

# EXHIBIT "A"

## LEGAL DESCRIPTION

**Record Owner:** *PB Enterprises, LLC*

**Re:** Parcel A - Tract of land located in Block 3, Johnston First Addition

A tract of land situated in the Block 3, Johnston First Addition, Town of Ranchester, Wyoming; said tract being more particularly described as follows:

Commencing at the southeast corner of said Block 3, Johnston First Addition (Monumented with a 2" Aluminum Cap per PE&LS 3864); thence N00°42'24"W, 174.66 feet along said west right-of-way line of Second Avenue West to the **POINT OF BEGINNING** of tract; thence S71°06'28"W, 195.15 feet to a point (Witnessed with a 2" Aluminum Cap per PLS 15646, N71°06'28"E, 1.5 Feet), said point lying on the east line of said Heaps Subdivision; thence N00°42'24"W, 55.75 feet along said east line of Heaps Subdivision to a point, said point lying on the south right-of-way line of Historic U.S. Highway No. 14; thence, along said right-of-way line of said Historic U.S. Highway No. 14, through a curve to the right, having a central angle of 7°00'29" a radius of 1597.02 feet, an arc length of 195.34 feet, a chord bearing of N71°03'11"E, and a chord length of 195.21 feet to point, said point lying on the west right-of-way line of Second Avenue West; thence S00°42'24"E, 55.94 feet along said west right-of-way line of Second Avenue West to the **POINT OF BEGINNING**.

Said tract contains 10,742 Square Feet, more or less.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

### SURVEYOR'S STATEMENT

I, Nathan W. Sturtevant, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.



Modification in any way of the above or foregoing legal description terminates liability of the surveyor.

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