ANGLE OF 12 15 11 7, A CHORD BEARING OF S 58 32 31 7 E, AND A CHORD DISTANCE OF 106.72 FEET; THENCE S 64'40'06" E, 139.48 FEET TO A POINT AT WHICH SAID EASEMENT BIFURCATES INTO A SOUTHERN EASEMENT AND AN EASTERN EASEMENT (BIFURCATION POINT A). LYING S 49'28'29" W, 1775.53 FROM THE NORTHEAST CORNER OF SAID SECTION 31, MONUMENTED WITH A BRASS CAP PER BLM SURVEY, SUBJECT EASEMENT BEING ± 5427.02 FEET IN LENGTH (±328.91 RODS); EASEMENT CENTERLINE CONTINUING AS DESCRIBED AS FOLLOWS;

EASTERN EASEMENT: THENCE N 73'18'54" E, 172.62 FEET;

THENCE THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 85.22 FEET, A CENTRAL ANGLE OF 19 31 54", A CHORD BEARING OF N 63 32 57" E, AND A CHORD DISTANCE OF 84.81 FFFT THENCE N 53°47′00″ E, 375.10 FEET

THENCE THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 279.85 FEET, A CENTRAL ANGLE OF 64.08'17", A CHORD BEARING OF N 85.51'09" E, AND A CHORD DISTANCE OF 265.47 FEET;

THENCE S 62°04'43" E, 255.45 FEE THENCE S 59°16′10″ E, 177.61 FEE

THENCE S 56 04 13" E, 284.59 FEE THENCE THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, AN ARC LENGTH OF 172.64 FEET, A CENTRAL ANGLE OF 98*54'58", A CHORD BEARING OF N 74*28'18" E, AND A CHORD DISTANCE OF 151.99 FEET;

THENCE N 25"00′50″ E, 105.67 FEET THENCE THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 90.00 FEET, AN ARC LENGTH OF 150.44 FEET, A CENTRAL ANGLE OF 95.46/32", A CHORD BEARING OF N 72.54/06" E, AND A CHORD DISTANCE OF 133.53 FEET;

THENCE S 59°12′38″ E, 212.54 FEET THENCE S 65°22′30″ E, 501.63 FEET

THENCE THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 135.07 FEET, A CENTRAL ANGLE OF 30.57'17", A CHORD BEARING OF S 80.51'08" E, AND A CHORD DISTANCE OF 133.43 FEET;
THENCE N 83'40'13" E, 151.64 FEET TO A POINT, LYING S 44'23'45" E, 1877.29 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 31, MONUMENTED WITH A BRASS CAP PER BLM SURVEY;

THENCE N 83°40'13" E, 19.32 FEET; THENCE THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 232.45 FEET, AN ARC LENGTH OF 67.42 FEET, A CENTRAL ANGLE OF 16'37'06", AND A CHORD BEARING OF N 75'05'40" E, AND A CHORD DISTANCE OF 67.18 FFFT: THENCE N 68'45'39" E, 876.91 FEET:

THENCE THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 355.59 FEET, AN ARC LENGTH OF 122.71 FEET, A CENTRAL ANGLE OF 19'46'19", AND A CHORD BEARING OF N 80'21'26" E, AND A CHORD DISTANCE OF 122.10 FEET; THENCE S 89'02'02" E, 701.20 FEET;

THENCE THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 649.14 FEET, AN ARC LENGTH OF 159.27 FEET, A CENTRAL ANGLE OF 14°03'29", AND A CHORD BEARING OF N 81°13'49" E, AND A CHORD DISTANCE OF 158.87 FEET; THENCE N 7416'11" E, 601.82 FEET TO THE CENTER OF A CUL-DE-SAC HAVING A RADIUS OF 50 FEET, BEING THE POINT OF TERMINUS OF SAID EASTERN EASEMENT, SAID POINT LYING S 53'07'43" E,

1468.42 FEET FROM THE NORTH QUARTER CORNER (N¼) SAID SECTION 31, BEING MONUMENTED WITH A 3.25" BLM BRASS CAP SUBJECT EASEMENT BEING ± 3398.52 FEET IN LENGTH (±205.97 RODS) GINNING AT ABOVE MENTIONED BIFURCATION POINT A, THENCE S 64°40'06" E, 41.03 FEET;

THENCE THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 342.47 FEET, A CENTRAL ANGLE OF 71°21′11″, A CHORD BEARING OF S 28°59′31″ E, A CHORD DISTANCE OF 320.76 FEET;

THENCE S 06'40'49" W, 1265.09 FEET THENCE THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 1011.44 FEET, AN ARC LENGTH OF 121.55 FEET, A CENTRAL ANGLE OF 06*53'07", A CHORD BEARING OF S 03*14'15' W, AND A CHORD DISTANCE OF 121.47 FFFT: THENCE S 00°12'18" E, 1303.09 FEET TO A POINT AT WHICH SAID EASEMENT BIFURCATES INTO A WESTERN EASEMENT AND A SOUTHEASTERN EASEMENT (BIFURCATION POINT B), SAID POINT LYING S 42'49'04" W, 1936.79 FEET FROM THE EAST QUARTER CORNER OF SAID SECTION 31, MONUMENTED WITH A BRASS CAP PER BLM SURVEY, SUBJECT EASEMENT BEING ± 3073.10 FEET IN LENGTH (±186.25)

WESTERN EASEMENT: THENCE S 89°21′56″ W, 1095.30 FEET;

RODS), EASEMENT CENTERLINES CONTINUING AS DESCRIBED AS FOLLOWS;

THENCE THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 62.39 FEET, A CENTRAL ANGLE OF 71°29'17", A CHORD BEARING OF S 53°37'17" W, AND A CHORD DISTANCE OF 58.42 FEET; THENCE S 17°52′38″ W, 189.77 FEET

THENCE THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 80.59 FEET, A CENTRAL ANGLE OF 23.05'16", A CHORD BEARING OF S 06.20'00" W, AND A CHORD DISTANCE OF 80.05 FEET;

THENCE S 05°12′38″ E, 102.08 FEET THENCE THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 114.74 FEET, A CENTRAL ANGLE OF 37'34'01", A CHORD BEARING OF S 13'34'22" W, AND A CHORD DISTANCE 112.70 FFFT:

THENCE S 32°21'23" W, 114.69 FEET; THENCE THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 120.24 FEET, A CENTRAL ANGLE OF 27.33'25", A CHORD BEARING OF S 18.34'40" W, AND A CHORD

DISTANCE OF 119.08 FEET: THENCE S 04°47′58" W, 307.28 FEET THENCE THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 170.01 FEET, A CENTRAL ANGLE OF 55°39'37", A CHORD BEARING OF S 32°37'47" W, AND A CHORD

DISTANCE OF 163.40 FEET; THENCE S 60°27'35" W, 327.66 FEET THENCE THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 368.89 FEET, AN ARC LENGTH OF 606.58 FEET, A CENTRAL ANGLE OF 94*12'49", A CHORD BEARING OF S 13*21'11" W, AND A CHORD

THENCE S 33'45'13" E, 107.21 FEET TO THE CENTER OF A CUL-DE-SAC HAVING A RADIUS OF 50', SAID POINT BEING THE POINT OF TERMINUS OF SUBJECT EASEMENT AND LYING S 34'38'16" W, 779.48 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 31, MONUMENTED WITH A BRASS CAP PER BLM SURVEY. SUBJECT EASEMENT BEING ± 5608.83 FEET IN LENGTH (±339.92 RODS)

(IN FEET)

1 inch = 500

SOUTHEASTERN EASEMENT:
BEGINNING AT ABOVE MENTIONED BIFURCATION POINT B, THENCE S 00°12′18″ E, 639.00 FEET; THENCE THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 126.68 FEET, A CENTRAL ANGLE OF 29°01'58", A CHORD BEARING OF S 14°43'17" E, AND A CHORD DISTANCE OF 125.33 FEET: THENCE S 29°14′16" E. 512.08 FEET:

THENCE THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET, AN ARC LENGTH OF 186.60 FEET; A CENTRAL ANGLE OF 61.05/36", A CHORD BEARING OF S 59.47'04" E, AND A CHORD

DISTANCE OF 177.88 FEET; THENCE N 89°40'08" E, 887.80 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 31, MONUMENTED WITH A BRASS CAP PER BLM SURVEY; THENCE N 89'40'08" E, 275.79 FEET;

THENCE THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 1699.63 FEET, AND AN ARC LENGTH OF 485.80 FEET, A CENTRAL ANGLE OF 16°22'36", AND A CHORD BEARING OF S 82°08'31" E, AND A CHORD DISTANCE OF 484.15 FEET; THENCE S 73°57'15" W, 604.48 FEET;

THENCE THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 698.77 FEET, AN ARC LENGTH OF 642.36 FEET, A CENTRAL ANGLE OF 52°40'12", AND AN CHORD BEARING OF N 79°42'40" E, AND A CHORD DISTANCE OF 619.98 FEET; THENCE N 53°20'55" E, 30.32 FEET;

THENCE THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 164.35 FEET, AN ARC LENGTH OF 152.51 FEET, A CENTRAL ANGLE OF 53*10'05", AN CHORD BEARING OF N 79*39'22" E, AND A CHORD DISTANCE OF 147.10 FEET; THENCE S 74°04'26" E, 212.25 FEET;

THENCE THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 342.38 FEET, AN ARC LENGTH OF 467.80 FEET, A CENTRAL ANGLE OF 78.17.04", AN CHORD BEARING OF N 66.42'17" E, AND A CHORD DISTANCE OF 432.25 FEET; THENCE N 27°29'00" E, 157.49 FEET;

THENCE THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 146.51 FEET, AN ARC LENGTH OF 208.96 FEET, A CENTRAL ANGLE OF 81*43'04", AN CHORD BEARING OF N 68*19'44" E, AND A CHORD DISTANCE OF 191.69 FEET; THENCE S 70°49'32" E, 473.62 FEET; THENCE THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 707.24 FEET, AN ARC LENGTH OF 240.00 FEET, A CENTRAL ANGLE OF 19°26'37", AN CHORD BEARING F S 80°33'15" E, AND A CHORD

DISTANCE OF 238.85 FEET; THENCE N 89'38'52" E, 423.62 FEET;

THENCE N 00°30'33" W, 20.00 FEET TO THE CENTER OF A CUL-DE-SAC HAVING A RADIUS OF 50 FEET; SAID POINT BEING THE POINT OF TERMINUS SAID EASEMENT AND LYING N 84°31'02" E, 559.12 FEET FROM THE NORTH EAST CORNER OF SECTION 6, TOWNSHIP 56 NORTH, RANGE 83 WEST, SUBJECT EASEMENT BEING ± 6747.13 FEET IN LENGTH (±408.93 RODS)

> FOR: EXCALIBUR CONSTRUCTION SHERIDAN, WYOMING