

LINE	BEARING	DISTANCE
L1	N 70°28'41" E	138.83'
L2	S 61°01'45" E	193.26'
L3	N 85°53'51" E	102.61'
L4	N 69°56'46" E	123.23'
L5	N 37°47'19" E	85.00'
L6	N 07°56'52" W	122.61'
L7	N 35°18'32" E	74.34'
L8	N 77°22'52" E	234.25'
L9	S 44°49'43" E	84.23'
L10	S 00°06'42" W	152.59'
L11	S 47°31'25" W	237.91'
L12	S 45°42'35" E	496.07'
L13	S 54°14'25" W	426.22'
L14	N 81°51'34" W	402.00'
L15	N 55°10'34" W	451.00'
L16	N 32°09'26" E	320.00'
L17	N 56°09'34" W	144.11'

NW COR SEC 20
FND 3.5" BRASS CAP

N 89°16'26" E 2776.74'

N1/4 COR SEC 20
FND 3" BRASS CAP
WC 22' S OF COR

LEGAL DESCRIPTION:

A TRACT OF LAND LYING WITHIN THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 57 NORTH, RANGE 85 WEST, SHERIDAN COUNTY, WYOMING AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER (W1/4) CORNER OF SAID SECTION 20, BEING MONUMENTED WITH A 3.25" BRASS CAP, FROM WHICH A 3.5" BRASS CAP AT THE NORTHWEST CORNER OF SAID SECTION 20, BEARS N01°42'53"W, 2654.49 FEET; THENCE FROM THE POINT OF COMMENCEMENT, N40°58'57"E, 1256.14 FEET TO A POINT IN THE CENTERLINE OF THE TONGUE RIVER AND THE POINT OF BEGINNING; THENCE ALONG THE CENTERLINE OF THE TONGUE RIVER THE FOLLOWING 10 COURSES:

N70°28'41"E, 138.83 FEET TO A POINT;
THENCE S61°01'45"E, 193.26 FEET TO A POINT;
THENCE N85°53'51"E, 102.61 FEET TO A POINT;
THENCE N69°56'46"E, 123.23 FEET TO A POINT;
THENCE N37°47'19"E, 85.00 FEET TO A POINT;
THENCE N07°56'52"W, 122.61 FEET TO A POINT;
THENCE N35°18'32"E, 74.34 FEET TO A POINT;
THENCE N77°22'52"E, 234.25 FEET TO A POINT;
THENCE N7°56'52"E, 84.23 FEET TO A POINT;
THENCE S44°49'43"E, 84.23 FEET TO A POINT;
THENCE S00°06'42"W, 152.59 FEET TO A POINT ON THE NORTHERLY LINE OF A TRACT OF LAND DESCRIBED IN BOOK 568 OF DEEDS, PAGE 766; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT S47°31'25"W, 237.91 FEET TO A POINT; THENCE ALONG THE WESTERLY LINE OF SAID TRACT S45°42'35"E, 496.07 FEET TO A POINT; THENCE ALONG THE WESTERLY LINE OF SAID TRACT S54°14'25"W, 426.22 FEET TO A POINT; THENCE ALONG THE NORTHERLY LINE OF SAID TRACT S54°14'25"W, 426.22 FEET TO A POINT; THENCE ALONG THE NORTHERLY LINE OF A TRACT OF LAND DESCRIBED IN BOOK 452 OF DEEDS, PAGE 728, N81°51'34"W, 402.00 FEET TO A POINT; THENCE ALONG THE NORTHERLY LINE OF THE TRACT DESCRIBED IN BOOK 452 OF DEEDS, PAGE 728 N55°10'34"W, 451.00 FEET TO A POINT; THENCE ALONG THE NORTHERLY LINE OF THE TRACT DESCRIBED IN BOOK 452 OF DEEDS, PAGE 728 N32°09'26"E, 320.00 FEET TO A POINT; THENCE ALONG THE NORTHERLY LINE OF THE TRACT DESCRIBED IN BOOK 452 OF DEEDS, PAGE 728 N56°09'34"W, 144.11 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.39 ACRES MORE OR LESS.

SUBJECT TO ANY EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS OR CONDITIONS CONTAINED IN PRIOR CONVEYANCES OF RECORD.

TRACT EXHIBIT

PART OF THE NW1/4 OF SECTION 20, TOWNSHIP 57 NORTH, RANGE 85 WEST, OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING.



OWNER/CLIENT:
BARNEY FAMILY

Sheridan, WY 82801 (307) 751-7543

