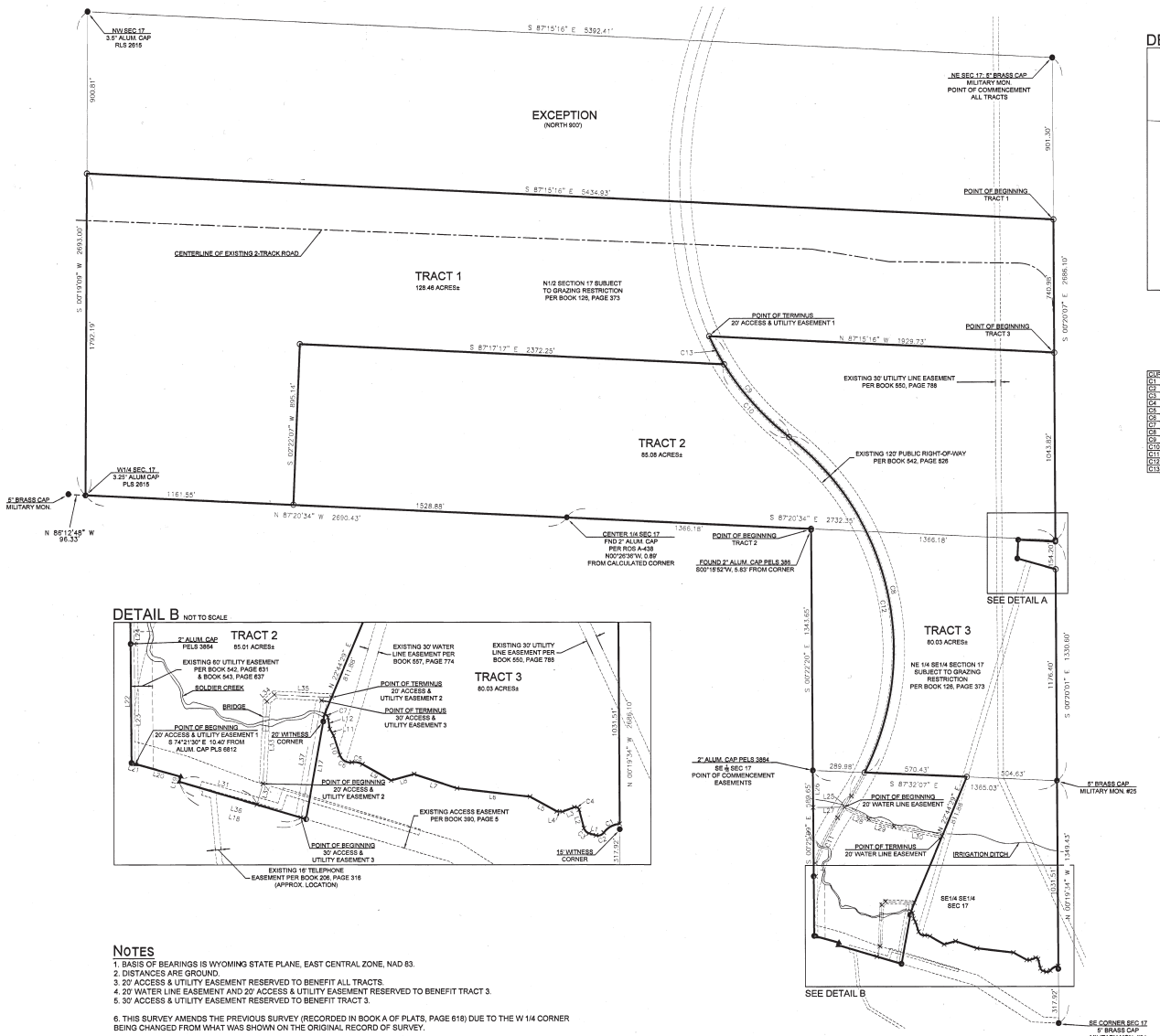
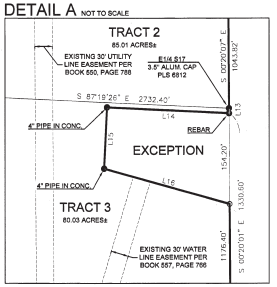
AMENDED RECORD OF SURVEY

BEING PART OF THE NORTH HALF (N1/2) AND THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2 OF SE1/4) SECTION 17, TOWNSHIP 56 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING



DETAIL A NOT TO SCALE



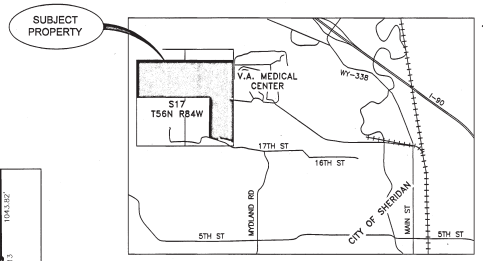
DETAIL B NOT TO SCALE

NOTES

1. BASIS OF BEARINGS IS WYOMING STATE PLANE, EAST CENTRAL ZONE, NAD 83.
2. DISTANCES ARE GROUND.
3. 20' ACCESS & UTILITY EASEMENT RESERVED TO BENEFIT ALL TRACTS.
4. 20' WATER LINE EASEMENT AND 20' ACCESS & UTILITY EASEMENT RESERVED TO BENEFIT TRACT 3.
5. 30' ACCESS & UTILITY EASEMENT RESERVED TO BENEFIT TRACT 3.

6. THIS SURVEY AMENDS THE PREVIOUS SURVEY (RECORDED IN BOOK A OF PLATS, PAGE 618) DUE TO THE W 1/4 CORNER BEING CHANGED FROM WHAT WAS SHOWN ON THE ORIGINAL RECORD OF SURVEY.

#712 Pg. 1 of 2



LOCATION MAP

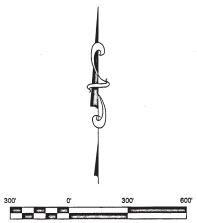
NOT TO SCALE

LINE TABLE (M)

LINE	BEARING	DISTANCE
L1	N 73°55'18" W	20.24'
L2	N 14°57'06" W	53.47'
L3	N 09°46'32" E	39.73'
L4	S 86°34'29" E	16.00'
L5	S 81°42'32" E	84.99'
L6	S 83°26'18" E	204.59'
L7	S 71°47'31" E	125.99'
L8	N 74°40'28" E	66.41'
L9	S 60°35'03" E	62.21'
L10	S 17°55'54" E	56.99'
L11	N 29°40'09" W	21.01'
L12	N 09°14'07" W	32.62'
L13	S 00°20'01" E	8.41'
L14	N 87°15'03" W	208.00'
L15	N 02°44'57" E	104.00'
L16	S 74°14'03" E	221.89'
L17	S 10°06'28" W	295.71'
L18	S 73°36'25" E	368.84'
L19	S 16°05'43" W	14.38'
L20	N 74°24'58" W	128.41'
L21	N 74°21'30" W	14.33'
L22	S 00°23'09" E	331.01'
L23	S 00°23'09" E	333.89'
L24	N 00°20'09" W	72.83'
L25	N 32°44'47" E	142.80'
L26	S 00°25'09" E	205.55'
L27	N 89°34'51" E	173.91'
L28	S 63°48'57" E	152.84'
L29	S 73°42'13" E	146.39'
L30	S 79°40'58" E	213.76'
L31	S 73°36'25" E	225.74'
L32	N 16°23'35" E	60.20'
L33	N 02°46'10" E	229.29'
L34	N 47°46'10" E	28.28'
L35	S 87°15'50" E	160.18'
L36	S 73°36'25" E	353.55'
L37	N 10°08'28" E	330.64'

CURVE TABLE (M)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	99.99'	52.61'	52.04'	N 81°07'49" E	30°14'54"
C2	20.00'	24.48'	22.95'	N 71°05'33" E	70°04'32"
C3	20.00'	20.58'	19.68'	N 44°25'49" W	58°57'26"
C4	10.00'	16.63'	14.78'	S 82°35'01" E	95°18'56"
C5	44.89'	30.46'	29.89'	N 79°58'36" W	38°52'58"
C6	30.00'	42.63'	39.14'	S 58°39'00" E	81°26'11"
C7	10.00'	13.78'	12.71'	S 48°42'44" E	78°57'13"
C8	1500.00'	2078.81'	1914.89'	N 12°41'53" W	79°24'42"
C9	1500.00'	724.02'	717.02'	S 38°31'43" E	27°39'20"
C10	1500.00'	546.49'	543.45'	N 41°55'11" W	20°52'24"
C11	1200.00'	282.19'	281.53'	S 28°00'35" W	13°28'23"
C12	1500.00'	2227.98'	2028.75'	S 09°48'19" E	85°06'09"
C13	1500.00'	177.99'	177.46'	S 29°05'31" E	6°48'06"



LEGEND

- ○ - SET 1.5" ALUM CAP LS10287
- ● - FOUND 2" ALUM CAP PER PLS#6812 UNLESS NOTED
- ▲ - FOUND 1.5" ALUM CAP PER RLS#2615
- × - CALCULATED CORNER
- (M) - MEASURED
- (R) - RECORD
- ROS - RECORD OF SURVEY
- - EASEMENTS AS NOTED
- - ADJACENT LOT/PROPERTY LINE
- - TRACT BOUNDARIES
- - FENCE

NOTICE: This plat is an image, or reproduction of the original as is recorded in the Sheridan County Clerk's Office. It is not a certified, complete or authoritative depiction of current property lines, easements, rights-of-way, monuments, measurement or representations may have occurred since the original plat was recorded.

SURVEYOR'S CERTIFICATE

I, JASON D. LEVANEN, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF TRACTS 1, 2 & 3 AS SHOWN TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

Professional Land Surveyor
JASON D. LEVANEN
LS 10287
Date 11/03/23
WYOMING

CERTIFICATE OF RECORDER

STATE OF WYOMING }
COUNTY OF SHERIDAN } SS:

This plat was filed for record in the Office of the Clerk and Recorder at 4:49 o'clock this 16 day of November, 2023, and is duly recorded in Book A Page 212.
2023-788649

Kimberly Heinz chief deputy
County Clerk

SHERIDAN COUNTY CLERK

Prepared for:
Mill Iron D, LLC
PO Box 23
Sheridan, WY 82801

Prepared by:
Arrow Survey Group, Inc.
Sheridan, WY 82801 (307) 751-7543

DP: _20-011 Rice Property.dwg | Date: 6/23/2020
Rev: 10/3/2021, 10/23/2023

Sheet 1 of 2

AMENDED RECORD OF SURVEY

BEING PART OF THE NORTH HALF (N1/2) AND THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2 OF SE1/4) SECTION 17, TOWNSHIP 56 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING

LEGAL DESCRIPTIONS

EXISTING (PER INSTRUMENT NO. 2020-757675):
A TRACT OF LAND LOCATED IN A PART OF SECTION 17, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6 TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE N1/2 (NORTH HALF) SAID SECTION 17, AND THE NE1/4SE1/4 (NORTH EAST QUARTER SOUTH EAST QUARTER) OF SAID SECTION 17, LESS AND EXCLUDING THE NORTH 900.00 FEET OF THE N1/2 OF SAID SECTION 17, ALSO EXCLUDING THE FOLLOWING TRACT, DESCRIBED AS BEGINNING AT A POINT WHICH IS LOCATED NORTH N°03' EAST, 2688.6 FEET, MORE OR LESS FROM THE SOUTHEAST CORNER OF SAID SECTION 17, BEING THE EAST 1/4 CORNER OF SAID SECTION 171 THENCE NORTH 86°51' WEST, 208.0 FEET; THENCE SOUTH 3°09' WEST, 104.0 FEET; THENCE SOUTH 73°50' EAST, 221.1 FEET; THENCE NORTH 0°30' EAST, 154.2 FEET, TO THE PLACE OF BEGINNING.
AND
A TRACT OF LAND IN THE SE1/4 OF SECTION 17, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, RECORD OF SURVEY FILED IN DRAWER "A" OF PLATS, NUMBER "445", COUNTY CLERK'S OFFICE, SHERIDAN COUNTY COURTHOUSE, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 17 (MONUMENTED WITH A MILITARY MONUMENT MM-24); THENCE N00°19'32"W, 318.00 FEET ALONG THE EAST LINE OF SAID SE1/4 TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT LYING ON THE CENTERLINE OF SOLDIER CREEK; THENCE ALONG SAID CENTERLINE OF SOLDIER CREEK THROUGH A NON-TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 50°14'44", A RADIUS OF 60.00 FEET, AN ARC LENGTH OF 52.62 FEET, A CHORD BEARING OF S81°08'45"W, AND A CHORD LENGTH OF 50.95 FEET TO A POINT; THENCE, ALONG SAID CENTERLINE THROUGH A REVERSE CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 70°03'42", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 24.46 FEET, A CHORD BEARING OF S71°03'14"W, AND A CHORD LENGTH OF 22.96 FEET TO A POINT; THENCE N73°54'56"W, 20.24 FEET ALONG SAID CENTERLINE TO A POINT; THENCE, ALONG SAID CENTERLINE THROUGH A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 58°58'11", A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 20.58 FEET, A CHORD BEARING OF N44°25'50"W, AND A CHORD LENGTH OF 19.69 FEET TO A POINT; THENCE N14°56'45"W, 53.48 FEET ALONG SAID CENTERLINE TO A POINT; THENCE ALONG SAID CENTERLINE THROUGH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 95°16'24", A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 16.63 FEET, A CHORD BEARING OF N52°34'57"W, AND A CHORD LENGTH OF 14.78 FEET TO A POINT; THENCE S89°46'51"W, 35.73 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N86°34'04"W, 16.00 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N61°27'11"W, 85.50 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N83°25'57" W, 205.00 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N71°47'10"W, 126.00 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S74°40'47"W, 66.42 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N60°34'42"W, 92.22 FEET ALONG SAID CENTERLINE TO A POINT; THENCE, ALONG SAID CENTERLINE THROUGH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 38°46'45", A RADIUS OF 45.00 FEET, AN ARC LENGTH OF 30.46 FEET, A CHORD BEARING OF N79°58'04"W, AND A CHORD LENGTH OF 29.88 FEET TO A POINT; THENCE, ALONG SAID CENTERLINE THROUGH A REVERSE CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 81°26'54", A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 42.64 FEET, A CHORD BEARING OF N58°38'30"W, AND A CHORD LENGTH OF 39.14 FEET TO A POINT; THENCE N17°55'33"W, 57.00 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N29°39'48"W, 21.01 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N09°13'46"W, 32.62 FEET ALONG SAID CENTERLINE TO A POINT; THENCE, ALONG SAID CENTERLINE THROUGH A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 78°57'21", A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 13.78 FEET, A CHORD BEARING OF N48°42'26"W, AND A CHORD LENGTH OF 12.72 FEET TO A POINT; THENCE, LEAVING SAID CENTERLINE OF SOLDIER CREEK, S10°08'14"W, 295.75 FEET TO A POINT, SAID POINT LYING ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN BOOK 441 OF DEEDS, PAGE 350; THENCE N73°36'19"W, 368.62 FEET ALONG SAID NORTH LINE OF SAID TRACT TO A POINT (MONUMENTED WITH A 1 1/2" ALUMINUM CAP PER PLS 2615); THENCE N15°55'E, 14.42 FEET ALONG THE NORTH LINE TO A POINT (MONUMENTED WITH A 1 1/2" ALUMINUM CAP PER PLS 2615); THENCE N74°25'03"W, 128.48 FEET ALONG SAID NORTH LINE TO A POINT (MONUMENTED WITH A 1 1/2" ALUMINUM CAP PER PLS 2615), SAID POINT BEING THE NORTHWEST CORNER OF SAID TRACT DESCRIBED IN BOOK 441 OF DEEDS, PAGE 350; THENCE, CONTINUE N74°25'03"W, 14.25 FEET TO A POINT, SAID POINT LYING ON THE EAST LINE OF TRACT 1, CERTIFICATE OF SURVEY FILED IN DRAWER "A" OF PLATS, NUMBER "438"; THENCE N00°23'19"W, 331.01 FEET ALONG THE EAST LINE OF TRACT 1 TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF TRACT 5, CERTIFICATE OF SURVEY FILED IN DRAWER "A" OF PLATS, NUMBER "438" (MONUMENTED WITH A 2" ALUMINUM CAP PER PEALS 3864); THENCE, CONTINUED N00°23'54"W, 589.76 FEET ALONG SAID TRACT 5 TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF TRACT 5 (MONUMENTED WITH A 2" ALUMINUM CAP PER PEALS 3864); THENCE S87°31'41"E, 1364.84 FEET ALONG THE NORTH LINE OF THE SE1/4SE1/4 TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF THE SE1/4SE1/4 (MONUMENTED WITH A MILITARY MONUMENT MM-25); THENCE S00°19'32"E, 1031.56 FEET ALONG SAID EAST LINE OF THE SE1/4 TO THE POINT OF BEGINNING.

TRACT 1: (Revised 11/03/2023)
A TRACT OF LAND LOCATED IN THE NORTH HALF (N1/2) OF SECTION 17, TOWNSHIP 56 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17, MONUMENTED WITH A 5 INCH BRASS CAP; THENCE S 00°20'07" E, ALONG THE EAST LINE OF SAID SECTION 17, 901.30 FEET TO THE POINT OF BEGINNING;
THENCE S 00°20'07" E, ALONG SAID EAST LINE, 740.98 FEET; THENCE N 87°15'16" W, 1929.73 FEET TO THE CENTERLINE OF A 120 FOOT WIDE RIGHT-OF WAY RECORDED IN INSTRUMENT NUMBER 2013-707349 OF SHERIDAN COUNTY RECORDS; THENCE ALONG SAID CENTERLINE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1500.00 FEET, HAVING A CHORD BEARING OF S 28°05'31" E AND A CHORD LENGTH OF 177.46 FEET, A DISTANCE OF 177.56 FEET; THENCE N 87°17'17" W, 2372.25 FEET; THENCE S 02°22'07" W, 895.14 FEET TO THE EAST-WEST CENTER SECTION LINE OF SAID SECTION; THENCE N 87°20'34" W, ALONG SAID CENTER SECTION LINE, 1161.55 FEET TO THE WEST QUARTER CORNER OF SAID SECTION, MONUMENTED WITH A 3.25 INCH ALUMINUM CAP; THENCE N 00°19'09" E, ALONG THE WEST LINE OF SAID SECTION, 1792.19 FEET TO THE SOUTHWEST CORNER OF THE NORTH 900 FEET OF SAID SECTION; THENCE S 87°15'16" E, ALONG THE SOUTH LINE OF THE NORTH 900 FEET OF SAID SECTION, 5402.72 FEET TO THE POINT OF BEGINNING;
CONTAINING A TOTAL CALCULATED AREA OF 5,595,736 SQUARE FEET OR 128.46 ACRES, MORE OR LESS.
SUBJECT TO GRAZING RESTRICTION PER BOOK 126, PAGE 373 OF SHERIDAN COUNTY RECORDS.
SUBJECT TO ANY EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS OR CONDITIONS CONTAINED IN PRIOR CONVEYANCES OF RECORD.

TRACT 2: (Revised 11/03/2023)
A TRACT OF LAND LOCATED IN THE NORTH HALF (N1/2) AND THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2 OF SE1/4) OF SECTION 17, TOWNSHIP 56 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17, MONUMENTED WITH A 5 INCH BRASS CAP; THENCE S 00°20'07" E, ALONG THE EAST LINE OF SAID SECTION, 2686.10 FEET TO THE EAST QUARTER CORNER OF SAID SECTION, MONUMENTED WITH A 3.5 INCH ALUMINUM CAP; THENCE N 87°20'34" W, ALONG THE EAST-WEST CENTER SECTION LINE OF SAID SECTION, 1366.18 FEET TO THE POINT OF BEGINNING;
THENCE N 87°20'34" W, ALONG SAID CENTER SECTION LINE, 1366.18 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION;
THENCE N 87°20'34" W, ALONG SAID CENTER SECTION LINE, 1528.86 FEET; THENCE N 02°22'07" E, 895.14 FEET; THENCE S 87°17'17" E, 2372.25 FEET TO THE CENTERLINE OF A 120 FOOT WIDE RIGHT-OF WAY RECORDED IN INSTRUMENT NUMBER 2013-707349 OF SHERIDAN COUNTY RECORDS; THENCE ALONG SAID CENTERLINE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1500.00 FEET, HAVING A CHORD BEARING OF S 41°55'11" E AND A CHORD LENGTH OF 543.45 FEET, A DISTANCE OF 546.46 FEET; THENCE ALONG SAID CENTERLINE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1500.00 FEET, HAVING A CHORD BEARING OF S 12°41'32" E AND A CHORD LENGTH OF 1914.86 FEET, A DISTANCE OF 2076.81 FEET; THENCE S 87°32'07" E, 570.43 FEET; THENCE S 22°44'29" W, 811.86 FEET TO THE NORTHWEST CORNER OF THE TRACT RECORDED IN INSTRUMENT NUMBER 2012-697676 OF SHERIDAN COUNTY RECORDS; THENCE S 10°08'28" W, ALONG THE BOUNDARY LINE OF SAID PARCEL, 295.71 FEET TO THE SOUTHWEST CORNER OF SAID TRACT; THENCE N 73°36'25" W, ALONG THE BOUNDARY LINE OF THE TRACT RECORDED IN INSTRUMENT NUMBER 2020-757675 OF SHERIDAN COUNTY RECORDS, 368.64 FEET TO A POINT MONUMENTED WITH A 1.5 INCH ALUMINUM CAP; THENCE N 16°05'43" E, ALONG SAID BOUNDARY LINE, 14.38 FEET TO A POINT MONUMENTED WITH A 1.5 INCH ALUMINUM CAP; THENCE N 74°24'58" W, ALONG SAID BOUNDARY LINE, 128.41 FEET TO A POINT MONUMENTED WITH A 1.5 INCH ALUMINUM CAP; THENCE N 74°21'30" W, ALONG SAID BOUNDARY LINE, 14.33 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION, MONUMENTED WITH A 2 INCH ALUMINUM CAP; THENCE N 00°23'06" W, ALONG SAID WEST LINE, 331.01 FEET TO A POINT MONUMENTED WITH A 2 INCH ALUMINUM CAP; THENCE N 00°25'09" W, ALONG SAID WEST LINE, 589.65 FEET TO A POINT MONUMENTED WITH A 2 INCH ALUMINUM CAP; THENCE N 00°22'20" W, ALONG SAID WEST LINE, 1343.65 FEET TO THE POINT OF BEGINNING;
CONTAINING A TOTAL CALCULATED AREA OF 3,705,965 SQUARE FEET OR 85.08 ACRES, MORE OR LESS.
PORTIONS OF THIS TRACT SUBJECT TO GRAZING RESTRICTION PER BOOK 126, PAGE 373 OF SHERIDAN COUNTY RECORDS.
SUBJECT TO ANY EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS OR CONDITIONS CONTAINED IN PRIOR CONVEYANCES OF RECORD.

TRACT 3:
A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER (NE1/4) AND THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2 OF SE1/4) OF SECTION 17, TOWNSHIP 56 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 17, MONUMENTED WITH A 5 INCH BRASS CAP; THENCE S 00°20'07" E, ALONG THE EAST LINE OF SAID SECTION 17, 1642.28 FEET TO THE POINT OF BEGINNING;
THENCE S 00°20'07" E, ALONG SAID EAST LINE, 1043.82 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 17, MONUMENTED WITH AN ALUMINUM CAP; THENCE S 00°20'01" E, ALONG SAID EAST LINE, 8.41 FEET TO THE NORTHEAST CORNER OF AN EXCEPTION TO THE TRACT RECORDED IN INSTRUMENT NUMBER 2020-757675 OF SHERIDAN COUNTY RECORDS; THENCE N 87°15'03" W, ALONG THE BOUNDARY LINE OF SAID EXCEPTION, 208.00 FEET; THENCE S 02°44'57" W, ALONG SAID BOUNDARY LINE, 104.00 FEET; THENCE S 74°14'03" E, ALONG SAID BOUNDARY LINE, 221.89 FEET TO THE EAST LINE OF SAID SECTION; THENCE S 00°20'01" E, ALONG SAID EAST LINE, 1176.40 FEET TO THE SOUTH SIXTEENTH CORNER OF SECTIONS 17 AND 16, MONUMENTED WITH A 5 INCH BRASS CAP; THENCE S 00°19'34" E, ALONG SAID EAST LINE, 1031.51 FEET TO THE CENTERLINE OF SOLDIER CREEK AND THE SOUTHEAST CORNER OF THE TRACT RECORDED IN SAID INSTRUMENT NUMBER 2020-757675; THENCE ALONG THE BOUNDARY LINE OF SAID TRACT, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 59.99 FEET, HAVING A CHORD BEARING OF S 61°07'49" W AND A CHORD LENGTH OF 50.94 FEET, A DISTANCE OF 52.61 FEET; THENCE ALONG SAID BOUNDARY LINE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, HAVING A CHORD BEARING OF S 71°02'33" W AND A CHORD LENGTH OF 22.96 FEET, A DISTANCE OF 24.46 FEET; THENCE N 73°56'16" W, ALONG SAID BOUNDARY LINE, 20.24 FEET; THENCE ALONG SAID BOUNDARY LINE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, HAVING A CHORD BEARING OF N 44°25'49" W AND A CHORD LENGTH OF 19.68 FEET, A DISTANCE OF 20.58 FEET; THENCE N 14°57'06" W, ALONG SAID BOUNDARY LINE, 53.47 FEET; THENCE ALONG SAID BOUNDARY LINE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 10.00 FEET, HAVING A CHORD BEARING OF N 62°35'01" W AND A CHORD LENGTH OF 14.78 FEET, A DISTANCE OF 16.63 FEET; THENCE S 69°48'30" W, ALONG SAID BOUNDARY LINE, 35.73 FEET; THENCE N 86°34'25" W, ALONG SAID BOUNDARY LINE, 16.00 FEET; THENCE N 61°27'32" W, ALONG SAID BOUNDARY LINE, 84.99 FEET; THENCE N 83°26'18" W, ALONG SAID BOUNDARY LINE, 204.98 FEET; THENCE N 71°47'31" W, ALONG SAID BOUNDARY LINE, 125.99 FEET; THENCE S 74°40'26" W, ALONG SAID BOUNDARY LINE, 66.41 FEET; THENCE N 60°35'03" W, ALONG SAID BOUNDARY LINE, 92.21 FEET; THENCE ALONG SAID BOUNDARY LINE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 44.99 FEET, HAVING A CHORD BEARING OF N 79°58'36" W AND A CHORD LENGTH OF 29.88 FEET, A DISTANCE OF 30.45 FEET; THENCE ALONG SAID BOUNDARY LINE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, HAVING A CHORD BEARING OF N 58°39'00" W AND A CHORD LENGTH OF 39.14 FEET, A DISTANCE OF 42.63 FEET; THENCE N 17°55'54" W, ALONG SAID BOUNDARY LINE, 56.99 FEET; THENCE N 29°40'09" W, ALONG SAID BOUNDARY LINE, 21.01 FEET; THENCE N 09°14'07" W, ALONG SAID BOUNDARY LINE, 32.62 FEET; THENCE ALONG SAID BOUNDARY LINE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 10.00 FEET, HAVING A CHORD BEARING OF N 48°42'44" W AND A CHORD LENGTH OF 12.71 FEET, A DISTANCE OF 13.78 FEET; THENCE N 22°44'29" E, 811.86 FEET; THENCE N 87°32'07" W, 570.43 FEET TO THE CENTERLINE OF THE 120 FEET WIDE RIGHT-OF WAY RECORDED IN INSTRUMENT NUMBER 2013-707349 OF SHERIDAN COUNTY RECORDS; THENCE ALONG SAID CENTERLINE, ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1500.00 FEET, HAVING A CHORD BEARING OF N 12°41'32" W AND A CHORD LENGTH OF 1914.86 FEET, A DISTANCE OF 2076.81 FEET; THENCE ALONG SAID CENTERLINE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1500.00 FEET, HAVING A CHORD BEARING OF N 38°31'43" W AND A CHORD LENGTH OF 717.02 FEET, A DISTANCE OF 724.02 FEET; THENCE S 87°15'16" E, 1929.73 FEET TO THE POINT OF BEGINNING;
CONTAINING A TOTAL CALCULATED AREA OF 3,465,889 SQUARE FEET OR 80.03 ACRES, MORE OR LESS.
PORTIONS OF THIS TRACT SUBJECT TO GRAZING RESTRICTION PER BOOK 126, PAGE 373 OF SHERIDAN COUNTY RECORDS.
SUBJECT TO ANY EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS OR CONDITIONS CONTAINED IN PRIOR CONVEYANCES OF RECORD.

LEGAL DESCRIPTIONS

20' ACCESS & UTILITY EASEMENT 1 (ALL TRACTS):
A 20 FOOT WIDE STRIP OF LAND LOCATED IN THE NORTHEAST QUARTER (NE1/4) AND THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2 OF SE1/4) OF SECTION 17, TOWNSHIP 56 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, LYING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
COMMENCING AT THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 17, MONUMENTED WITH A 2 INCH ALUMINUM CAP; THENCE S 00°25'09" E, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17, 589.65 FEET TO A POINT MONUMENTED WITH A 2 INCH ALUMINUM CAP; THENCE S 00°23'06" E, ALONG SAID WEST LINE, 331.01 FEET TO THE SOUTHWEST CORNER OF THE TRACT RECORDED IN INSTRUMENT NUMBER 2020-757675 OF SHERIDAN COUNTY RECORDS, MONUMENTED WITH A 2 INCH ALUMINUM CAP; THENCE S 74°21'30" E, ALONG THE BOUNDARY LINE OF SAID TRACT, 10.40 FEET TO THE POINT OF BEGINNING;
THENCE N 00°23'06" W, 333.89 FEET; THENCE N 00°25'09" W, 72.93 FEET TO THE CENTERLINE OF THE 120 FEET WIDE RIGHT-OF WAY RECORDED IN INSTRUMENT NUMBER 2013-707349 OF SHERIDAN COUNTY RECORDS; THENCE ALONG SAID CENTERLINE, ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1200.00 FEET, HAVING A CHORD BEARING OF N 26°00'36" E AND A CHORD LENGTH OF 281.53 FEET, A DISTANCE OF 282.18 FEET; THENCE N 32°44'47" E, ALONG SAID CENTERLINE, 142.80 FEET; THENCE ALONG SAID CENTERLINE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1500.00 FEET, HAVING A CHORD BEARING OF N 09°48'19" W AND A CHORD LENGTH OF 2028.75 FEET, A DISTANCE OF 2227.98 FEET; THENCE ALONG SAID CENTERLINE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1500.00 FEET, HAVING A CHORD BEARING OF N 38°31'43" W AND A CHORD LENGTH OF 717.02 FEET, A DISTANCE OF 724.02 FEET TO THE POINT OF TERMINATION;
EXTENDING AND SHORTENING THE SIDELINES OF SAID STRIP TO ELIMINATE GAPS AND/OR OVERLAPS.
CONTAINING A TOTAL CALCULATED AREA OF 75,650 SQUARE FEET OR 1.74 ACRES, MORE OR LESS.

20' WATER LINE EASEMENT (FOR TRACT 3):
A 20 FOOT WIDE STRIP OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4 OF SE1/4) OF SECTION 17, TOWNSHIP 56 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, LYING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
COMMENCING AT THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 17, MONUMENTED WITH A 2 INCH ALUMINUM CAP; THENCE S 00°25'09" E, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17, 205.55 FEET; THENCE N 89°34'51" E, 173.91 FEET TO THE CENTERLINE OF THE 120 FEET WIDE RIGHT-OF WAY RECORDED IN INSTRUMENT NUMBER 2013-707349 OF SHERIDAN COUNTY RECORDS AND THE POINT OF BEGINNING;
THENCE S 63°48'57" E, 152.84 FEET; THENCE S 73°42'13" E, 148.39 FEET; THENCE S 78°40'55" E, 273.75 FEET TO THE WEST LINE OF TRACT 3 AND THE POINT OF TERMINUS.
EXTENDING AND SHORTENING THE SIDELINES OF SAID STRIP TO ELIMINATE GAPS AND/OR OVERLAPS.
CONTAINING A TOTAL CALCULATED AREA OF 11,460 SQUARE FEET OR 0.26 ACRES, MORE OR LESS.

20' ACCESS & UTILITY EASEMENT 2 (FOR TRACT 3):
A 20 FOOT WIDE STRIP OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4 OFSE1/4) OF SECTION 17, TOWNSHIP 56 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, LYING 10 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
COMMENCING AT THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 17, MONUMENTED WITH A 2 INCH ALUMINUM CAP; THENCE S 00°25'09" E, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17, 589.65 FEET TO A POINT MONUMENTED WITH A 2 INCH ALUMINUM CAP; THENCE S 00°23'06" E, ALONG SAID WEST LINE, 331.01 FEET TO THE SOUTHWEST CORNER OF THE TRACT RECORDED IN INSTRUMENT NUMBER 2020-757675 OF SHERIDAN COUNTY RECORDS, MONUMENTED WITH A 2 INCH ALUMINUM CAP; THENCE S 74°21'30" E, ALONG THE BOUNDARY LINE OF SAID TRACT, 14.33 FEET TO A POINT MONUMENTED WITH A 1.5 INCH ALUMINUM CAP; THENCE S 74°24'58" E, ALONG SAID BOUNDARY LINE, 128.41 FEET TO A POINT MONUMENTED WITH A 1.5 INCH ALUMINUM CAP; THENCE S 16°05'43" W, ALONG SAID BOUNDARY LINE, 14.38 FEET TO A POINT MONUMENTED WITH A 1.5 INCH ALUMINUM CAP; THENCE S 73°36'25" E, ALONG SAID BOUNDARY LINE, 225.74 FEET; THENCE N 16°23'35" E, 60.20 FEET TO THE NORTH LINE OF THE EASEMENT RECORDED IN BOOK 390, PAGE 5 OF SHERIDAN COUNTY RECORDS AND THE POINT OF BEGINNING;
THENCE N 02°46'10" E, 229.29 FEET; THENCE N 47°46'10" E, 28.28 FEET; THENCE S 87°13'50" E, 160.16 FEET TO THE WEST LINE OF TRACT 3 AND THE POINT OF TERMINUS.
EXTENDING AND SHORTENING THE SIDELINES OF SAID STRIP TO ELIMINATE GAPS AND/OR OVERLAPS.
CONTAINING A TOTAL CALCULATED AREA OF 11,460 SQUARE FEET OR 0.26 ACRES, MORE OR LESS.

20' ACCESS & UTILITY EASEMENT 3 (FOR TRACT 3):
A 30 FOOT WIDE STRIP OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4 OF SE1/4) OF SECTION 17, TOWNSHIP 56 NORTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, LYING 15 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:
COMMENCING AT THE SOUTHEAST SIXTEENTH CORNER OF SAID SECTION 17, MONUMENTED WITH A 2 INCH ALUMINUM CAP; THENCE S 00°25'09" E, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 17, 589.65 FEET TO A POINT MONUMENTED WITH A 2 INCH ALUMINUM CAP; THENCE S 00°23'06" E, ALONG SAID WEST LINE, 331.01 FEET TO THE SOUTHWEST CORNER OF THE TRACT RECORDED IN INSTRUMENT NUMBER 2020-757675 OF SHERIDAN COUNTY RECORDS, MONUMENTED WITH A 2 INCH ALUMINUM CAP; THENCE S 74°21'30" E, ALONG THE BOUNDARY LINE OF SAID TRACT, 14.33 FEET TO A POINT MONUMENTED WITH A 1.5 INCH ALUMINUM CAP; THENCE S 74°24'58" E, ALONG SAID BOUNDARY LINE, 128.41 FEET TO A POINT MONUMENTED WITH A 1.5 INCH ALUMINUM CAP; THENCE S 16°05'43" W, ALONG SAID BOUNDARY LINE, 14.38 FEET TO A POINT MONUMENTED WITH A 1.5 INCH ALUMINUM CAP; THENCE S 73°36'25" E, ALONG SAID BOUNDARY LINE, 353.55 FEET TO THE POINT OF BEGINNING; THENCE N 10°08'28" E, 330.64 FEET TO THE SOUTH LINE OF A 20 FOOT WIDE ACCESS & UTILITY EASEMENT AND THE POINT OF TERMINUS.
EXTENDING AND SHORTENING THE SIDELINES OF SAID STRIP TO ELIMINATE GAPS AND/OR OVERLAPS.
CONTAINING A TOTAL CALCULATED AREA OF 9,919 SQUARE FEET OR 0.23 ACRES, MORE OR LESS.

NOTICE:
This plat is an image, or reproduction of the original as is recorded in the Sheridan County Clerk's Office. It is not a certified, signed, or sealed authentic document of current property lines, easements, or rights-of-way. Dimensions, measurements, or representations may have occurred since the original plat was recorded.

SURVEYOR'S CERTIFICATE

I, JASON D. LEVANEN, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT OF TRACTS 1, 2 & 3 AS SHOWN TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

Professional Land Surveyor
JASON D. LEVANEN
LS 10287
Date 11/03/23
WYOMING

Prepared for:
Mill Iron D, LLC
PO Box 23
Sheridan, WY 82801

Prepared by:
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Sheridan, WY 82801 (307) 751-7543

DP: _SH-11 Rice Property.dwg | Date: 6/23/2020
Rev: 1/23/2021, 10/25/2023

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