



UTILITY EASEMENT

Joshua Q. Gardner and Misty Gardner, husband and wife, In Yarak, Inc., a Wyoming corporation, and Justin Coon and Janelle Coon, husband and wife, as their interests appear of record (herein collectively "Grantors"), for and in consideration of the sum of Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration the receipt of which is hereby acknowledged, do hereby grant a utility easement across that strip of land more specifically described on Exhibits marked "A" and illustrated on Exhibits marked "B", all of which attached hereto and incorporated herein and describing, (herein the "Easement Routes") for the benefit of the "Dominant Parcels" described below as follows:

Grant of Easement For Benefit of Dominant Parcels. The Grantors grant this easement across said Easement Routes to and for the benefit of Lots 3, 4 and 5 of The Links-Last Tee, as shown on that Plat filed in Drawer L, Plat No. 28 in the Office of the Sheridan County Clerk, and for Lots 3, 4 and 5 of and the Links-First Green, as shown on that plat as filed in Drawer L, Plat No. 30, in the Office of the Sheridan County Clerk (collectively herein the "Dominant Parcels").

Intent and Purpose of Easement. Grantors' intent and purpose by this grant is to provide additional width to the access and utility easement already included on the plats benefitting the Dominant Parcels. To satisfy the Grantors' respective needs for additional easement width to each side of the platted easement and for the benefit each of the Dominant Parcels, Grantors grant the non-exclusive right to install utilities over, across and under the Easement Routes for unfettered installation, maintenance, repair and replacement of underground utilities to and for the benefit of the Dominant Parcels.

Neither Grantors nor their successors in interest in the lots shall bear any responsibility or liability to any person or entity using the Easements Route by reason of this easement. This easement shall run with the land.

DATED this 2ND day of DECEMBER, 2015.

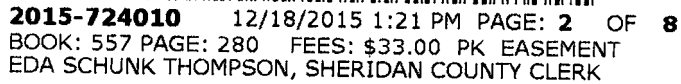
Joshua Q. Gardner

Misty Gardner


Justin Coon

Janelle Coon

Regan Haswell, President of In Yarak, Inc.




This instrument was acknowledged before me on the 3rd day of December, 2015, by Joshua Q. Gardner and Misty Gardner.


Signature of Notarial Officer
Title: Notary Public


GREG A. VON KROSIGK - NOTARY PUBLIC
COUNTY OF SHERIDAN  **STATE OF WYOMING**
MY COMMISSION EXPIRES OCTOBER 29, 2019

This instrument was acknowledged before me on the 2nd day of DECEMBER, 2015,
by Regan Haswell, president of In Yarak, Inc..


Signature of Notarial Officer
Title: Notary Public

GREG A. VON KROSIGK - NOTARY PUBLIC
COUNTY OF SHERIDAN  **STATE OF WYOMING**
MY COMMISSION EXPIRES OCTOBER 28, 2019

This instrument was acknowledged before me on the 2nd day of December, 2015,
by Justin Coon and Janelle Coon.


Signature of Notarial Officer
Title: Notary Public

GREG A. VON KROSIGK - NOTARY PUBLIC
COUNTY OF SHERIDAN  **STATE OF WYOMING**
MY COMMISSION EXPIRES OCTOBER 29, 2019

**LEGAL DESCRIPTION
EXHIBIT "A"**

**Record Owners: Joshua Q. Gardner & Misty Gardner
November 9, 2015**

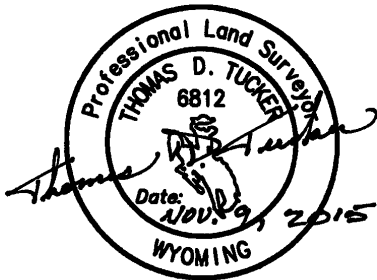
Re: 2.0' Utility Easement

A utility easement being the east two (2.0) feet of the west fifteen (15.0) feet of Lot 4 and Lot 5, The Links-Last Tee to the City of Sheridan, Sheridan County, Wyoming; as shown on EXHIBIT "B" attached hereto and by this reference made a part hereof. Lengthening or shortening the side line of said easement to intersect said boundary or existing utility easement.

Said utility easement contains 486 square feet of land, more or less.

SURVEYOR'S STATEMENT

I, Thomas D. Tucker, 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 surveyor.

EXHIBIT "B"



SCALE: 1"=50'

BEARINGS ARE BASED ON THE
WYOMING COORDINATE SYSTEM
NAD 1983, EAST CENTRAL ZONE
DATUM: NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)
DAF: 1.000235
DISTANCES ARE SURFACE



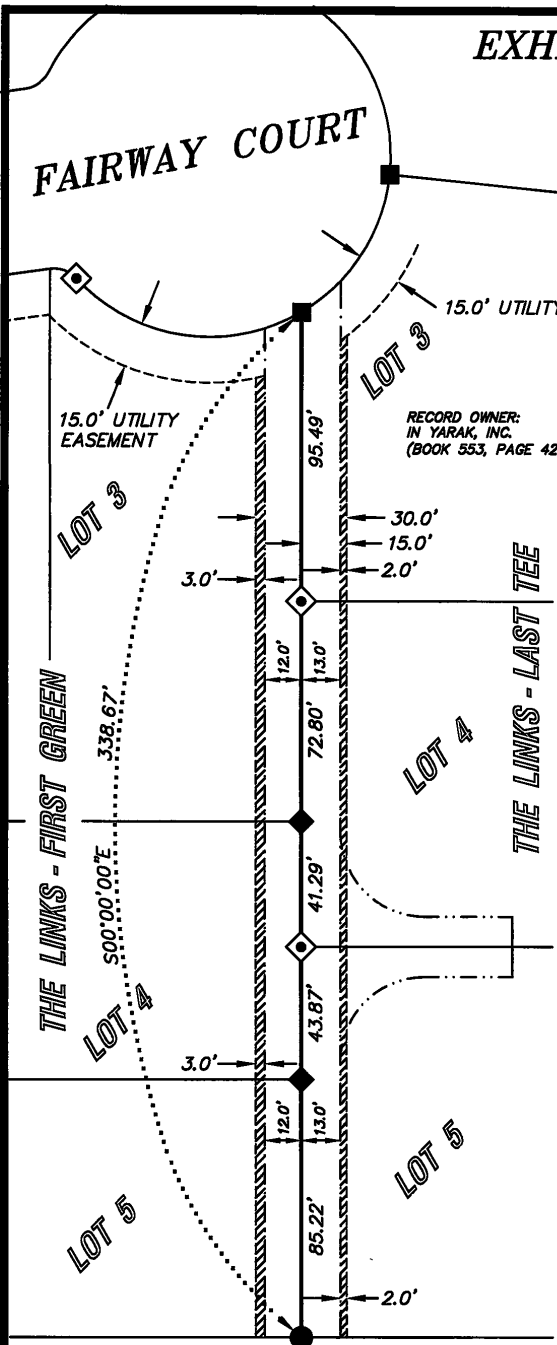
2015-724010 12/18/2015 1:21 PM PAGE: 4 OF 8
BOOK: 557 PAGE: 282 FEES: \$33.00 PK EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

NOTE:

SEE SUBDIVISION PLATS FOR MORE
INFORMATION.

LEGEND:

- 2" ALUMINUM CAP PER PLS 6811
- ◆ 2" ALUMINUM CAP PER PLS 2615
- ○ CALCULATED: NOTHING FOUND/NOTHING SET
- LOT LINE
- UTILITY EASEMENT LINE
- - - - - ACCESS & UTILITY EASEMENT LINE
- · - · - FIRE & ACCESS EASEMENT LINE
- ▨ UTILITY EASEMENT



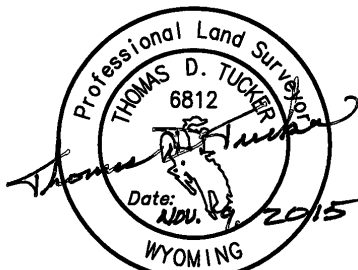
SHERIDAN LINKS
P.U.D. SUBDIVISION

BLOCK 1
OUTLOT CC

SURVEYOR'S CERTIFICATE

STATE OF WYOMING : 88
COUNTY OF SHERIDAN

I, THOMAS D. TUCKER, A DULY REGISTERED LAND SURVEYOR IN THE
STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE
RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



"PLAT IS VALID ONLY IF PRINT HAS
ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

EXHIBIT "B" UTILITY EASEMENT

CLIENT: IN YARAK, INC.

LOCATION: LOTS 3, 4, & 5, THE LINKS-LAST TEE, AND
LOTS 3, 4, & 5, THE LINKS-FIRST GREEN, CITY
OF SHERIDAN, SHERIDAN COUNTY, WYOMING



2340 WETLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415

JN: 2015-087
DN: 2015-087
PF: T2014-083
NOVEMBER 9, 2015



LEGAL DESCRIPTION
EXHIBIT "A"

Record Owner: In Yarak, Inc.
November 9, 2015

Re: 2.0' Utility Easement

A utility easement being the east two (2.0) feet of the west fifteen (15.0) feet of Lot 3, The Links-Last Tee to the City of Sheridan, Sheridan County, Wyoming; as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof. Lengthening or shortening the side line of said easement to intersect said boundary or existing utility easement.

Said utility easement contains 175 square feet of land, more or less.

SURVEYOR'S STATEMENT

I, Thomas D. Tucker, 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 surveyor.

EXHIBIT "B"



SCALE: 1"=50'

BEARINGS ARE BASED ON THE
WYOMING COORDINATE SYSTEM
NAD 1983, EAST CENTRAL ZONE
DATUM: NAD 83(1983), NAVD 88 (U.S. SURVEY FEET)
DAF: 1.000235
DISTANCES ARE SURFACE

NOTE:

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INFORMATION.



2015-724010 12/18/2015 1:21 PM PAGE: 6 OF 8
BOOK: 557 PAGE: 284 FEES: \$33.00 PK EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

LEGEND:

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- ◆ 2" ALUMINUM CAP PER PLS 2615
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- . - . - ACCESS & UTILITY EASEMENT LINE
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- ▨ UTILITY EASEMENT

FAIRWAY COURT

15.0' UTILITY EASEMENT

15.0' UTILITY EASEMENT

RECORD OWNER:
IN YARAK, INC.
(BOOK 553, PAGE 420)

LOT 3

THE LINKS - LAST TEE

LOT 4

LOT 5

THE LINKS - FIRST GREEN

LOT 4

LOT 5

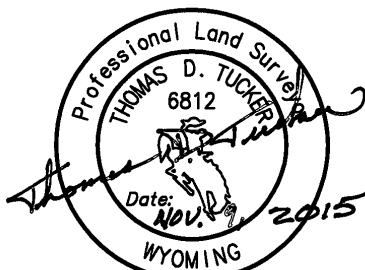
SHERIDAN LINKS
P.U.D. SUBDIVISION

BLOCK 1
OUTLOT CC

SURVEYOR'S CERTIFICATE

STATE OF WYOMING
COUNTY OF SHERIDAN : 88

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"PLAT IS VALID ONLY IF PRINT HAS
ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

EXHIBIT "B" UTILITY EASEMENT

CLIENT: IN YARAK, INC.

LOCATION: LOTS 3, 4, & 5, THE LINKS-LAST TEE, AND
LOTS 3, 4, & 5, THE LINKS-FIRST GREEN, CITY
OF SHERIDAN, SHERIDAN COUNTY, WYOMING



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307-672-7415

JN: 2015-087
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**LEGAL DESCRIPTION
EXHIBIT "A"**

**Record Owners: Justin Coon & Janelle Coon
November 9, 2015**

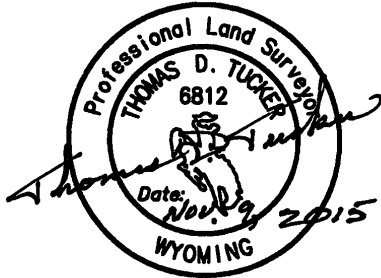
Re: 3.0' Utility Easement

A utility easement being the west three (3.0) feet of the east fifteen (15.0) feet of Lot 3, Lot 4 and Lot 5, The Links-First Green to the City of Sheridan, Sheridan County, Wyoming; as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof. Lengthening or shortening the side line of said easement to intersect said boundary or existing utility easement.

Said utility easement contains 955 square feet of land, more or less.

SURVEYOR'S STATEMENT

I, Thomas D. Tucker, 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.



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EXHIBIT "B"



SCALE: 1"=50'

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DATUM: NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)
DAF: 1.000235
DISTANCES ARE SURFACE



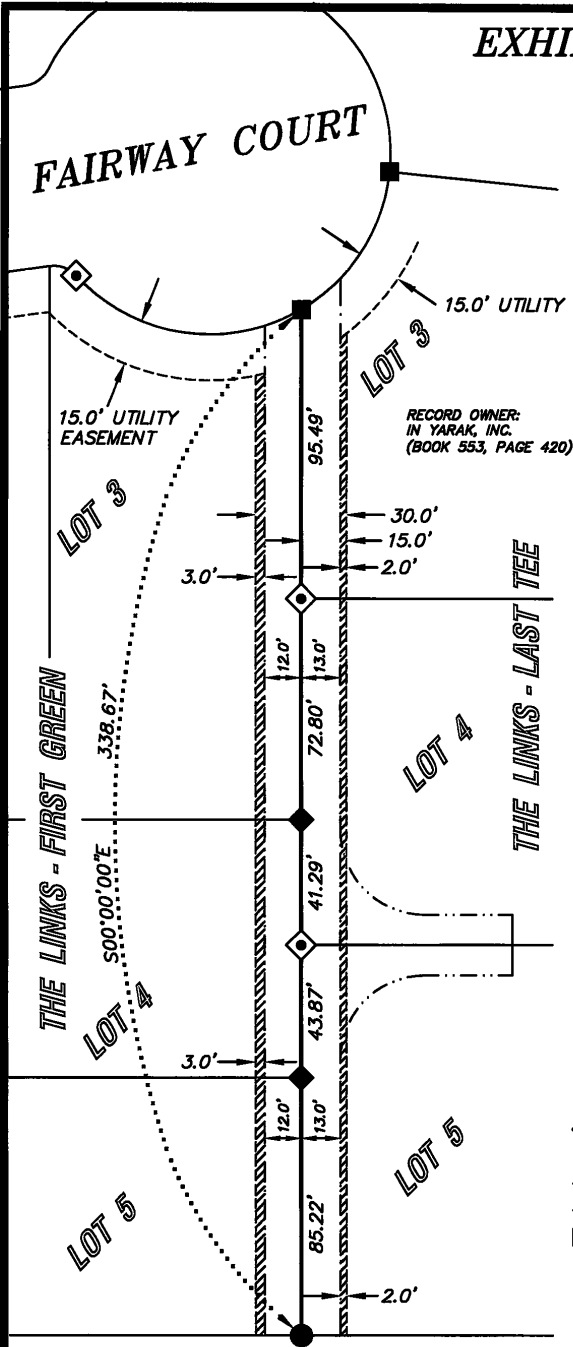
2015-724010 12/18/2015 1:21 PM PAGE: 8 OF 8
BOOK: 557 PAGE: 286 FEES: \$33.00 PK EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

NOTE:

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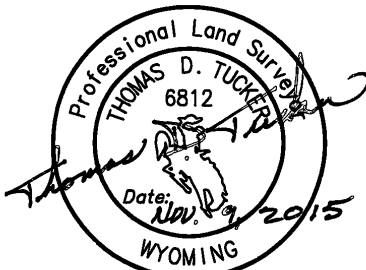


SHERIDAN LINKS BLOCK 1
P.U.D. SUBDIVISION OUTLOT CC

SURVEYOR'S CERTIFICATE

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COUNTY OF SHERIDAN

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NO. 2015-724010 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
GREG A VON KROSIGK PC PO BOX 602
SHERIDAN WY 82801

EXHIBIT "B" UTILITY EASEMENT

CLIENT: IN YARAK, INC.

LOCATION: LOTS 3, 4, & 5, THE LINKS-LAST TEE, AND
LOTS 3, 4, & 5, THE LINKS-FIRST GREEN, CITY
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