

RECORD OF SURVEY
BOUNDARY LINE ADJUSTMENT

E1/2NW1/4, E1/2SW1/4 SECTION 15,
SE1/4SW1/4, SECTION 10, T57N, R83W,
6TH P.M., SHERIDAN COUNTY, WYOMING

FOR THE PURPOSE OF COMPLETING A BOUNDARY LINE ADJUSTMENT IN
ACCORDANCE WITH WYOMING LAW AND WHICH DOES NOT HAVE THE EFFECT
OF CREATING ANY NEW, SEPARATELY OWNED PARCEL.



SCALE: 1"=300'
BEARINGS ARE BASED ON THE
WYOMING COORDINATE SYSTEM
NAD 1983, EAST CENTRAL ZONE
DISTANCES ARE ADJUSTED TO SURFACE BY
THE COMBINED ADJUSTMENT FACTOR OF 1.000238

TRACT No.1

A tract of land situated in the E1/2NW1/4, E1/2SW1/4 of Section 15 and the SE1/4SW1/4 of
Section 10, Township 57 North, Range 83 West, 6th P.M., Sheridan County, Wyoming;
said tract being more particularly described as follows:

COMMENCING at the north quarter corner of said Section 15 (monumented with a 3"
brass cap per PE & LS 537); thence N89°16'17"W, 160.51 feet along the north line of
said Section 15 to a 2" aluminum cap per PLS 5369 being the POINT OF BEGINNING
of said tract, said point lying on the west right of way line of the Decker Railroad Spur
as retraced by PLS 529 and the east line of a tract recorded in Book 495 of Deeds, Page
144; thence S00°47'23"E, 7.33 feet along said lines to a 2" aluminum cap per PLS 5369;
thence S01°37'08"E, 101.88 feet along said lines to a 2" aluminum cap per PLS 5369;
thence S00°41'15"E, 708.91 feet along said lines to a 2" aluminum cap per PLS 5369;
thence S02°27'17"E, 1287.10 feet along said lines to an "X" stenciled per PLS 5369;
thence S01°51'30"E, 300.06 feet along said lines to a 2" aluminum cap per PLS 5369;
thence S88°08'33"W, 10.00 feet along said lines to a 2" aluminum cap per PLS 5369;
thence S01°51'27"E, 200.00 feet along said lines to a 2" aluminum cap per PLS 5369;
thence N88°08'33"E, 10.00 feet along said lines to a 2" aluminum cap per PLS 5369;
thence S01°51'50"E, 1497.77 feet along said lines to a 1 1/2" aluminum cap per PLS 529;
thence N30°43'12"W, 76.10 feet leaving said right of way line to a 2" aluminum cap per
PLS 5369, lying on the west line of a tract recorded in Book 495 of Deeds, Page 144;
thence N04°43'37"W, 1310.09 feet along said west line to a 2" aluminum cap per PLS
5369; thence N10°40'27"W, 91.65 feet along said west line to a 1 1/2" aluminum cap per
PLS 529 lying on the north line of said E1/2SW1/4 and being a point on the agreed
boundary adjustment line between the property owned by Youngs Creek Mining
Company, LLC and Brinkerhoff, INC; thence N10°31'45"W, 254.14 feet along said agreed
adjustment line to a 2" aluminum cap per PLS 5369 lying on a fence line; thence
N77°59'43"W, 1087.47 feet along said fence line and said adjustment line to a 2"
aluminum cap lying on the west line of said tract recorded in Book 495 of Deeds, Page
114 and lying on the west line of said E1/2SW1/4; thence N01°03'56"W, 2178.38 feet along
said west line to a 3/4" aluminum cap per PLS 5369 at the northwest corner of said
E1/2SW1/4; thence N00°17'07"E, 139.98 feet along the west line of said SE1/4SW1/4 and the
west line of said tract recorded in Book 495 of Deeds, Page 144 to a 2" aluminum cap
per PLS 5369 being the northwest corner of said recorded tract; thence S59°50'50"E,
284.93 feet along the north line of said Section 15; thence S89°16'17"E, 935.93 feet along
said north line to the POINT OF BEGINNING.

Containing 66.32 acres of land, more or less.

YOUNGS CREEK MINING COMPANY LLC
TO
KYLE BRINKERHOFF INC
TRACT No.2

A tract of land situated in the SE1/4NW1/4 of Section 15, Township 57 North, Range 83
West, 6th P.M., Sheridan County, Wyoming; said tract being more particularly described
as follows:

BEGINNING at the southwest corner of said SE1/4NW1/4 (monumented with a 3/4"
aluminum cap per PLS 5369); thence N01°03'56"W, 467.68 feet along the west line of
said SE1/4NW1/4 to a 2" aluminum cap per PLS 5369 lying on a fence line; thence
S77°59'43"E, 1087.47 feet along said fence line to a 2" aluminum cap per PLS 5369;
thence S10°31'45"E, 254.14 feet to a 1 1/2" aluminum cap per PLS 529 lying on the south
line of said SE1/4NW1/4; thence N89°33'39"W, 1101.46 feet with said south line to the
POINT OF BEGINNING.

Containing 8.84 acres of land, more or less.

RE: TWO (2) SIXTEEN (16) FOOT WIDE ACCESS EASEMENTS
YOUNGS CREEK MINING COMPANY LLC
TO
KYLE BRINKERHOFF INC

EASEMENT No.1

A sixteen (16) foot wide access easement lying eight (8) feet each side of a centerline of an
existing gravel access road, situated in the NE1/4SW1/4 of Section 15, Township 57 North,
Range 83 West, of the 6th Principle Meridian, Sheridan County, Wyoming, said easement
lying in a tract of land conveyed to Youngs Creek Mining Company LLC as described in
a Special Warranty Deed recorded in Book 495 of Deeds, Page 144; said centerline being
more particularly described as follows:

Commencing at a 3/4" aluminum cap per PLS 5369 monumenting the northwest corner of
said NE1/4SW1/4; thence S53°56'21"E, 1461.41 feet to the point of intersection with said
centerline and the west line of said tract described in Book 495 of Deeds, Page 144 being
the POINT OF BEGINNING of said easement; thence along said centerline, through a
curve to the left having a Radius of 104.59 feet, a delta of 76°59'25", an arch length of
140.53 feet, a Chord Bearing of N02°25'05"W and a Chord Length of 130.20 feet to a
point; thence N40°54'48"W, 8.88 feet along said centerline to a point on said west line
being the POINT OF TERMINUS of said easement and being S58°16'18"E, 1375.67 feet
from said northwest corner.

EASEMENT No.2

A sixteen (16) foot wide access easement lying eight (8) feet each side of a centerline of an
existing gravel access road, situated in the NE1/4SW1/4 of Section 15, Township 57 North,
Range 83 West, of the 6th Principle Meridian, Sheridan County, Wyoming, said easement
lying in a tract of land conveyed to Youngs Creek Mining Company LLC as described in
a Special Warranty Deed recorded in Book 495 of Deeds, Page 144; said centerline being
more particularly described as follows:

Commencing at a 3/4" aluminum cap per PLS 5369 monumenting the northwest corner of
said NE1/4SW1/4; thence S71°15'44"E, 1206.23 feet to the point of intersection with said
centerline and the west line of said tract described in Book 495 of Deeds, Page 144 being
the POINT OF BEGINNING of said easement; thence N08°15'58"W, 11.28 feet along
said centerline to a point; thence N04°38'27"W, 72.71 feet along said centerline to a
point; thence N28°49'12"W, 28.08 feet along said centerline to a point on said west line
being the POINT OF TERMINUS of said easement and being S75°16'47"E, 1173.42 feet
from said northwest corner.

NOTICE
This plat is an image, or reproduction of the original as is recorded in the
Sheridan County Clerk's Office. It is not a certified, complete or
authoritative depiction of current property lines, easements or rights-of-
way. Delineations, measurement or representations may have occurred
since the original plat was recorded.

RECORD OF SURVEY

SHEET 4 OF 6

SITUATED IN THE E1/2NW1/4, E1/2SW1/4 SECTION 15,
SE1/4SW1/4, SECTION 10, T57N, R83W,
6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

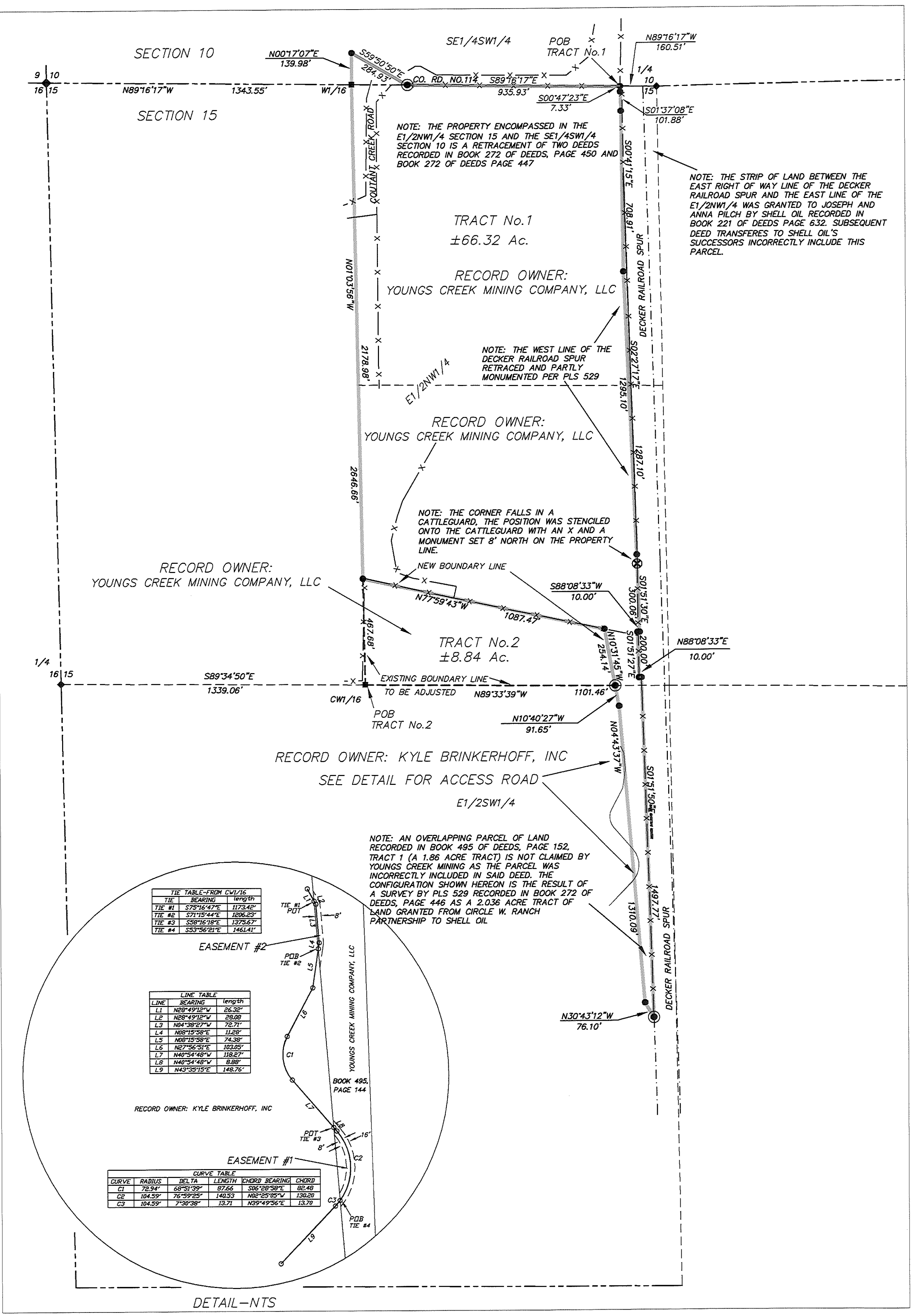
LEGEND:

- FOUND 3" BRASS CAP PER P&LS 537
- FOUND 1-1/2" ALUMINUM CAP PER PLS 529
- SET 3-1/4" ALUMINUM CAP PER PLS 5369
- SET 2" ALUMINUM CAP PER PLS 5369
- STENCILED "X" ON CATTLEGUARD
- PROPERTY LINE
- SECTION LINE
- INTERIOR SECTION LINE
- RAILROAD RIGHT-OF-WAY
- FENCE LINE

RESTFELDT
SURVEYING
2340 METLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415

CLIENT: CLOUD PEAK ENERGY

JN: 2012-042
DN: 2012-042Wyo
TAB: Sheet104
TOD: T2012-042WYO
JANUARY, 2017



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