

WORKING DRAFT

HOUSE BILL NO. _____

State lands-land transfer.

Sponsored by: Joint Travel, Recreation, Wildlife and Cultural Resources Interim Committee

A BILL

for

1 AN ACT relating to state lands; directing that the interest
2 in certain state lands be transferred to the department of
3 state parks and cultural resources; directing the interest
4 in certain state lands be transferred to the game and fish
5 commission; and providing for an effective date.

6

7 *Be It Enacted by the Legislature of the State of Wyoming:*

8

9 **Section 1.**

10

11 (a) The board of land commissioners is authorized and
12 directed to convey its right, title and interest, in the
13 surface estate of the following described parcels of land
14 to the department of state parks and cultural resources:

15

1 (i) For inclusion into independence rock state
2 park, that portion of the NE1/4 of Section 16, Township 29
3 North, Range 86 West of the 6th P.M., Natrona County,
4 Wyoming, containing 29.8 acres, more or less, and being
5 more particularly described as follows: Beginning at the
6 northeast corner of said section 16, thence south 0°03'
7 east, along the east boundary of said section 16, to the
8 point of intersection with the middle of the Sweetwater
9 river; thence westerly, on a meander line through the NE1/4
10 of said section 16, following the middle of the Sweetwater
11 river to the point of intersection with the easterly right-
12 of-way line of Wyoming state highway no. 220, as said
13 highway is now laid down and recorded; thence north 18°15'
14 east, along the easterly R/W line of said highway, to the
15 point of intersection with the north boundary of said
16 section 16; thence north 89°58' east, along the north
17 boundary of said section 16, a distance of 1794.27 feet, to
18 the point of beginning; excepting therefrom a 1 acre parcel
19 known as the centennial acre described as follows:
20 commencing at the northeast corner of said section 16;
21 thence south 89°58' west, along the north line of said
22 section 16, a distance of 1289.52 feet to the point of
23 beginning of the tract to be described; thence continuing
24 south 89°58' west, along said north line a distance of

1 198.0 feet; thence south $00^{\circ}92'$ east, a distance of 220.00
2 feet to the point of beginning;

3

4 (ii) For inclusion into Curt Gowdy state park,
5 the south $1/2$ of the north $1/2$ of the southwest $1/4$ of
6 Section 16, Township 14, Range 70, Laramie County, Wyoming,
7 containing 40.0 acres, more or less, and that portion of
8 the north $1/2$ of the north $1/2$ of the southwest $1/4$ of
9 Section 16, Township 14, Range 70, Laramie County, Wyoming,
10 containing 1.6 acres, more or less, and being more
11 particularly described as follows: Beginning at a point
12 that bears south $51^{\circ}32'$ east a distance of 1052.1 feet from
13 the west $1/4$ corner of section 16; thence north $0^{\circ}20'$ east
14 a distance of 160.0 feet to a point; thence north $78^{\circ}50'$
15 east a distance of 329.5 feet to a point; thence south
16 $43^{\circ}57'$ east a distance of 260.3 feet to a point; thence
17 south $89^{\circ}35'$ west a distance of 462.8 feet more or less to
18 the point of beginning;

19

20 (iii) For inclusion into Fort Phil Kearny state
21 historic site, a tract of land located east of the "old
22 U.S. highway 87" and in part of section 10 and part of
23 section 15, township 53 north, range 83 west, of the 6th
24 prime meridian, Sheridan county, Wyoming, being more

1 particularly described as follows: Beginning at the east
2 1/4 corner of said section 15 monumented by a 1 1/2"
3 aluminum cap; thence north 02°35'37" east, 2648.54 feet
4 along the east line of said section 15 to the northeast
5 corner of said section 15 monumented by a 1 1/2" aluminum
6 cap; thence along the east line of said section 10, north
7 00°04'22" east, 2646.13 feet to the east 1/4 corner of said
8 section 10, monumented by a 4" brass cap; thence along said
9 east line of section 10, north 00°09'47" west, 1214.01 feet
10 to a 2" aluminum cap stamped PELS 2615; thence north
11 89°37'57" west, 4325.79 feet to a point on the east line of
12 said "old U.S. highway 87", monumented by a 2" aluminum cap
13 stamped PLS 2615; thence along said easterly right of way
14 of "old U.S. highway 87", south 24°05'11" east, 1457.27
15 feet to a WYDOT ROW monument; thence along said easterly
16 right of way of "old U.S. highway 87", north 67°09'17"
17 east, 25.09 feet to a WYDOT ROW monument; thence along said
18 easterly right of way of "old U.S. highway 87", south
19 24°03'12" east, 798.19 feet to a WYDOT ROW monument; thence
20 along said easterly right of way of "old U.S. highway 87",
21 south 66°57'04" west, 25.50 feet to a WYDOT ROW monument;
22 thence along said easterly right of way of "old U.S.
23 highway 87", south 23°58'44" east, 541.70 feet to a WYDOT
24 ROW monument; thence along said easterly right of way of

1 "old U.S. highway 87" following a curve to the right having
2 the following curve data: Length=868.70 feet,
3 radius=5804.58 feet and a delta angle=8°34'29"; thence
4 along said easterly right of way of "old U.S. highway 87",
5 south 15°26'44" east, 383.90 feet; thence along said
6 easterly right of way of "old U.S. highway 87", north
7 74°33'16" east, 25.00 feet; thence along said easterly
8 right of way of "old U.S. highway 87", south 15°26'44"
9 east, 402.36 feet to a point on the west line of the
10 NW1/4NE1/4 of said section 15; thence along the said west
11 line of the NW1/4NE1/4 of section 15, north 01°36'39" east,
12 327.93 feet to the north 1/4 corner of said section 15
13 monumented by a 1 1/2" aluminum cap; thence along the north
14 line of said section 15, south 87°59'37" east, 1326.19 feet
15 to the east 1/16 corner of said section 10 and section 15;
16 thence along the east line of NW1/4NE1/4 of said section
17 15, south 02°02'26" west, 1325.01 feet; thence along the
18 south line of said NW1/4NE1/4 of section 15, north
19 88°01'44" west, 1007.31 feet to a point on the easterly
20 right of way of said "old U.S. highway 87"; thence along
21 said easterly right of way of said "old U.S. highway 87"
22 following a spiral curve to the left being 100 feet offset
23 and parallel to the following centerline spiral curve data:
24 Is=6°18', Ts=209.9, O=3.85, Ls=420 and a chord=321.97 feet

1 and a bearing=south 18°17'08" east; thence along said
2 easterly right of way of said "old U.S. highway 87"
3 following a curve to the left having the following curve
4 data: Length=670.19, radius=1809.86 feet and a delta
5 angle=21°13'; thence along said easterly right of way of
6 said "old U.S. highway 87" following a spiral curve to the
7 left being 100 feet offset and parallel to the following
8 centerline spiral curve data: Is=6°18', Ts=209.9, O=3.85,
9 Ls=420 and a chord=408.79 feet and bearing=south 47°19'37"
10 east; thence along said easterly right of way of said "old
11 U.S. highway 87", south 49°24'23" east, 243.11 feet; thence
12 along said easterly right of way of "old U.S. highway 87"
13 following a spiral curve to the right being 100 feet offset
14 and parallel to the following centerline spiral curve data:
15 Is=2°48', Ts=140, O=1.14, Ls=280 and a chord=89.11 feet and
16 a bearing=south 49°16'27" east; thence along the east-west
17 mid-section line of said section 15, south 88°05'34" east,
18 1248.47 feet to the east 1/4 corner of said section 15 and
19 being the point of beginning of said description monumented
20 by a 1 1/2" aluminum cap; excepting therefrom a tract in
21 the W1/2SE1/4, E1/2SW1/4, E1/2NW1/4, of section 10 conveyed
22 to the state of Wyoming as contained in warranty deed
23 recorded January 21, 1987 in book 308 of deeds, page 217;

24

1 (iv) For inclusion into fort Phil Kearny state
2 historic site, a parcel of land in township 52 north, range
3 82 west, 6th prime meridian, Johnson county, Wyoming, bound
4 on the east and north sides by the low water line of Lake
5 DeSmet and on the west and south sides by a line being more
6 particularly described as follows: Beginning at a point of
7 low water on the west side of Lake DeSmet; thence north
8 90°00'00" west to a point on the shore of said lake which
9 bears north 86°17'14" east a distance of 3655.76 feet from
10 the west 1/4 corner of section 18 (a brass cap set in
11 concrete) for which a certified land corner recordation had
12 filed in the office of the Johnson county clerk; thence
13 south 64°11'12" west a distance of 253.80 feet; thence
14 south 40°41'08" west a distance of 425.28 feet; thence
15 south 72°37'54" west a distance of 373.55 feet to a point
16 of curve; thence around a curve to the right, through a
17 central angle of 60°12'18", an arc distance of 461.56 feet,
18 a chord bearing of north 77°15'57" west 440.62 feet to the
19 point of tangent; thence north 47°09'48" west a distance of
20 249.80 feet; thence south 42°50'12" west a distance of
21 24.00 feet to the easterly right of way line of county road
22 no. 213 (Monument road); thence along said county road
23 right of way north 23°23'58" west a distance of 111.36
24 feet; thence north 66°36'02" east a distance of 42.75 feet;

1 thence south $47^{\circ}09'48''$ east a distance of 334.49 feet to a
2 point of curve; thence around a curve to the left, through
3 a central angle of $60^{\circ}12'18''$, and arc distance of 398.51
4 feet, a chord bearing of south $77^{\circ}15'57''$ east, 380.43 feet
5 to the point of tangent; thence north $72^{\circ}37'54''$ east a
6 distance of 117.01 feet to a point of curve; thence around
7 a curve to the left, through a central angle of $78^{\circ}44'59''$,
8 and arc distance of 521.27 feet, a chord bearing of north
9 $33^{\circ}15'24''$ east, 481.19 feet to a point of tangent; thence
10 north $06^{\circ}07'06''$ west a distance of 778.53 feet; thence
11 north $16^{\circ}24'31''$ west a distance of 288.33 feet; thence
12 north $76^{\circ}16'39''$ west a distance of 411.58 feet; thence
13 north $00^{\circ}51'43''$ west a distance of 263.20 feet to a point
14 on the shore of Lake DeSmet, said point bears north
15 $58^{\circ}10'31''$ east a distance of 3030.95 feet from the west 1/4
16 corner of section 18; thence north $00^{\circ}00'00''$ east to the
17 low water line, the point of ending; excepting therefrom a
18 track of land in the SE1/4NW1/4 being 50 feet wide and 200
19 feet long in the SE1/4NW1/4, as conveyed to the historical
20 land mark commission of the state of Wyoming in instrument
21 recorded April 6, 1940 in book 66 of deeds, page 397;
22 excepting therefrom a tract of land 80 feet in width across
23 the NE1/4NW1/4, NE1/4SW1/4, E1/2SE1/4 section 18 as
24 conveyed to the board of county commissioners of Johnson

1 county, Wyoming in instrument recorded November 29, 1966 in
2 book 87A-8 of deed records, page 335; excepting therefrom
3 all that land in section 18, township 52 north, range 82
4 west encompassed within the boundaries of Lake DeSmet
5 reservoir as shown on the official plat of township 52
6 north, range 82 west approved September 17, 1881 as
7 conveyed to the Lake DeSmet counties coalition, a joint
8 powers board in instrument recorded February 12, 2001 in
9 book 87A-43 of deeds, page 609; also excepting therefrom
10 that area lying within the circumferential boundary of that
11 body of water known as Lake DeSmet Reservoir in Johnson
12 county, Wyoming; that boundary being defined at an
13 elevation of 4620 feet above mean sea level lying within
14 the original meander line of Lake DeSmet, shown on the
15 official plat of township 52 north, range 82 west of the 6th
16 prime meridian, approved September 17, 1881 and a portion
17 of lots 5, 6, 7, 8, 9 and NW1/4SE1/4 section 18, township
18 52 north, range 82 west, as conveyed to the Lake DeSmet
19 counties coalition, a joint powers board, in instrument
20 recorded February 12, 2001, in book 87A-43 of deeds, page
21 613, more particularly described on page 620 thereof; also
22 excepting therefrom a tract of land conveyed to Lake DeSmet
23 properties, LLC, a Wyoming limited liability company, as
24 contained in warranty deed dated September 15, 2005,

1 recorded September 15, 2005 in book 87A-50 of deeds, page
2 62; also excepting therefrom a tract of land conveyed to
3 G&G Ag Enterprises, LLC, a Wyoming limited liability
4 company, as contained in special warranty deed dated
5 January 4, 2006, recorded January 6, 2006, in book 87A-50
6 of deeds, page 412;

7

8 (v) For inclusion in Fort Phil Kearny state
9 historic site, a tract of land in township 53 north, range
10 83 west of the 6th prime meridian, Johnson county, Wyoming,
11 located in the S1/2, section 26, SE1/4, section 27,
12 E1/2SE1/4, E1/2NE1/4, NW1/4NE1/4, section 34, part of
13 section 35, township 53 N, Range 83 west, being more
14 particularly described as follows: Beginning at a point
15 monumented by a 2" aluminum cap stamped PELS 8663, located
16 south 88°08'53" east a distance of 156.83 feet from the
17 north 1/4 corner of said section 35 monumented by a 3 1/2"
18 aluminum cap and being on a line common to the NE corner of
19 said section 35 monumented by a GLO brass cap north
20 89°27'13" east a distance of 2639.01 feet and being the
21 basis of bearing of said description; thence south
22 62°25'04" west a distance of 407.84 feet to a 2" aluminum
23 cap stamped PELS 8663; thence south 36°09'18" east a
24 distance of 245.05 feet to a 2" aluminum cap stamped PELS

1 8663; thence south 47°56'30" east a distance of 1193.40
2 feet to a 2" aluminum cap stamped PELS 8663; thence south
3 14°54'35" east a distance of 2128.65 feet to a 2" aluminum
4 cap stamped PELS 8663; thence south 39°31'51" west a
5 distance of 609.92 feet to a 2" aluminum cap stamped PELS
6 8663; thence south 86°52'54" west a distance of 3116.95
7 feet to a 2" aluminum cap stamped PELS 8663; thence north
8 62°43'54" west a distance of 2034.02 feet to a point on the
9 west line of said E1/2SE1/4 of section 34 monumented by a
10 2" aluminum cap stamped PELS 8663; thence north 00°33'07"
11 west a distance of 380.20 feet along said west line of
12 E1/2SE1/4 of section 34 of the center-east 1/16 corner of
13 said section 34 monumented by a 2 1/2" aluminum cap stamped
14 PELS 8663; thence along the west line of the SE1/4NE1/4 of
15 said section 34, north 00°33'05" west a distance of 1300.45
16 feet to the NE1/16 corner monumented by a 2 1/2" aluminum
17 cap stamped PELS 8663; thence along the south line of said
18 NW1/4NE1/4 of section 34, south 89°45'23" west a distance
19 of 1322.27 feet to the center-north 1/16 corner of said
20 section 34 monumented by a 2 1/2" aluminum cap stamped PELS
21 8663; thence along the north-south mid-section line of said
22 section 34, north 00°39'57" west a distance of 1297.75 feet
23 to the north 1/4 corner of said section 34 monumented by a
24 1 1/2" aluminum cap; thence along the north-south mid-

1 section line of said section 27, north 00°59'03" east a
2 distance of 2351.28 feet to a 2" aluminum cap stamped PELS
3 8663; thence north 89°49'43" east a distance of 330.00 feet
4 to a 2" aluminum cap stamped PELS 8663; thence north
5 00°59'03" east a distance of 264.00 feet to a point on the
6 east-west mid-section line of said section 27 monumented by
7 a 2" aluminum cap stamped PELS 8663; thence along said mid-
8 section line north 89°49'43" east a distance of 2317.41
9 feet to the true position of the east 1/4 corner of said
10 section 27 monumented by a witness corner located north
11 00°42'59" east a distance of 52.00 feet and being a 1 1/2"
12 aluminum cap; thence south 74°25'44" east a distance of
13 695.40 feet to a 2" aluminum cap stamped PELS 8663; thence
14 south 61°33'50" east a distance of 145.42 feet to a 2"
15 aluminum cap stamped PELS 8663; thence south 25°54'51" east
16 a distance of 662.63 feet to a 2" aluminum cap stamped PELS
17 8663; thence north 65°58'23" east a distance of 731.13 feet
18 to a 2" aluminum cap stamped PELS 8663; thence south
19 25°31'12" east a distance of 2315.96 feet to the point of
20 beginning monumented by a 2" aluminum cap stamped PELS
21 8663; excepting therefrom a tract of land in the SW1/4,
22 section 26 as conveyed to Sheridan county in instrument
23 recorded November 12, 1935 in book 61 of deeds, page 53;
24 excepting therefrom a tract of land in the SW1/4, section

1 26, township 53 north, range 83 west as conveyed to the
2 Historical Landmark Commission of Wyoming in instrument
3 recorded December 19, 1955 in book 87A-1 of deeds, page
4 167; excepting therefrom two tracts of land in section 26
5 as conveyed to the state of Wyoming in instrument recorded
6 December 31, 1986 in book 87A-27 of deeds, page 655;

7

8 (vi) For inclusion in Sinks Canyon state park,
9 a parcel in township 32 north, range 100 west, 6th p.m.,
10 section 8: S1/2SE1/4, containing 80 acres, more or less.

11

12 (b) The board of land commissioners is authorized and
13 directed to convey its right, title and interest, in the
14 surface estate of the following described parcels of land
15 to the game and fish commission:

16

17 (i) A parcel of land located in Section 18,
18 Township 52 North, Range 82 West of the 6th Principle
19 Meridian, Johnson County, Wyoming, being more particularly
20 described as follows: Which considering the west line of
21 the southwest quarter as bearing North 00 degrees 01 minute
22 27 seconds east and with all bearings contained herein
23 relative thereto is contained within the boundary lines
24 which begin at the west quarter corner of said section 18;

1 thence North 58 degrees 10 minutes 31 seconds East 3030.95
2 feet more or less to the True Point of Beginning, which is
3 at the historic high water line at an elevation of 4620.0
4 feet; thence more or less along the historic high water
5 line, the following courses and distances: thence south 42
6 degrees 49 minutes 39 seconds east, 42.42 feet; thence
7 south 55 degrees 57 minutes 50 seconds east, 130.41 feet;
8 thence south 62 degrees 53 minutes 57 seconds east, 111.5
9 feet; thence south 64 degrees 05 minutes 10 seconds east,
10 127.57 feet; thence south 13 degrees 11 minutes 33 seconds
11 east, 75.3 feet; thence south 73 degrees 01 minutes 17
12 seconds east, 71.89 feet; thence south 58 degrees 25
13 minutes 29 seconds east, 109.05 feet; thence north 16
14 degrees 38 minutes 59 seconds east, 71.66 feet; thence
15 north 77 degrees 58 minutes 32 seconds east, 76.35 feet;
16 thence north 44 degrees 48 minutes 27 seconds east, 66.76
17 feet; thence north 22 degrees 18 minutes 28 seconds east,
18 47.08 feet; thence north 72 degrees 05 minutes 40 seconds
19 east, 56.61 feet; thence north 11 degrees 44 minutes 28
20 seconds east, 81.46 feet; thence north 46 degrees 10
21 minutes 33 seconds east, 74.51 feet; thence north 55
22 degrees 07 minutes 03 seconds east, 111.46 feet; thence
23 north 74 degrees 49 minutes 42 seconds east, 81.71 feet;
24 thence north 85 degrees 29 minutes 35 seconds east, 93.82

1 feet; thence south 48 degrees 07 minutes 00 seconds east,
2 100.66 feet; thence south 14 degrees 55 minutes 10 seconds
3 east, 101.8 feet; thence south 11 degrees 13 minutes 20
4 seconds west, 50.01 feet; thence south 01 degrees 23
5 minutes 18 seconds west, 170.38 feet; thence south 12
6 degrees 29 minutes 25 seconds west, 63.2 feet; thence south
7 61 degrees 01 minutes 05 seconds west, 154.64 feet; thence
8 south 68 degrees 49 minutes 37 seconds west, 29.3 feet;
9 thence south 46 degrees 50 minutes 59 seconds west, 25.74
10 feet; thence south 82 degrees 33 minutes 23 seconds west,
11 50.49 feet; thence south 68 degrees 51 minutes 26 seconds
12 west, 193.69 feet; thence south 76 degrees 31 minutes 20
13 seconds west, 64.71 feet; thence south 16 degrees 22
14 minutes 29 seconds east, 33.24 feet; thence south 26
15 degrees 35 minutes 46 seconds west, 55.37 feet; thence
16 south 31 degrees 53 minutes 10 seconds west, 172.24 feet;
17 thence south 07 degrees 28 minutes 35 seconds east, 59.32
18 feet; thence south 40 degrees 42 minutes 21 seconds east,
19 126.36 feet; thence south 43 degrees 17 minutes 23 seconds
20 east, 134.36 feet; thence south 57 degrees 06 minutes 06
21 seconds east, 129.36 feet; thence south 07 degrees 05
22 minutes 14 seconds east, 44.86 feet; thence south 71
23 degrees 26 minutes 01 seconds west, 57.26 feet; thence
24 south 87 degrees 54 minutes 26 seconds west, 45.65 feet;

1 thence south 56 degrees 12 minutes 11 seconds west, 51.19
2 feet; thence south 54 degrees 48 minutes 33 seconds east,
3 54.41 feet; thence south 00 degrees 12 minutes 49 seconds
4 east, 41.45 feet; thence south 05 degrees 15 minutes 32
5 seconds east, 88.48 feet; thence south 49 degrees 40
6 minutes 21 seconds east, 112.32 feet more or less to the
7 south boundary of DE SMET MONUMENT ACCESS AREA; thence
8 south 64 degrees 11 minutes 12 seconds west, 19.93 feet;
9 Thence south 40 degrees 41 minutes 08 seconds west, 425.28
10 feet, to a Wyoming Game & Fish Dept. survey cap, LS 5603;
11 thence south 72 degrees 37 minutes 54 seconds west, 373.55
12 feet to a point of curvature to the right; thence around a
13 curve to the right, having a radius of 439.26 feet through
14 a central angle of 60 degrees 12 minutes 18 seconds, an arc
15 distance of 461.56 feet to a point of tangency; thence
16 north 47 degrees 09 minutes 48 seconds west, 249.80 feet;
17 thence south 42 degrees 50 minutes 12 seconds west, 24.00
18 feet to the easterly right of way line of County Road
19 Number 213 (Monument Road); thence north 23 degrees 23
20 minutes 58 seconds west along said easterly right of way
21 111.36 feet; thence north 66 degrees 36 minutes 02 seconds
22 east, 42.75 feet; thence south 47 degrees 09 minutes 48
23 seconds east, 334.49 feet to a point of curvature to the
24 left; thence around a curve to the left, having a radius of

1 379.26 feet through a central angle of 60 degrees 12
2 minutes 18 seconds, an arc distance of 398.51 feet to a
3 point of tangency; thence north 72 degrees 37 minutes 54
4 seconds east, 117.01 feet to a point of curvature to the
5 left; thence around a curve to the left, having a radius of
6 379.26 feet through a central angle of 78 degrees 44
7 minutes 59 seconds, an arc distance of 521.27 feet to a
8 point of tangency; thence north 06 degrees 07 minutes 06
9 seconds west, along an existing fence line 778.53 feet;
10 thence north 16 degrees 24 minutes 31 seconds west, along
11 an existing fence line 288.33 feet; thence north 76 degrees
12 16 minutes 39 seconds west, 411.58 feet; thence north 00
13 degrees 51 minutes 43 seconds west, 263.20 feet more or
14 less to the True Point of Beginning. Said parcel of land
15 containing 15.3 Acres more or less.

16

17 (b) The conveyances authorized by subsections (a) and
18 (b) of this section shall be by sale at an appraised value,
19 with terms of the sale to be determined by the board of
20 land commissioners and the department of state parks and
21 cultural resources and the game and fish commission.

22

23 **Section 2.** There is appropriated XXX dollars
24 (\$XXX.XX) from the general fund to the state land board for

1 the period beginning with the effective date of this act
2 and ending June 30, 2008 for purposes of funding the
3 purchases provided in section 1 of this act.

4

5 **Section 3.** This act is effective immediately upon
6 completion of all acts necessary for a bill to become law
7 as provided by Article 4, Section 8 of the Wyoming
8 Constitution.

9

10

(END)