

LEGAL DESCRIPTION

TRACT NO. 1
RE: VC GARBER RESIDENCE
A TRACT OF LAND SITUATED IN THE NW 1/4 OF SECTION 23, TOWNSHIP 54 NORTH, RANGE 85 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, SAID TRACT MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23; THENCE S42°38'58" E 1474.88 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE N42°30'42" E 645.19 FEET TO A POINT; THENCE S34°28'14" E 197.21 FEET TO A POINT; THENCE S08°35'47" E 374.88 FEET TO A POINT; THENCE S88°07'17" W 388.28 FEET TO A POINT; THENCE S40°33'44" W 282.37 FEET TO A POINT; THENCE N13°01'53" W 521.00 FEET TO THE POINT OF BEGINNING.
SAID TRACT CONTAINS 7.273 ACRES OF LAND MORE OR LESS.

TRACT NO. 2
RE: DAVID GARBER RESIDENCE
A TRACT OF LAND SITUATED IN THE SW 1/4 NW 1/4 AND NW 1/4 SW 1/4 OF SECTION 14, TOWNSHIP 54 NORTH, RANGE 85 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, SAID TRACT MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 14; THENCE N34°24'53" E 232.91 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; SAID POINT LYING ON A FENCE LINE THENCE N00°28'30" W 1200.00 FEET ALONG SAID FENCE LINE TO A POINT; THENCE S88°33'30" W 800.00 FEET TO A POINT; THENCE S07°00'47" E 1200.00 FEET TO A POINT; THENCE N89°33'30" E 800.00 FEET TO THE POINT OF BEGINNING.
SAID TRACT CONTAINS 22.039 ACRES OF LAND MORE OR LESS.

EASEMENT NO. 1
RE: ACCESS EASEMENT TO THE PAUL GARBER RESIDENCE
A THIRTY (30) FEET WIDE ACCESS EASEMENT FOR INGRESS AND EGRESS BEING FIFTEEN (15) FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE SITUATED IN THE SE 1/4 NW 1/4 AND SW 1/4 NW 1/4 OF SECTION 23, TOWNSHIP 54 NORTH, RANGE 85 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23; THENCE S34°30'04" E 3252.91 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; SAID POINT LYING ON THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 335; THENCE N03°28'42" W 158.84 FEET ALONG THE CENTERLINE OF AN EXISTING ACCESS ROAD TO A POINT; THENCE N10°07'15" W 839.34 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N07°03'24" E 1535.59 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23; THENCE S34°30'04" E 3252.91 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; SAID POINT LYING ON THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 335; THENCE N03°28'42" W 158.84 FEET ALONG THE CENTERLINE OF AN EXISTING ACCESS ROAD TO A POINT; THENCE N10°07'15" W 839.34 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N07°03'24" E 1535.59 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

EASEMENT NO. 2
RE: ACCESS EASEMENT TO THE VC GARBER RESIDENCE
A THIRTY (30) FEET WIDE ACCESS EASEMENT FOR INGRESS AND EGRESS BEING FIFTEEN (15) FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE SITUATED IN THE SW 1/4 NW 1/4 AND NW 1/4 NW 1/4 OF SECTION 23, TOWNSHIP 54 NORTH, RANGE 85 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23; THENCE S34°30'04" E 3252.91 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; SAID POINT LYING ON THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 335; THENCE N03°28'42" W 158.84 FEET ALONG THE CENTERLINE OF AN EXISTING ACCESS ROAD TO A POINT; THENCE N10°07'15" W 839.34 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N07°03'24" E 1535.59 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23; THENCE S34°30'04" E 3252.91 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; SAID POINT LYING ON THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 335; THENCE N03°28'42" W 158.84 FEET ALONG THE CENTERLINE OF AN EXISTING ACCESS ROAD TO A POINT; THENCE N10°07'15" W 839.34 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N07°03'24" E 1535.59 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

EASEMENT NO. 3
RE: ACCESS EASEMENT TO THE DAVID GARBER RESIDENCE
A THIRTY (30) FEET WIDE ACCESS EASEMENT FOR INGRESS AND EGRESS BEING FIFTEEN (15) FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE SITUATED IN THE SW 1/4 NW 1/4 AND NW 1/4 NW 1/4 OF SECTION 23, TOWNSHIP 54 NORTH, RANGE 85 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23; THENCE S34°30'04" E 3252.91 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; SAID POINT LYING ON THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 335; THENCE N03°28'42" W 158.84 FEET ALONG THE CENTERLINE OF AN EXISTING ACCESS ROAD TO A POINT; THENCE N10°07'15" W 839.34 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N07°03'24" E 1535.59 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23; THENCE S34°30'04" E 3252.91 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; SAID POINT LYING ON THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY NO. 335; THENCE N03°28'42" W 158.84 FEET ALONG THE CENTERLINE OF AN EXISTING ACCESS ROAD TO A POINT; THENCE N10°07'15" W 839.34 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N07°03'24" E 1535.59 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

EASEMENT NO. 4
RE: WATERLINE EASEMENT FOR THE VC GARBER RESIDENCE
A WATER LINE EASEMENT TWENTY (20) FEET WIDE, BEING TEN (10) FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE SITUATED IN THE SW 1/4 NW 1/4 OF SECTION 23, TOWNSHIP 54 NORTH, RANGE 85 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23; THENCE S34°30'04" E 3252.91 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; THENCE S47°03'28" W 48.53 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S18°54'59" W 84.18 FEET ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

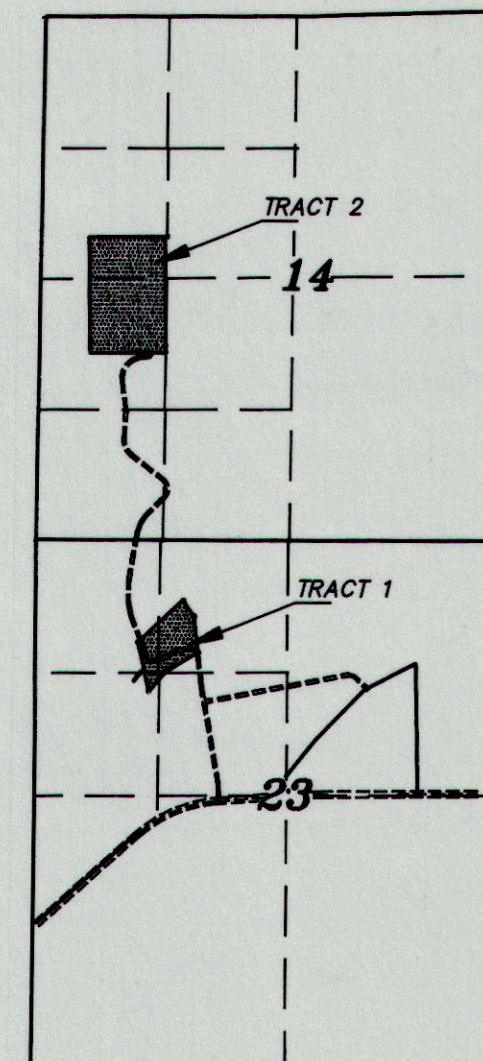
BASES OF BEARINGS IS WYOMING STATE PLANE (EAST CENTRAL ZONE)

LEGEND

- FD 361/4" ALUMINUM CAP PER LS 2615
- FD PLASTIC CAP OR ALUMINUM CAP/80 REBAR PER LS 529
- SET 1/2" ALUMINUM CAP PER LS 2615
- RIGHT OF WAY MONUMENT
- FOUND 3" BRASS CAP PER PELS 537
- PRORATED POSITION-NOT SET
- PI/POI EXISTING ACCESS ROAD-NOT SET
- PROPERTY LINE
- CENTERLINE ACCESS ROAD
- SECTION LINE
- INTERIOR SECTION LINE
- FENCE LINE
- 30' WIDE ACCESS EASEMENT

BASES OF BEARINGS IS WYOMING STATE PLANE (EAST CENTRAL ZONE)

T 54 N R 85 W



LOCATION MAP
SCALE: 1"=2000'

SECTION CORNER TIES

SECTION CORNER TIES FROM NW CORNER OF SECTION 23		
TIE-1	S 42°38'58" E	1474.88'
TIE-2	S 34°30'04" E	3252.91'
TIE-3	S 53°30'33" E	2011.42'
TIE-4	N 34°24'53" E	2320.21'
TIE-5	S 65°21'22" E	3735.65'
TIE-6	N 30°27'42" E	2218.93'
TIE-7	S 38°01'48" E	1723.19'
TIE-8	S 32°26'59" E	1761.33'

BEARING & DISTANCE TABLE

LINE	BEARING	DISTANCE
L1	N 03°26'42" W	159.84'
L2	N 10°07'15" W	839.31'
L3	N 10°07'15" W	955.17'
L4	N 06°45'43" W	347.78'
L5	N 45°49'03" W	61.14'
L6	N 84°17'49" W	79.03'
L7	S 81°04'10" E	91.31'
L8	S 59°49'49" W	165.06'
L9	S 76°22'05" W	145.51'
L10	N 46°59'03" W	56.39'
L11	N 07°14'18" W	83.11'
L12	N 26°32'53" W	118.85'
L13	N 21°06'01" W	248.25'
L14	N 12°19'05" W	171.35'
L15	N 00°56'33" E	194.34'
L16	N 10°06'56" E	587.67'
L17	N 20°32'57" E	113.86'
L18	N 35°08'30" E	83.28'
L19	N 45°36'02" E	270.33'
L20	N 58°50'24" W	418.09'
L21	N 04°31'51" E	282.64'
L22	N 07°23'52" W	312.94'
L23	N 68°13'30" E	54.34'
L24	N 83°05'15" E	98.59'
L25	N 36°48'57" E	36.71'
L26	N 79°03'24" E	1535.25'
L27	S 73°42'46" E	61.99'
L28	S 46°18'15" E	197.97'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	120.76'	207.48'	182.88'	N 03°37'11" W	98°26'26"
C2	201.04'	201.30'	193.00'	N 24°09'17" W	57°22'14"
C3	210.00'	276.03'	256.59'	N 30°34'09" E	75°18'43"

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 PLAN TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

Ronald W. Prestfeldt
RONALD W. PRESTFELDT WY L.S. 2615

RECORD OF SURVEY

CLIENT: DAVID GARBER
LOCATION: N1/2, SECTION 23, SW1/4, S1/2NW1/4, SECTION 14
T54N, R85W, SHERIDAN COUNTY, WYOMING

PREPARED BY: PRESTFELDT SURVEYING
P.O. BOX 3082
SHERIDAN, WY
307-672-7415
JN:92036
DP:92036D
JULY 1994