

LEGAL DESCRIPTION OF PARCEL A
LOCATED WITHIN SECTION 24 OF T. 57 N., R 86 W. AND
SECTION 19 OF T. 57 N., R. 85 W. OF THE 6TH P.M.
SHERIDAN COUNTY, WYOMING

A Parcel of Land (PARCEL A) being a portion of the LONGHINI BOB & MICHELE M property as described in Deed 479, WD 668, under reception number 558686 of the records of the Sheridan County (Wyoming) Clerk and Recorder's Office, more particularly described as follows:

Beginning at a point (POB) which bears N04°28'50"E a distance of 633.95 feet from the southwest corner of the SENE of said Section 24, said point lying on the east boundary of the Wyoming Log Home Estates Subdivision as recorded in Drawer W, Plat number 57, under Instrument number 563288 of the records of the Sheridan County (Wyoming) Clerk and Recorder; thence along the east line of said subdivision N00°27'48"E a distance of 738.56 feet to a point on the south Right of Way line of U.S. Highway 14; thence along said Right of Way, being a non-tangent curve to the left having a radius of 3869.72 feet, a chord bearing of N74°59'51"E, a chord length of 155.34 feet and an arc length of 155.35 feet to a WYDOT highway monument, thence continuing along said Right of Way, being a non-tangent curve to the left having a radius of 3869.72 feet, a chord bearing of N66°21'08"E, a chord length of 1015.15 feet and an arc length of 1018.08 feet to a point being the northwest corner of Lot 11, Block 3 of the Tongue River Estates (Replat) subdivision as recorded in Plat Book Number 1 on page 302 under reception number 793314 of the records of the Sheridan County (Wyoming) Clerk and Recorder; thence departing from said Right of Way line and running along the boundary of said Tongue River Estates (Replat) subdivision the following courses:

S27°37'12"E a distance of 515.02 feet;
thence S24°26'42"E a distance of 144.74 feet;
thence S08°24'39"E a distance of 298.38 feet;
thence departing from the boundary of said subdivision N87°04'14"W a distance of 216.20 feet;
thence S81°57'02"W a distance of 86.31 feet;
thence S70°51'49"W a distance of 270.74 feet;
thence N88°40'50"W a distance of 304.84 feet;
thence S73°51'11"W a distance of 148.68 feet;
thence S61°04'43"W a distance of 163.88 feet;
thence S37°29'55"W a distance of 126.74 feet;
thence N89°38'30"W a distance of 202.83 feet to the POINT OF BEGINNING.

Said Parcel A contains 23.37 acres and is as graphically shown on the attached "EXHIBIT A" which by this mention is made a part hereof.

Any modification of the above legal description terminates all liability of the surveyor who prepared the description.

I, Gregory R Meinecke, Registered Professional Engineer and Land Surveyor, do hereby certify that this legal description was prepared by me from surveys under my supervision and correctly represents Parcel A to the best of my knowledge.

Gregory R Meinecke
WY PE/LS #10245

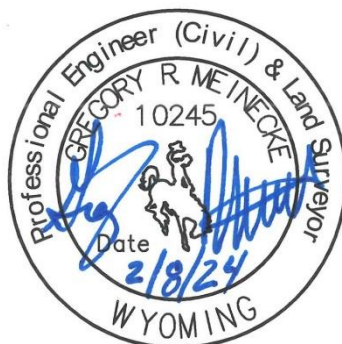




EXHIBIT A

PARCEL A & PARCEL B

SEC 24, T57N, R86W, SEC 19, T57N, R85W
SHERIDAN COUNTY, WY

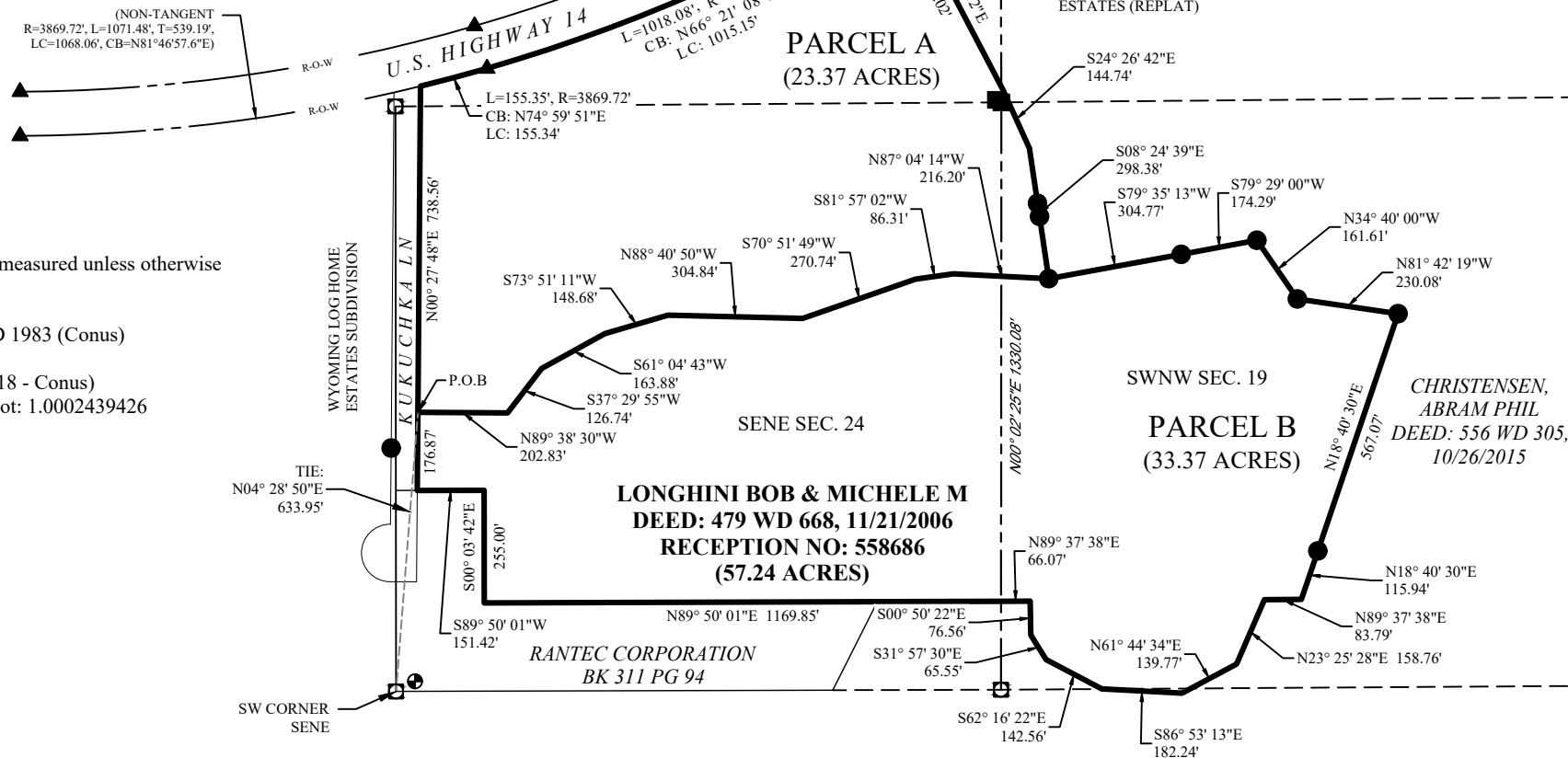
LEGEND:

| | |
|-----------|--------------------------|
| ● | FOUND PROPERTY CORNER AC |
| ■ | FOUND PROPERTY CORNER BC |
| □ | FOUND PRIVATE MONUMENT |
| ⊙ | FOUND IRON PIPE |
| ▲ | FOUND HIGHWAY MONUMENT |
| — | PROPERTY BOUNDARY |
| - - - | SECTION LINE |
| - - - - - | 1/16TH SECTION LINE |
| - - - - - | ADJACENT LANDOWNER |
| — R-O-W — | HIGHWAY RIGHT-OF-WAY |
| () | RECORD DIMENSIONS |

0 200 400
SCALE: 1" = 400'

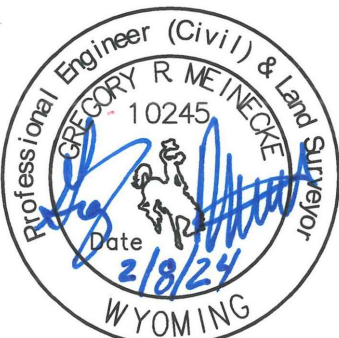
(NON-TANGENT
R=3869.72', L=1071.48', T=539.19',
LC=1068.06', CB=N81°46'57.6"E)

(NON-TANGENT
R=3869.72', L=1132.16', T=570.15',
LC=1128.13', CB=N65°29'58.3"E)



NOTES:
1. Bearings and distances shown are measured unless otherwise noted.

State Plane Coordinate System: NAD 1983 (Conus)
Zone: Wyoming East Central 4902
Vertical Datum: NAVD 88 (GEOID18 - Conus)
Ground Scale Factor - US Survey Foot: 1.0002439426



| Rev. | Date | Description | By | Proj. Engr. | Checked | Rev. Request |
|------|----------|-------------------|-----|-------------|---------|--------------|
| B | 2/8/2024 | Issued for Review | KME | --- | GRM | --- |
| A | 9/8/2023 | Issued for Review | KME | --- | GRM | --- |

WWC ENGINEERING
5810 E. 2nd Street, STE 200
Casper, WY 82609
TEL: (307) 473-2707

Longhini, Bob & Michele M
P.O. Box 185
Ranchester, WY 82839

EXHIBIT A
SEC 24, T57N, R86W, SEC 19, T57N, R85W
SHERIDAN COUNTY, WY

| | | | | | | | | |
|-----------------|-------------------|-----|------------|--------------|---------------|----------------|---------------|--------|
| Land Agent: --- | Project #: 113119 | --- | Drawn: KME | Checked: GRM | Approval: --- | Date: 2/8/2024 | Sheet: 2 OF 2 | Rev: B |
|-----------------|-------------------|-----|------------|--------------|---------------|----------------|---------------|--------|