

SENATE FILE NO. SF0059

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°92' east, a distance of 220.00
2 feet; thence north 89°58' east, a distance of 198.00 feet;
3 thence north 00°02' west, a distance of 220.00 feet to the
4 point of beginning;

5

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

22

23 (iii) For inclusion into Fort Phil Kearny state
24 historic site, a tract of land containing 444.32 acres,

1 more or less, located east of the "old U.S. highway 87" and
2 in part of Section 10 and part of Section 15, Township 53
3 north, range 83 west, of the 6th P.M., Sheridan County,
4 Wyoming, being more particularly described as follows:
5 Beginning at the east 1/4 corner of said Section 15
6 monumented by a 1 1/2" aluminum cap; thence north 02°35'37"
7 east, 2648.54 feet along the east line of said Section 15
8 to the northeast corner of said Section 15 monumented by a
9 1 1/2" aluminum cap; thence along the east line of said
10 Section 10, north 00°04'22" east, 2646.13 feet to the east
11 1/4 corner of said Section 10, monumented by a 4" brass
12 cap; thence along said east line of Section 10, north
13 00°09'47" west, 1214.01 feet to a 2" aluminum cap stamped
14 PELS 2615; thence north 89°37'57" west, 4325.79 feet to a
15 point on the east line of said "old U.S. highway 87",
16 monumented by a 2" aluminum cap stamped PLS 2615; thence
17 along said easterly right-of-way of "old U.S. highway 87",
18 south 24°05'11" east, 1457.27 feet to a WYDOT ROW monument;
19 thence along said easterly right-of-way of "old U.S.
20 highway 87", north 67°09'17" east, 25.09 feet to a WYDOT
21 ROW monument; thence along said easterly right-of-way of
22 "old U.S. highway 87", south 24°03'12" east, 798.19 feet to
23 a WYDOT ROW monument; thence along said easterly right-of-
24 way of "old U.S. highway 87", south 66°57'04" west, 25.50

1 feet to a WYDOT ROW monument; thence along said easterly
2 right-of-way of "old U.S. highway 87", south 23°58'44"
3 east, 541.70 feet to a WYDOT ROW monument; thence along
4 said easterly right-of-way of "old U.S. highway 87"
5 following a curve to the right having the following curve
6 data: Length=868.70 feet, radius=5,804.58 feet and a delta
7 angle=8°34'29"; thence along said easterly right-of-way of
8 "old U.S. highway 87", south 15°26'44" east, 383.90 feet;
9 thence along said easterly right-of-way of "old U.S.
10 highway 87", north 74°33'16" east, 25.00 feet; thence along
11 said easterly right-of-way of "old U.S. highway 87", south
12 15°26'44" east, 402.36 feet to a point on the west line of
13 the NW1/4NE1/4 of said Section 15; thence along the said
14 west line of the NW1/4NE1/4 of Section 15, north 01°36'39"
15 east, 327.93 feet to the north 1/4 corner of said Section
16 15 monumented by a 1 1/2" aluminum cap; thence along the
17 north line of said Section 15, south 87°59'37" east,
18 1326.19 feet to the east 1/16 corner of said Section 10 and
19 Section 15; thence along the east line of NW1/4NE1/4 of
20 said Section 15, south 02°02'26" west, 1325.01 feet; thence
21 along the south line of said NW1/4NE1/4 of Section 15,
22 north 88°01'44" west, 1007.31 feet to a point on the
23 easterly right-of-way of said "old U.S. highway 87"; thence
24 along said easterly right-of-way of said "old U.S. highway

1 87" following a spiral curve to the left being 100 feet
2 offset and parallel to the following centerline spiral
3 curve data: $Is=6^{\circ}18'$, $Ts=209.9$, $O=3.85$, $Ls=420$ and a
4 chord=321.97 feet and a bearing=south $18^{\circ}17'08"$ east;
5 thence along said easterly right-of-way of said "old U.S.
6 highway 87" following a curve to the left having the
7 following curve data: Length=670.19, radius=1,809.86 feet
8 and a delta angle= $21^{\circ}13'$; thence along said easterly right-
9 of-way of said "old U.S. highway 87" following a spiral
10 curve to the left being 100 feet offset and parallel to the
11 following centerline spiral curve data: $Is=6^{\circ}18'$, $Ts=209.9$,
12 $O=3.85$, $Ls=420$ and a chord=408.79 feet and bearing=south
13 $47^{\circ}19'37"$ east; thence along said easterly right-of-way of
14 said "old U.S. highway 87", south $49^{\circ}24'23"$ east, 243.11
15 feet; thence along said easterly right-of-way of "old U.S.
16 highway 87" following a spiral curve to the right being 100
17 feet offset and parallel to the following centerline spiral
18 curve data: $Is=2^{\circ}48'$, $Ts=140$, $O=1.14$, $Ls=280$ and a
19 chord=89.11 feet and a bearing=south $49^{\circ}16'27"$ east; thence
20 along the east-west mid-section line of said Section 15,
21 south $88^{\circ}05'34"$ east, 1,248.47 feet to the east 1/4 corner
22 of said Section 15 and being the point of beginning of said
23 description monumented by a 1 1/2" aluminum cap; and the
24 NW1/4NE1/4 of Section 15, Township 53 north, Range 83 west

1 of the 6th P.M.; excepting therefrom a tract of land
2 containing .75 acres, more or less, conveyed to the Wyoming
3 recreation commission in quitclaim deed dated April 14,
4 1981, recorded in book 259 at page 571 of the Sheridan
5 County, Wyoming records;

6

7 (iv) For inclusion in Fort Phil Kearny state
8 historic site, a tract of land containing 710.602 acres,
9 more or less, in Township 53 north, Range 83 west of the 6th
10 P.M., Johnson County, Wyoming, located in the S1/2, Section
11 26, SE1/4, Section 27, E1/2SE1/4, E1/2NE1/4, NW1/4NE1/4,
12 Section 34, part of Section 35, Township 53 N, Range 83
13 west, being more particularly described as follows:
14 Beginning at a point monumented by a 2" aluminum cap
15 stamped PELS 8663, located south 88°08'53" east a distance
16 of 156.83 feet from the north 1/4 corner of said Section 35
17 monumented by a 3 1/2" aluminum cap and being on a line
18 common to the NE corner of said Section 35 monumented by a
19 GLO brass cap north 89°27'13" east a distance of 2639.01
20 feet and being the basis of bearing of said description;
21 thence south 62°25'04" west a distance of 407.84 feet to a
22 2" aluminum cap stamped PELS 8663; thence south 36°09'18"
23 east a distance of 245.05 feet to a 2" aluminum cap stamped
24 PELS 8663; thence south 47°56'30" east a distance of

1 1193.40 feet to a 2" aluminum cap stamped PELS 8663; thence
2 south 14°54'35" east a distance of 2128.65 feet to a 2"
3 aluminum cap stamped PELS 8663; thence south 39°31'51" west
4 a distance of 609.92 feet to a 2" aluminum cap stamped PELS
5 8663; thence south 86°52'54" west a distance of 3116.95
6 feet to a 2" aluminum cap stamped PELS 8663; thence north
7 62°43'54" west a distance of 2034.02 feet to a point on the
8 west line of said E1/2SE1/4 of Section 34 monumented by a
9 2" aluminum cap stamped PELS 8663; thence north 00°33'07"
10 west a distance of 380.20 feet along said west line of
11 E1/2SE1/4 of Section 34 of the center-east 1/16 corner of
12 said Section 34 monumented by a 2 1/2" aluminum cap stamped
13 PELS 8663; thence along the west line of the SE1/4NE1/4 of
14 said Section 34, north 00°33'05" west a distance of 1300.45
15 feet to the NE1/16 corner monumented by a 2 1/2" aluminum
16 cap stamped PELS 8663; thence along the south line of said
17 NW1/4NE1/4 of Section 34, south 89°45'23" west a distance
18 of 1322.27 feet to the center-north 1/16 corner of said
19 Section 34 monumented by a 2 1/2" aluminum cap stamped PELS
20 8663; thence along the north-south mid-Section line of said
21 Section 34, north 00°39'57" west a distance of 1297.75 feet
22 to the north 1/4 corner of said Section 34 monumented by a
23 1 1/2" aluminum cap; thence along the north-south mid-
24 Section line of said Section 27, north 00°59'03" east a

1 distance of 2351.28 feet to a 2" aluminum cap stamped PELS
2 8663; thence north 89°49'43" east a distance of 330.00 feet
3 to a 2" aluminum cap stamped PELS 8663; thence north
4 00°59'03" east a distance of 264.00 feet to a point on the
5 east-west mid-Section line of said Section 27 monumented by
6 a 2" aluminum cap stamped PELS 8663; thence along said mid-
7 Section line north 89°49'43" east a distance of 2317.41
8 feet to the true position of the east 1/4 corner of said
9 Section 27 monumented by a witness corner located north
10 00°42'59" east a distance of 52.00 feet and being a 1 1/2"
11 aluminum cap; thence south 74°25'44" east a distance of
12 695.40 feet to a 2" aluminum cap stamped PELS 8663; thence
13 south 61°33'50" east a distance of 145.42 feet to a 2"
14 aluminum cap stamped PELS 8663; thence south 25°54'51" east
15 a distance of 662.63 feet to a 2" aluminum cap stamped PELS
16 8663; thence north 65°58'23" east a distance of 731.13 feet
17 to a 2" aluminum cap stamped PELS 8663; thence south
18 25°31'12" east a distance of 2315.96 feet to the point of
19 beginning monumented by a 2" aluminum cap stamped PELS
20 8663; excepting therefrom a tract of land in the SW1/4,
21 Section 26 as conveyed to Sheridan County in instrument
22 recorded November 12, 1935 in book 61 of deeds, page 53;
23 excepting therefrom a tract of land in the SW1/4, Section
24 26, Township 53 north, Range 83 west as conveyed to the

1 Historical Landmark Commission of Wyoming in instrument
2 recorded December 19, 1955 in book 87A-1 of deeds, page
3 167;

4

5 (v) For inclusion in Sinks Canyon state park, a
6 parcel in Township 32 north, Range 100 west, 6th p.m.,
7 Section 8: NE1/4SE1/4 and Section 9: NW1/4SW1/4, containing
8 80 acres, more or less;

9

10 (vi) For inclusion in Bear River state park, a
11 tract of land in the N1/2NE1/4 of Section 27, Township 15
12 North, Range 120 West, 6th P.M., Uinta County, Wyoming, said
13 tract being more particularly described as follows:
14 beginning at the northeast corner of said Section 27,
15 running thence south 001'37" W, 1200.00 feet along the east
16 line thereof; thence north 6546'09" W, 2044.61 feet to the
17 easterly right-of-way line of the Union Pacific Railroad;
18 thence north 2435'49" west, 401.77 feet along said right-
19 of-way line to a point on the north line of said Section
20 27; thence south 8952'28" east, 2032.27 feet along said
21 north line to the point of beginning, said tract containing
22 34.20 acres, more or less.

23

1 (b) The board of land commissioners is authorized and
2 directed to convey its right, title and interest, in the
3 surface estate of the following described parcels of land
4 to the game and fish commission:

5
6 (i) A parcel of land in Section 18, Township 52
7 north, Range 82 west, of the 6th P.M., Johnson County,
8 Wyoming, bound on the east and north sides by the low water
9 line of Lake DeSmet and on the west and south sides by a
10 line being more particularly described as follows:
11 Beginning at a point of low water on the west side of Lake
12 DeSmet; thence north 90°00'00" west to a point on the shore
13 of said lake which bears north 86°17'14" east a distance of
14 3655.76 feet from the west 1/4 corner of Section 18 (a
15 brass cap set in concrete) for which a certified land
16 corner recordation had been filed in the office of the
17 Johnson County clerk; thence south 64°11'12" west a
18 distance of 253.80 feet; thence south 40°41'08" west a
19 distance of 425.28 feet; thence south 72°37'54" west a
20 distance of 373.55 feet to a point of curve; thence around
21 a curve to the right, through a central angle of 60°12'18",
22 an arc distance of 461.56 feet, a chord bearing of north
23 77°15'57" west 440.62 feet to the point of tangent; thence
24 north 47°09'48" west a distance of 249.80 feet; thence

1 south 42°50'12" west a distance of 24.00 feet to the
2 easterly right-of-way line of County road no. 213 (Monument
3 road); thence along said County road right-of-way north
4 23°23'58" west a distance of 111.36 feet; thence north
5 66°36'02" east a distance of 42.75 feet; thence south
6 47°09'48" east a distance of 334.49 feet to a point of
7 curve; thence around a curve to the left, through a central
8 angle of 60°12'18", an arc distance of 398.51 feet, a chord
9 bearing of south 77°15'57" east, 380.43 feet to the point
10 of tangent; thence north 72°37'54" east a distance of
11 117.01 feet to a point of curve; thence around a curve to
12 the left, through a central angle of 78°44'59", an arc
13 distance of 521.27 feet, a chord bearing of north 33°15'24"
14 east, 481.19 feet to a point of tangent; thence north
15 06°07'06" west a distance of 778.53 feet; thence north
16 16°24'31" west a distance of 288.33 feet; thence north
17 76°16'39" west a distance of 411.58 feet; thence north
18 00°51'43" west a distance of 263.20 feet to a point on the
19 shore of Lake DeSmet, said point bears north 58°10'31" east
20 a distance of 3030.95 feet from the west 1/4 corner of
21 Section 18; thence north 00°00'00" east to the low water
22 line, the point of ending. The basis of bearing for this
23 survey and description is N00°01'27"E between the southwest
24 corner and the west 1/4 of Section 18; excepting therefrom

1 a track of land in the SE1/4NW1/4 being 50 feet wide and
2 200 feet long in the SE1/4NW1/4, as conveyed to the
3 historical land mark commission of the state of Wyoming in
4 instrument recorded April 6, 1940 in book 66 of deeds, page
5 397; excepting therefrom a tract of land 80 feet in width
6 across the NE1/4NW1/4, NE1/4SW1/4, E1/2SE1/4 Section 18 as
7 conveyed to the board of County commissioners of Johnson
8 County, Wyoming in instrument recorded November 29, 1966 in
9 book 87A-8 of deed records, page 335; excepting therefrom
10 all that land in Section 18, Township 52 north, Range 82
11 west of the 6th P.M. encompassed within the boundaries of
12 Lake DeSmet reservoir as shown on the official plat of
13 Township 52 north, Range 82 west of the 6th P.M. approved
14 September 17, 1881 as conveyed to the Lake DeSmet counties
15 coalition, a joint powers board in instrument recorded
16 February 12, 2001 in book 87A-43 of deeds, page 609; also
17 excepting therefrom that area lying within the
18 circumferential boundary of that body of water known as
19 Lake DeSmet Reservoir in Johnson County, Wyoming; that
20 boundary being defined at an elevation of 4620 feet above
21 mean sea level lying within the original meander line of
22 Lake DeSmet, shown on the official plat of Township 52
23 north, Range 82 west of the 6th P.M., approved September 17,
24 1881 and a portion of lots 5, 6, 7, 8, 9 and NW1/4SE1/4

1 Section 18, Township 52 north, Range 82 west, of the 6th
2 P.M. as conveyed to the Lake DeSmet counties coalition, a
3 joint powers board, in instrument recorded February 12,
4 2001, in book 87A-43 of deeds, page 613, more particularly
5 described on page 620 thereof; also excepting therefrom a
6 tract of land conveyed to Lake DeSmet properties, LLC, a
7 Wyoming limited liability company, as contained in warranty
8 deed dated September 15, 2005, recorded September 15, 2005
9 in book 87A-50 of deeds, page 62; also excepting therefrom
10 a tract of land conveyed to G&G Ag Enterprises, LLC, a
11 Wyoming limited liability company, as contained in special
12 warranty deed dated January 4, 2006, recorded January 6,
13 2006, in book 87A-50 of deeds, page 412. Said parcel of
14 land containing 15.3 acres, more or less.

15

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

21

22 **Section 2.** There is appropriated an amount not to
23 exceed six million dollars (\$6,000,000.00) from the budget
24 reserve account to the state land board for the period

1 beginning with the effective date of this act and ending
2 June 30, 2008 for purposes of funding the purchases
3 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)