

CORRECTIVE 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, Brian K Huebner, hereinafter called the grantor, hereby grants to Charles D. Turner and Elizabeth A. Turner, as husband and wife, and Ronald A. Stolcis, its assigns or successors, hereinafter called the grantee, the right to lay out, construct, inspect, operate and maintain an access and utility for the benefit of the public, being over, across and upon the following described lands located in the County of Sheridan and State of Wyoming, to-wit:

Parcel No. 4

A tract of land located in the SW ¼ SE ¼, 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 1101.79 ft. from the S ¼ corner of said Section 22, said S ¼ corner monumented with a 3.25" Al cap per LS 2615:
thence along the west line of a portion of that certain tract of land recorded in Bk 524 Pg 493 of Deeds in the office of Sheridan County Clerk, N 00 ° 36' 38" E a distance of 88.30 ft. to a "cap";
thence S 38 ° 11' 15" E a distance of 27.13 ft. to a "cap";
thence along a curve to the right with a radius of 68.00 ft., a central angel of 39 ° 51' 11", and a length of 47.30 ft. (chord bears S 18 ° 15' 39" E a distance of 46.35 ft.);
thence S 01 ° 39' 57" W a distance of 23.08 ft. to the south line of said Section 22, monumented with a "cap";
thence along said south line, N 89 ° 47' 42" W a distance of 31.57 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 2116 sq. ft. more or less.


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

This Corrective Utility and Access Easement supersedes and replaces that certain Utility and Access Easement recorded April 1, 2014 in Book 546 at Page 171 of the Sheridan County Records which was recorded without exhibits attached.

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 30 day of April, 2014

Brian K Huebner (Grantor)

ACKNOWLEDGMENT

STATE OF Wyoming)
COUNTY OF Sheridan)§

The foregoing instrument was acknowledged before me this 30 day of April, 2014,
by Brian K Huebner

Witness my hand and official seal.

My commission expires


NOTARY PUBLIC

