

## LEGAL DESCRIPTIONS

## PARCEL

RE: ZENITH HURST REVOCABLE TRUST (BOOK 353 OF DEEDS, PAGE 52).

A TRACT OF LAND DESCRIBED IN BOOK 353 OF DEEDS, PAGE 52, AND SITUATED IN THE SE1/4NE1/4 AND THE N1/2SE1/4 OF SECTION 12, TOWNSHIP 53 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE N29°20'26"W, 2603.19 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; SAID POINT LYING ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 353 OF DEEDS, PAGE 52; THENCE N16°57'42"E, 77.40 FEET ALONG SAID SOUTH LINE DESCRIBED IN BOOK 353 OF DEEDS, PAGE 52 TO A POINT; THENCE N11°38'10"W, 64.71 FEET ALONG SAID SOUTH LINE DESCRIBED IN BOOK 353 OF DEEDS, PAGE 52 TO A POINT; THENCE N76°09'42"E, 19.98 FEET ALONG SAID SOUTH LINE DESCRIBED IN BOOK 353 OF DEEDS, PAGE 52 TO A POINT; THENCE N83°08'50"E, 46.50 FEET ALONG SAID SOUTH LINE DESCRIBED IN BOOK 353 OF DEEDS, PAGE 52 TO A POINT; THENCE N81°14'05"E, 297.80 FEET ALONG SAID SOUTH LINE DESCRIBED IN BOOK 353 OF DEEDS, PAGE 52 TO A POINT; THENCE S00°01'05"W, 24.06 FEET ALONG SAID SOUTH LINE DESCRIBED IN BOOK 353 OF DEEDS, PAGE 52 TO A POINT; SAID POINT BEING THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED IN BOOK 353 OF DEEDS, PAGE 52; THENCE N79°01'53"E, 54.31 FEET ALONG SAID CENTERLINE DESCRIBED IN BOOK 353 OF DEEDS, PAGE 52 TO A POINT; THENCE S79°17'08"E, 74.82 FEET ALONG SAID CENTERLINE DESCRIBED IN BOOK 353 OF DEEDS, PAGE 52 TO A POINT; SAID POINT BEING THE SOUTHEAST CORNER OF SAID TRACT DESCRIBED IN BOOK 353 OF DEEDS, PAGE 52; THENCE N00°01'05"E, 233.80 FEET ALONG THE EAST LINE OF SAID TRACT DESCRIBED IN BOOK 353 OF DEEDS, PAGE 52 TO A POINT; SAID POINT BEING THE NORTHEAST CORNER OF SAID TRACT DESCRIBED IN BOOK 353 OF DEEDS, PAGE 52; THENCE N89°58'28"W, 203.29 FEET ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 353 OF DEEDS, PAGE 52 TO A POINT; THENCE S54°47'13"W, 262.07 FEET ALONG SAID NORTH LINE DESCRIBED IN BOOK 353 OF DEEDS, PAGE 52 TO A POINT; THENCE N80°01'45"W, 289.08 FEET ALONG SAID NORTH LINE DESCRIBED IN BOOK 353 OF DEEDS, PAGE 52 TO A POINT; THENCE S81°41'53"W, 167.56 FEET ALONG SAID NORTH LINE DESCRIBED IN BOOK 353 OF DEEDS, PAGE 52 TO A POINT; SAID POINT BEING THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 353 OF DEEDS, PAGE 52; THENCE S27°18'25"W, 100.00 FEET ALONG THE WEST LINE OF SAID TRACT DESCRIBED IN BOOK 353 OF DEEDS, PAGE 52 TO A POINT; THENCE S22°51'33"E, 75.50 FEET ALONG SAID CENTERLINE DESCRIBED IN BOOK 353 OF DEEDS, PAGE 52 TO A POINT; THENCE S51°46'17"E, 113.29 FEET ALONG SAID CENTERLINE DESCRIBED IN BOOK 353 OF DEEDS, PAGE 52 TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 3.24 ACRES OF LAND MORE OR LESS.

RE: TRACT OF LAND FROM HERBERT E. KAGIE REVOCABLE TRUST TO ZENITH HURST REVOCABLE TRUST

A TRACT OF LAND SITUATED IN THE SE1/4NE1/4 AND NE1/4SE1/4 OF SECTION 12, TOWNSHIP 53 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE N12°17'55"W, 2692.35 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; SAID POINT BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 353 OF DEEDS, PAGE 52; THENCE N89°58'28"W, 203.29 FEET ALONG THE NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 353 OF DEEDS, PAGE 52 TO A POINT; THENCE S54°47'13"W, 262.07 FEET ALONG SAID NORTH LINE DESCRIBED IN BOOK 353 OF DEEDS, PAGE 52 TO A POINT; THENCE N80°01'45"W, 289.08 FEET ALONG SAID NORTH LINE DESCRIBED IN BOOK 353 OF DEEDS, PAGE 52 TO A POINT; THENCE S81°41'53"W, 167.56 FEET ALONG SAID NORTH LINE DESCRIBED IN BOOK 353 OF DEEDS, PAGE 52 TO A POINT; THENCE S27°18'25"W, 100.00 FEET ALONG THE WEST LINE OF SAID TRACT DESCRIBED IN BOOK 353 OF DEEDS, PAGE 52 TO A POINT; THENCE S22°51'33"E, 75.50 FEET ALONG SAID CENTERLINE DESCRIBED IN BOOK 353 OF DEEDS, PAGE 52 TO THE POINT OF BEGINNING OF SAID TRACT.

SAID TRACT CONTAINS 4.96 ACRES OF LAND MORE OR LESS.

EXCEPTING LOT 1 AND LOT 2 OF THE SPRING HILL CEMETERY TO SHERIDAN COUNTY, WY. FILED IN BOOK S OF PLATS, PAGE 92; SAID LOT 1 AND LOT 2 CONTAINING 0.104 ACRES MORE OR LESS.

THE ABOVE TWO PARCELS ARE INTENDED TO BE ONE PARCEL OF LAND AS REFLECTED ON THIS RECORD OF SURVEY FILED IN DRAWER A OF CERTIFICATES OF SURVEY NO. 147 IN THE OFFICE OF THE COUNTY CLERK OF SHERIDAN COUNTY, WYOMING.

## ACCESS EASEMENT

RE: ACCESS EASEMENT FOR A PORTION OF RAWHIDE DRIVE FROM MIKEL MCUNAY AND LAWRENCE G. GILL TO TRUSTEES OF THE HERBERT E. AND ZENITH HURST KAGIE REVOCABLE TRUSTS. (TIE-1 TO TIE-6)

AN ACCESS EASEMENT THIRTY (30) FEET WIDE, BEING FIFTEEN (15) FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE FOR RAWHIDE DRIVE SITUATED IN THE N1/2SE1/4 OF SECTION 12, TOWNSHIP 53 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID CENTERLINE OF RAWHIDE DRIVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE N29°20'26"W, 2603.19 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; SAID POINT LYING ON THE SOUTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 353 OF DEEDS, PAGE 52, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 375 OF DEEDS, PAGE 383; THENCE S31°10'54"W, 14.20 FEET ALONG SAID CENTERLINE TO A POINT; THENCE, THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 203.88 FEET, A CENTRAL ANGLE OF 10°39'08", AN ARC LENGTH OF 37.92 FEET, A CHORD BEARING OF S25°51'22"W, AND A CHORD LENGTH OF 37.87 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S20°31'49"W, 75.13 FEET ALONG SAID CENTERLINE TO A POINT; THENCE, THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 137.22 FEET, A CENTRAL ANGLE OF 35°23'07", AN ARC LENGTH OF 64.15 FEET, A CHORD BEARING OF S38°13'22"W, AND A CHORD LENGTH OF 83.41 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S55°54'58"W, 95.63 FEET ALONG SAID CENTERLINE TO A POINT; THENCE, THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 86.19 FEET, A CENTRAL ANGLE OF 17°41'06", AN ARC LENGTH OF 26.60 FEET, A CHORD BEARING OF S47°04'23"W, AND A CHORD LENGTH OF 26.50 FEET ALONG SAID CENTERLINE TO A POINT OF CURVATURE; THENCE, THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 64.15 FEET, A CENTRAL ANGLE OF 63°12'30", AN ARC LENGTH OF 70.77 FEET, A CHORD BEARING OF S06°37'35"W, AND A CHORD LENGTH OF 67.24 FEET ALONG SAID CENTERLINE TO A POINT OF CURVATURE; THENCE, THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 80.71 FEET, A CENTRAL ANGLE OF 11°23'02", AN ARC LENGTH OF 16.04 FEET, A CHORD BEARING OF S30°40'11"E, AND A CHORD LENGTH OF 16.01 FEET ALONG SAID CENTERLINE TO THE POINT OF TERMINUS OF SAID EASEMENT; SAID POINT LYING ON THE NORTH RIGHT OF WAY LINE OF NORTH PINEY COUNTY ROAD (NO. 2) AND BEING N37°19'44"W, 2433.39 FEET FROM SAID SOUTHEAST CORNER OF SECTION 12.

## ACCESS EASEMENTS

RE: ACCESS EASEMENT FROM JERRY B. KLEIN TO THE ZENITH HURST KAGIE REVOCABLE TRUST AND HERBERT E. KAGIE REVOCABLE TRUST. (TIE-1 TO TIE-2)

A STRIP OF LAND FIFTEEN (15) FEET WIDE SITUATED IN THE N1/2SE1/4 OF SECTION 12, TOWNSHIP 53 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; THE WESTERLY LINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE N29°20'26"W, 2603.19 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED STRIP OF LAND, SAID POINT LYING ON THE WESTERLY LINE OF A TRACT OF LAND DESCRIBED IN BOOK 375 OF DEEDS, PAGE 383, AND THE SOUTHERLY LINE OF A TRACT OF LAND DESCRIBED IN BOOK 353 OF DEEDS, PAGE 52; THENCE N16°57'42"E, 77.40 FEET ALONG SAID WESTERLY LINE OF SAID TRACT DESCRIBED IN BOOK 375 OF DEEDS, PAGE 383, AND THE SOUTHERLY LINE OF SAID TRACT DESCRIBED IN BOOK 353 OF DEEDS, PAGE 52, TO A POINT; THENCE N11°38'10"W, 64.71 FEET ALONG SAID WESTERLY LINE OF SAID TRACT DESCRIBED IN BOOK 375 OF DEEDS, PAGE 383, AND SAID SOUTHERLY LINE OF SAID TRACT DESCRIBED IN BOOK 353 OF DEEDS, PAGE 52, TO THE POINT OF TERMINUS OF SAID STRIP OF LAND, SAID POINT BEING N27°44'46"W, 2719.35 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 12.

RE: ACCESS EASEMENT FROM ZENITH HURST KAGIE REVOCABLE TRUST TO HERBERT E. KAGIE REVOCABLE TRUST AND JERRY B. KLEIN. (TIE-1 TO TIE-2)

A STRIP OF LAND FIFTEEN (15) FEET WIDE SITUATED IN THE N1/2SE1/4 OF SECTION 12, TOWNSHIP 53 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; THE EASTERLY LINE OF SAID STRIP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE N29°20'26"W, 2603.19 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED STRIP OF LAND, SAID POINT LYING ON THE WESTERLY LINE OF A TRACT OF LAND DESCRIBED IN BOOK 375 OF DEEDS, PAGE 383, AND THE SOUTHERLY LINE OF A TRACT OF LAND DESCRIBED IN BOOK 353 OF DEEDS, PAGE 52; THENCE N16°57'42"E, 77.40 FEET ALONG SAID WESTERLY LINE OF SAID TRACT DESCRIBED IN BOOK 375 OF DEEDS, PAGE 383, AND THE SOUTHERLY LINE OF SAID TRACT DESCRIBED IN BOOK 353 OF DEEDS, PAGE 52, TO A POINT; THENCE N11°38'10"W, 64.71 FEET ALONG SAID WESTERLY LINE OF SAID TRACT DESCRIBED IN BOOK 375 OF DEEDS, PAGE 383, AND SAID SOUTHERLY LINE OF SAID TRACT DESCRIBED IN BOOK 353 OF DEEDS, PAGE 52, TO THE POINT OF TERMINUS OF SAID STRIP OF LAND, SAID POINT BEING N27°44'46"W, 2719.35 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 12.

RE: ACCESS EASEMENT FROM ZENITH HURST KAGIE REVOCABLE TRUST TO HERBERT E. KAGIE REVOCABLE TRUST. (TIE-2 TO TIE-3)

AN ACCESS EASEMENT BEING THIRTY (30) FEET WIDE, FIFTEEN (15) FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE SITUATED IN THE N1/2SE1/4 OF SECTION 12, TOWNSHIP 53 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

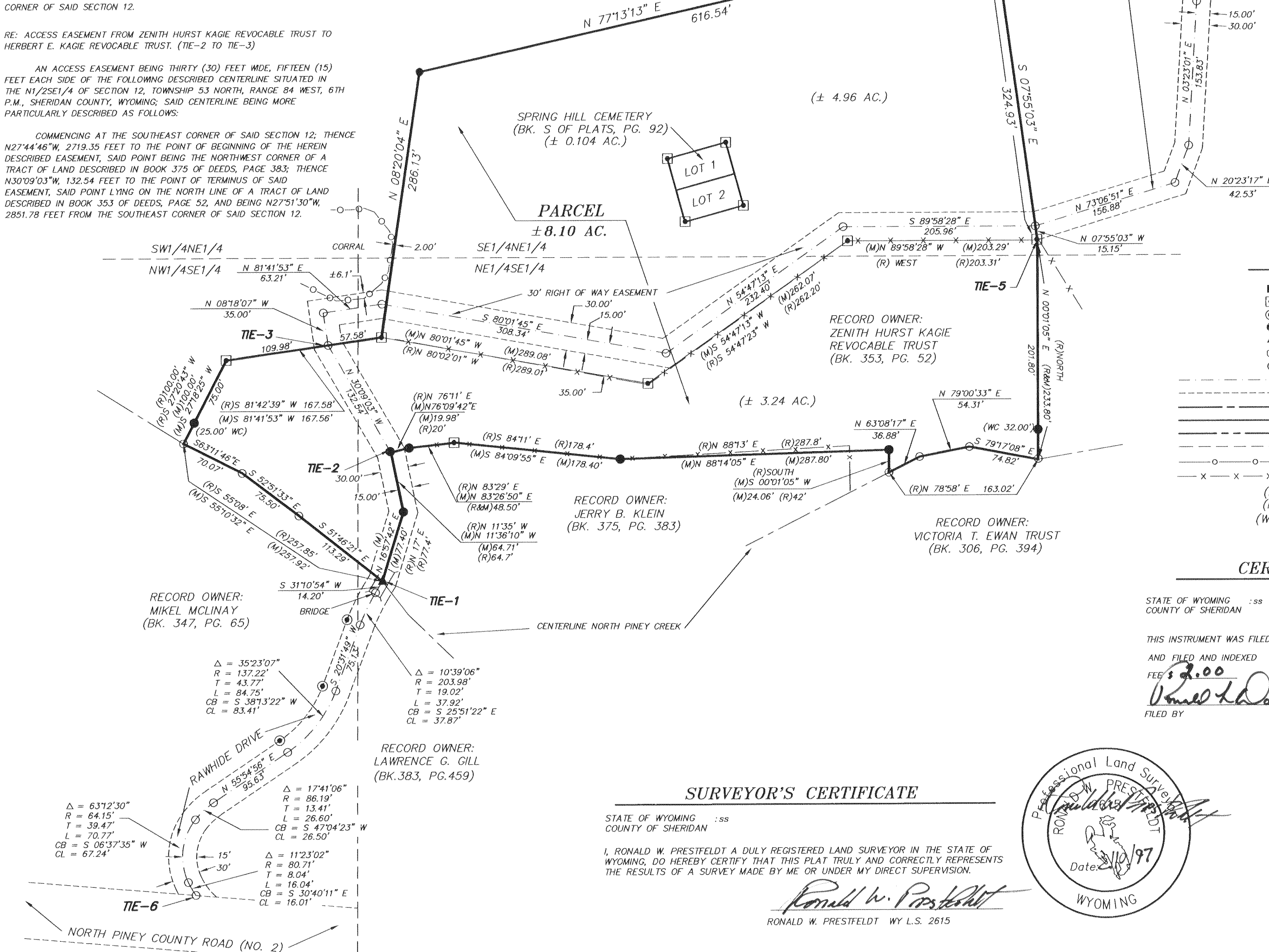
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE N27°44'46"W, 2719.35 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; SAID POINT BEING THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN BOOK 375 OF DEEDS, PAGE 383; THENCE N30°09'03"W, 132.54 FEET TO THE POINT OF TERMINUS OF SAID EASEMENT; SAID POINT LYING ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 353 OF DEEDS, PAGE 52, AND BEING N27°51'30"W, 2851.78 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 12.

## ACCESS EASEMENT

RE: ACCESS EASEMENT FROM HERBERT E. KAGIE REVOCABLE TRUST TO ZENITH HURST KAGIE REVOCABLE TRUST. (TIE-3 TO TIE-4)

AN ACCESS EASEMENT BEING THIRTY (30) FEET WIDE, FIFTEEN (15) FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE SITUATED IN THE N1/2SE1/4 AND SE1/4NE1/4 OF SECTION 12, TOWNSHIP 53 NORTH, RANGE 84 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING; SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 12; THENCE N27°51'30"W, 2851.78 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; SAID POINT LYING ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 353 OF DEEDS, PAGE 52; THENCE N08°18'07"W, 35.00 FEET ALONG SAID CENTERLINE TO A POINT; THENCE, THIRTY FIVE (35) FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 353 OF DEEDS, PAGE 52, N81°41'53"E, 63.21 FEET ALONG SAID CENTERLINE TO A POINT; THENCE, THIRTY FIVE (35) FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 353 OF DEEDS, PAGE 52, S80°01'45"E, 308.34 FEET ALONG SAID CENTERLINE TO A POINT; SAID POINT BEING FIFTEEN (15) FEET NORTHWESTERLY OF AND PERPENDICULAR TO THE NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 353 OF DEEDS, PAGE 52; THENCE, FIFTEEN (15) FEET NORTHWESTERLY OF AND PARALLEL TO THE NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 353 OF DEEDS, PAGE 52, N54°47'13"E, 232.40 FEET ALONG SAID CENTERLINE TO A POINT; THENCE, FIFTEEN (15) FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF SAID TRACT DESCRIBED IN BOOK 353 OF DEEDS, PAGE 52, S89°58'28"E, 205.96 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N73°06'51"E, 156.88 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N20°23'17"E, 42.53 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N03°23'01"E, 153.83 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N09°34'28"E, 124.41 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N16°50'41"E, 102.01 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N05°30'07"W, 86.69 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N32°52'49"W, 72.21 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N74°43'31"W, 61.63 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S42°17'47"W, 53.55 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S76°53'00"W, 126.76 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S63°55'42"E, 83.02 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S05°29'32"E, 156.97 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S34°29'27"E, 62.87 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N11°38'10"W, 64.71 FEET ALONG SAID CENTERLINE TO THE POINT OF TERMINUS OF SAID EASEMENT; SAID POINT BEING N12°06'43"W, 3016.22 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 12.



## LEGEND:

- FOUND 3" BRASS CAP PER LS 102
- FOUND ALUMINUM CAP PER LS 5367
- FOUND ALUMINUM CAP PER LS 324
- SET ALUMINUM CAP/PS REBAR PER LS 2615
- ▲ SET BRASS BOLT PER LS 2615
- SET ALUMINUM CAP/TENCE POST FOR WC PER LS 2615
- NOT FOUND/NOT SET
- CENTERLINE ACCESS EASEMENT
- RIGHT OF WAY LINE, ACCESS EASEMENT/COUNTY ROAD
- CENTERLINE NORTH PINEY CREEK
- TRACT LINE
- SECTION LINE
- INTERIOR SECTION LINE
- CORRAL FENCE
- FENCE LINE
- (R) RECORD
- (M) MEASURED
- (WC) WITNESS CORNER

## CERTIFICATE OF RECORDER

STATE OF WYOMING :ss  
COUNTY OF SHERIDAN

THIS INSTRUMENT WAS FILED FOR RECORD AT **2:30** THIS **10** DAY OF **FEB.** 19 **97**

AND FILED AND INDEXED IN DRAWER **A** OF CERTIFICATE OF SURVEYS No. **147**

FEE: **\$2.00**

*Handwritten Signature*

STAMP RECEIVING NUMBER **148026**

FILED BY

## RECORD OF SURVEY

CLIENT: SPRINGHURST RANCH  
LOCATION: A PORTION OF THE SE1/4NE1/4 AND N1/2SE1/4, SECTION 12, T53N, R84W, 6TH P.M., SHERIDAN COUNTY, WYOMING.

**RESTFELDT**  
SURVEYING

PO BOX 3082  
SHERIDAN, WY 82801  
307-672-7415  
FAX 674-3000

JN:96057  
DN:96/96057DA  
FEBRUARY 10, 1997

## SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss  
COUNTY OF SHERIDAN

I, RONALD W. PRESTFELDT A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

*Handwritten Signature*  
RONALD W. PRESTFELDT WY L.S. 2615

