

#### LEGAL DESCRIPTION

### Township 53 North, Range 84W, 6th P.M., Sheridan County, Wyoming

**Section 5:** Lot 4, SW1/4NW1/4, W1/2SW1/4

Section 6: ALL except the following tract of land

A tract of land being all of Lots 4 and 5 and portions of Lot 3, Lot 6, SE¼NW¼, SW¼NE¼, NE¼SW¼ and the NW¼SE¼ of said Section 6; being more particularly described as follows: Beginning at the northwest corner of said Section 6 (monumented with a 3" BLM Brass Cap);

thence N89°02'49"E, 1724.53 feet along the north line of said Section 6 to a point on the east line of a tract of land described in document 2023-787185 and lying on a fence line, not monumented this survey; thence S2812'13"E, 1573.06 feet along said east line and said fence line to a 2" aluminum cap per PLS 5369; thence S78°20'46"E, 215.26 feet along said east line and said fence line to a 2" aluminum cap per PLS 5369; thence S83°47'23"E, 239.78 feet along said east line and said fence line to a 2" aluminum cap per PLS 5369; thence S03°25'58"E, 226.15 feet along said east line and leaving said fence line to a 2" aluminum cap per PLS 5369; thence S26°41'57"E, 1482.78 feet along said east line to a 2" aluminum cap per PLS 5369 being the southeast corner of

said tract described in document 2023-787185; thence N84°54'00"W, 3600.69 feet to a 2" aluminum cap per PLS 5369 lying on the west line of said Section 6; thence NOO°13'17"W, 2657.38 feet along said west line POINT OF BEGINNING.

Section 7: Lot 1, Lot 2, E½NW¼, N½NE¼

Section 8: NW4NW4, EXCEPT a 1-acre tract of land (Book 269 of Deeds, Page 52) lying in the NW4NW4 of Section 8, more particularly described as follows: The Southerly 208.71 feet of the easterly 208.71 feet of the NW¼NW¼ of said Section 8. The above described parcel contains 1.0 acre.

#### Township 54 North, Range 84W, 6<sup>th</sup> P.M., Sheridan County, Wyoming

A tract of land situated in Lot 1, Lot 3, Lot 4, E%W%, W%NE%, E%SE% of Section 30, Lot 1, Lot 2, Lot 3 E%, E%W% of Section 31, SW¼NW¼, W½SW¼ of Section 32; being more particularly described as follows:

Beginning at the southeast corner of said Section 31 (monumented with a 31/4" aluminum cap per PLS 2615; thence S89°02'49"W, 3499.93 feet along the south line of said Section 6 to a point on the easterly line of a tract of land described in document 2023-787185 and lying on a fence line, not monumented this survey; thence N28\*10'08"W, 105.37 feet along said easterly line and said fence line to a 2" aluminum cap per PLS 5369;

lying on a fence line; thence N32°24'09"E, 418.91 feet along said easterly line and said fence line to a 2" aluminum cap per PLS 5369; thence N30°08'16"W, 164.13 feet along said easterly line and said fence line to a 2" aluminum cap per PLS 5369; thence S71°55'20"W, 445.51 feet along said easterly line and said fence line to a 2" aluminum cap per PLS 5369;

thence N33°16'14"W, 2054.75 feet along said easterly line and leaving said fence line to a 2" aluminum cap per PLS 5369 thence N1019'50"W, 2809.36 feet along said easterly line and said fence line to a 2" aluminum cap per PLS 5369;

thence N33°26'58"E, 434.42 feet along the east line of a Boundary Line Adjustment parcel as shown on Record of Survey #A-787 and recorded in document #2025-800568 to a 2" aluminum cap per PLS 5369; thence N17°01'53"E, 1593.29 feet along said east line to a 3¼" aluminum cap per PLS 2615 being the southeast corner of

Lot 1 of the C & G Minor Subdivision; thence N13'47'17"E, 758.15 feet along the east line of said Lot 1 to a No.5 rebar;

thence N11°41'34"E, 64.38 feet along said east line to a No. 5 rebar being the northeast corner of said Lot 1; thence S89°33'57"W, 202.09 feet along the north line of said Lot 1 to a 1½" aluminum cap per PLS 258 being the southeasterly corner of a tract of land described in Book 571 of Deeds, Page 122;

thence N37°49'26"E, 288.32 feet along the easterly line of said tract to a 1½" aluminum cap per PLS 258; thence S47°57'06"E, 146.90 feet along said easterly line to a 1½" aluminum cap per PLS 258, witnessed by a 2" aluminum

cap per PE&LS 3158, bears N47°57'W, a distance of 24 feet; thence N39°22'28"E, 91.09 feet along said easterly line to a No. 5 rebar witnessed by a 2" aluminum cap per PE&LS 3159,

bears N50°29'W, a distance of 24 feet; thence N50°28'45"W, 133.86 feet along said easterly line to a 1½" aluminum cap per PLS 258; thence N18\*14'04"E, 186.67 feet along said easterly line to a 1½" aluminum cap per PLS 258;

thence N59°49'34"W, 92.21 feet along said easterly line to a 1½" aluminum cap per PLS 258, said point lying on said easterly line of said tract described in document 2023-787185;

thence NO4°38'05"W, 301.36 feet along said easterly line to a 2" aluminum cap per PLS 5369; thence NO4°03'16"E, 355.08 feet along said easterly line to a 2" aluminum cap per PLS 5369 lying on the south line of a

tract of land described in Book 506 of deeds, Page 226; thence S89°44'53"E, 455.02 feet along said south line to a 2" aluminum cap per PLS 5369 on found No. 5 rebar being the southeast of said tract, witnessed by a 2" aluminum cap per PLS 5369, bears N89'50'W a distance of 27.07'; thence N13°29'13"E, 231.92 feet along the east line of said tract to a 2" aluminum cap per PLS 5369;

thence N11°58'56"W, 392.04 feet along the east line of said tract to a 2" aluminum cap per PLS 5369; thence N32°22'56"W. 104.01 feet along the east line of said tract to a 2" aluminum cap per PLS 5369, said point being the southeast corner of a tract of land described in Book 561 of Deeds, Page 606;

thence N18'40'33"W, 252.37 feet along the east line of said tract to a 2" aluminum cap per PLS 5369; thence N73°15'56"E, 64.72 feet along said easterly line to a 3¼" aluminum cap per PLS 5369 set on found No.5 rebar; thence N14\*39'46"W, 38.02 feet to a 3¼" aluminum cap per PLS 5369 set on found No.5 rebar being the northeast corner

thence N83°27'32"W, 766.32 feet along the north line of said tract to a 2" aluminum cap per PLS 5369, being the northwest corner of said tract and lying on the centerline of Little Goose Canyon Road, AKA County Road No. 77;

thence N18°31'58"E, 389.28 feet generally along said centerline to a 3¼" aluminum cap per PLS 2615 being the northeast corner of said Lot 1, Section 30; thence N89°42'12"E, 1300.43 feet along the north line of said Section 30 to a 3¼" aluminum cap per PLS 2615 being the north quarter corner of said Section 30 and the northwest corner of Tract No. 2 of Boundary Line Adjustment recorded in

thence S12°33'07"E, 1248.19 feet, along the west line of said Tract No.2 to a 2" aluminum cap per PLS 5369; thence S64°43'17"E, 1183.61 feet along the south line of said Tract No. 2 to a 2" aluminum cap per PLS 5369 lying on the

west line of the tract of land recorded on Record of Survey in drawer A-plat No.408; thence S00°03'33"E, 873.87 feet along said tract to a 2" aluminum cap per PLS 5369 being the northwest corner of a tract of land described in document #2020-757270;

thence S00°08'27"W. 1029.26 feet along the west line of said tract to a 2" aluminum cap per PLS 2615; thence S28°45'22"E, 1172.20 feet along the west line of said tract to a 2" aluminum cap per PLS 2615; thence S18°36'35"E, 461.74 feet along the west line of said tract to a 2" aluminum cap per PLS 2615; thence S22°02'44"E, 188.30 feet along the west line of said tract to a 2" aluminum cap per PLS 2615; thence S18°50'21"W, 287.69 feet along the west line of said tract to a 2" aluminum cap per PLS 2615; thence S60°36'11"W, 174.93 feet along the west line of said tract to a 2" aluminum cap per PLS 2615; thence S54°29'44"W, 139.64 feet along the west line of said tract to a 2" aluminum cap per PLS 2615; thence S42'44'18"W, 239.27 feet along the west line of said tract to a 2" aluminum cap per PLS 2615; thence S62'49'07"W, 435.96 feet along the west line of said tract to a 2" aluminum cap per PLS 2615; thence S82'08'44"W, 429.30 feet along the west line of said tract to a 2" aluminum cap per PLS 2615; thence S19°14'10"E, 1135.61 feet along the west line of said tract to a 2" aluminum cap per PLS 2615; thence S89°00'37"E, 1698.43 feet along the west line of said tract to a 2" aluminum cap per PLS 2615; thence S0810'18"E, 2420.06 feet along the west line of said tract to a 2" aluminum cap per PLS 2615; thence S2415'03"E, 908.66 feet along the west line of said tract to a 2" aluminum cap per PLS 2615, lying on the south

thence S89°02'04"W, 799.54 feet along said south line to the POINT OF BEGINNING.

Said Tract containing 714.95 acres more or less (Township 54 North, Range 84 West lands).

## CERTIFICATE OF RECORDER

STATE OF WYOMING :ss COUNTY OF SHERIDAN

POT POINT OF TERMINUMS

SECTION LINE

PROPERTY LINE THIS SURVEY

— — — — INTERIOR SECTION LINE

---- RIGHT OF WAY LINE

-----X------ FENCE LINE

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE OF AT\_\_\_\_\_\_O'CLOCK\_\_\_.M.,

THIS \_\_\_\_\_\_, DAY OF \_\_\_\_\_\_, 20 \_\_\_\_\_, AND RECORDED IN PLAT BOOK \_\_\_\_\_, ON PAGE \_\_\_\_\_

I, THONE STEWART, 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

COUNTY CLERK

MY DIRECT SUPERVISION.

# RECORD OF SURVEY STONEBARN RANCH LLC

SITUATED LOT 4, SW4NW4, W2SW4, SEC. 5, LOTS 1, 2, 3, 7 & 8, S2NE4, SE4, E2SW4, SEC. 6, LOTS 1 & 2, E2NW4, N2NE4, SEC. 7, NW4NW4, SEC. 8, TOWNSHIP 53 NORTH, RANGE 84 WEST, LOTS 1, 3 & 4, E2NW4, W2NE4, SE4, E2SW4, SEC. 30, LOTS 1, 2, & 3, E2, E2SW4, SEC. 31, LOTS NE1/4SW1/4, AND THE W1/2SE1/4 OF SECTION 3, TOWNSHIP 55 NORTH, RANGE 84 WEST. 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING



CLIENT: STONEBARN LLC

JN: 2022-061 DN: 2022-061 STONEBARN TAB: PLAT PF: T2022-061 REVIEWED BY: JULY, 2025

T54N

T53N

TRACT

LOCATION MAP

EASEMENT #1

That portion of an access easement described in Book 352 of Deeds, Page 556, being thirty

(30) feet wide, lying fifteen (15) feet each side of the centerline of an existing access road

situated in Section 30, Township 54 North, Range 84 West, 6th P.M., Sheridan County, Wyoming;

the centerline of said easement described in Book 352 of Deeds, Page 556, being more

aluminum cap per PLS 2615); thence N12°45'24"E, 4896.43 feet to the POINT OF BEGINNING

Road, (AKA County Road No. 77); thence S32°15'48"E, 54.40 feet along said existing access

road centerline to a point; thence S43'57'38"E, 59.80 feet along said centerline to a point;

point; thence S6112'43"E, 77.01 feet along said centerline to a point; thence S37'25'12"E,

63.93 feet along said centerline to a point; thence S17°03'57"E, 323.34 feet along said

thence S73°28'59"E, 192.78 feet along said centerline to a point; thence N89°46'54"E, 123.17

of the herein described easement, said point lying on the centerline of the Little Goose Canyon

feet along said centerline to a point; thence S8121'16"E, 458.80 feet along said centerline to a

centerline to a point; thence S06°21'07"E, 94.42 feet along said centerline to a point; thence

S07°09'59"W, 120.85 feet along said centerline to a point; thence S18°31'22"W, 317.43 feet

along said centerline to a point; thence S11°55'54"W, 96.47 feet along said centerline to a

point; thence S03°22'17"E, 203.02 feet leaving the original easement location and along the

relocated centerline of a portion of said access road to a point; thence S11°17'43"W, 111.36

centerline described in Book 352, Page 556 and said existing road; thence S32°17'45"W, 332.35

feet along said centerline to a point; thence S37\*52'06"W, 130.69 feet along said centerline to

the C&G Minor Subdivision being the POINT OF TERMINUS, being N30°38'10E, 3108.86 feet from

EASEMENT #2

in the SE¼NW¼ of Section 30, Township 54 North, Range 84 West as shown on a detail of a

Record of Survey #7xx as easement #2; said easement line being the southwesterly line of said

thirty (30) foot wide access easement, and said line being more particularly described as follows:

cap per PLS 2615); thence N31°01'16"E, 3354.49 feet to a No. 5 rebar being an angle point on

thence along said tract line N50°28'45"W 103.47 feet to a point;

line of a tract of land described in document #2023-787185.

the easterly line of a tract of land described in Book 571 of Deeds, Page 122 being the POINT OF

thence leaving said tract line N05'21'48"W, 70.73 feet to a point returning to said tract line;

thence N18'14'04'E, 188.67 feet along said tract line to a 1½" aluminum cap per PLS 258; thence continuing along said tract line N59'49'34"W, 92.21 feet to a 1½" aluminum cap per

PLS 258 being the POINT OF TERMINUS, and being N26'46'E, 3565.78 feet from said southwest corner of Section 30, the northeasterly line of said easement terminating on the east

A thirty (30) foot wide access easement, being thirty (30) feet to the right of a line situated

Commencing at the southwest corner of said Section 30 (monumented with a 3¼" aluminum

a point; thence S36°36'23"W, 251.03 feet along said centerline to the north line of Lot 1 of

feet along said relocated centerline of said access easement to a point returning to said

Commencing at the southwest corner of said Section 30 (monumented with a 3¼"

T54N

T53N

particularly described as follows:

said southwest corner of Section 30.

BEGINNING of said line;