

A PARCEL OF LAND BEING A PART OF  
SECTION 17, SECTION 20, SECTION 21, AND SECTION 22, TOWNSHIP 49 NORTH,  
RANGE 81 WEST, 6TH PRINCIPAL MERIDIAN,  
JOHNSON COUNTY, WYOMING.

LEGAL DESCRIPTION

A PARCEL OF LAND IN TOWNSHIP 49 NORTH, RANGE 81 WEST OF THE 6TH PRINCIPLE MERIDIAN, JOHNSON COUNTY, WYOMING FURTHER DESCRIBED AS:

SECTION 17: ALL THAT PORTION OF THE  $\frac{1}{2}$  LYING SOUTH OF COUNTY ROAD NO.114 (RED HILLS ROAD)  
SECTION 20: ALL OF  $\frac{N}{2}$  LYING SOUTH AND EAST OF COUNTY ROAD NO. 114 (RED HILLS ROAD) THE  $\frac{N}{2}$  SE  $\frac{1}{4}$   
AND ALL OF THE SW  $\frac{1}{4}$  LYING EAST OF COUNTY ROAD NO.146 (TRABING ROAD)  
SECTION 21:  $\frac{N}{2}$ ,  $\frac{N}{2}$  SE  $\frac{1}{4}$   
SECTION 22:  $\frac{N}{2}$  NW  $\frac{1}{4}$ , NW  $\frac{1}{4}$  SW  $\frac{1}{4}$

PARCEL IS SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY, AND RESTRICTIONS OF RECORD.

THE OWNER OF DESCRIBED TRACT OF LAND HAS CAUSED THIS PARCEL TO BE DIVIDED IN THE MANNER SHOWN ON THIS RECORD OF SURVEY OF STAGECOACH CROSSING, AND HEREBY DEDICATES TO ALL FUTURE OWNERS OF SHOWN PARCELS ALL ACCESS AND UTILITY EASEMENTS AS NOTED ON SAID RECORD OF SURVEY.

SAID RECORD OF SURVEY OF STAGECOACH CROSSING IS PROPOSED AND OFFERED WITH FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, THE UNDERSIGNED OWNERS DO HEREBY RELEASE AND WAIVE ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING.

IN TESTIMONY WHEREOF: MICHAEL RODUNER AGENT OF RODUNER CATTLE INC  
signed this 4<sup>th</sup> day of OCT., 2022

Michael Roduner  
MICHAEL RODUNER, AGENT OF RODUNER CATTLE INC.

STATE OF WYOMING  
COUNTY OF JOHNSON

The foregoing instrument was acknowledged before me by Michael Roduner agent of Roduner Cattle Inc this 4th day of October, 2022

Witness my hand and seal.

My Commission Expires: 03-23-2023

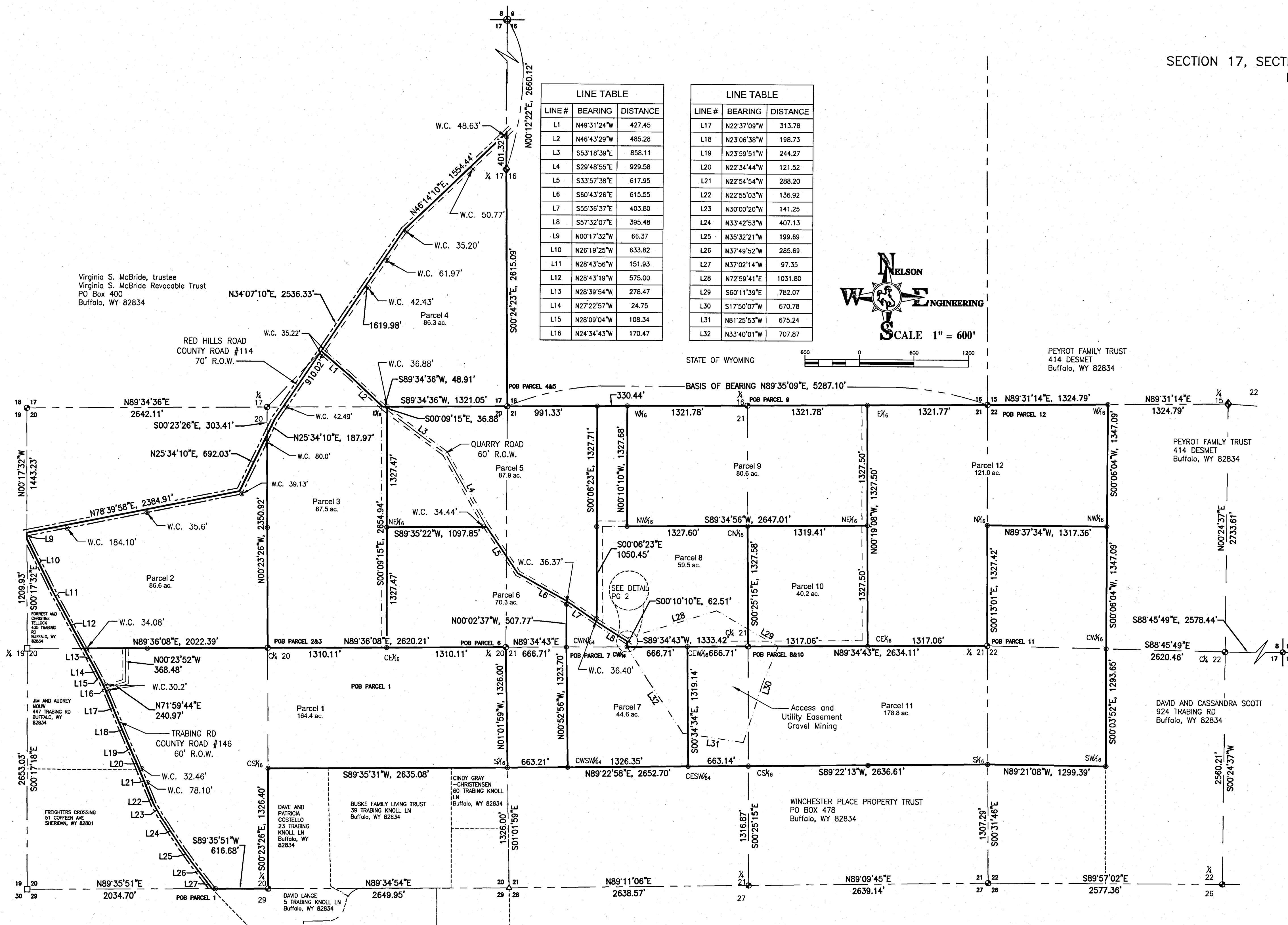
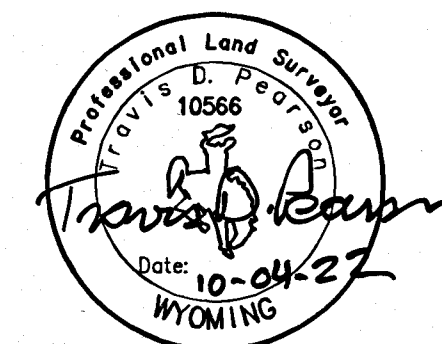
### RECORD OF SURVEY WARNINGS

1. THE SELLER DOES NOT WARRANT TO A PURCHASER THAT THE PURCHASER HAS ANY RIGHTS TO THE NATURAL FLOW OF ANY EXISTING STREAM WITHIN OR ADJACENT TO THE PROPOSED SUBDIVISION'.
2. RECORD OF SURVEY PARCEL PURCHASERS ARE NOT ALLOWED TO USE WATER OUT OF ANY DITCH OR STREAM WITHOUT A WATER RIGHT ISSUED BY THE STATE OF WYOMING.
3. THE STATE OF WYOMING DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS TO THE CONTINUED NATURAL FLOW OF A STREAM OR RIVER FOR PERSONS LIVING ON THE BANKS OF A STREAM OR RIVER *(W.S. 18-5-306)*.
4. NO PROPOSED CENTRALIZED SEWAGE SYSTEM. LOT OWNERS SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN SMALL WASTEWATER DISPOSAL SYSTEMS WHICH MEET STATE AND COUNTY STANDARDS *(W.S. 18-5-306)*. A PERMIT TO CONSTRUCT IS REQUIRED FOR ALL SMALL WASTEWATER TREATMENT FACILITIES.
5. NO PROPOSED CENTRAL WATER SUPPLY SYSTEM. LOT OWNERS SHALL BE RESPONSIBLE FOR BUILDING THEIR OWN WELLS WHICH MEET STATE STANDARDS *(W.S. 18-5-306)*.
6. WARNING: PARCELS 1-12 ARE LOCATED IN AREAS OF SEVERE SOIL LIMITATIONS. SITE CONDITIONS MAY PREVENT THE USE OF CONVENTIONAL SEPTIC SYSTEMS AND BUILDING TECHNIQUES. DUE TO THE EXTREME SOIL LIMITATIONS EXISTENT ON THIS SITE IT IS RECOMMENDED THAT PARCEL OWNERS CONSULT A GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION OF ANY PERMANENT STRUCTURE.
7. ALL WELLS ARE REQUIRED TO BE PERMITTED AND REGISTERED WITH THE STATE ENGINEER.
8. NO PUBLIC MAINTENANCE OF STREETS OR ROADS. PLAT ACCEPTANCE DOES NOT CONSTITUTE ACCEPTANCE OF ROADWAYS AS COUNTY ROADS. ACCESS MAY BE DIFFICULT IN WINTER MONTHS.
9. THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.
10. SOLID WASTE HAULING SERVICE NOT PROPOSED. LOT OWNERS SHALL BE RESPONSIBLE FOR HAULING THEIR OWN SOLID WASTE.
11. ON-SITE FIREFIGHTING FACILITIES ARE NOT PROPOSED.
12. THERE ARE EXISTING AGRICULTURAL OPERATIONS ADJACENT TO THIS SUBDIVISION AND AGRICULTURAL NUISANCES MAY EXIST WITH THE SUBDIVISION. THE EXISTING AGRICULTURAL OPERATIONS ARE COVERED BY *W.S. 11-44-103*.
13. WARNING: NO PROPOSED ELECTRIC AND/OR TELEPHONE SERVICE. LOT OWNERS SHALL BE RESPONSIBLE FOR THEIR OWN ELECTRIC AND/OR TELEPHONE SERVICE REQUIREMENTS.
14. PARCEL PURCHASERS WILL BE RESPONSIBLE FOR INSTALLATION OF SIGNAGE MEETING COUNTY ROAD AND BRIDGE STANDARDS AT THE INTERSECTION OF QUARRY ROAD AND RED HILLS ROAD.
15. PARCEL PURCHASERS WILL BE RESPONSIBLE FOR APPLICATION FOR RURAL ADDRESS ASSIGNMENT AND INSTALLATION OF SIGNAGE MEETING COUNTY ROAD AND BRIDGE STANDARDS FOR EACH ADDRESS ASSIGNED TO THE PARCELS OF THIS RECORD OF SURVEY.

## STATE OF WYOMING

COUNTY OF JOHNSON

I, TRAVIS D. PEARSON, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY ATTEST THAT THIS RECORD OF SURVEY OF STAGECOACH CROSSING IS BASED ON THE RESULTS OF A FIELD SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION, BY TREVOR ROBASON IN AUGUST OF 2022, AND REPRESENTS THE CONDITIONS AS FOUND ON THE GROUND.



- PROPERTY BOUNDARIES
- SECTION LINE
- QUARTER SECTION LINE
- RIGHT OF WAY
- EDGE OF 60' ACCESS AND UTILITY EASEMENT
- RETAINED MINERAL RIGHTS AND EASEMENT
- ADJACENT PROPERTIES
- SET 3 1/2" ALUMINUM CAPPED REBAR STAMPED
- SET 2" ALUMINUM CAPPED REBAR STAMPED
- FOUND 3 1/2" ALUMINUM CAPPED REBAR STAMPED
- FOUND 2" ALUMINUM CAPPED REBAR STAMPED
- FOUND 2" ALUMINUM CAPPED REBAR UNMARKED
- FOUND 2" ALUMINUM CAPPED REBAR "PLS 20

**BASIS OF BEARING:** *N89°35'09"E* being the North Line of Section 21

STATE OF WYOMING } SS Doc Number: 319719  
COUNTY OF JOHNSON }  
This instrument was Filed for record on 10/4/2022 at 3:36 PM  
and was duly recorded in book: H.FILE page: 637 - 638 fees: 75.00  
Johnston County Clerk  
By [Signature] Deputy

TDR

SURVEYED

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# UHL



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## CROSSING

AGECOACI

10

## KEY

ID OF SU:

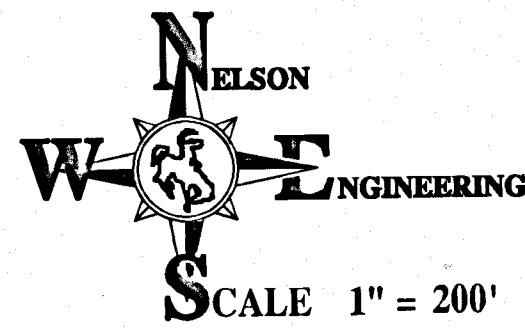
REC

2/

1



DETAIL



**BASIS OF BEARING BEING N89°35'09"E A DISTANCE OF 5287.10 FEET BETWEEN THE SECTION CORNER COMMON TO SECTIONS 16 AND 17 AND SAID SECTIONS 20 AND 21 AND THE SECTION CORNER COMMON TO SECTIONS 15 AND 22 AND SAID SECTIONS 16 AND 21, BOTH POINTS BEING FOUND STONES WHICH WERE PRESERVED BURIED ALONG THE SIDE OF ALUMINUM CAPPED REBAR STAMPED PLS 10566.**

**LAND DESCRIPTION PARCEL 1**

A parcel of land being the SW¼ lying easterly of the centerline of Trabling Road, together with the N½SE¼, all of Section 20, T.49N., R.81W., of the 6<sup>th</sup> P.M., Johnson County, Wyoming, said parcel being more particularly described as follows:

Beginning at the S¼ corner of said Section 20, being an aluminum capped rebar stamped PLS 10566; thence along the south line of said Section 20 S89°35'51"W a distance of 616.68 feet to the existing centerline of Trabling Road, which point has a reference monument set on said south line of Section 20 36.0' East of said centerline; thence along said centerline of Trabling Road the following fifteen (15) courses and distances N37°02'14"W a distance of 97.35 feet; thence N37°49'52"W a distance of 285.69 feet; thence N35°32'21"W a distance of 199.69 feet; thence N33°42'53"W a distance of 407.13 feet; thence N30°00'20"W a distance of 141.25 feet; thence N22°55'03"W a distance of 136.92 feet; thence N22°54'54"W a distance of 288.20 feet; thence N22°34'44"W a distance of 121.52 feet; thence N23°59'51"W a distance of 244.27 feet; thence N23°06'38"W a distance of 196.73 feet; thence N22°37'09"W a distance of 313.78 feet; thence N24°34'43"W a distance of 170.47 feet; thence N28°09'04"W a distance of 108.34 feet; thence N27°22'57"W a distance of 24.75 feet; thence N28°39'54"W a distance of 278.47 feet to the north line of said SW¼ of Section 20, which point has a reference monument set on said north line a distance of 34.1 feet east of said centerline of Trabling Road; thence along said north line of the SW¼ of Section 20 N89°36'08"E a distance of 2022.39 feet to the Center ¼ corner of said Section 20; thence along the north line of said N½SE¼ of Section 20 N89°36'08"E a distance of 2620.21 feet to the ¼ corner common to said Section 20 and Section 21; thence along the east line of said Section 20 S01°01'59"E a distance of 1326.00 feet to the S 1/16 corner common to said Sections 20 and 21; thence along the southerly line of said N½SE¼ of Section 20 S89°35'31"W a distance of 2635.08 feet to the CS 1/16 corner of said Section 20; thence along the east line of said SW¼ of Section 20 S00°23'26"E a distance of 1326.40 feet, to the Point of Beginning of this Land Description, containing 164.4 acres, more or less, and subject to all easements, rights-of-way, and restrictions of record.

**LAND DESCRIPTION PARCEL 2**

A parcel of land being the NW¼ lying easterly of the centerline of Trabling Road, and southerly of the centerline of Red Hills Road, of Section 20, T.49N., R.81W., of the 6<sup>th</sup> P.M., Johnson County, Wyoming, said parcel being more particularly described as follows:

Beginning at the Center ¼ corner of said Section 20, being an aluminum capped rebar stamped PLS 10566; thence along the south line of said NW¼ of Section 20 S89°36'08"W a distance of 2022.39 feet to the existing centerline of Trabling Road, which point has a reference monument set on said south line of the NW¼ of Section 20 34.1 feet East of said centerline of Trabling Road; thence along said centerline of Trabling Road the following three (3) courses and distances, N28°43'19"W a distance of 575.00 feet; thence N28°43'50"W a distance of 151.93 feet; thence N26°19'25"W a distance of 633.82 feet to the west line of said Section 20; thence along said west line of Section 20 N01°17'32"W a distance of 66.37 feet to the existing centerline of Red Hills Road; thence along said centerline of Red Hills Road N25°34'10"E a distance of 187.97 feet to the north line of said W½NE¼ of Section 20; thence continuing along said centerline of Red Hills Road N25°34'10"E a distance of 910.02 feet to the intersection of the centerline of said existing gravel road leading to a gravel mine; thence along said centerline of Quarry Road S49°31'24"E a distance of 427.45 feet; thence continuing along said centerline of Quarry Road S46°43'29"E a distance of 485.28 feet to the north line of said W½NE¼ of Section 20; thence along said north line of W½NE¼ of Section 20 N89°34'36"E a distance of 48.91 feet to the E1/16 corner common to said Sections 17 and 20; thence along the east line of said W½NE¼ of Section 20 S0°09'15"E a distance of 2654.94 feet to the CE1/16 corner of said Section 20; thence along the south line of said W½NE¼ of Section 20 S89°36'08"W a distance of 1310.11 feet, to the Point of Beginning of this Land Description, containing 86.6 acres, more or less, and subject to all easements, rights-of-way, and restrictions of record.

**LAND DESCRIPTION PARCEL 3**

A parcel of land being the W½NE¼ lying southerly of the centerline of Red Hills Road, of Section 20, and the portion of the SW½SE¼ of Section 17 lying southerly of the centerline of Red Hills Road and Quarry Road, all of T.49N., R.81W., of the 6<sup>th</sup> P.M., Johnson County, Wyoming, said parcel being more particularly described as follows:

Beginning at the Center ¼ corner of said Section 20, being an aluminum capped rebar stamped PLS 10566; thence along the west line of said W½NE¼ of Section 20 N0°23'26"W a distance of 2350.92 feet to said centerline of Red Hills Road, which point has a reference monument set on said west line of W½NE¼ of Section 20 80.0 feet south of said centerline of Red Hills Road; thence along said centerline of Red Hills Road N25°34'10"E a distance of 187.97 feet to the north line of said W½NE¼ of Section 20; thence continuing along said centerline of Red Hills Road N25°34'10"E a distance of 1619.98 feet; thence continuing along said centerline of Red Hills Road N46°14'10"E a distance of 1544.44 feet to the east line of said E½ of Section 17, which point has a reference monument set on said east line of Section 17 48.6 feet south of said centerline of Red Hills Road; thence along said east line of E½ of Section 17 S01°12'22"W a distance of 401.32 feet to the E¼ corner of said Section 17; thence continuing along the east line of said Section 17 S02°24'23"E a distance of 2615.09 feet to the Point of Beginning of this Land Description, containing 86.3 acres, more or less, and subject to all easements, rights-of-way, and restrictions of record.

**LAND DESCRIPTION PARCEL 4**

A parcel of land being the E½ of Section 17 lying southerly of the centerline of Red Hills Road and lying northerly of the centerline of Quarry Road, all of T.49N., R.81W., of the 6<sup>th</sup> P.M., Johnson County, Wyoming, said parcel being more particularly described as follows:

Beginning at the SE corner of said Section 17, being an aluminum capped rebar stamped PLS 10566; thence along the south line of said SE¼ of Section 17 S89°34'36"W a distance of 1369.96 feet to said centerline of Quarry Road; thence along said centerline of Quarry Road N46°43'29"W a distance of 485.28 feet; thence continuing along said centerline of Quarry Road N49°31'24"W a distance of 427.45 feet to said centerline of Red Hills Road; thence along said centerline of Red Hills Road N25°34'10"E a distance of 1619.98 feet; thence continuing along said centerline of Red Hills Road N46°14'10"E a distance of 1544.44 feet to the east line of said E½ of Section 17, which point has a reference monument set on said east line of Section 17 48.6 feet south of said centerline of Red Hills Road; thence along said east line of E½ of Section 17 S01°12'22"W a distance of 401.32 feet to the E¼ corner of said Section 17; thence continuing along the east line of said Section 17 S02°24'23"E a distance of 2615.09 feet to the Point of Beginning of this Land Description, containing 86.3 acres, more or less, and subject to all easements, rights-of-way, and restrictions of record.

**LAND DESCRIPTION PARCEL 5**

A parcel of land being the NE½NE¼ of Section 20 lying northerly of the centerline of Quarry Road together with the W½SW¼NW¼ lying southerly of the centerline of Quarry Road, all of T.49N., R.81W., of the 6<sup>th</sup> P.M., Johnson County, Wyoming, said parcel being more particularly described as follows:

Beginning at the ¼ corner common to Sections 16 & 17 and said Sections 20, 21, being an aluminum capped rebar stamped PLS 10566; thence along the north line of said Section 21 N89°35'09"E a distance of 991.33 feet to the W1/16 corner common to said Sections 16 and 21; thence along said east line of W½E½NW¼ S0°06'23"E a distance of 2378.16 feet to said centerline of Quarry Road; thence along said centerline of Quarry Road the following three (3) courses and distances, N55°36'37"W a distance of 403.80 feet; thence N60°43'26"W a distance of 615.55 feet; thence N33°57'38"W a distance of 617.95 feet to the south line of said NE½NE¼; thence S89°35'22"E a distance of 1097.85 feet to the NE1/16 corner of said Section 20; thence N0°09'15"W a distance of 1327.47 feet to the E1/16 corner common to said Section 20 and Section 17; thence along the north line of said Section 20 S89°34'36"E a distance of 1321.05 feet to the Point of Beginning of this Land Description, containing 87.9 acres, more or less, and subject to all easements, rights-of-way, and restrictions of record.

**LAND DESCRIPTION PARCEL 6**

A parcel of land being the SW½NE¼ of Section 20 lying southerly of the centerline of Quarry Road together with the W½SW¼NW¼ lying southerly of Quarry Road, all of T.49N., R.81W., of the 6<sup>th</sup> P.M., Johnson County, Wyoming, said parcel being more particularly described as follows:

Beginning at the ¼ corner common to said Sections 20 and 21, being an aluminum capped rebar stamped PLS 10566; thence along the south line of said SW½NE¼ of Section 20 N89°36'08"W a distance of 1310.11 feet to the CE1/16 corner of said Section 20; thence along the west line of the SW½NE¼ N0°09'15"W a distance of 1327.47 feet to the NE1/16 of said Section 20; thence along said north line of SW½NE¼ N89°35'22"E a distance of 1097.85 to said centerline of Quarry Road; thence along said centerline of Quarry Road S33°57'38"E a distance of 617.95 feet; thence continuing along said centerline of Quarry Road S60°43'26"E a distance of 615.55 feet to the west line of the W½SW¼NW¼; thence along said west line of the W½SW¼NW¼ S0°02'37"E a distance of 507.77 feet to the CW1/16 corner of said Section 21; thence along the east line of said W½NW¼SW¼ S0°52'56"E a distance of 1323.70 feet to the CW5W1/64 corner of said Section 21; thence along the south line of said W½NW¼SW¼ S89°22'58"W a distance of 663.21 feet to the S1/16 corner common to said Sections 20 and 21; thence along the west line of said Section 21 N01°01'59"W a distance of 1326.00 feet to the Point of Beginning of this Land Description, containing 70.3 acres, more or less, and subject to all easements, rights-of-way, and restrictions of record.

**LAND DESCRIPTION PARCEL 7**

A parcel of land being the E½SW¼NW¼ lying southerly of the centerline of Quarry Road, and the E½NW¼SW¼, and the W½NE¼SW¼ of Section 21, all of T.49N., R.81W., of the 6<sup>th</sup> P.M., Johnson County, Wyoming, said parcel being more particularly described as follows:

Commencing at the ¼ corner common to Section 20 and said Section 21, being an aluminum capped rebar stamped PLS 10566; thence along the North line of the SW¼ of said Section 21 N89°34'47"E a distance of 666.71 feet to the CW1/16 corner, which is the Point of Beginning of this land description; thence along the west line of said E½SW¼NW¼ S0°02'37"E a distance of 507.77 feet to said centerline of Quarry Road; thence along said centerline of Quarry Road S55°36'37"E a distance of 403.80 feet; thence continuing along said centerline of Quarry Road S37°32'07"E a distance of 395.48 feet; thence S0°10'10"E a distance of 62.51 feet to the CW1/16 corner; thence along the north line of the W½NE¼SW¼ N89°34'43"E a distance of 666.71 feet to the CEW1/64 corner; thence along the east line of W½NE¼SW¼ S0°34'34"E a distance of 1319.14 feet to the CESW1/64 corner; thence along the south line of N½SW¼ S89°22'58"W a distance of 1326.35 feet to the CW5W1/64 corner; thence along the west line of the E½NW¼SW¼ N0°52'56"W a distance of 1323.70 feet to the Point of Beginning of this Land Description, containing 44.8 acres, more or less, and subject to all easements, rights-of-way, and restrictions of record.

**LAND DESCRIPTION PARCEL 8**

A parcel of land being the E½E½W½NW¼ lying northerly of the centerline of Quarry Road, and the SE¼NW of Section 21, all of T.49N., R.81W., of the 6<sup>th</sup> P.M., Johnson County, Wyoming, said parcel being more particularly described as follows:

Beginning at the Center ¼ corner of said Section 21, being an aluminum capped rebar stamped PLS 10566; thence along the south line of said SE¼NW S89°34'43"W a distance of 1333.42 feet to the CW1/16 corner; thence along the west line of the SE¼NW N0°10'10"W a distance of 62.51 feet to said centerline of Quarry Road; thence along said centerline of Quarry Road N57°32'07"W a distance of 395.48 feet to the west line of said E½E½W½NW¼; thence along said west line of the E½E½W½NW¼, N0°06'23"W a distance of 2378.16 feet to the NW1/16 corner common to said Section 21 and Section 16; thence along the north line of the E½E½W½NW¼ N89°35'09"E a distance of 330.44 feet to the W1/16 corner common to said Sections 21 and 16; thence along the west line of the NE½NW¼ S0°10'10"E a distance of 1327.60 feet to the NW1/16; thence along the south line of the NE½NW¼, N89°34'56"E a distance of 1327.60 feet to the CW1/16; thence along the east line of said SE¼NW¼ S0°25'15"E a distance of 1327.58 feet to the Point of Beginning of this Land Description, containing 59.5 acres, more or less, and subject to all easements, rights-of-way, and restrictions of record.

**EASEMENTS**

**SIXTY FOOT ACCESS AND UTILITY EASEMENT (AKA QUARRY ROAD)**

A Sixty (60.00) foot wide access and utility easement over and across a parcel of land located in the SW¼ of Section 17, the NW¼ of Section 20, and the N½ of Section 21, all of T.49N., R.81W., of the 6<sup>th</sup> P.M., Johnson County, Wyoming, said easement being 60.00 feet in width and located 30.00 feet on each side of the following described centerline, the side lines of said easement to be extended or shortened to meet at angle points and to terminate at legal boundaries crossed;

Commencing at the N¼ corner of said Section 20, an aluminum capped rebar stamped PLS10566, thence N43°46'39"E a distance of 858.04 feet, to the centerline of Red Hills Road, which is the Point of Beginning of this centerline description; thence S49°31'24"E a distance of 427.45 feet; thence S46°43'29"E a distance of 485.28 feet; thence S53°18'39"E a distance of 858.11 feet; thence S29°48'55"E a distance of 929.58 feet; thence S33°57'38"E a distance of 617.95 feet; thence S60°43'26"E a distance of 615.55 feet; thence S57°36'37"E a distance of 403.80 feet; thence S57°32'07"E a distance of 455.55 feet; thence S89°34'43"W a distance of 2569.93 feet; thence N0°19'08"W a distance of 2625.00 feet, to the south line of Section 16, which point is the Point of Termination of this centerline description, and from which point the NE corner of said Section 21 bears N89°35'09"E a distance of 1351.77 feet.

**SIXTY FOOT WIDE ACCESS AND UTILITY EASEMENT**

A Sixty (60.00) foot wide access and utility easement over and across a parcel of land located in the SW¼ of Section 20, T.49N., R.81W., of the 6<sup>th</sup> P.M., Johnson County, Wyoming, said easement being 60.00 feet in width and located 30.00 feet on each side of the following described centerline, the side lines of said easement to be extended or shortened to meet at angle points and to terminate at legal boundaries crossed;

Commencing at the W¼ corner of said Section 20, an aluminum capped rebar stamped L5324, thence S63°08'22"E a distance of 960.98 feet, to the centerline of Trabling Road, which is the Point of Beginning of this centerline description; thence N71°59'44"E a distance of 240.97 feet; thence N0°23'52"W a distance of 368.48 feet to the south line of the NW¼ of said Section 20, which point is the Point of Termination of this centerline description, and from which point the Center ¼ corner of said Section 20 bears, N89°36'08"E a distance of 1563.35 feet.

**SIXTY FOOT ACCESS AND UTILITY EASEMENT**

A Sixty (60.00) foot wide access and utility easement over and across a portion of the NW¼ of Section 21, of T.49N., R.81W., of the 6<sup>th</sup> P.M., Johnson County, Wyoming, said easement being 60.00 feet in width and located 60.00 feet East and South of, parallel with, and perpendicular to the following described West and North easement boundary, the side lines of said easement to be extended or shortened to meet at angle points and to terminate at legal boundaries crossed;

Commencing at the W¼ corner of said Section 21, thence N74°06'23"E a distance of 1039.26 feet, to the centerline of Quarry Road, which is the Point of Beginning of this side line description; thence N0°02'07"W a distance of 1110.45 feet; thence S89°34'56"W a distance of 333.40 feet to the east line of the NE½NW¼ of said Section 21, which point is the Point of Termination of this side line description, and from which point the N½ corner of said Section 21 bears N45°54'00"E a distance of 1835.32 feet.

**MINERAL RIGHT AND ACCESS EASEMENT**

A mineral right and access easement over and across a portion of Section 21, T.49N., R.81W., of the 6<sup>th</sup> P.M., Johnson County, Wyoming, said easement being more particularly described as follows:

Beginning at the CW1/16 corner of said Section 21, being monumented by a 2" aluminum capped rebar stamped PLS 10566; thence N0°10'10"W a distance of 99.23 feet; thence N72°59'41"E a distance of 1031.80 feet; thence S60°17'39"E a distance of 782.07 feet; thence S1°05'00"W a distance of 670.78 feet; thence N81°25'53"W a distance of 675.24 feet; thence N33°40'01"W a distance of 707.87 feet to the Point of Beginning of this easement description, said easement encumbering 35.25 acres more or less, and subject to all easements, restrictions, and rights-of-way of record.

**NELSON ENGINEERING**  
P.O. BOX 1004, BUFFALO WYOMING (307) 684-7029

DRAWING TITLE  
STAGECOACH CROSSING

RECORD OF SURVEY

JOB TITLE

DRAWING NO  
2/2

JOB NO  
B22-112

REV.

DATE

SURVEYED  
ENGINEERED

DRAWN  
CHECKED

TDR  
BAB

TDR  
APPROVED

9/30/2022