

LEGAL DESCRIPTION EXHIBIT "A"

February 7, 2024

Record Owner: Mullinax, Inc.

(FKA: Mullinax Concrete & Service Co., Inc.)

Re: 2150 Industrial Road

A tract of land situated in the SW1/4SW1/4 of Section 15, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said tract of land being more particularly described as follows:

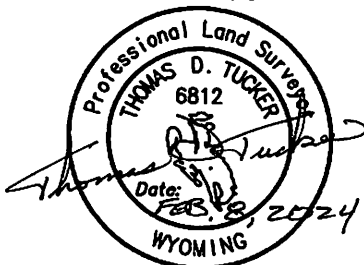
Commencing at the southwest corner of said Section 15 (Monumented with a 1½" Iron Rod per PE&LS 551); thence N00°21'09"E, 211.30 feet along the west line of said SW1/4SW1/4 to the **POINT OF BEGINNING** of said tract (Monumented with a 3¼" Aluminum Cap per PLS 6812); thence, continue N00°21'09"E, 390.35 feet along said west line of said SW1/4SW1/4 to a point, said point being the southwest corner of a tract of land described in Book 564 of Deeds, Page 657 (Monumented with a 2" Aluminum Cap per PLS 2615); thence S89°43'41"E, 800.05 feet to a point, said point being the southeast corner of a tract of land described in Book 380 of Deeds, Page 51 and lying on the westerly right-of-way line of Industrial Road (Monumented with a 2" Aluminum Cap per PLS 2615); thence S00°22'07"W, 2.98 feet along said westerly right-of-way line of Industrial Road to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence, along said westerly right-of-way line of Industrial Road through a non-tangent curve to the right, having a central angle of 15°01'56", a radius of 270.00 feet, an arc length of 70.84 feet, a chord bearing of S07°52'00"W, and a chord length of 70.64 feet to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence, continue along said westerly right-of-way line of Industrial Road through a reverse curve to the left, having a central angle of 14°41'16", a radius of 330.00 feet, an arc length of 84.59 feet, a chord bearing of S08°02'21"W, and a chord length of 84.36 feet to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence S00°41'43"W, 219.63 feet along said westerly right-of-way line of Industrial Road to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence, along said westerly right-of-way line of Industrial Road through a curve to the left, having a central angle of 07°42'43", a radius of 330.00 feet, an arc length of 44.42 feet, a chord bearing of S03°09'39"E, and a chord length of 44.38 feet to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence S07°01'00"E, 77.08 feet along said westerly right-of-way line of Industrial Road to a point, said point lying on the northerly right-of-way line of Fort Road (Monumented with a 2" Aluminum Cap per PLS 6812); thence, along said northerly right-of-way line of Fort Road through a non-tangent curve to the right, having a central angle of 01°47'16", a radius of 2829.79 feet, an arc length of 88.30 feet, a chord bearing of N83°52'38"W, and a chord length of 88.30 feet to a point (Monumented with a 3¼" Aluminum Cap per PLS 6812); thence N81°49'13"W, 709.58 feet along said northerly right-of-way line of Fort Road to the **POINT OF BEGINNING** of said tract.

Said tract contains 8.00 acres of land, more or less.

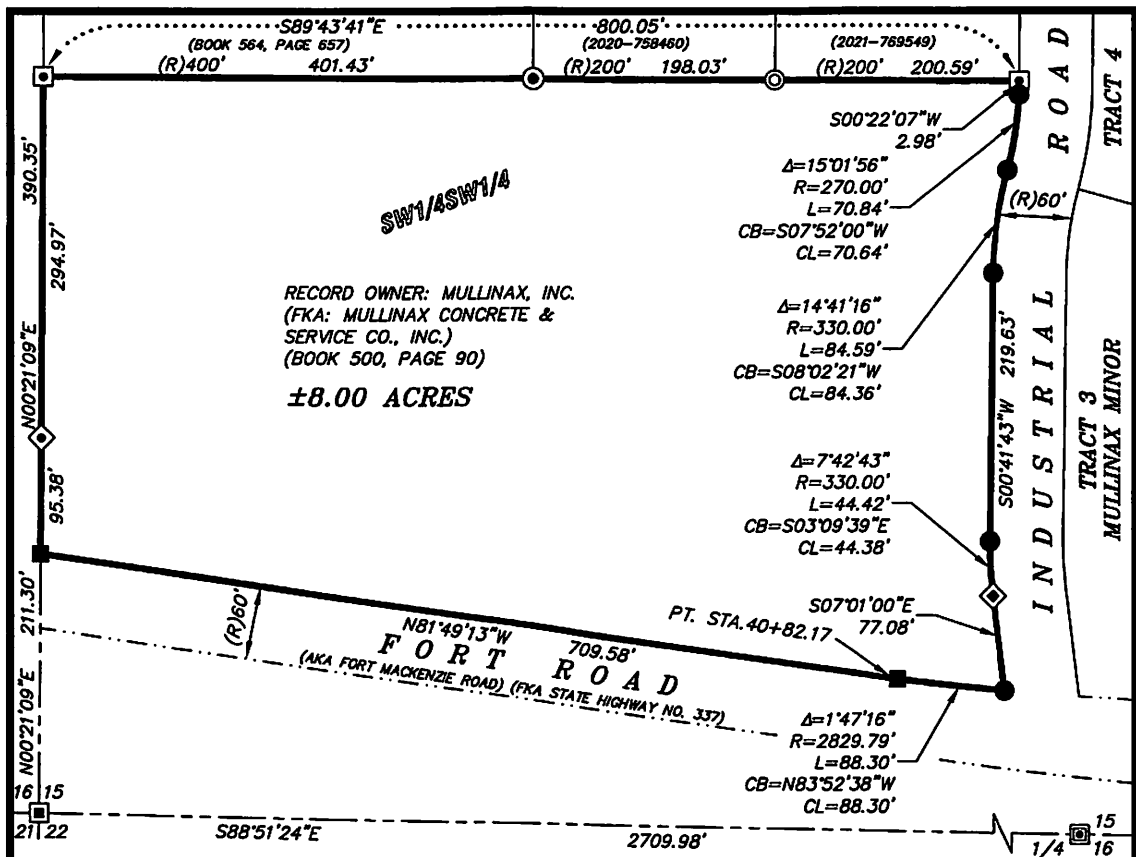
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

SURVEYOR'S STATEMENT

I, Thomas D. Tucker, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.



Modification in any way of the above or foregoing legal description terminates liability of surveyor.
H:\WP\LD\T56N\2024\2024-014-LD.rtf



LEGEND:

- FOUND 2" ALUMINUM CAP PER PLS 6812
- ◆ SET 2" ALUMINUM CAP PER PLS 6812
- FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
- FOUND 2" ALUMINUM CAP PER PLS 2615
- ◇ FOUND 2-1/2" ALUMINUM CAP PER PLS 9328
- ⊠ FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- FOUND 2" ALUMINUM CAP PER PLS 5300
- ⊙ FOUND 5/8" REBAR
- ⊞ FOUND 1-1/2" IRON ROD PER PE&LS 551
- (R) RECORD
- PROPERTY/DEED LINE
- - - SECTION LINE
- · · · · HIGHWAY RIGHT-OF-WAY LINE



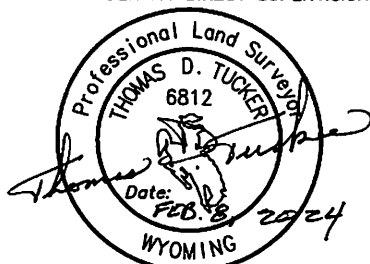
SCALE: 1"=120'

BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE
DATUM: NAD 83(1983), NAVD 88 (U.S. SURVEY FEET)
DAF: 1.000235
DISTANCES ARE SURFACE

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
COUNTY OF SHERIDAN

I, THOMAS D. TUCKER, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



"PLAT IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

EXHIBIT "B" **RECORD OF SURVEY**

CLIENT: MULLINAX, INC.
LOCATION: SW1/4SW1/4, SECTION 15, T56N, R84W, 6TH P.M., SHERIDAN COUNTY, WYOMING

RESTFELDT
SURVEYING
2340 WETLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415

JN: 2024-014
DN: 2024-014D
TAB: R05
PF: T2024-014
REVIEWED: CT
FEBRUARY 08, 2024