

RIGHT-OF-WAY DEDICATION

The undersigned, System Land, LLC, a Wyoming limited liability company, being the owner of the following described land in Sheridan County, Wyoming, does hereby grant the following described right-of-way to the City of Sheridan, Wyoming, whose address is P.O. Box 848, Sheridan, WY 82801:

See Attached Exhibit "A"

The Right-of-Way hereby granted is for public use and said Right-of-Way may be employed in perpetuity as a covenant running with the land for the purpose of installing, repairing, re-installing, replacing and maintaining sewer lines, water lines, gas lines, electric lines and poles, telephone lines and poles, cable television lines and other forms and types of public utilities now or hereafter generally utilized by the public utilities, together with access by the public for ingress and egress.

Dated this 20 day of January, 2009.

SYSTEM LAND, LLC

By: VeeAnn Woody, Agent
Agent

State of Wyoming)
)ss
County of Sheridan)

The foregoing instrument was acknowledged before me by VeeAnn Woody, Agent of System Land, LLC, this 20 day of January, 2009.

Witness my hand and official seal.



Diane T. Malkuch
Notary Public

My Commission expires: July 6, 2011

630617 RIGHT OF WAY EASEMENT
BOOK 503 PAGE 0177
RECORDED 01/20/2009 AT 03:20 PM
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

EXHIBIT "A"

Record Owner: System Land, LLC

**RE: Cloud Peak Ranch, Twelfth Filing, Proposed Quail Ridge Drive Right of Way Easement
September 18, 2008**

A perpetual right-of-way easement sixty (60) feet wide situated in the NW¼SW¼ of Section 21, Township 56 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming, as shown on **EXHIBIT "B"**, attached hereto and by this reference made a part hereof; said right of way easement being more particularly described as follows:

Commencing at the southwest corner of said Section 21 (monumented with a 3¼" aluminum cap per PLS 2615); thence N22°23'27"E, 1488.56 feet to **POINT OF BEGINNING** of said right of way easement, said point lying on the westerly right of way line described in Book 483 of Deeds, Page 771; thence N77°08'26"W, 59.98 feet to a point; thence, through a curve to the left having a radius of 570.00 feet, a central angle of 09°18'51", an arc length of 92.66 feet, a chord bearing of N81°47'51"W, and a chord length of 92.56 feet to a point; thence N03°32'43"E, 60.00 feet to a point; thence, through a curve to the right having a radius of 630.00 feet, a central angle of 09°18'51", an arc length of 102.41 feet, a chord bearing of S81°47'51"E, and a chord length of 102.30 feet to a point; thence S77°08'26"E, 64.98 feet to a point, said point lying on said westerly right of way line described in Book 483 of Deeds, Page 771; thence S17°37'23"W, 60.21 feet along said westerly right of way line described in Book 483 of Deeds, Page 771 to the **POINT OF BEGINNING** of said right of way easement.

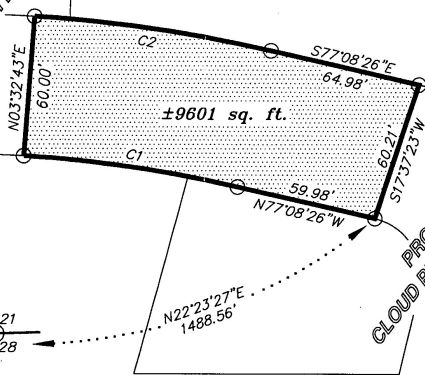
Said right of way easement contains **9,601 square feet** of land, more or less.

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

Distances are surface.

PROPOSED
CLOUD PEAK RANCH,
TWELFTH FILING

b. l. 7

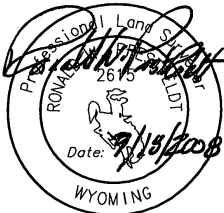


SCALE: 1"=50'
BASIS OF BEARINGS IS THE
WYOMING COORDINATE SYSTEM NAD 83,
EAST CENTRAL ZONE
DISTANCES ARE SURFACE

PROPOSED REPLAT OF
CLOUD PEAK RANCH, ELEVENTH FILING

QUAIL RIDGE DRIVE
BOOK 483, PAGE 771

COVEY RUN ROAD
BOOK 483, PAGE 771



CURVE TABLE					
CURVE No.	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	570.00'	09°18'51"	92.66'	N81°47'51"W	92.56'
C2	630.00'	09°18'51"	102.41'	S81°47'51"E	102.30'

LEGEND

- FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- NOT FOUND/NOT SET/CALCULATED POSITION
- ▨ RIGHT OF WAY EASEMENT; ±9,601 SQUARE FEET
- LOT LINE
- - - BOOK 483, PAGE 771
- SECTION LINE



PO BOX 3082
SHERIDAN, WY 82801
307-672-7415
FAX 674-5000

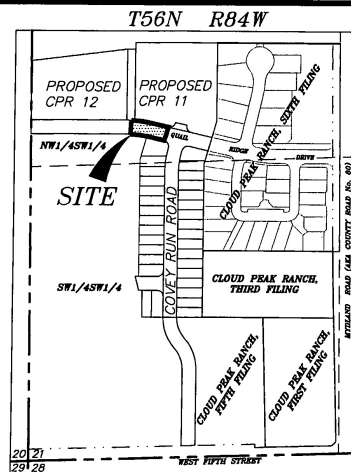


EXHIBIT "B"

PROPOSED ROAD ACCESS
TO THE
CITY OF SHERIDAN, WYOMING

CLIENT: SYSTEM LAND, LLC
13 CEMETARY ROAD
SHERIDAN, WY 82801

JN: 22101
DF: 2002101_CPR_12TH FILING
TAB: QUAIL RIDGE ACCESS
SEPTEMBER 18, 2008

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