

608162 EASEMENT
BOOK 495 PAGE 0535
RECORDED 05/07/2008 AT 10:05 AM
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

EASEMENT AND RESTRICTIVE COVENANTS

This agreement is entered into by System Land, LLC ("System") whose address is 13 Cemetery Road, Sheridan, WY 82801 and Lawrence G. Gill III and Bridgette M. Gill, husband and wife, ("Gill") whose address is 2072 Summit Drive, Sheridan, WY 82801.

The parties agree as follows:

1. System grants Gill a nonexclusive easement for access road purposes only over the following described land:

- a. The property described in attached Exhibit A which is hereafter referred to as "Easement No. 1."
- b. The property described in attached Exhibit B which is hereafter referred to as "Easement No. 2"

2. Easement No. 1 and Easement No. 2 are for the benefit of and are appurtenant to the property described on Exhibit C which is owned by Gill. Easement No. 1 and Easement No. 2 may be used only for road purposes. Gill will place no utilities, communication lines, pipelines, or power lines on these easements without the prior written consent of System.

3. Easement No. 1 is a perpetual easement. Easement No. 2 shall terminate upon the dedication and platting of a street accepted by the City of Sheridan, Wyoming which intersects the northerly terminus of Easement No. 1 so that Gill will have access from the city street to the property described in Exhibit C through the property described in Exhibit 1.

4. In consideration of System granting the above easements, Gill imposes the following restrictions on the lands described on attached Exhibit D:

- a. No building shall be constructed within one hundred (100) feet of the northerly boundary line of the lands described on attached Exhibit D.
- b. No building or other structure in excess of thirty (30) feet in height shall be constructed on the lands described on attached Exhibit D.

These restrictive covenants run with the land, burden the lands described on attached Exhibit D, and are for the benefit of the lands described on attached Exhibit E and all of the lots in Cloud Peak Ranch, Eighth Filing, Phase One, a subdivision in Sheridan County, Wyoming as recorded in Drawer C, Plat No. 66 in the Office of the Sheridan County Clerk.

5. This agreement is binding upon and shall inure to the benefit of the

successors and assigns of the parties.

Dated this 28 day of November, 2007

System Land, LLC

By: [Signature]

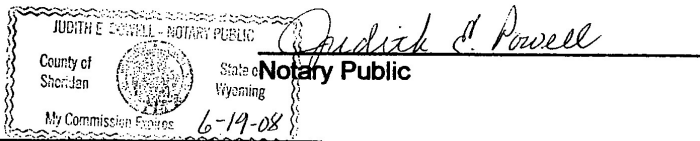
Manager

[Signature]
Lawrence G. Gill III

[Signature]
Bridgette M. Gill

STATE OF WYOMING
COUNTY OF SHERIDAN

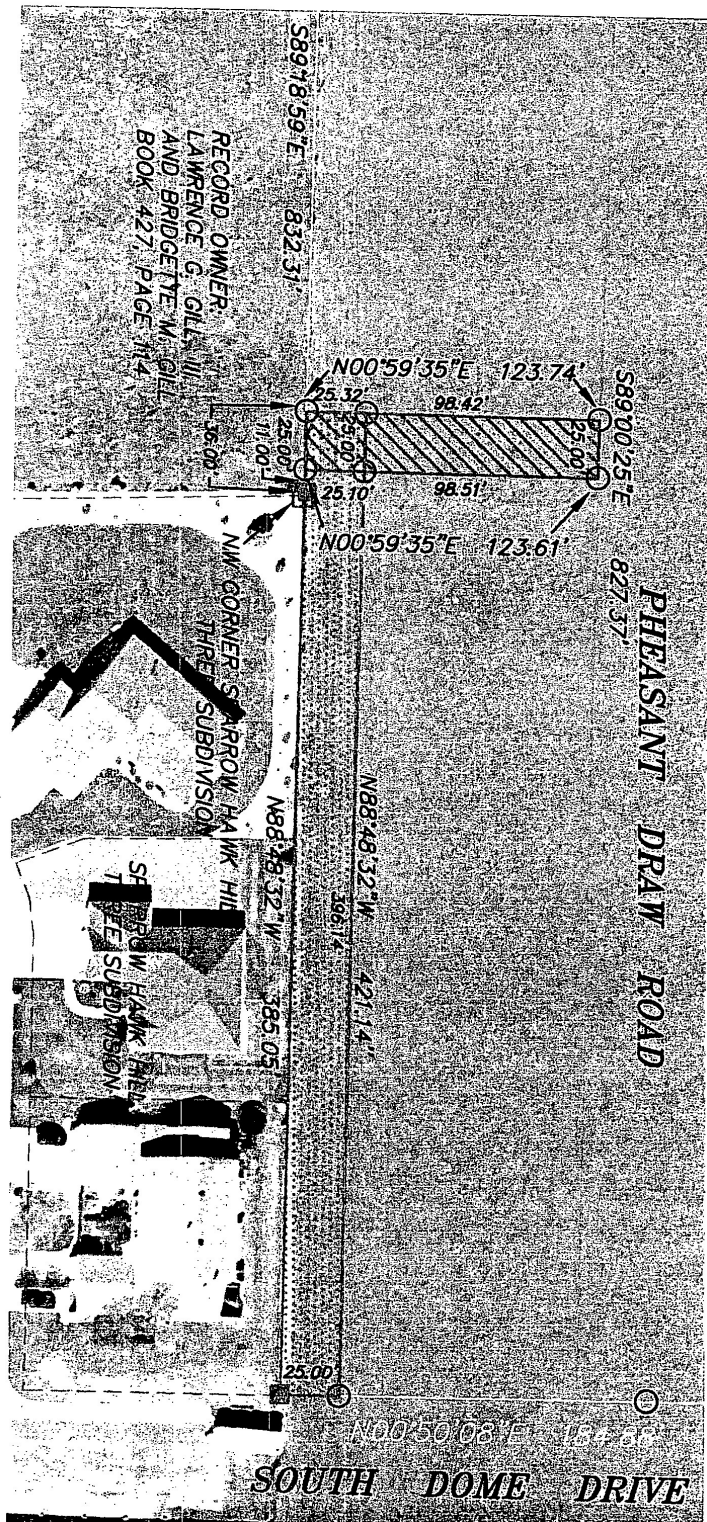
The foregoing instrument was acknowledged before me by Donald B. Roberts, manager of System Land, LLC this 28 day of Nov, 2007. Witness my hand and official seal.



STATE OF WYOMING
COUNTY OF SHERIDAN

The foregoing instrument was acknowledged before me by Lawrence G. Gill III and Bridgette M Gill this 12 day of November, 2007. Witness my hand and official seal.





LEGAL DESCRIPTION

Record Owner: System Land, LLC
October 24, 2007

Re: 25' Wide Access Easement from System Land, LLC to Lawrence G. Gill

An access easement for ingress and egress being twenty five (25) feet wide situated in the SW¼ of Section 28, Township 56 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming; said easement being more particularly described as follows:

Commencing at the northwest corner of the Sparrow Hawk Hill Three Subdivision and the northeast corner of tract of land described in Book 427 of Deeds, Page 114 (monumented with a 3" brass cap per PLS 102); thence N89°18'59"W, 11.00 feet along the north line of said tract described in Book 427 of Deeds, Page 114 to the **POINT OF BEGINNING** of said easement; thence N89°18'59"W, 25.00 feet along the north line of said tract described in Book 427 of Deeds, Page 114 to a point; thence N00°59'35"E, 123.74 feet to a point; thence S89°00'25"E, 25.00 feet to a point; thence S00°59'35"W, 123.60 feet to the **POINT OF BEGINNING** of said easement.

Said tract contains 0.07 acres of land, more or less.

Basis of Bearings is the Wyoming Coordinate System NAD 1983, East Central Zone.

Distances are surface.

LEGAL DESCRIPTION

Record Owner: System Land, LLC
October 24, 2007

Re: 25' Wide Access Easement from System Land, LLC to Lawrence G. Gill

An access easement for ingress and egress being twenty five (25) feet wide situated in the SW¼ of Section 28, Township 56 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming; said easement being more particularly described as follows:

BEGINNING at the northeast corner of the Sparrow Hawk Hill Three Subdivision to the City of Sheridan, Sheridan County, Wyoming (monumented with a 3¼" aluminum cap per PLS 2615); thence N88°48'32"W, 385.05 feet along the north line of said Sparrow Hawk Hill Three Subdivision to the northwest corner of said Sparrow Hawk Hill Three Subdivision and the northeast corner of tract of land described in Book 427 of Deeds, Page 114 (monumented with a 3" brass cap per PLS 102); thence N89°18'59"W, 36.00 feet along the north line of said tract described in Book 427 of Deeds, Page 114 to a point; thence N00°59'35"E, 25.00 feet to a point; thence, parallel to and 25.00 feet north of the north line of said tract described in Book 427 of Deeds, Page 114 S89°18'59"E, 36.00 feet to a point; thence, parallel to and 25.00 feet north of the north line of said Sparrow Hawk Hill Three Subdivision S88°48'32"E, 384.98 feet to a point, said point lying on the west right of way line of South Dome Drive; thence S00°50'08"W, 25.00 feet along said west right of way line of South Dome Drive to the **POINT OF BEGINNING** of said easement.

Said tract contains 0.24 acres of land, more or less.
Basis of Bearings is the Wyoming Coordinate System NAD 1983, East Central Zone.
Distances are surface.

Said access easement containing 0.24 acres more or less, and will become null and void at the time that future development encompasses the area of said 25' wide access easement.

LEGAL DESCRIPTION

Record Owner: System Land, LLC
October 24, 2007

Re: Remaining lands south and west of Cloud Peak Ranch Second Filing, south and east of Cloud Peak Ranch Eighth Filing, north of Sparrow Hawk Hill Three Subdivision, and north of a tract of land described in Book 427 of Deeds, Page 114.

A tract of land situated in the SW¼ of Section 28, Township 56 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming; said tract being more particularly described as follows:

BEGINNING at the northeast corner of the Sparrow Hawk Hill Three Subdivision to the City of Sheridan, Sheridan County, Wyoming (monumented with a 3/4" aluminum cap per PLS 2615); thence N88°48'32"W, 385.05 feet along the north line of said Sparrow Hawk Hill Three Subdivision to the northwest corner of said Sparrow Hawk Hill Three Subdivision and the northeast corner of tract of land described in Book 427 of Deeds, Page 114 (monumented with a 3" brass cap per PLS 102); thence N89°18'59"W, 295.46 feet along the north line of said tract described in Book 427 of Deeds, Page 114 to a point, said point being the southeast corner of Cloud Peak Ranch Eighth Filing to the City of Sheridan, Sheridan County, Wyoming; thence N00°59'35"E, 125.14 feet along the easterly line of said Cloud Peak Ranch Eighth Filing to a point; thence S89°00'25"E, 9.06 feet along said easterly line of Cloud Peak Ranch Eighth Filing to a point; thence N00°59'35"E, 162.96 feet along said easterly line of Cloud Peak Ranch Eighth Filing to a point; thence N41°44'55"E, 24.17 feet along said easterly line of Cloud Peak Ranch Eighth Filing to a point; thence N82°30'14"E, 305.33 feet along said easterly line of Cloud Peak Ranch Eighth Filing to a point, said point lying on the southerly line of Cloud Peak Ranch Second Filing to the City of Sheridan, Sheridan County, Wyoming; thence S70°27'55"E, 69.41 feet along said southerly line of Cloud Peak Ranch Second Filing to a point; thence S75°05'27"E, 69.41 feet along said southerly line of Cloud Peak Ranch Second Filing to a point; thence S79°42'59"E, 69.41 feet along said southerly line of Cloud Peak Ranch Second Filing to a point; thence S84°15'09"E, 66.73 feet along said southerly line of Cloud Peak Ranch Second Filing to a point; thence S89°00'25"E, 85.00 feet along said southerly line of Cloud Peak Ranch Second Filing to a point, said point lying on the west right of way line of South Dome Drive; thence S00°59'35"W, 110.84 feet along said west right of way line of South Dome Drive to a point; thence S00°50'08"W, 184.88 feet along said west right of way line of South Dome Drive to the **POINT OF BEGINNING** of said tract.

Said tract contains 4.93 acres of land, more or less.

Basis of Bearings is the Wyoming Coordinate System NAD 1983, East Central Zone.

Distances are surface.