

UTILITY AND ACCESS EASEMENT

That for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, the receipt of which is hereby acknowledged and confessed, **Ronald A Stolcis**, hereinafter called the grantor, hereby grants to Charles D. Turner and Elizabeth A. Turner, husband and wife, its assigns or successors, hereinafter called the grantee, the right to lay out, construct, inspect, operate and maintain an access and utility, being over, across and upon the following described lands located in the County of Sheridan and State of Wyoming, to-wit:

Parcel No. 1A

A tract of land located in the SW $\frac{1}{4}$ SE $\frac{1}{4}$, Section 22, T55N, R84W of the 6th Principal Meridian, Sheridan County, Wyoming, all in accordance with Exhibit B, Map of Survey, attached hereto and made a part hereof, and more particularly described as follows:

Beginning at a "cap" on the south line of said Section 22, S 89 ° 47' 42" E a distance of 1097.80 ft. from the S $\frac{1}{4}$ corner of said Section 22, said S $\frac{1}{4}$ corner monumented with a 3.25" Al cap per PE/LS 3864:

thence N 01 ° 39' 57" E a distance of 23.43 ft. to a "cap";

thence along a curve to the left with a radius of 32.00 ft., a central angel of 39 ° 51' 11", and a length of 22.26 ft. (chord bears N 18 ° 15' 39" W a distance of 21.81 ft.);

thence N 38 ° 11' 15" W a distance of 67.67 ft. to a "cap";

thence N 29 ° 10' 22" E a distance of 41.24 ft. to a "cap" on the west right-of-way line of Sheridan County Road 1213;

thence continuing along said west right-of-way line, S 45 ° 16' 45" E a distance of 46.37 ft. to a "cap" on a corner of a portion of that certain tract of land recorded in Bk 524 Pg 493 of Deeds in the office of Sheridan County Clerk;

thence along the west line of said portion of a tract of land, S 00 ° 36' 38" W a distance of 12.43 ft. to a "cap";

thence continuing along said west line, S 00 ° 36' 38" W a distance of 88.30 ft. to a "cap" on the south line of said Section 22;

thence S 01 ° 44' 08" W a distance of 0.87 ft. to the northwest corner of that certain tract of land recorded in Bk 482 Pg 378 and Bk 482 Pg 380 of Deeds in the office of Sheridan County Clerk, monumented with a 2 inch "cap" per LS 2615;

thence along the north line of said tract of land, N 89 ° 54' 59" W a distance of 3.99 ft. to a "cap";

thence N 01 ° 39' 57" E a distance of 0.88 ft. to the point of beginning.

Said "caps" are 2" diameter Al caps atop #5 rebar stamped PE/LS 4364.

Said tract of land contains 2916 sq. ft. more or less.

Basis of bearings is Wyoming State Plane, East-Central Zone, NAD 83.

Parcel No. 1D

A tract of land located in the NW $\frac{1}{4}$ NE $\frac{1}{4}$, Section 27, T55N, R84W of the 6th Principal Meridian, Sheridan County, Wyoming, all in accordance with Exhibit B, Map of Survey, attached hereto and made a part hereof, and more particularly described as follows:

Beginning at a "cap" on the south line of said Section 22, S 89 ° 47' 42" E a distance of 1101.79 ft. from the S $\frac{1}{4}$ corner of said Section 22, said S $\frac{1}{4}$ corner monumented with a 3.25" Al cap per PE/LS 3864:

thence S 89 ° 47' 42" E a distance of 31.57 ft. along said south line of said Section 22 to a "cap";

thence S 08 ° 38' 37" E a distance of 159.58 ft. to a "cap";

thence S 81 ° 21' 23" W a distance of 31.35 ft. to the southwest corner of that certain tract of land recorded in Bk 482 Pg 378 and Bk 482 Pg 380 of Deeds in the office of Sheridan County Clerk, monumented with a 2 inch "cap" per LS 2615;

thence along the east line of said tract of land, N 08 ° 38' 37" W a distance of 163.58 ft. to a 2 inch "cap" per LS 2615;

thence N 01 ° 44' 08" E a distance of 0.87 ft. to the point of beginning.

Said "caps" are 2" diameter Al caps atop #5 rebar stamped PE/LS 4364.

Said tract of land contains 5079 sq. ft. more or less.

Basis of bearings is Wyoming State Plane, East-Central Zone, NAD 83.

Grantor will not use or permit to be used said land for any purpose which will inhibit use by the grantee for construction, operation and maintenance of said access and utility.

Grantor grants the right of ingress and egress to and from said land for any and all purposes necessary and incident to the exercise by the grantee, of the rights granted by this conveyance.

The grant herein contained is an easement and shall be perpetual so long as the said land is used for the aforementioned purposes.

Dated this, the 9th day of January, 2014

Ronald A. Stolcis
Ronald A. Stolcis (Grantor)

ACKNOWLEDGMENT

STATE OF Wyoming)
COUNTY OF Sheridan)§

The foregoing instrument was acknowledged before me this 9th day of January, 2014,
by Teresa E. Bare, Ronald A. Stolcis

Witness my hand and official seal.

My commission expires

Teresa E. Bare

NOTARY PUBLIC

