

276

RECORDED FEBRUARY 4, 1993 BK 356 PG 276 NO 130148 RONALD L. DAILEY, COUNTY CLERK

ROAD AND UTILITY EASEMENT

G. LARRY WARREN, a married man dealing in his sole and separate property, for and in consideration of Ten Dollars and other good and valuable consideration does hereby grant, bargain, sell and convey unto G. LARRY WARREN, a married man as his sole and separate property a non-exclusive easement for public ingress and egress, together with the right to install utilities for the benefit of the following described lands situate in Sheridan County, Wyoming, to-wit:

A tract of land situated in the NE1/4SW1/4 and the NW1/4SE1/4, Section 8, Township 54 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming, more particularly described as follows: Beginning at a point which bears N89°45'40"E, a distance of 2249.87 feet from the West 1/4 corner of said Section 8;
thence N89°42'40"E for a distance of 373.0 feet;
thence S89°59'51"E for a distance of 1074.06 feet;
thence S87°25'35"E for a distance of 99.72 feet;
thence S61°49'35"E for a distance of 221.73 feet;
thence S 0°09'30"E for a distance of 1202.49 feet;
thence S89°46'50"W for a distance of 1504.46 feet;
thence N 4°56'05"E for a distance of 345.89 feet;
thence N31°03'30"W for a distance of 416.72 feet;
thence N 9°08'55"W for a distance of 344.9 feet;
thence N 0°11'30"W for a distance of 273.5 feet to the point of beginning.

The easement hereby created is an easement sixty (60) feet in width and is specifically described as follows, to-wit:

A tract of land situated in Lot 2, Warren Subdivision, Sheridan County, Wyoming; more particularly described as follows:
Beginning at the Southwest corner of said Lot 2, said point of beginning bearing N89°45'14"E, a distance of 2622.87 feet from the West 1/4 corner of Section 8, Township 54 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming; thence along the West boundary of said Lot 2 for the following courses and distances;
N9°26'50"W for a distance of 485.9 feet;
thence N24°03'E for a distance of 129.35 feet;
thence N71°49'35"E for a distance of 124.25 feet;
thence N2°26'15"W for a distance of 238.4 feet to a point on the South line of Hanna Creek Road;
thence leaving the West line of Lot 2, S88°44'08"E for a distance of 60.12 feet;
thence S2°26'15"E for a distance of 279.95 feet;
thence S71°49'35"W for a distance of 143.11 feet;
thence S24°03'W for a distance of 84.72 feet;
thence S9°26'50"E for a distance of 477.83 feet to a point on the South line of said Lot 2;
thence N89°59'51"W for a distance of 60.82 feet to the point of beginning.

177



Witness my hand and official seal.
Notary Public
Carolyn A. Preati
My Commission Expires: July 29, 1995

The foregoing instrument was acknowledged before me by G. Larry Warren this 4th day of February, 1993.

STATE OF WYOMING
) ss
COUNTY OF SHERIDAN

G. Larry Warren
G. Larry Warren

Dated this 4th day of February, 1993.

The easement hereby created is appurtenant to and constitutes an easement running with the land. The grantor hereby creates the said road and utility easement for public ingress and egress to and from the lands first above described over and across the easement second above described by vehicular traffic and for the installation and maintenance of any and all utility services. The road located on this easement may be changed, altered and relocated from time to time by the grantor with the consent of the owner of Lot 2, Warren Subdivision. Grantor shall bear the cost of creating, maintaining and repairing said road situated upon the above described easement until such time as the land first above described is sold. The owner or owners of the land first above described shall share proportionately in the cost of maintaining and repairing the road in proportion to their ownership interest in the land first above described.

Grantor hereby reserves to himself, his successors and assigns the right to utilize the road and utility easement and to grant the right to use said road and utility easement to third parties during his ownership of the land first above described. The road and utility easement hereby created shall be binding upon an issue to the benefit of the parties, their successors and assigns.