

DEDICATION OF PUBLIC RIGHT OF WAY

This Dedication of Right of Way is made by J2, Inc., a Wyoming Corporation, ("Grantor") in favor of the Public and accepted by the COUNTY OF SHERIDAN, WYOMING ("Grantee"), and Grantor does hereby dedicate for use by Grantee and the public a right of way for streets, utilities, and other ancillary municipal uses to which Grantee may determine as being in the best interest of the public as a right of way over, across, and under that property described on **Exhibit A**, attached hereto.

DATED this 13th day of January, 2025
~~August, 2023.~~

J2, Inc.

Dave Sorenson

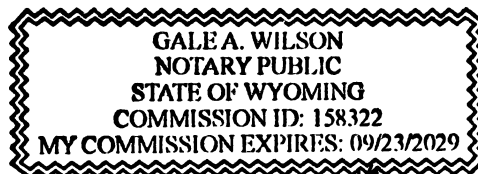
Dave Sorenson, as Member of J2, Inc.

ACCEPTED BY THE COUNTY OF
SHERIDAN, WYOMING

Joanna J. Hunt
By: _____

Title: Chairman

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)



The foregoing instrument was acknowledged before me this 8th day of ~~August, 2023~~, by Dave Sorenson, as Member of J2, Inc.

WITNESS my hand and official seal.

Gale A. Wilson
Notary Public

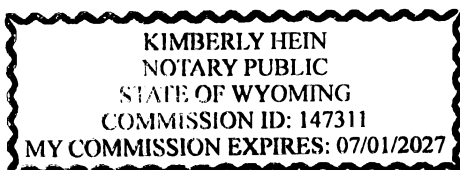
My commission expires: 9/23/29

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 13th day of January, 2025
~~August, 2023~~, by Kimberly J. Weight, as Chairman for the County of Sheridan, Wyoming.

WITNESS my hand and official seal.

Kimberly J. Weight
Notary Public





2025-796790 1/13/2025 1:55 PM PAGE: 2 OF 4

FEES: \$21.00 PK DEDICATION

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

My commission expires: 7-1-27



RANDALL ENGINEERING SURVEYS

722 Monte Vista
Sheridan, Wyoming 82801
Phone 307-672-6003
Fax 307-672-6003

August 8, 2023

J2 Inc., a Wyoming Corporation
Attn: Mr. Dave Sorensen
1851 North Main Street
Sheridan, Wyoming 82801

Re: Description of a 1.07 Acre Tract of Land to be Dedicated as a Public Right-of-Way situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ and Lot 4 of Section 1, Township 55 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming.

A Tract of Land situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ and Lot 4 of Section 1, Township 55 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming more particularly described by metes and bounds as follows:

Beginning at a point on the North Right-of-Way of U.S. Highway 14 (A.K.A. Brundage Lane), said point bears S 21°01'08" E a distance of 1,467.68 feet from the Northwest Corner of said Section 1; thence N 18°25'30" E a distance of 3.11 feet to a point of on a tangent curve to the right; thence along said curve having a Radius of 100.00 feet, a Central Angle of 71°34'30", an Arc Length of 124.92 and Chord which bears N 54°12'45" E for a distance of 116.96 feet to a point of tangency; thence East a distance of 148.56 feet to a point on a tangent curve to the left; thence along said curve having a Radius of 40.00 feet; a Central Angle of 89°06'02", an Arc Length of 62.20 feet and a Chord which bears N 45°26'59" E for a distance of 56.12 feet to a point of tangency; thence N 0°53'58" E for a distance of 212.92 feet to a point on a non-tangent curve to the right; thence along said curve having a Radius of 65.00 feet; a Central Angle of 305°01'38", an Arc Length of 346.04 feet a Chord which bears S 89°06'02" E for a distance of 60.00 feet; thence leaving said curve on a bearing of S 0°53'58" W for a distance of 212.92 feet to a point on a tangent curve to the right; thence along said curve having a radius of 100.00 feet, a Central Angle of 89°06'02", an Arc Length of 155.51 feet and a Chord which bears S 45°26'59" W for a distance of 140.31 feet to a point of tangency; thence West a distance of 148.56 feet to a point on a tangent curve to the left; thence along said curve having a Radius of 40.00 feet; a Central Angle of 71°34'30", an Arc Length of 49.97 feet and chord which bears S 54°12'45" W for a distance of 46.78 feet to a point of tangency; thence S 18°25'30" W for a distance of 3.11 to a Point on the North Right-of-Way of U.S.

EXHIBIT

A

tabbles



2025-796790 1/13/2025 1:55 PM PAGE: 4 OF 4
FEES: \$21.00 PK DEDICATION
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Highway 14 (A.K.A. Brundage Lane): thence along said North Right-of-Way on a
Bearing of N 71°34'30" W for a distance of 60.00 feet to the point of beginning.
Said Tract of Land contains 1.07 Acres, more or less.

NO. 2025-796790 DEDICATION

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
RANDALL ENGINEERING SURVEYS 722 MONTE VISA
SHERIDAN WY 82801