

| CURVE | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD LENGTH |
|-------|-----------|----------|----------|---------------|--------------|
| C1 | 20°48'19" | 804.00' | 291.95' | S79°38'44"E | 290.35' |
| C2 | 10°19'13" | 1070.00' | 192.73' | N84°45'41"E | 192.47' |
| C3 | 22°43'14" | 1430.00' | 567.07' | S89°01'19"E | 563.36' |
| C4 | 13°51'23" | 1430.00' | 345.83' | S70°44'00"E | 344.99' |
| C5 | 7°37'15" | 1430.00' | 190.20' | S59°59'42"E | 190.06' |
| C6 | 35°14'31" | 606.62' | 373.12' | S71°53'05"E | 367.27' |
| C7 | 2°32'41" | 864.00' | 38.37' | S72°02'17"E | 38.37' |
| C8 | 16°44'17" | 864.00' | 252.41' | S81°40'46"E | 251.51' |
| C9 | 10°19'22" | 1130.00' | 203.59' | N84°45'21"E | 203.31' |
| C10 | 44°09'25" | 1370.00' | 1055.84' | S78°18'22"E | 1029.90' |
| C11 | 21°01'35" | 666.62' | 244.64' | S64°48'51"E | 243.27' |
| C12 | 14°12'45" | 666.62' | 165.36' | S82°26'01"E | 164.93' |
| C13 | 3°36'07" | 864.00' | 54.32' | S68°57'53"E | 54.31' |
| C14 | 2°04'41" | 804.00' | 29.16' | S68°12'14"E | 29.16' |

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N00°16'55"W | 63.96' |
| L2 | N79°37'29"E | 96.30' |
| L3 | N79°37'29"E | 60.90' |
| L4 | N79°37'29"E | 121.42' |
| L5 | S89°33'23"E | 57.65' |
| L6 | S00°03'01"E | 46.93' |

| INDEX NUMBER | WIDTH & TYPE | BOOK | PAGE |
|--------------|---|------|------|
| 1 | 20' WATERLINE EASEMENT | 579 | 469 |
| 2 | 26' WATERLINE EASEMENT | 502 | 631 |
| 3 | SHERIDAN COUNTY PERPETUAL R/W & CONVEYING PROPERTY | 461 | 189 |
| 4 | 16' TELECOMMUNICATIONS EASEMENT | 451 | 443 |
| 5 | 60' R/W DEED TO SHERIDAN COUNTY (DOCUMENT WAS RECORDED IN WRING "RANGE") IT DOES NOT ENCUMBER THIS PROPERTY | 348 | 349 |
| 6 | 15' MDU UNDERGROUND ELECTRIC RIGHT-OF-WAY EASEMENT | 341 | 605 |
| 7 | 16' TELEPHONE R/W EASEMENT | 205 | 54 |
| 8 | MDU ELECTRIC LINE RIGHT-OF-WAY EASEMENT (BLANKET) | 109 | 440 |
| 9 | MDU RIGHT-OF-WAY EASEMENT (BLANKET) | 79 | 471 |

NOTES:

1. DEEDS AND EASEMENTS OF RECORD WERE PROVIDED BY WILCOX ABSTRACT & TITLE COMPANY. A TITLE COMMITMENT WAS NOT REQUIRED FOR THIS PROJECT. WILCOX ABSTRACT & TITLE COMPANY AND PRESTFELDT SURVEYING, LLC DID A PRELIMINARY SEARCH FOR DEEDS AND EASEMENTS OF RECORD AT THE SHERIDAN COUNTY COURT HOUSE. THIS SEARCH DOES NOT CONSTITUTE A GUARANTEE OR POLICY OF TITLE INSURANCE, AND DOES NOT GUARANTEE THAT ALL EASEMENTS OF RECORD ARE SHOWN ON THIS DRAWING.

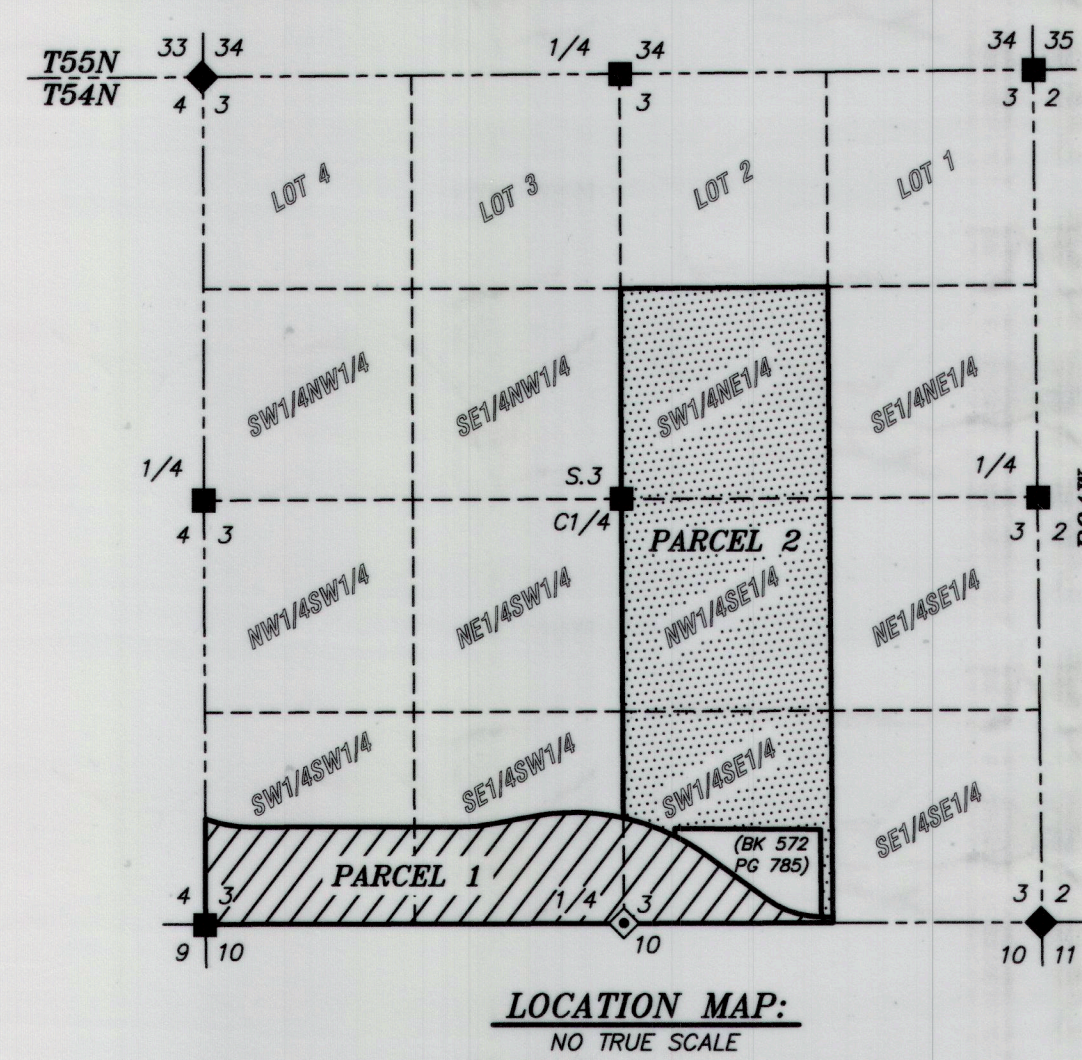
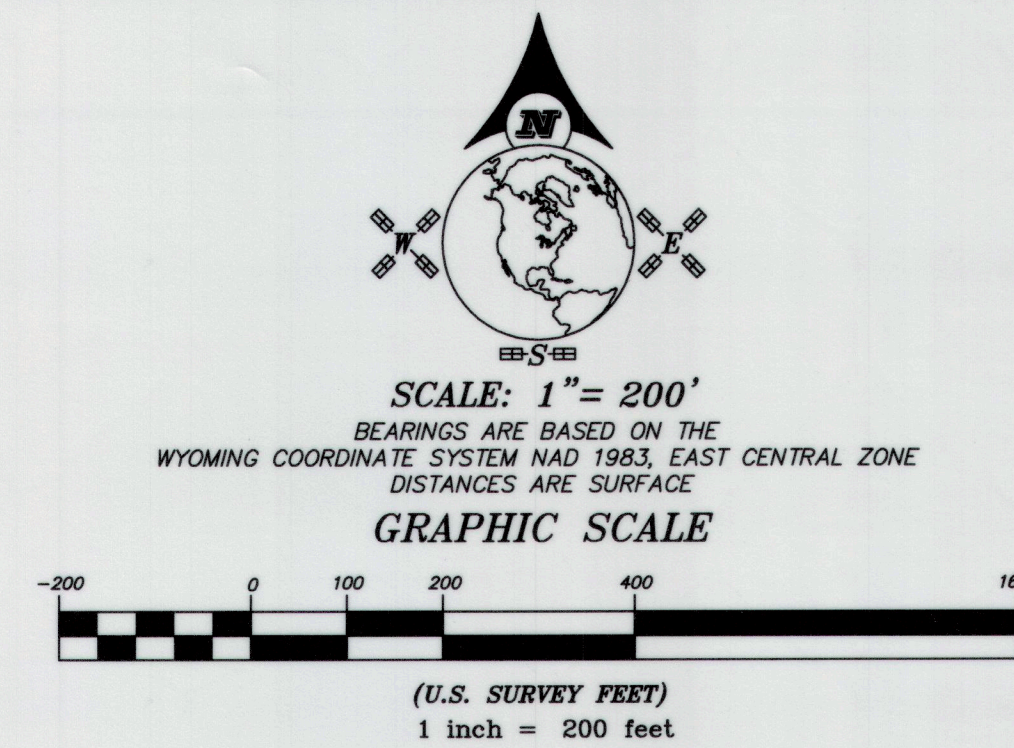
2. MONUMENTS ESTABLISHED BY PE&LS 3864 AT THE NORTHEAST CORNER, AND THE SOUTHEAST CORNER OF LOT 8, BLOCK R, POWDER HORN RANCH PUD PHASE SEVEN WERE "NOT ACCEPTED". THE TWO MONUMENTS ARE APPROXIMATELY ONE FOOT EAST OF THE SENIOR DEED LINE AS DESCRIBED IN QUITCLAIM DEED RECORDED JUNE 28, 1985 PER BOOK 374 OF DEEDS, PAGE 313 TO THE POWDER HORN RANCH, LLC, WHICH IS A STRAIGHT LINE BETWEEN THE CENTER QUARTER CORNER OF SECTION 3, TOWNSHIP 54 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, AND THE NORTHEAST CORNER OF SADDLE VIEW MEADOWS SUBDIVISION. ESTABLISHED A MONUMENT AT THE INTERSECTION OF THE SENIOR DEED LINE (CENTER QUARTER LINE) AND A STRAIGHT LINE BETWEEN MONUMENTS FOUND AT THE NORTHEAST CORNER AND THE NORTHWEST CORNER OF LOT 8, BLOCK R, POWDER HORN RANCH PUD PHASE SEVEN. ESTABLISHED A MONUMENT AT THE INTERSECTION OF THE SENIOR DEED LINE (CENTER QUARTER LINE) AND A STRAIGHT LINE BETWEEN MONUMENTS FOUND AT THE SOUTHEAST CORNER AND THE SOUTHWEST CORNER OF LOT 8, BLOCK R, POWDER HORN RANCH PUD PHASE SEVEN.

LEGEND:

- SET 2" ALUMINUM CAP PER PLS 6812
- FOUND 2" ALUMINUM CAP PER PE&LS 3864 (NOT ACCEPTED)
- SET 2" ALUMINUM CAP PER PLS 6812 (SEE NOTE: 2)
- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND 2" OR 1-1/2" ALUMINUM CAP PER PLS 2615
- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- FOUND 2" ALUMINUM CAP PER PE&LS 3864
- FOUND 1-1/2" ALUMINUM CAP INSIDE IRON PIPE PER PLS 102
- FOUND 1" PLASTIC CAP PER PLS 2333
- FOUND 5/8" REBAR
- CALCULATED NOTHING FOUND/NOTHING SET
- WC WITNESS CORNER
- (R) RECORD
- (M) MEASURED
- BOUNDARY/PARCEL/LOT LINE
- SECTION LINE
- INTERIOR SECTION LINE
- RIGHT-OF-WAY LINE
- EASEMENT AS NOTED
- USE RESTRICTION AREA LINE
- FENCE LINE (SURVEYED 2021)

EASEMENTS OF RECORD

| INDEX NUMBER | WIDTH & TYPE | BOOK | PAGE |
|--------------|---|------|------|
| 1 | 20' WATERLINE EASEMENT | 579 | 469 |
| 2 | 26' WATERLINE EASEMENT | 502 | 631 |
| 3 | SHERIDAN COUNTY PERPETUAL R/W & CONVEYING PROPERTY | 461 | 189 |
| 4 | 16' TELECOMMUNICATIONS EASEMENT | 451 | 443 |
| 5 | 60' R/W DEED TO SHERIDAN COUNTY (DOCUMENT WAS RECORDED IN WRING "RANGE") IT DOES NOT ENCUMBER THIS PROPERTY | 348 | 349 |
| 6 | 15' MDU UNDERGROUND ELECTRIC RIGHT-OF-WAY EASEMENT | 341 | 605 |
| 7 | 16' TELEPHONE R/W EASEMENT | 205 | 54 |
| 8 | MDU ELECTRIC LINE RIGHT-OF-WAY EASEMENT (BLANKET) | 109 | 440 |
| 9 | MDU RIGHT-OF-WAY EASEMENT (BLANKET) | 79 | 471 |



LEGAL DESCRIPTIONS:

PARCEL 1

A TRACT OF LAND SITUATED IN THE SW¼SW¼ AND THE S¼SW¼ OF SECTION 3, TOWNSHIP 54 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3 (MONUMENTED WITH A 1½" ALUMINUM CAP SET INSIDE AN IRON PIPE PER PLS 102); THENCE S89°51'54"W, 2643.47 FEET ALONG THE SOUTH LINE OF SAID S¼SW¼ TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SAID SECTION 3 (MONUMENTED WITH A 3¼" ALUMINUM CAP PER PLS 2615); THENCE N00°16'55"W, 660.93 FEET ALONG THE WEST LINE OF SAID S¼SW¼ TO A POINT, SAID POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF BIRD FARM ROAD (AKA COUNTY ROAD NO. 28); THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF BIRD FARM ROAD (AKA COUNTY ROAD NO. 28) THROUGH A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 20°48'19", A RADIUS OF 804.00 FEET, A CHORD BEARING OF S79°38'44"E, AND A CHORD LENGTH OF 290.35 FEET TO A POINT; THENCE N89°56'52"E, 648.03 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF SADDLE VIEW MEADOWS SUBDIVISION; THENCE N89°57'23"E, 680.19 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND THE SOUTH LINE OF SAID SADDLE VIEW MEADOWS SUBDIVISION TO A POINT; THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SAID SOUTH LINE OF SAID SADDLE VIEW MEADOWS SUBDIVISION THROUGH A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 10°19'13", A RADIUS OF 1070.00 FEET, AN ARC LENGTH OF 192.73 FEET, A CHORD BEARING OF N84°45'41"E, AND A CHORD LENGTH OF 192.47 FEET TO A POINT; THENCE N79°37'29"E, 278.62 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SAID SOUTH LINE OF SAID SADDLE VIEW MEADOWS SUBDIVISION TO A POINT; THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SAID SOUTH LINE OF SAID SADDLE VIEW MEADOWS SUBDIVISION THROUGH A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 22°43'14", A RADIUS OF 1430.00 FEET, AN ARC LENGTH OF 567.07 FEET, A CHORD BEARING OF S89°01'19"E, AND A CHORD LENGTH OF 563.36 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID SADDLE VIEW MEADOWS SUBDIVISION; THENCE, CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THROUGH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 13°51'23", A RADIUS OF 1430.00 FEET, AN ARC LENGTH OF 345.83 FEET, A CHORD BEARING OF S70°44'00"E, AND A CHORD LENGTH OF 344.99 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 572 OF DEEDS, PAGE 785; THENCE, CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND THE SOUTHERLY LINE OF SAID TRACT DESCRIBED IN BOOK 572 OF DEEDS, PAGE 785 THROUGH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 0°73'15", A RADIUS OF 1430.00 FEET, AN ARC LENGTH OF 190.20 FEET, A CHORD BEARING OF S59°59'42"E, AND A CHORD LENGTH OF 190.06 FEET TO A POINT; THENCE, S54°17'11"E, 510.00 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SAID SOUTHERLY LINE OF SAID TRACT DESCRIBED IN BOOK 572 OF DEEDS, PAGE 785 TO A POINT; THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SAID SOUTHERLY LINE OF SAID TRACT DESCRIBED IN BOOK 572 OF DEEDS, PAGE 785 THROUGH A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 35°14'31", A RADIUS OF 606.62 FEET, AN ARC LENGTH OF 373.12 FEET, A CHORD BEARING OF S71°53'05"E, AND A CHORD LENGTH OF 367.27 FEET TO A POINT; THENCE S89°36'35"E, 48.72 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND SAID SOUTHERLY LINE OF SAID TRACT DESCRIBED IN BOOK 572 OF DEEDS, PAGE 785 TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED IN BOOK 572 OF DEEDS, PAGE 785; THENCE S89°43'07"E, 235.55 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF BIRD FARM ROAD (AKA COUNTY ROAD NO. 28) TO A POINT, SAID POINT LYING ON THE EAST LINE OF SAID SW¼SW¼; THENCE S00°29'16"E, 37.03 FEET ALONG SAID EAST LINE OF SAID SW¼SW¼ TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF SAID SW¼SW¼ (MONUMENTED WITH A 3¼" ALUMINUM CAP PER PLS 6812); THENCE S89°50'55"W, 236.47 FEET ALONG THE SOUTH LINE OF SAID SW¼SW¼ TO A POINT, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID BIRD FARM ROAD (AKA COUNTY ROAD NO. 28); THENCE, CONTINUE S89°50'55"W, 1085.66 FEET ALONG SAID SOUTH LINE OF SAID SW¼SW¼ TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 48.23 ACRES OF LAND, MORE OR LESS.

PARCEL 2

TOWNSHIP 54 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

SECTION 3: SW¼NE¼ (PATENTED 40 ACRES; MEASURED 39.93 ACRES MORE OR LESS)
NW¼SE¼ (PATENTED 40 ACRES; MEASURED 40.02 ACRES MORE OR LESS)

INCLUDING: A TRACT OF LAND SITUATED IN THE SW¼SW¼ OF SECTION 3, TOWNSHIP 54 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

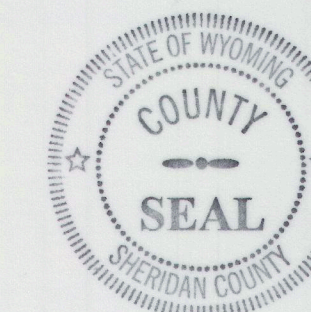
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 3 (MONUMENTED WITH A 1½" ALUMINUM CAP SET INSIDE AN IRON PIPE PER PLS 102); THENCE N00°20'07"W, 661.76 FEET ALONG THE WEST LINE OF SAID SW¼SW¼ TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF BIRD FARM ROAD (AKA COUNTY ROAD NO. 28) AND BEING THE SOUTHEAST CORNER OF SADDLE VIEW MEADOWS SUBDIVISION; THENCE, CONTINUE N00°20'07"W, 663.67 FEET ALONG SAID WEST LINE OF SAID SW¼SW¼ AND THE EAST LINE OF SAID SADDLE VIEW MEADOWS SUBDIVISION TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID SADDLE VIEW MEADOWS SUBDIVISION; THENCE, CONTINUE N00°20'07"W, 3.66 FEET ALONG SAID WEST LINE OF SAID SW¼SW¼ TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID SW¼SW¼ (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE N89°47'44"E, 1318.57 FEET ALONG THE NORTH LINE OF SAID SW¼SW¼ TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID SW¼SW¼ (MONUMENTED WITH A 2" ALUMINUM CAP PER PLS 6812); THENCE S00°29'18"E, 1293.30 FEET ALONG THE EAST LINE OF SAID SW¼SW¼ TO A POINT, SAID POINT LYING ON THE WEST LINE OF BIRD FARM ROAD (AKA COUNTY ROAD NO. 28); THENCE N89°33'23"W, 23.55 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF BIRD FARM ROAD (AKA COUNTY ROAD NO. 28) TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 572 OF DEEDS, PAGE 785, AND LYING ON THE WEST RIGHT-OF-WAY LINE OF MCCORMICK ROAD (AKA COUNTY ROAD NO. 109); THENCE N00°33'44"W, 546.71 FEET ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 572 OF DEEDS, PAGE 785 AND SAID WEST RIGHT-OF-WAY LINE OF MCCORMICK ROAD (AKA COUNTY ROAD NO. 109) TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID TRACT DESCRIBED IN BOOK 572 OF DEEDS, PAGE 785; THENCE N89°33'23"W, 971.17 FEET ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 572 OF DEEDS, PAGE 785 TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 572 OF DEEDS, PAGE 785; THENCE S00°29'18"E, 46.93 FEET ALONG THE WEST LINE OF SAID TRACT DESCRIBED IN BOOK 572 OF DEEDS, PAGE 785 TO A POINT, SAID POINT LYING ON SAID NORTHERLY RIGHT-OF-WAY LINE OF BIRD FARM ROAD (AKA COUNTY ROAD NO. 28); THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF BIRD FARM ROAD (AKA COUNTY ROAD NO. 28) THROUGH A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 13°51'23", A RADIUS OF 1430.00 FEET, AN ARC LENGTH OF 345.83 FEET, A CHORD BEARING OF N70°44'00"W, AND A CHORD LENGTH OF 344.99 FEET TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 22.57 ACRES OF LAND, MORE OR LESS.

CERTIFICATE OF RECORDER

STATE OF WYOMING : ss
COUNTY OF SHERIDAN

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 1:53 O'CLOCK P.M.,
THIS 12, DAY of May, 2021, AND IS DULY RECORDED AS SURVEY # 6812, PAGE 627
FEE \$ 50.00



Eda Schunk Thompson
COUNTY CLERK

STAMP RECEIVING NUMBER 2021-769017

SURVEYOR'S CERTIFICATE

STATE OF WYOMING : ss
COUNTY OF SHERIDAN
I, THOMAS D. TUCKER, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

Professional Land Surveyor
THOMAS D. TUCKER
8812
MAY 12, 2021
WYOMING

RECORD OF SURVEY GARBER AGRI-BUSINESS, INC.

SITUATED IN THE SW¼NE¼, W¼SE¼ & THE S¼SW¼ OF SECTION 3, TOWNSHIP 54 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

CLIENT: GARBER AGRI-BUSINESS INC.
P.O. BOX 310
BIG HORN, WY 82833

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

JN: 2021-012 SL: 1
DN: 2021-012-RS
TAB: ROS
PF: 12021-012
REVIEWED BY: USP & CT
MAY 12, 2021