

EXHIBIT "A"

RECORD OWNER: STONEBARN LLC
September 15, 2022

RE: +/-4.42 Acres (Exempt Legal Non-Conforming Parcel)

A tract of land being all that part of the SE $\frac{1}{4}$ /SE $\frac{1}{4}$ of Section 25 lying west of the centerline of Little Goose Canyon Road (AKA County Road No.77), as shown on **EXHIBIT "B"** attached hereto and made a part hereof, all in Township 54 North, Range 85 West, 6th Principal Meridian, Sheridan County, Wyoming; said tract described as follows:

BEGINNING at the southwest corner of said SE $\frac{1}{4}$ /SE $\frac{1}{4}$ (monumented with a 3 $\frac{1}{4}$ " aluminum cap per PLS 5369); thence N00°00'07"E, 1226.53 feet along the west line of said SE $\frac{1}{4}$ /SE $\frac{1}{4}$ to a 2" aluminum cap per PLS 5369 lying on said centerline of Little Goose Canyon Road;

thence S74°07'34"E, 98.14 feet along said centerline to a 2" aluminum cap per PLS 5369;

thence along said centerline through a curve to the right having a radius of 60.00 feet, an arc length of 77.36 feet, a central angle of 73°52'33", a chord bearing of S37°11'17"E and a chord length of 72.11 feet to a 2" aluminum cap per PLS 5369;

thence S00°15'00"E, 277.95 feet along said centerline to a 2" aluminum cap per PLS 5369;

thence along said centerline through a curve to the left having a radius of 200.00 feet, an arc length of 66.38 feet, a central angle of 19°00'54", a chord bearing of S09°45'27"E and a chord length of 66.07 feet to a 2" aluminum cap per PLS 5369;

thence S19°15'54"E, 209.31 feet along said centerline to a 2" aluminum cap per PLS 5369;

thence S22°43'28"E, 67.53 feet along said centerline to a 2" aluminum cap per PLS 5369;

thence along said centerline through a curve to the right having a radius of 100.00 feet, an arc length of 94.12 feet, a central angle of 53°55'28", a chord bearing of S04°14'16"W and a chord length of 90.68 feet to a 2" aluminum cap per PLS 5369;

thence S31°12'00"W, 95.62 feet along said centerline to a 2" aluminum cap per PLS 5369;

thence along said centerline through a curve to the left having a radius of 572.96 feet, an arc length of 164.78 feet, a central angle of 16°28'40", a chord bearing of S22°57'40"W and a chord length of 164.21 feet to a 2" aluminum cap per PLS 5369;

thence S14°43'20"W, 77.96 feet along said centerline to a 2" aluminum cap per PLS 5369;

thence along said centerline through a curve to the left having a radius of 572.96 feet, an arc length of 141.15 feet, a central angle of 14°06'53", a chord bearing of S07°39'54"W and a chord length of 140.79 feet to a 2" aluminum cap per PLS 5369 lying on the south line of said Section 25;

thence S89°22'40"W, 86.71 feet along said south line to the **POINT OF BEGINNING**.

Said tract containing 4.42 acres more or less.
Bearings are based on the Wyoming Coordinate System NAD1983, East Central Zone.
Distances are multiplied to surface by the Surface Adjustment Factor of 1.000246811.

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EXHIBIT "B"

SURVEY FOR A TRACT OF LAND: THAT PART OF THE SE1/4SE1/4, SEC. 25, T54N, R85W, LYING WEST OF THE CENTERLINE OF LITTLE GOOSE CANYON ROAD (AKA COUNTY ROAD No.77), SHERIDAN COUNTY, WYOMING.

CE1/16

Found 3-1/4" Aluminum Cap
PER PLS 5369-Typ.

RECORD OWNER: StoneBarn, LLC
BK. 560, PG. 166



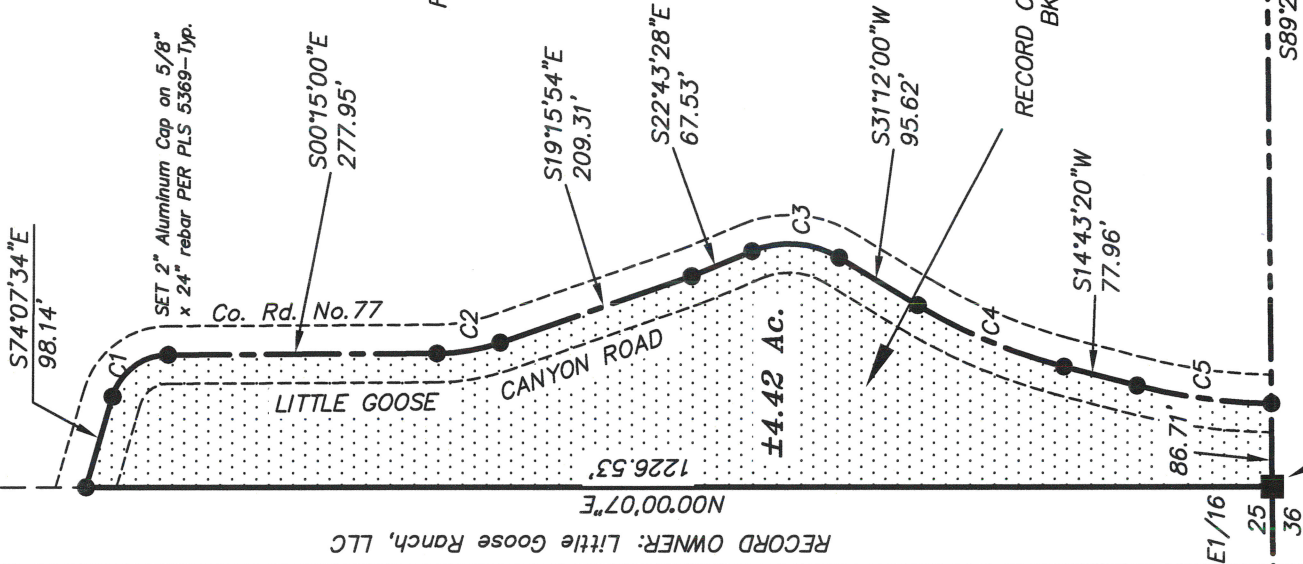
SCALE: 1"=200'

BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE
DISTANCES ARE MULTIPLIED TO SURFACE BY THE SURFACE ADJUSTMENT FACTOR OF 1.000246811

SE1/4SE1/4

RECORD OWNER: StoneBarn, LLC
BK. 560, PG. 166

RECORD OWNER: Little Goose Ranch, LLC



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	73°52'33"	60.00'	77.36'	S37°11'17"E
C2	19°00'54"	200.00'	66.38'	S09°45'27"E
C3	53°55'28"	100.00'	94.12'	S04°4'16"W
C4	16°28'40"	572.96'	164.78'	S22°57'40"W
C5	14°08'52"	572.96'	141.14'	S07°39'54"W

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RECORD OWNER: Little Goose Ranch, LLC

Point Of Beginning

I, THONE STEWART, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS RECORD OF SURVEY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



RECORD OF SURVEY

CLIENT: StoneBarn, LLC
LOCATION: SE1/4SE1/4, Sec.25, T54N, R85W, 6TH, P.M.,
SHERIDAN COUNTY, WY



2340 WETLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415

JN: 2022.061
DN: 2022.061D
PF: T2022-061
SEP 15, 2022