





## LEGAL DESCRIPTION EXHIBIT "A"

**Record Owners: Drew Redinger & Jenny Redinger**  
**February 3, 2015**  
**Re: 60.00' Private Right-of-Way & Utility Easement**

A private right-of-way and utility easement being a strip of land sixty (60.00) feet wide when measured at right angles, situated in the SW $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 5, Township 54 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; the westerly line of said strip being more particularly described as follows:

Commencing at the east quarter corner of said Section 5 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 6812); thence N87°31'03"W, 1472.98 feet to a point, said point lying on the northerly right-of-way line of Wyoming State Highway No. 335, (AKA Big Horn Road); thence N88°49'48"W, 572.92 feet along said northerly right-of-way line of Wyoming State Highway No. 335 to the **POINT OF BEGINNING** of said private road and utility easement; thence N01°10'12"E, 25.00 feet along said westerly line of said strip to a point; thence, along said westerly line of said strip through a curve to the right, having a central angle of 47°03'50", a radius of 160.00 feet, an arc length of 131.43 feet, a chord bearing of N24°42'07"E, and a chord length of 127.76 feet to a point; thence, along said westerly line through a reverse curve to the left, having a central angle of 47°03'50", a radius of 100.00 feet, an arc length of 82.14 feet, a chord bearing of N24°42'07"E, and a chord length of 79.85 feet to a point; thence N01°10'12"E, 145.00 feet along said westerly line of said strip to a point; thence, along said westerly line of said strip through a curve to the right, having a central angle of 57°56'35", a radius of 160.00 feet, an arc length of 161.81 feet, a chord bearing of N30°08'29"E, and a chord length of 155.00 feet to a point; thence, along said westerly line through a reverse curve to the left, having a central angle of 50°53'07", a radius of 100.00 feet, an arc length of 88.81 feet, a chord bearing of N33°40'13"E, and a chord length of 85.92 feet to the **POINT OF TERMINUS** of said private road and utility easement, said point lying on the north line of Lot 2, County Lot Division Permit #02-027 filed in Drawer "A", Plat No. 293, County Clerk's Office, Sheridan County Courthouse, and being N70°43'17"W, 1937.33 feet from said east quarter corner of Section 5. Lengthening or shortening the side line of said private road and utility easement to intersect said boundary lines.

Said private right-of-way and utility easement contain 0.87 acres of land, more or less.  
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.