

PRE-ANNEXATION AGREEMENT AND PETITION

This Pre-Annexation Agreement and Petition, hereinafter referred to as AGREEMENT, made this 22nd day of July, 2021, by and between Curt and Megan Hendrickson, and their heirs, successors in interests and assigns, hereinafter referred to as LANDOWNER, and the City of Sheridan, Wyoming, a municipal corporation and City of the First Class, hereinafter referred to as CITY.

WHEREAS, the LANDOWNER is the record owner of a certain tract of land, described as follows: See Exhibit "A" attached hereto and incorporated herein 2757 W. 17th St.
Sheridan, WY 82801

This tract of land, or any smaller part or parcel which may be conveyed as a separate tract, whether or not subdivided, shall hereinafter be referred to as the LAND.

WHEREAS, the LAND is currently contiguous to the CITY; and

WHEREAS, the LANDOWNER desires to receive certain CITY services in exchange for a commitment to annex, at the direction of the CITY; and

NOW, THEREFORE, the parties above named have decided to set forth all of their agreements concerning the annexation of the property as follows:

1. The parties acknowledge that the LAND is currently contiguous to the City limits of the CITY and is within the natural growth area of the CITY. The LANDOWNER agrees and covenants for himself and his heirs, assigns and successors in interest to take all remaining actions at any time, and at the sole discretion of the CITY, to comply with State annexation law and to complete the annexation of the LAND into the CITY. The LANDOWNER, or any successor in interest, shall incorporate this requirement to annex into the CITY on each and every deed for any parcel of land existing or created within the LAND. The LANDOWNER shall adhere to the **City Comprehensive Plan**, appropriate restrictions pertaining thereto, and the **2001 City of Sheridan Traffic Study**, and all amendments thereto. All lands existent at the time of this AGREEMENT, if subdivided and approved by Sheridan County, along with any agreements, covenants, restrictions or zones, shall be submitted to the City Council for approval prior to the recording of the subdivision plat or a sale of any parcel. A commitment or restriction shall be included in every deed or land sale contract executed by the LANDOWNER, whether or not presently platted or subdivided, subsequent to the date of approval of this AGREEMENT, noting that the parcel "shall annex to the CITY without protest, at the discretion and direction of the Sheridan City Council". The commitment to annex shall be recorded as part of each deed and is a covenant running with the property known as the LAND, enforceable by the CITY.

2. This AGREEMENT does not relieve the LANDOWNER, or any successor in interest, from any requirements of the City of Sheridan Subdivision Regulations, when the LAND is further subdivided, and that the subdivision shall be in accordance with all relevant CITY ordinances and other regulations in effect at this time.

3. The LANDOWNER shall construct any and all new buildings or structures on the property in complete conformity with the current building codes and all other codes, as adopted by the City of Sheridan, and the LANDOWNER shall certify such compliance to the Building Official of the City of Sheridan.

4. Upon annexation to the CITY, the CITY shall provide municipal services on the same level as provided to other areas of the CITY, according to state statutes and local ordinances.

5. The parties acknowledge that all CITY utilities and services are required to service lands annexed to the CITY. The parties further acknowledge that this AGREEMENT is a petition to create a local improvement district, as specified in §15-6-203 W.S., 1977, and therefore, constitutes a waiver of the LANDOWNER's right to file protests and remonstrances, as provided by Wyo. Stat. Ann. §15-6-202(d) and §15-6-203. It is expressly understood that this AGREEMENT obligates the inclusion of the LAND, after annexation, in a district or districts which provide for the installation and construction of the following listed improvements, until all the improvements are constructed in compliance with City ordinances then in effect and accepted by the City Council. The improvements required are as follows:

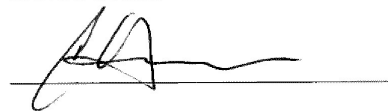
LANDOWNER shall be required to install, at LANDOWNER'S sole cost, all water infrastructure and sewer infrastructure for the LAND required under City ordinances in effect at the time of such installation for the benefit of the LAND so annexed. LANDOWNER further agrees to pay all costs and fees

associated with the annexation and installation (eg., costs of producing required drawings, exhibits, maps, etc.; filing and review fees; and other typical fees charged in similar processes. If a district(s) is formed which includes lands in addition to LANDOWNER'S LAND, then the LANDOWNER shall pay the cost of any infrastructure assessed to the property as part of the local improvement district in addition to any costs described above.

6. The parties further agree to the following specific items: None
7. The LANDOWNER hereby petitions the Sheridan City Council to accept this AGREEMENT as a petition to annex all of the LAND previously described above into the CITY limits of the City of Sheridan. LANDOWNER is the owner of all LAND described above. LANDOWNER and CITY agree that this petition may be filed with the City and/or County Clerk at any time, and at the sole discretion of the CITY.
8. LANDOWNER agrees to sign any other petition or petitions or to take any other action whatsoever to comply with State annexation law as they may be required by the CITY to facilitate the annexation. LANDOWNER further waives any irregularities in the annexation process and specifically waives his right to protest the said annexation. The parties acknowledge that the CITY may choose not to complete the annexation of LANDOWNER's LAND until additional logical and adjacent properties may be annexed simultaneously. LANDOWNER agrees to provide an annexation plat, prepared by a Wyoming registered land surveyor, at his sole cost and expense, upon the request of the CITY. The LANDOWNER specifically agrees and acknowledges that the timing of the annexation is within the sole discretion of the CITY. The CITY may initiate the annexation of the LAND described above at any time and without notice to LANDOWNER.
9. The CITY agrees to allow the LANDOWNER'S installation of water and/or sewer service line(s) and connection to the CITY's water and/or sewer main(s) at such a time the mains become available.
10. LANDOWNER agrees that any sidewalk currently in existence on any portion of the LAND or any sidewalk constructed on the LAND in the future shall be maintained by LANDOWNER and snow/ice shall be removed by LANDOWNER per City of Sheridan Ordinance.
11. This AGREEMENT, and every part thereof, shall constitute a covenant running with the LAND described above and may be enforced by the CITY by an action at law or equity.
12. This AGREEMENT shall inure to the benefit of, and be binding upon the parties hereto, their respective heirs, successors in interest and assigns. This AGREEMENT shall bind each and every successor in interest to the LAND or any portion or parcel thereof.
13. This AGREEMENT shall be governed by the laws of the State of Wyoming. The District Court of the Fourth Judicial District in Sheridan County, Wyoming, shall have venue and jurisdiction exclusively for any action in law or equity which may be instituted to enforce the terms of this AGREEMENT.
14. If any legal action is instituted to enforce any of the terms of this AGREEMENT, the unsuccessful party shall pay the successful party's reasonable attorneys' fees and all costs of the action including court costs, expert witness fees and all other actual expenses incurred in the prosecution of the action.
15. If any section, subsection, sentence, clause, phrase or portion of this AGREEMENT is for any reason held invalid or unconstitutional by any Court or other authority of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and shall not affect the validity of the remaining portions hereof, which shall remain in full force and effect.

DATED This 27th day of July, 2021.

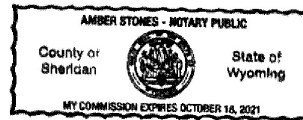
LANDOWNER:



STATE OF WYOMING)
COUNTY OF SHERIDAN)ss.

On July 22nd, 2021, before me, Amber Stones
personally appeared Megan & Curt Hendrickson, whom I know
personally, to be the signer(s) of the above and hereby acknowledge his/her/their signature(s).

Amber Stones
Notary Public
My Commission Expires: 10/18/2021

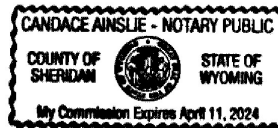


CITY OF SHERIDAN:

Rich Bridger
Rich Bridger, Mayor

ATTEST:

Cecilia Good
Cecilia Good, City Clerk



STATE OF WYOMING)
COUNTY OF SHERIDAN)

On August 30, 2021, before me, Candace Ainslie
personally appeared Richard Bridger + Cecilia Good, whom I know
personally, to be the signer(s) of the above and hereby acknowledge his/her/their signature(s).

Candace Ainslie
Notary Public
My Commission Expires: 4/11/24

EXHIBIT "A"

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (NE1/4) AND THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2 OF SE1/4) OF SECTION 17, AND THE SOUTHWEST QUARTER (SW1/4) OF SECTION 16, TOWNSHIP 56 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17, MONUMENTED WITH A 5 INCH BRASS CAP; THENCE S 00°20'07" E, ALONG THE EAST LINE OF SAID SECTION 17, 1642.28 FEET TO THE POINT OF BEGINNING;
THENCE S 00°20'07" E, ALONG SAID EAST LINE, 1043.82 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 17, MONUMENTED WITH AN ALUMINUM CAP; THENCE S 00°20'01" E, ALONG SAID EAST LINE, 8.41 FEET TO THE NORTHEAST CORNER OF AN EXCEPTION TO THE TRACT RECORDED IN INSTRUMENT NUMBER 2020-757675 OF SHERIDAN COUNTY RECORDS; THENCE N 87°15'03" W, ALONG THE BOUNDARY LINE OF SAID EXCEPTION, 208.00 FEET; THENCE S 02°44'57" W, ALONG SAID BOUNDARY LINE, 104.00 FEET; THENCE S 74°14'03" E, ALONG SAID BOUNDARY LINE, 221.89 FEET TO THE EAST LINE OF SAID SECTION 17; THENCE S 00°20'01" E, ALONG SAID EAST LINE, 1176.40 FEET TO THE SOUTH SIXTEENTH CORNER OF SECTIONS 17 AND 16, MONUMENTED WITH A 5 INCH BRASS CAP; THENCE N 87°56'59" E, 323.35 FEET TO A POINT; THENCE S 00°19'34" E, 1346.17 FEET TO THE SOUTH LINE OF SAID SECTION 16; THENCE S 87°22'24" W, ALONG SAID SOUTH LINE, 323.47 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 16, MONUMENTED WITH A 5 INCH BRASS CAP; THENCE N 00°19'34" W, ALONG THE WEST LINE OF SAID SECTION 16, 317.92 FEET TO THE CENTERLINE OF SOLDIER CREEK AND THE SOUTHEAST CORNER OF THE TRACT RECORDED IN SAID INSTRUMENT NUMBER 2020-757675; THENCE ALONG THE BOUNDARY LINE OF SAID TRACT, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 59.99 FEET, HAVING A CHORD BEARING OF S 61°07'49" W AND A CHORD LENGTH OF 50.94 FEET, A DISTANCE OF 52.61 FEET; THENCE ALONG SAID BOUNDARY LINE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, HAVING A CHORD BEARING OF S 71°02'33" W AND A CHORD LENGTH OF 22.96 FEET, A DISTANCE OF 24.46 FEET; THENCE N 73°55'16" W, ALONG SAID BOUNDARY LINE, 20.24 FEET; THENCE ALONG SAID BOUNDARY LINE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, HAVING A CHORD BEARING OF N 44°25'49" W AND A CHORD LENGTH OF 19.68 FEET, A DISTANCE OF 20.58 FEET; THENCE N 14°57'06" W, ALONG SAID BOUNDARY LINE, 53.47 FEET; THENCE ALONG SAID BOUNDARY LINE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 10.00 FEET, HAVING A CHORD BEARING OF N 62°35'01" W AND A CHORD LENGTH OF 14.78 FEET, A DISTANCE OF 16.63 FEET; THENCE S 69°46'30" W, ALONG SAID BOUNDARY LINE, 35.73 FEET; THENCE N 86°34'25" W, ALONG SAID BOUNDARY LINE, 16.00 FEET; THENCE N 61°27'32" W, ALONG SAID BOUNDARY LINE, 84.99 FEET; THENCE N 83°26'18" W, ALONG SAID BOUNDARY LINE, 204.98 FEET; THENCE N 71°47'31" W, ALONG SAID BOUNDARY LINE, 125.99 FEET; THENCE S 74°40'26" W, ALONG SAID BOUNDARY LINE, 66.41 FEET; THENCE N 60°35'03" W, ALONG SAID BOUNDARY LINE, 92.21 FEET; THENCE ALONG SAID BOUNDARY LINE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 44.99 FEET, HAVING A CHORD BEARING OF N 79°58'36" W AND A CHORD LENGTH OF 29.88 FEET, A DISTANCE OF 30.46 FEET; THENCE ALONG SAID BOUNDARY LINE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, HAVING A CHORD BEARING OF N 58°39'00" W AND A CHORD LENGTH OF 39.14 FEET, A DISTANCE OF 42.63 FEET; THENCE N 17°55'54" W, ALONG SAID BOUNDARY LINE, 56.99 FEET; THENCE N 29°40'09" W, ALONG SAID BOUNDARY LINE, 21.01 FEET; THENCE N 09°14'07" W, ALONG SAID BOUNDARY LINE, 32.62 FEET; THENCE ALONG SAID BOUNDARY LINE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 10.00 FEET, HAVING A CHORD BEARING OF N 48°42'44" W AND A CHORD LENGTH OF 12.71 FEET, A DISTANCE OF 13.78 FEET; THENCE N 22°44'29" E, 811.88 FEET; THENCE N 87°32'07" W, 570.43 FEET TO THE CENTERLINE OF THE 120 FEET WIDE RIGHT-OF WAY RECORDED IN INSTRUMENT NUMBER 2013-707349 OF SHERIDAN COUNTY RECORDS; THENCE ALONG SAID CENTERLINE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1500.00 FEET, HAVING A CHORD BEARING OF N 12°41'32" W AND A CHORD LENGTH OF 1914.86 FEET, A DISTANCE OF 2076.81 FEET; THENCE ALONG SAID CENTERLINE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1500.00 FEET, HAVING A CHORD BEARING OF N 38°31'43" W AND A CHORD LENGTH OF 717.02 FEET, A DISTANCE OF 724.02 FEET; THENCE S 87°15'16" E, 1929.73 FEET TO THE POINT OF BEGINNING

NO. 2021-769973 QUITCLAIM DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801

TRACT 3, AS SHOWN ON THAT RECORD OF SURVEY FILED IN THE SHERIDAN COUNTY CLERK'S OFFICE, SHERIDAN COUNTY, WYOMING ON EVEN DATE HERewith, MORE PARTICULARLY DESCRIBED AS:

TRACT 3:

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (NE1/4) AND THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2 OF SE1/4) OF SECTION 17, TOWNSHIP 56 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17, MONUMENTED WITH A 5 INCH BRASS CAP; THENCE S 00°20'07" E, ALONG THE EAST LINE OF SAID SECTION 17, 1642.28 FEET TO THE POINT OF BEGINNING;

THENCE S 00°20'07" E, ALONG SAID EAST LINE, 1043.82 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 17, MONUMENTED WITH AN ALUMINUM CAP; THENCE S 00°20'01" E, ALONG SAID EAST LINE, 8.41 FEET TO THE NORTHEAST CORNER OF AN EXCEPTION TO THE TRACT RECORDED IN INSTRUMENT NUMBER 2020-757675 OF SHERIDAN COUNTY RECORDS; THENCE N 87°15'03" W, ALONG THE BOUNDARY LINE OF SAID EXCEPTION, 208.00 FEET; THENCE S 02°44'57" W, ALONG SAID BOUNDARY LINE, 104.00 FEET; THENCE S 74°14'03" E, ALONG SAID BOUNDARY LINE, 221.89 FEET TO THE EAST LINE OF SAID SECTION; THENCE S 00°20'01" E, ALONG SAID EAST LINE, 1176.40 FEET TO THE SOUTH SIXTEENTH CORNER OF SECTIONS 17 AND 16, MONUMENTED WITH A 5 INCH BRASS CAP; THENCE S 00°19'34" E, ALONG SAID EAST LINE, 1031.51 FEET TO THE CENTERLINE OF SOLDIER CREEK AND THE SOUTHEAST CORNER OF THE TRACT RECORDED IN SAID INSTRUMENT NUMBER 2020-757675; THENCE ALONG THE BOUNDARY LINE OF SAID TRACT, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 59.99 FEET, HAVING A CHORD BEARING OF S 61°07'49" W AND A CHORD LENGTH OF 50.94 FEET, A DISTANCE OF 52.61 FEET; THENCE ALONG SAID BOUNDARY LINE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, HAVING A CHORD BEARING OF S 71°02'33" W AND A CHORD LENGTH OF 22.96 FEET, A DISTANCE OF 24.46 FEET; THENCE N 73°55'16" W, ALONG SAID BOUNDARY LINE, 20.24 FEET; THENCE ALONG SAID BOUNDARY LINE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, HAVING A CHORD BEARING OF N 44°25'49" W AND A CHORD LENGTH OF 19.68 FEET, A DISTANCE OF 20.58 FEET; THENCE N 14°57'06" W, ALONG SAID BOUNDARY LINE, 53.47 FEET; THENCE ALONG SAID BOUNDARY LINE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 10.00 FEET, HAVING A CHORD BEARING OF N 62°35'01" W AND A CHORD LENGTH OF 14.78 FEET, A DISTANCE OF 16.63 FEET; THENCE S 69°46'30" W, ALONG SAID BOUNDARY LINE, 35.73 FEET; THENCE N 86°34'25" W, ALONG SAID BOUNDARY LINE, 16.00 FEET; THENCE N 61°27'32" W, ALONG SAID BOUNDARY LINE, 84.99 FEET; THENCE N 83°26'18" W, ALONG SAID BOUNDARY LINE, 204.98 FEET; THENCE N 71°47'31" W, ALONG SAID BOUNDARY LINE, 125.99 FEET; THENCE S 74°40'26" W, ALONG SAID BOUNDARY LINE, 66.41 FEET; THENCE N 60°35'03" W, ALONG SAID BOUNDARY LINE, 92.21 FEET; THENCE ALONG SAID BOUNDARY LINE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 44.99 FEET, HAVING A CHORD BEARING OF N 79°58'36" W AND A CHORD LENGTH OF 29.88 FEET, A DISTANCE OF 30.46 FEET; THENCE ALONG SAID BOUNDARY LINE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, HAVING A CHORD BEARING OF N 58°39'00" W AND A CHORD LENGTH OF 39.14 FEET, A DISTANCE OF 42.63 FEET; THENCE N 17°55'54" W, ALONG SAID BOUNDARY LINE, 56.99 FEET; THENCE N 29°40'09" W, ALONG SAID BOUNDARY LINE, 21.01 FEET; THENCE N 09°14'07" W, ALONG SAID BOUNDARY LINE, 32.62 FEET; THENCE ALONG SAID BOUNDARY LINE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 10.00 FEET, HAVING A CHORD BEARING OF N 48°42'44" W

AND A CHORD LENGTH OF 12.71 FEET, A DISTANCE OF 13.78 FEET; THENCE N 22°44'29" E, 811.88 FEET; THENCE N 87°32'07" W, 570.43 FEET TO THE CENTERLINE OF THE 120 FEET WIDE RIGHT-OF WAY RECORDED IN INSTRUMENT NUMBER 2013-707349 OF SHERIDAN COUNTY RECORDS; THENCE ALONG SAID CENTERLINE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1500.00 FEET, HAVING A CHORD BEARING OF N 12°41'32" W AND A CHORD LENGTH OF 1914.86 FEET, A DISTANCE OF 2076.81 FEET; THENCE ALONG SAID CENTERLINE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1500.00 FEET, HAVING A CHORD BEARING OF N 38°31'43" W AND A CHORD LENGTH OF 717.02 FEET, A DISTANCE OF 724.02 FEET; THENCE S 87°15'16" E, 1929.73 FEET TO THE POINT OF BEGINNING;

CONTAINING A TOTAL CALCULATED AREA OF 3,485,889 SQUARE FEET OR 80.03 ACRES, MORE OR LESS.

PORTIONS OF THIS TRACT SUBJECT TO GRAZING RESTRICTION PER BOOK 126, PAGE 373 OF SHERIDAN COUNTY RECORDS.

TOGETHER WITH GRANTOR'S GRANT AND RESERVATION OF THOSE CERTAIN EASEMENTS ILLUSTRATED AND DESCRIBED ON THE RECORD OF SURVEY RECORDED SIMULTANESOUSLY HEREWITH, WHICH IS INCORPORATE

20' ACCESS & UTILITY EASEMENT 1 (ALL TRACTS):

A 20 FOOT WIDE STRIP OF LAND LOCATED IN THE NORTHEAST QUARTER (NE1/4) AND THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2 OF SE1/4) OF SECTION 17, TOWNSHIP 56 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, LYING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 17, MONUMENTED WITH A 2 INCH ALUMINUM CAP; THENCE S 00°25'09" E, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17, 589.65 FEET TO A POINT MONUMENTED WITH A 2 INCH ALUMINUM CAP; THENCE S 00°23'06" E, ALONG SAID WEST LINE, 331.01 FEET TO THE SOUTHWEST CORNER OF THE TRACT RECORDED IN INSTRUMENT NUMBER 2020-757675 OF SHERIDAN COUNTY RECORDS, MONUMENTED WITH A 2 INCH ALUMINUM CAP; THENCE S 74°21'30" E, ALONG THE BOUNDARY LINE OF SAID TRACT, 10.40 FEET TO THE POINT OF BEGINNING;

THENCE N 00°23'06" W, 333.89 FEET; THENCE N 00°25'09" W, 72.93 FEET TO THE CENTERLINE OF THE 120 FEET WIDE RIGHT-OF WAY RECORDED IN INSTRUMENT NUMBER 2013-707349 OF SHERIDAN COUNTY RECORDS; THENCE ALONG SAID CENTERLINE, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1200.00 FEET, HAVING A CHORD BEARING OF N 26°00'36" E AND A CHORD LENGTH OF 281.53 FEET, A DISTANCE OF 282.18 FEET; THENCE N 32°44'47" E, ALONG SAID CENTERLINE, 142.80 FEET; THENCE ALONG SAID CENTERLINE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1500.00 FEET, HAVING A CHORD BEARING OF N 09°48'19" W AND A CHORD LENGTH OF 2028.75 FEET, A DISTANCE OF 2227.98 FEET; THENCE ALONG SAID CENTERLINE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1500.00 FEET, HAVING A CHORD BEARING OF N 38°31'43" W AND A CHORD LENGTH OF 717.02 FEET, A DISTANCE OF 724.02 FEET TO THE POINT OF TERMINATION;

EXTENDING AND SHORTENING THE SIDELINES OF SAID STRIP TO ELIMINATE GAPS AND/OR OVERLAPS.