



CC ~~ASD~~ CAPJ
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LEGAL DESCRIPTION

OF A TRACT OF LAND IN THE NORTH HALF (S½) OF SECTION 23, THE WEST HALF (W½) OF SECTION 24 AND THE WEST HALF OF THE NORTHWEST QUARTER (W½NW¼) OF SECTION 25, TOWNSHIP 57 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING BEING MORE PARTICULARLY DESCRIBED AS

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 23, BEING MONUMENTED WITH A 3.25" BLM BRASS CAP, THENCE S 00°02'51" W, 173.17 FEET ALONG THE EAST LINE OF SAID SECTION 23 TO THE SOUTH RIGHT-OF-WAY LINE OF VACATED SHERIDAN-DECKER ROAD SAID POINT BEING THE TRUE POINT OF BEGINNING OF SAID TRACT; THENCE S 49°31'50" E, 1468.16 FEET; THENCE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 694.02 FEET, AN ARC LENGTH OF 318.86 FEET, A DELTA OF 26°19'25" AND A CHORD OF S 61°39'13" E, 316.06 FEET; THENCE S 75°32'27" E, 231.03 FEET; THENCE S 73°25'04" E, 74.22 FEET; THENCE S 68°00'07" E, 273.56 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF DECKER ROAD (AKA HIGHWAY 338); THENCE S 03°27'25" W, 2460.70 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE S 86°35'06" E, 44.96 FEET CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, THENCE S 03°27'23" W, 1240.13 FEET ALONG SAID WEST RIGHT-OF-WAY LINE, THENCE N 86°27'29" W, 114.66 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE S 03°28'01" W, 526.52 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE THROUGH A SPIRAL CURVE TO THE RIGHT HAVING A SPIRAL LENGTH OF 242.81 FEET, A CHORD OF S 04°30'51" W, 242.47 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE S 83°27'32" E, 69.58 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE THROUGH A SPIRAL CURVE TO THE RIGHT HAVING A SPIRAL LENGTH OF 42.58 FEET AND A CHORD OF S 06°40'39" W, 42.57 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 1771.68 FEET, AN ARC LENGTH OF 974.11 FEET, A DELTA OF 31°30'09" AND A CHORD OF S 23°42'46" W, 961.88 FEET ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE N 50°19'33" W, 28.08 FEET ALONG SAID WEST RIGHT-OF-WAY LINE, TO THE WEST LINE OF SAID SECTION 25; THENCE N 00°21'36" W, 1629.60 FEET ALONG SAID WEST LINE TO THE SOUTHEAST CORNER OF SAID SECTION 23; THENCE N 25°48'39" W, 2865.05 FEET ALONG THE WEST LINE OF SAID SECTION 23 TO THE SOUTHEAST CORNER OF SAID NORTH HALF (N½); THENCE N 89°49'34" W, 2022.19 FEET ALONG THE SOUTH LINE OF SAID NORTH HALF (N½) TO THE CENTER QUARTER CORNER OF SAID SECTION 23; THENCE N 89°48'46" W, 2634.87 FEET CONTINUING ALONG SAID SOUTH LINE OF SAID NORTH HALF (N½) TO CENTERLINE OF RIGHT-OF-WAY LINE OF SAID VACATED SHERIDAN-DECKER ROAD; THENCE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 2864.8 FEET, AN ARC LENGTH OF 815.03 FEET, A DELTA OF 16°18'02", AND A CHORD OF N 54°41'29" E, 812.28 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE N 62°50'49" E, 4225.46 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE; THENCE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 5729.60 FEET, AN ARC LENGTH OF 263.24, A DELTA OF 2°37'56", AND A CHORD LENGTH OF N 63°57'54" E, 263.21 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE WEST LINE OF SAID SECTION 23; THENCE S 00°02'51" W, 82.71 FEET, ALONG SAID WEST LINE OF SECTION 23 TO THE POINT OF BEGINNING CONTAINING AN AREA OF +/- 298.99 ACRES

SUBJECT TO PRIOR RECORDED EASEMENTS, EXCEPTIONS, CONDITIONS, CONVEYANCES AND COVENANTS.