

EXHIBIT "A"

A TRACT OF LAND LOCATED IN THE SOUTH HALF (S1/2) 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 SOUTHWEST CORNER OF SAID SECTION 16, MONUMENTED
WITH A 5 INCH BRASS CAP; THENCE N 87°22'24" E, ALONG THE SOUTH LINE OF
SAID SECTION, 323.47 FEET TO THE POINT OF BEGINNING;
THENCE N 00°19'34" W, 1346.17 FEET TO A POINT; THENCE S 87°56'59" W, ALONG
SAID LINE, 323.35 FEET TO THE SOUTH SIXTEENTH CORNER OF SECTIONS 16 AND
17, MONUMENTED WITH A 5 INCH BRASS CAP; THENCE N 00°20'01" W, ALONG THE
WEST LINE OF SAID SECTION 16, 1176.40 FEET TO THE NORTHWEST CORNER OF A
PARCEL AS SHOWN ON AN UNRECORDED RECORD OF SURVEY BY WOOD GROUP
USA, DATED AUGUST 26, 2020, MONUMENTED WITH AN ALUMINUM CAP; THENCE
S 74°15'34" E, ALONG THE BOUNDARY LINE OF SAID SURVEY, 815.57 FEET TO A
MILITARY MONUMENT C; THENCE S 81°39'36" E, ALONG SAID BOUNDARY LINE,
1472.98 FEET TO A MILITARY MONUMENT D; THENCE N 20°49'46" E, ALONG SAID
BOUNDARY LINE, 160.60 FEET TO A FENCE CORNER; THENCE N 79°23'59" E, ALONG
SAID BOUNDARY LINE, 65.34 FEET TO A FENCE CORNER; THENCE S 54°58'48" E,
ALONG SAID BOUNDARY LINE, 3184.69 FEET TO A POINT MONUMENTED WITH AN
IRON PIPE; THENCE S 65°25'40" E, ALONG SAID BOUNDARY LINE, 97.49 FEET TO A
POINT MONUMENTED WITH AN IRON PIPE; THENCE S 74°20'11" E, ALONG SAID
BOUNDARY LINE, 238.44 FEET TO A POINT ON THE EAST LINE OF SAID SECTION
16, MONUMENTED WITH A 5 INCH BRASS CAP; THENCE S 00°12'33" W, ALONG SAID
EAST LINE, 81.11 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 16,
MONUMENTED WITH AN STAMPED IRON PIN; THENCE S 87°26'30" W, ALONG
THE SOUTH LINE OF SAID SECTION 16, ALSO BEING THE NORTH LINE OF
DOWNERS ADDITION TO SHERIDAN WYOMING, 424.67 FEET TO THE NORTHWEST
CORNER OF LOT 25 OF SAID ADDITION, MONUMENTED WITH AN ALUMINUM CAP;
THENCE S 87°26'28" W, ALONG SAID LINE, 249.64 FEET TO THE NORTHWEST
CORNER OF LOT 27 OF SAID ADDITION, MONUMENTED WITH AN ALUMINUM CAP;
THENCE S 87°25'30" W, ALONG SAID LINE, 1987.16 FEET TO THE SOUTH QUARTER
CORNER OF SAID SECTION 16, MONUMENTED WITH A 5 INCH BRASS CAP; THENCE
S 87°22'24" W, ALONG THE SOUTH LINE OF SAID SECTION, 2295.75 FEET TO THE
POINT OF BEGINNING;