

630150 EASEMENT
BOOK 503 PAGE 0053
RECORDED 01/13/2009 AT 03:45 PM
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

PEDESTRIAN ACCESS EASEMENT

The Larry Warren Living Trust, dated June 20, 2004, (also sometimes referred to as the Larry Warren Revocable Living Trust, dated June 20, 2004), and June Eisele Warren, Trustee under the June Eisele Warren Revocable Living Trust dated June 20, 2004, and Larry G. Warren, an unmarried person, and June E. Warren, an unmarried person, as their interest may appear of record as the owners of that real property described hereafter as Easement Route A and Easement Route B, (herein collectively referred to as 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 this easement over, across and along those parcels of land more specifically described and shown on Exhibit "A" and Exhibit "B", both of which are attached hereto and incorporated herein by reference and which describe those parcels referred to herein as "Easement Route A" and "Easement Route B", respectively, for the benefit of the specific GRANTEES described hereinafter.

The easement over, across and along Easement Route A is for the benefit of the record owners of Lot 20 and Lot 21 of CROSS CREEK ESTATES SUBDIVISION, as more particularly described and laid out in that certain Plat recorded in the Office of the County Clerk of Sheridan County on November 1, 2005 as Plat #C-58 (herein "Cross Creek Subdivision"), GRANTEES, and their successors and heirs, guests and invitees, for the purpose of providing walking access from said Lots 20 and 21 to and from the pond labelled "Water" on Exhibit A, the boundary of which is shown approximately thereon with dotted lines.

Easement Route B is granted herein for the benefit of the record owners of Lot 1 of Cross Creek Subdivision, as GRANTEE, and their successors and heirs, guests and invitees, for the purpose of providing their walking access from said Lot 1, across said Lot 20, to and from the pond labelled "Water" on said Exhibit B, the boundary of which is shown approximately thereon with dotted lines.

Nothing herein is intended to give Grantees the right to use either Easement Route A or Easement Route B for any purpose other than: (a) walking from Lots 1, 20 and 21 to and from said pond, so that they may gain access to the water contained within the pond for recreational use, including but not limited to fishing, boating, swimming and similar recreational activities; and (b) to place and use a pump and appurtenances thereto within Easement Route A to pump and divert irrigation water from the pond to and for the benefit of the lots within said Cross Creek Subdivision.

Nothing herein shall give any Grantee the right to use any vehicle in the easement routes to gain access to said pond. Provided further, nothing herein shall give any Grantee the right to access the shores of said pond outside the boundaries of Easement Route A and Route B, respectively. This easement shall run with the land. Grantors, and their successors, shall retain all other rights in and to said easement routes for use not inconsistent with the purpose of the grant herein. Grantors shall bear no responsibility or liability to any Grantee for the care, maintenance or repair of the easement routes burdened hereby or the Grantees' use, in any manner, of said pond.

This easement is made effective as of the 20th day of September, 2007.

**Larry Warren Living Trust dated
June 20, 2004 (sometimes referred to
as the Larry Warren Revocable Living
Trust, dated June 20, 2004)**

**June Eisele Warren Revocable Living
Trust dated June 20, 2004**

Larry Warren
Larry Warren, Trustee

June Eisele Warren
June Eisele Warren, Trustee

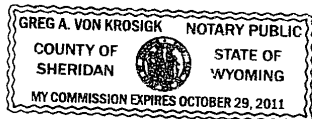
Larry G. Warren
Larry G. Warren, personally

June E. Warren
June E. Warren, personally

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me by June Eisele Warren, Trustee of the June Eisele Warren Revocable Living Trust, dated June 20, 2004, and June E. Warren, personally, on this the 30th day of December, 2008.

WITNESS my hand and official seal.



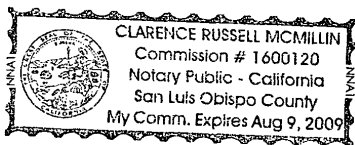
Greg A. Von Krosigk
Notary Public
My Commission expires:

STATE OF CALIFORNIA

COUNTY OF SAN LUIS OBISPO ^{SS.}

This instrument was acknowledged before me by Larry Warren, Trustee of the Larry Warren Living Trust, dated June 20, 2004 (sometimes referred to as the Larry Warren Revocable Living Trust, dated June 20, 2004), and Larry G. Warren, personally, on this the 6 day of ~~December~~, 2008. JAN.

WITNESS my hand and official seal.



Clarence Russell McMillin
Notary Public
My Commission expires: 8-9-09

Exhibit A

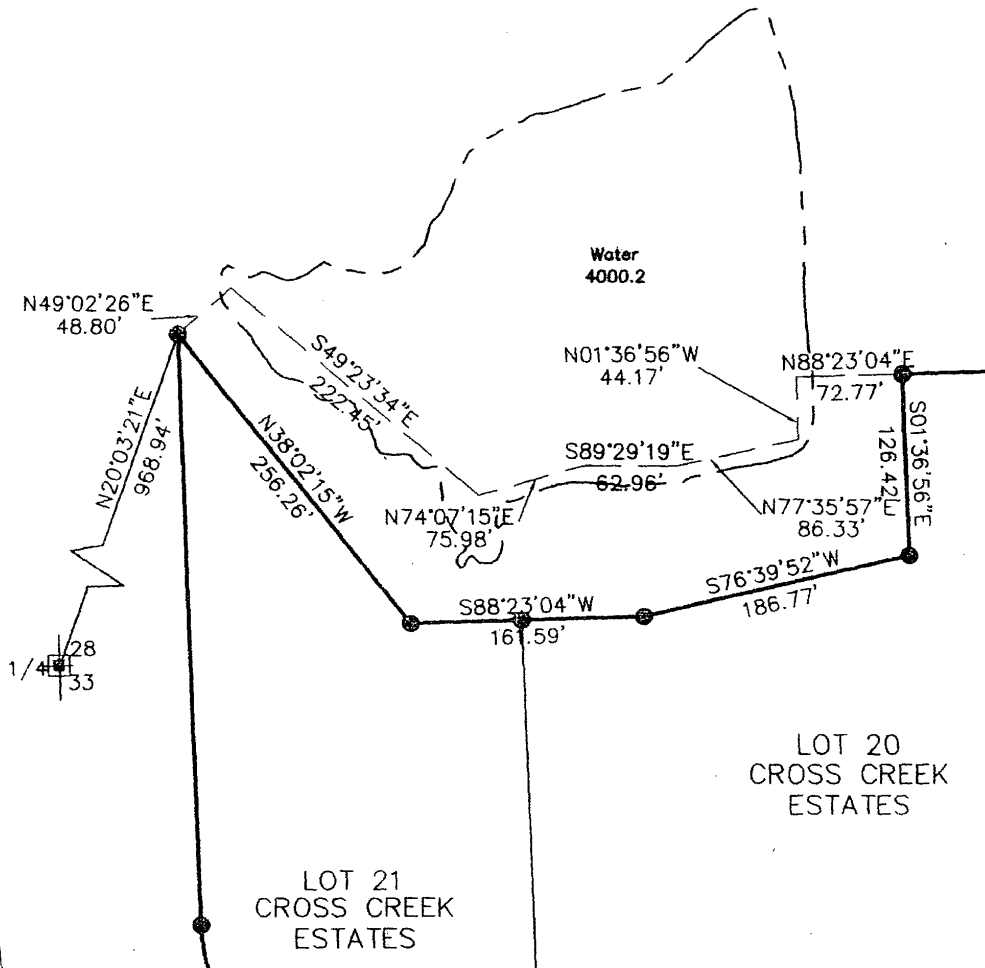
An access easement in the SW1/4SE1/4 of Section 28, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, being more particularly described as follows:

Beginning at point N20°03'21" E, 968.94 feet from the southwest corner of the southeast quarter, Section 28;

Thence N49°02'26"E 48.80 feet to a point;
Thence S49°23'34"E 222.45 feet to a point;
Thence N74°07'15"E 75.98 feet to a point;
Thence S89°29'19"E 62.96 feet to a point;
Thence N77°35'57"E 86.33 feet to a point;
Thence N01°36'56"W 44.17 feet to a point;
Thence N88°23'04"E 72.77 feet to a point;
Thence S01°36'56"E 126.42 feet to a point;
Thence S76°39'52"W 186.77 feet to a point;
Thence S88°23'04" W 161.59 feet to a point;

Thence N38°02'15"W 256.26 feet to the point of beginning.

EXHIBIT A
CROSS CREEK ESTATES - ACCESS EASEMENT
FOR LOTS 20 AND 21



MC² ENGINEERING, P.C.	1101 Sugarloaf Drive, Ste. 201 Sheridan, Wyoming 82801 Office 307.673.7350 Fax 307.673.6150 mce2eng@msn.com
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Exhibit B

An access easement in the SW1/4SE1/4 of Section 28, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, being more particularly described as follows:

Beginning at point N41°15'23" E, 1157.92 feet from the southwest corner of the southeast quarter, Section 28;

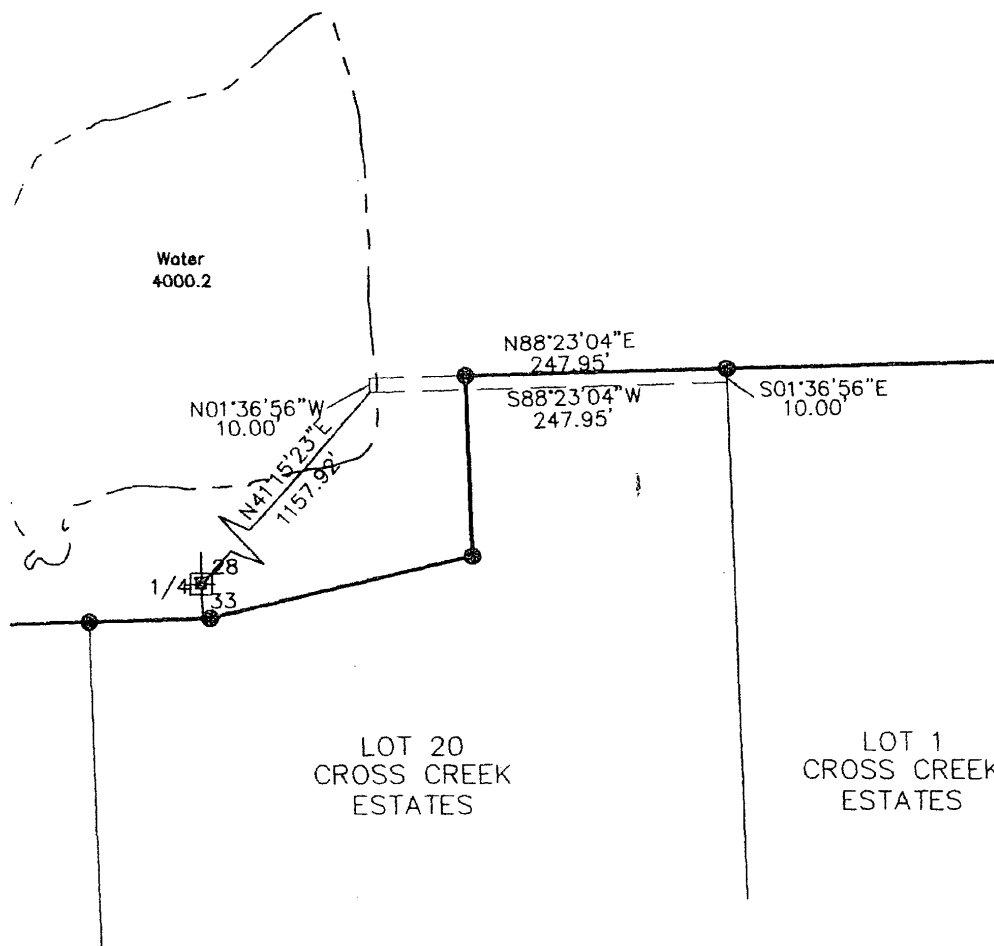
Thence N01°36'56"W 10.00 feet to a point;

Thence N88°23'04"E 247.95 feet to a point;

Thence S01°36'56"E 10.00 feet to a point;

Thence S88°23'04"W 247.95 feet to the point of beginning.

EXHIBIT B
CROSS CREEK ESTATES - ACCESS EASEMENT
FOR LOT 1



SCALE:
1"=100'

MC²

ENGINEERING, P.C.

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