

QUITCLAIM DEED

COUNTY OF SHERIDAN, a political subdivision of the State of Wyoming, whose address is 224 S. Main Street, Suite B1, Sheridan WY 82801, as Grantor, for the consideration of Ten or More Dollars (\$10.00) and other good and valuable consideration, hereby conveys and quitclaims to DANIEL A. WARDLE whose address is 2279 West 17th Street, Sheridan Wyoming 82801, as Grantee, all interest in the following described real estate:

**ATTACHED AGREEMENT FOR LAND PURCHASE; LEGAL DESCRIPTIONS
EXHIBIT "A" & EXHIBIT "B"**

Together with all improvements thereon and all appurtenances thereto, and

Subject to all reservations, restrictions, easements, rights-of-way, and covenants of record.

DATED this 3rd day of September, 20 24.

Attest:

**BOARD OF COUNTY COMMISSIONERS
Sheridan County, Wyoming**

Eda Schunk Thompson
County Clerk

By: Christi Haswell
Chairman Pro Tem

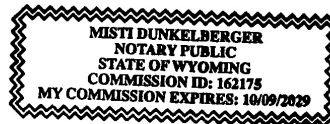
STATE OF WYOMING)
)
COUNTY OF SHERIDAN)

On this 3 day of September, 20 24, before me personally appeared, Christi Haswell being first duly sworn, did say that she/he is the Chairman of the Board of County Commissioners, for Sheridan County, Wyoming and that this instrument was signed and sealed on behalf of the said County by authority of said Board and she/he acknowledged said instrument to be the free act and deed of said Board.

WITNESS my hand and official seal.

My Commission expires: 10/9/2029

Misti Dunkelberger
Notary Public





2024-794242 9/4/2024 10:31 AM PAGE: 2 OF 10
FEES: \$39.00 PK QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

AGREEMENT FOR LAND PURCHASE

THIS AGREEMENT is by and between SHERIDAN COUNTY, WYOMING, hereinafter referred to as the County, and DANIEL A. WARDLE, hereinafter referred to as the Property Owner.

WHEREAS, the County proposes to improve County Road No. 80 by reconstructing and realigning approximately 1.04 miles of County Road 80, also known as Mydland Road;

AND WHEREAS, the County is willing to convey to the Property Owner an isolated tract of land resulting from said reconstruction and realigning of said County Road 80, and an abandoned portion of the existing County Road right-of-way;

NOW THEREFORE, in consideration of mutual covenants set forth herein and for a sum of \$ 5,200 (five thousand two hundred dollars), the parties agree as follows:

1. Sheridan County agrees to convey a tract of land situated in the E $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 21, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming as described on attached Exhibit "A".
2. Sheridan County agrees to convey an abandoned portion of the existing County Road 80 right-of-way situated in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 21, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming as described on attached Exhibit "B".



2024-794242 9/4/2024 10:31 AM PAGE: 3 OF 10
FEES: \$39.00 PK QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

IN WITNESS WHEREOF, the parties hereto set their hand and seal this 4 day of April,
2000.

Board of County Commissioners
Sheridan County, Wyoming

Charles L. Whiton, Chair

B. Bradford Waters, Member

Steve Cox, Member

Attest:

Daniel A. Wardle
DANIEL A. WARDLE

STATE OF WYOMING)
 : ss.
County of Sheridan)

The foregoing instrument was acknowledged before me by DANIEL A. WARDLE,
this 12th day of JUNE, 2000.

Witness my hand and official seal.

Robin L. Bidder
Notary Public
December 21, 2000

EXHIBIT A

LEGAL DESCRIPTION

RE: LAND PURCHASE
SHERIDAN COUNTY to DANIEL A. WARDLE

A tract of land situated in the E½NW¼ of Section 21, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming all in accordance with that certain Record of Survey filed in Drawer A, Plat Number 226 in the office of Sheridan County Clerk; said tract of land being more particularly described as follows:

Commencing at the north quarter corner of said Section 21 (monumented with Military Monument No. 23); thence S36°26'53"W, 1119.11 feet to the **POINT OF BEGINNING (PN 153)**, said point lying on the easterly line of a tract of land described in Book 387 of Deeds, Page 337; thence S37°45'37"E, 45.70 feet along said easterly line to a point (PN 185); thence S29°45'37"E, 264.58 feet along said easterly line to a point (PN 186); thence S01°14'23"W, 114.20 feet along said easterly line to a point (PN 187); thence S29°14'23"W, 35.85 feet along said easterly line to a point (PN 261); thence S71°44'23"W, 177.90 feet along said easterly line to a point (PN 151); thence, leaving said easterly line N19°13'07"E, 112.59 feet to a point (PN 152); thence, through a curve to the left, having a radius of 517.46 feet, a central angle of 40°48'15", an arc length of 368.52 feet, a chord bearing of N01°11'01"W, and a chord length of 360.78 feet to the **POINT OF BEGINNING (PN 153)**.

Said tract of land contains 39,731 square feet of land, more or less.

PN is the respective point number as given on said Record of Survey.

Basis of Bearings is Wyoming State Plane (East Central Zone).

EXHIBIT B

LEGAL DESCRIPTION

**RE: EXISTING RIGHT OF WAY TO BE ABANDONED
SHERIDAN COUNTY to DANIEL A. WARDLE**

A tract of land situated in the NE¼NW¼ of Section 21, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, all in accordance with that certain Record of Survey filed in Drawer A, Plat Number 226 in the office of Sheridan County Clerk; said tract being more particularly described as follows:

Commencing at the north quarter corner of said Section 21 (Monumented with Military Monument No. 23); thence S19°10'33"W, 1385.14 feet to the **POINT OF BEGINNING (PN 236)**; said point lying on the south line of said NE¼NW¼ and the easterly right of way line of Mydland Road (A.K.A. Sheridan - Fort McKenzie County Road No. 80); thence S87°38'03"W, 70.45 feet along said south line to a point lying on the westerly right of way line of Mydland Road (A.K.A. Sheridan Fort McKenzie County Road No. 80) (PN 188); thence N29°14'23"E, 35.52 feet along said westerly right of way line to a point (PN 187); thence N01°14'23"E, 114.20 feet along said westerly right of way line to a point (PN 186); thence N29°45'37"W, 264.58 feet along said westerly right of way line to a point (PN 185); thence N37°45'37"W, 45.70 feet along said westerly right of way line to a point (PN 153); thence, leaving said westerly right of way line through a curve to the left, having a radius of 517.46 feet, a central angle of 06°02'07", an arc length of 54.51 feet, a chord bearing of N24°36'11"W, and a chord length of 54.48 feet to a point (PN 263); thence N27°37'15"W, 247.15 feet to a point lying on said easterly right of way line of Mydland Road (A.K.A. Sheridan - Fort McKenzie County Road No. 80) (PN 182); thence S35°45'37"E, 118.79 feet along said easterly right of way line to a point (PN 181); thence S42°45'37"E, 94.47 feet along said easterly right of way line to a point (PN 232); thence S37°45'37"E, 133.41 feet along said easterly right of way line to a point (PN 233); thence S29°45'37"E, 285.42 feet along said easterly right of way line to a point (PN 234); thence S01°14'23"W, 145.80 feet along said easterly right of way line to a point (PN 235); thence S29°14'23"W, 13.56 feet along said easterly right of way line to the **POINT OF BEGINNING (PN 236)**.

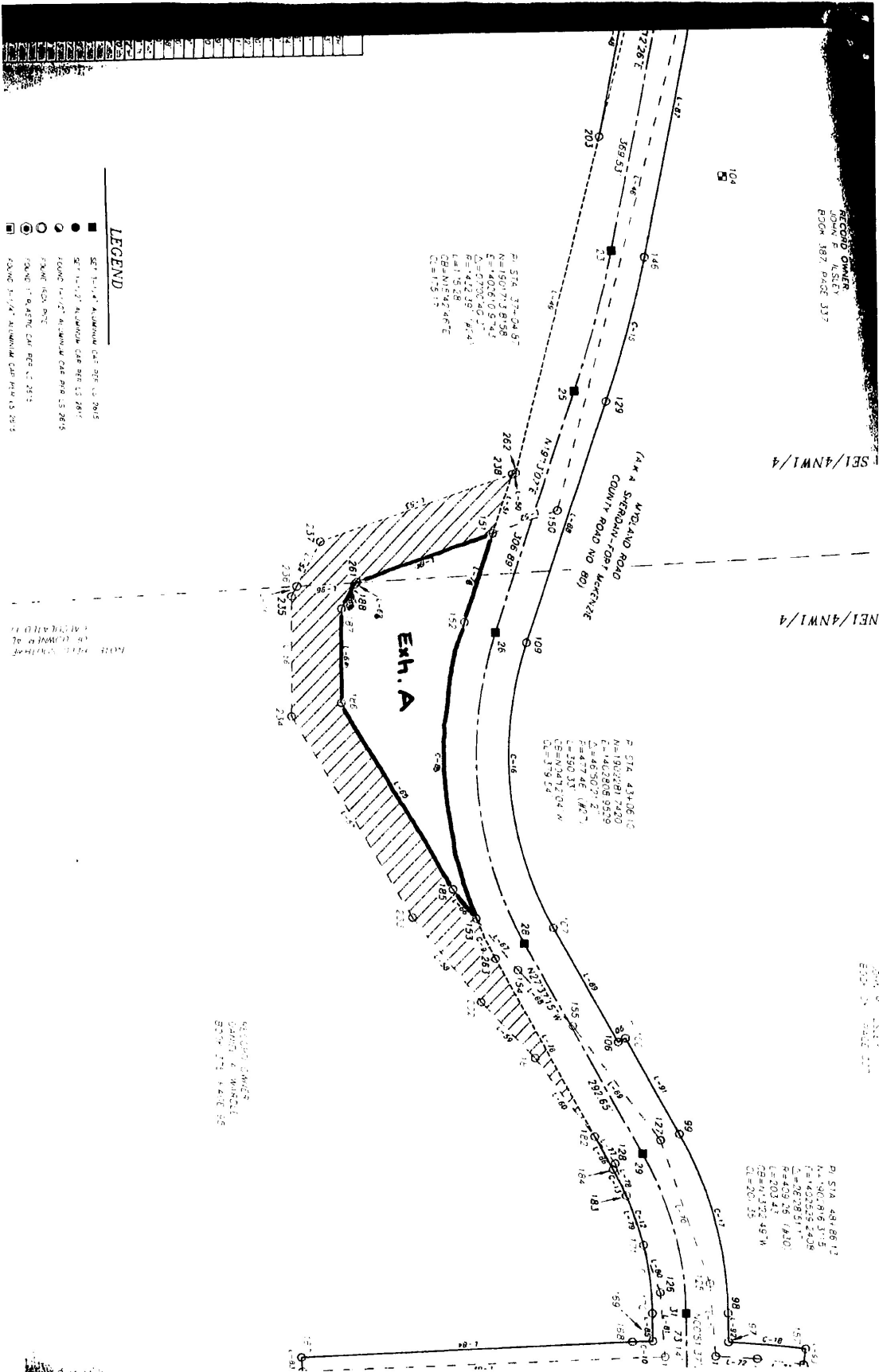
Said tract of land contains 36,637 square feet of land more or less.

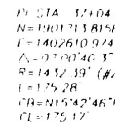
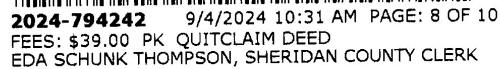
PN is the respective point number as given on said Record of Survey.

Basis of Bearings is Wyoming State Plane (East Central Zone).



2024-794242 9/4/2024 10:31 AM PAGE: 7 OF 10
FEES: \$39.00 PK QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK





RECORD OWNER
HIGHTS DEVELOPMENT CORPORATION
BOOK 228 PAGE 171

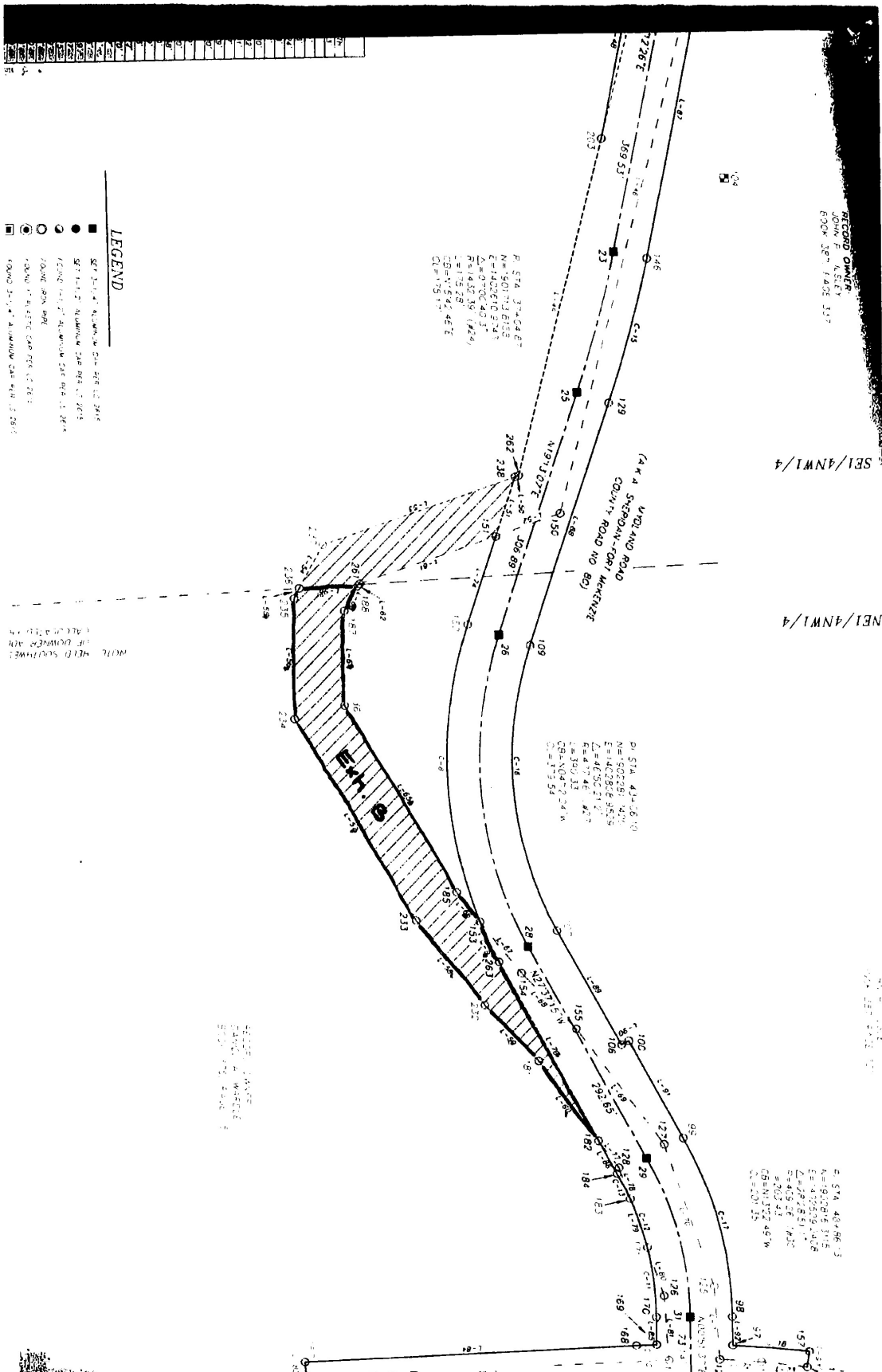
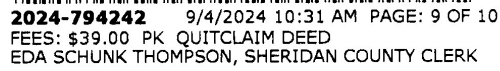
LINE TABLE		
LINE	BEARING	LENGTH
1-2	N44°56'54"E	23.04
2-3	N03°58'58"E	911.85
3-4	N00°12'15"E	91.87
4-5	S69°11'09"W	35.00
5-6	N02°11'59"E	16.97
6-7	S67°48'01"E	35.00
7-8	N01°27'52"E	60.82
8-9	S00°30'39"E	9.35
9-10	S00°30'39"E	525.41
10-11	S89°24'04"E	11.97
11-12	S00°30'39"E	10.80
12-13	S44°56'54"E	3.13
13-14	N60°33'56"W	17.16
14-15	N01°33'56"E	30.00
15-16	N00°12'15"E	11.72
16-17	N00°30'39"E	47.00
17-18	N59°06'23"W	0.58
18-19	N00°39'41"W	19.19
19-20	N00°39'41"W	40.53
20-21	N00°11'7"E	30.00
21-22	N00°12'14"W	56.45
22-23	S8°40'00"E	22.40
23-24	N00°31'59"W	19.97
24-25	S00°31'59"E	19.97
25-26	N02°21'11"W	64.61
26-27	N02°21'11"W	218.69
27-28	S88°22'08"E	5.29
28-29	S00°31'59"E	54.64
29-30	N02°21'54"W	2.35
30-31	N14°52'45"E	130.15
31-32	N49°48'53"E	386.82
32-33	N49°26'51"E	9.90
33-34	N15°01'58"E	16.54
34-35	S52°28'11"W	16.54
35-36	S11°01'58"E	69.04
36-37	S10°11'27"W	71.28
37-38	N00°32'48"E	54.64
38-39	S00°31'58"E	22.40
39-40	N00°30'39"E	64.61
40-41	N02°21'54"W	0.48
41-42	N44°26'53"E	158.85
42-43	N44°26'53"E	113.13
43-44	N44°26'51"E	92.07
44-45	N15°04'58"E	79.33
45-46	N15°12'26"E	158.68
46-47	N15°12'26"E	237.30

LINE TABLE		
LINE	BEARING	LENGTH
L-49	N5035.27 E	418.13
L-50	N7144.37 E	4.89
L-52	N7144.37 E	25.61
L-53	N7144.37 E	1.09
L-54	N1744.37 E	247.74
L-54	N2614.37 E	60.50
L-55	N2814.37 E	13.58
L-56	N2814.37 E	64.50
L-57	N2914.37 E	265.42
L-59	N3745.37 E	133.41
L-59	N4214.37 E	94.41
L-60	N4314.37 E	119.78
L-61	N4314.37 E	1.09
L-62	N2814.37 E	0.33
L-63	N2814.37 E	55.55
L-64	N3714.37 E	144.20
L-65	N3745.37 E	45.30
L-66	N3745.37 E	45.30
L-67	N3745.37 E	60.69
L-68	N4214.37 E	35.55
L-69	N1514.37 E	122.72
L-70	N1714.37 E	63.70
L-71	N2045.37 E	85.71
L-72	N2545.37 E	49.51
L-73	N2545.37 E	52.26
L-74	N2545.37 E	52.26
L-75	N2545.37 E	11.99
L-76	N2714.37 E	247.15
L-77	N4214.37 E	40.49
L-78	N4314.37 E	71.77
L-79	N1714.37 E	61.94
L-80	N1714.37 E	61.94
L-81	N2545.37 E	78.10
L-82	N2545.37 E	48.50
L-83	N2714.37 E	132.78
L-84	N2545.37 E	40.16
L-85	N2545.37 E	33.29
L-86	N2545.37 E	45.50
L-87	N1714.37 E	52.26
L-88	N2545.37 E	52.26
L-89	N2714.37 E	162.38
L-90	N2714.37 E	10.10
L-91	N2714.37 E	132.78
L-92	N2714.37 E	132.78
L-93	N2714.37 E	132.78
L-94	N2545.37 E	19.25
L-95	N2545.37 E	52.26

CURVE TABLE					
	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C-1	76.78' 44"	01°14' 44"	144.71	S01°13' 36"E	144.76
C-2	250.26' 22"	02°02' 22"	272.24	S04°15' 02"E	16.17
C-3	218.75' 39"	02°40' 50"	238.54	S08°33' 10"E	11.23
C-4	427.78' 76"	01°53' 02"	91.21	S11°15' 28"W	91.23
C-5	278.78' 79"	00°47' 48"	38.79	S04°04' 51"E	38.79
C-6	358.01' 10"	21°12' 39"	147.58	N01°35' 57"E	148.74
C-7	588.10'	17°09' 24"	116.21	N02°47' 09"E	116.26
C-8	517.46'	08°18'10"	96.55'	N01°17'10"W	96.78
C-9	517.46'	DE02°02'	54.52'	N2°16' 36"E	54.48
C-10	1168.82'	01°10'10"	21.17'	N08°32' 08"E	24.17'
C-11	359.78'	18°12' 42"	65.15'	S05°44' 15"E	65.86'
C-12	363.26'	07°22' 00"	63.47'	S11°07' 10"E	61.00'
C-13	369.26'	05'22'00"	35.11'	S2°54' 54"E	35.11'
C-14	218.10'	31°28' 04"	103.81'	N26°28' 28"E	103.81'
C-15	1432.30'	07°22' 00"	180.17'	S13°47' 40"E	180.26'
C-16	437.46'	48°30' 21"	357.82'	N02°10' 04"W	357.75'
C-17	450.26'	28°28' 31"	278.29'	S11°22' 49"E	225.85'
C-18	1163.82'	04°28' 31"	81.85'	S08°23' 25"E	91.81'
C-19	1163.82'	04°28' 31"	81.85'	S08°23' 25"E	91.81'
C-20	1163.82'	05°30' 18"	126.76'	S09°33' 19"E	91.81'

[illegible]

101	1898602	997	1402149	923
102	1898998	045	1402218	235
103	1900572	301	1402142	541
104	1901540	555	1402478	595
105	1903026	551	1402541	338





2024-794242 9/4/2024 10:31 AM PAGE: 10 OF 10
FEES: \$39.00 PK QUITCLAIM DEED
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

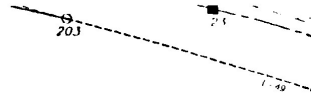
RECORD OWNER
HEIGHTS OF MEASUREMENT CORPORATION
BOOK 228, PAGE 121

Exh. B

LINE TABLE		
LINE	BEARING	LENGTH
L-1	N44°36'54"E	23.04
L-2	N01°48'03"W	641.65
L-3	N00°43'14"W	644.21
L-4	S88°31'08"W	35.00
L-5	N02°11'59"E	18.82
L-6	S87°48'01"E	35.00
L-7	N02°11'59"E	606.14
L-8	S00°30'39"E	53.55
L-9	S00°30'39"E	1858.70
L-10	S00°30'39"E	525.41
L-11	S88°24'01"W	11.87
L-12	S01°35'59"E	30.00
L-13	N44°36'54"E	3.13
L-14	N00°33'56"W	17.46
L-15	N01°35'59"W	30.00
L-16	N88°24'01"E	4.12
L-17	N00°30'39"W	487.73
L-18	N58°08'25"W	9.96
L-19	N00°19'41"W	1121.19
L-20	N00°19'41"W	40.53
L-21	N00°21'12"W	106.54
L-22	N00°21'12"W	136.55
L-23	S47°48'00"E	22.48
L-24	S02°11'59"W	15.97
L-25	S88°31'08"W	19.00
L-26	N00°21'11"W	64.61
L-27	N00°21'11"W	278.88
L-28	S88°22'05"W	5.88
L-29	N00°30'39"W	58.28
L-30	N00°21'54"W	73.37
L-31	N44°36'54"E	138.15
L-32	N49°26'53"E	158.87
L-33	N48°26'53"E	4.90
L-34	N45°03'58"E	8.23
L-35	S52°08'11"W	164.54
L-36	S10°13'52"W	71.26
L-37	S02°11'59"W	154.04
L-38	S02°11'59"W	277.24
L-39	N00°30'39"W	8.48
L-40	N00°21'54"W	81.40
L-41	N44°36'54"E	164.85
L-42	N49°26'53"E	150.87
L-43	N49°26'53"E	113.13
L-44	N49°26'53"E	92.07
L-45	N45°03'58"E	761.11
L-46	N45°03'58"E	355.18
L-47	S12°12'28"W	227.30

LINE TABLE		
LINE	BEARING	LENGTH
L-48	N15°03'58"E	418.13
L-49	N71°44'23"E	4.89
L-50	N18°13'02"E	25.61
L-51	S71°44'23"W	83.05
L-52	N01°44'23"E	242.74
L-53	N28°14'23"E	60.58
L-54	N28°14'23"E	13.58
L-55	N01°44'23"E	143.85
L-56	N28°14'23"E	785.42
L-57	N32°45'37"W	133.44
L-58	N42°45'37"W	84.47
L-59	N35°45'37"W	118.78
L-60	N71°44'23"E	127.60
L-61	N28°14'23"E	0.13
L-62	N00°14'23"E	35.57
L-63	N01°44'23"E	114.36
L-64	N28°14'23"E	264.88
L-65	N32°45'37"W	45.20
L-66	N37°45'37"W	60.89
L-67	N42°45'37"W	85.53
L-68	N35°45'37"W	122.72
L-69	N71°44'23"E	163.20
L-70	N00°45'37"W	89.27
L-71	N00°45'37"W	49.01
L-72	N01°45'37"W	25.28
L-73	N18°13'02"E	112.58
L-74	S67°18'21"E	131.21
L-75	S27°12'18"E	242.15
L-76	N15°45'37"W	40.49
L-77	N17°15'37"W	41.17
L-78	N17°15'37"W	61.20
L-79	N17°15'37"W	61.94
L-80	N02°45'37"W	78.10
L-81	N88°39'42"E	438.12
L-82	S01°31'54"E	17.67
L-83	S88°32'08"W	401.58
L-84	N27°12'18"E	168.10
L-85	S27°12'18"E	45.50
L-86	N17°12'28"E	369.51
L-87	N18°13'02"E	316.88
L-88	N27°12'18"E	30.59
L-89	S68°12'05"E	19.25
L-90	S68°12'05"E	12.45
L-91	N00°31'37"E	34.73
L-92	N27°12'18"W	132.76
L-93	N08°10'42"E	19.25
L-94	S68°12'05"E	19.25
L-95	N88°32'05"E	12.45
L-96	S87°38'03"W	70.45

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING
C-1	7878.44'	01°04'48"	144.26	S88°15'38"E
C-2	2904.78'	00°14'24"	12.12	S00°36'01"E
C-3	2838.78'	02°40'50"	137.54	S00°31'14"W
C-4	2789.78'	01°51'02"	91.71	S01°15'28"W
C-5	2789.78'	00°17'42"	38.78	S02°04'52"E
C-6	398.10'	21°14'28"	147.58	N01°30'55"E
C-7	398.10'	17°09'24"	119.21	N42°47'08"E
C-8	317.46'	40°48'15"	368.52	N01°21'01"W
C-9	317.46'	08°02'07"	24.51	N24°36'17"W
C-10	1165.82'	01°10'04"	24.17	N88°31'08"E
C-11	369.26'	137°42'42"	85.15	S05°44'44"E
C-12	369.26'	09°48'03"	63.27	S17°15'37"E
C-13	369.26'	05°22'06"	35.13	S24°31'42"E
C-14	118.10'	132°04'24"	185.81	N08°58'28"E
C-15	1472.39'	07°00'40"	180.71	S15°44'46"W
C-16	437.46'	46°50'21"	357.62	N04°22'04"W
C-17	459.26'	28°28'31"	278.28	S14°22'49"E
C-18	1165.82'	04°28'33"	91.82	S83°51'35"E
C-19	1145.92'	03°07'48"	62.44	N02°04'58"E
C-20	1145.92'	08°50'18"	136.76	S62°12'27"E



PI STA 371.04
N=1901213.8151
E=1402610.974
Z=0.700403
R=1432.19' (R)
L=175.28'
PB N15°42'46"E
CB=175.17'

LEGEND

- SET 1/2" ALUMINUM
- SET 1/2" ALUMINUM
- FIXED 1-1/2" ALUMINUM
- FIXED IRON PIPE
- FIXED 1" PLASTIC CAP
- FIXED 1/2" ALUMINUM
- FIXED METAL PIPE
- FIXED ALUMINUM CAP
- FIXED 1/2" RIBBON
- FIXED 1/2" RIBBON
- 1-1/2" ALUMINUM CAP
- NOTHING FIXED/NOTHING
- PROPERTY LINE
- ENTERLINE
- ORIGINAL RIGHT OF WAY
- SECTION LINE
- INTERIOR SECTION LINE
- RIGHT OF WAY LINE
- PERPETUAL RIGHT OF WAY
- ENDING ROAD TO BE A TO BE RETAINED BY THE

CONTROL POINT

101	1898307.942	1402149.407
102	1898198.045	1402218.235
103	1900527.301	1401742.541
104	1901540.555	1402458.595
105	1903026.554	1401541.318

NO. 2024-794242 QUITCLAIM DEED

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
DANIEL WARDLE 2279 W 17TH ST
SHERIDAN WY 82801