



2018-742843 6/7/2018 10:09 AM PAGE: 1 OF 3
BOOK: 574 PAGE: 225 FEES: \$18.00 MFP EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

COMMON BOUNDARY EASEMENT AGREEMENT

This agreement is by and between: (a) Joshua D. Canfield, a married man dealing in his sole and separate property, (herein "Canfield"), as the record owners of that real property with an address of 2422 Aspen Grove Drive, Sheridan, Wyoming, as more particularly described as Lot 32, Aspen Grove Planned Unit Development 3, a subdivision in Sheridan County, Wyoming, filed in the Office of the Sheridan County Clerk in Drawer A of Plats, Number 34 (herein "Lot 32"), and (b) Peter Carlberg and Susan L. Flynn (herein collectively "Carlberg"), as the record owner of that real property with an address of 2428 Aspen Grove Drive, Sheridan, Wyoming, as more particularly described as Lot 31, Aspen Grove Planned Unit Development 3, a subdivision in Sheridan County, Wyoming, filed in the Office of the Sheridan County Clerk in Drawer A of Plats, Number 34 (herein "Lot 31"), who for good and valuable consideration agree as follows:

1. Carlberg currently has its yard landscaping and underground sprinkler system encroaching approximately three (3) feet onto Lot 32 along the common boundary shared between Lot 31 and Lot 32, in the location illustrated on **Exhibit A**, attached hereto (hereinafter the "Easement Area").
2. Canfield hereby grants to Carlberg an easement over and across the Easement Area for the express purpose of: keeping, maintaining and repairing the landscaping, which includes river rock, sprinklers, lawn and bushes, in the Easement Area on Lot 32.
3. Canfield reserves all other right, title and interest in the Easement Area, including the reserved right to: (a) modify the landscaping in the Easement Area to better match the aesthetics of other landscaping on Lot 31 in the future, and (b) to access the common boundary of Lots 31 and 32, including when necessary across the Easement Area, from the side yard of Lot 32 to the back yard thereof.
4. Should the landscaping and sprinkler system installed in the Easement Area be destroyed and require the entire replacement, the parties agree to move the plantings and improvements the actual common boundary line so that this agreement is no longer necessary for Lot 31's encroachments in the Easement Area.
5. The owner of Lot 32 shall bear no obligation relating to the Easement Area and shall bear no liability to the owner of Lot 31 for any injury or damage relating to Carlberg's use thereof.
6. This agreement runs with the land and is binding between the parties hereto and their heirs, successors and assigns.
7. This agreement replaces any and all other agreement(s), whether oral or in writing, relating to the common boundary subject of this Agreement, and the record owners of both Lots affected thereby release and waive any and all other claims or obligations relating to the common boundary and Easement Agreement not otherwise memorialized herein.

Dated effective the 22nd day of May, 2018.

Peter Carlberg
Peter Carlberg

Joshua D. Canfield
Joshua D. Canfield

Susan L. Flynn
Susan L. Flynn

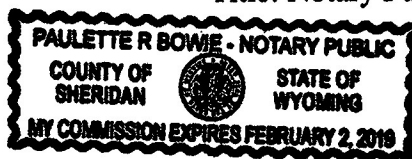
STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me by Peter Carlberg and Susan L. Flynn on the 23rd day of May, 2018.

WITNESS my hand and official seal.

Paulette R. Bowie
Signature of Notarial Officer
Title: Notary Public

My Commission expires
2019



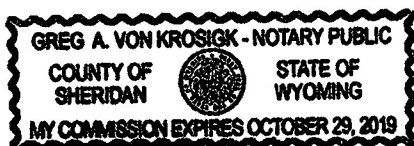
STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me by Joshua D. Canfield on the 22nd day of May, 2018.

WITNESS my hand and official seal.

Greg A. Von Krosigk
Signature of Notarial Officer
Title: Notary Public

My Commission expires





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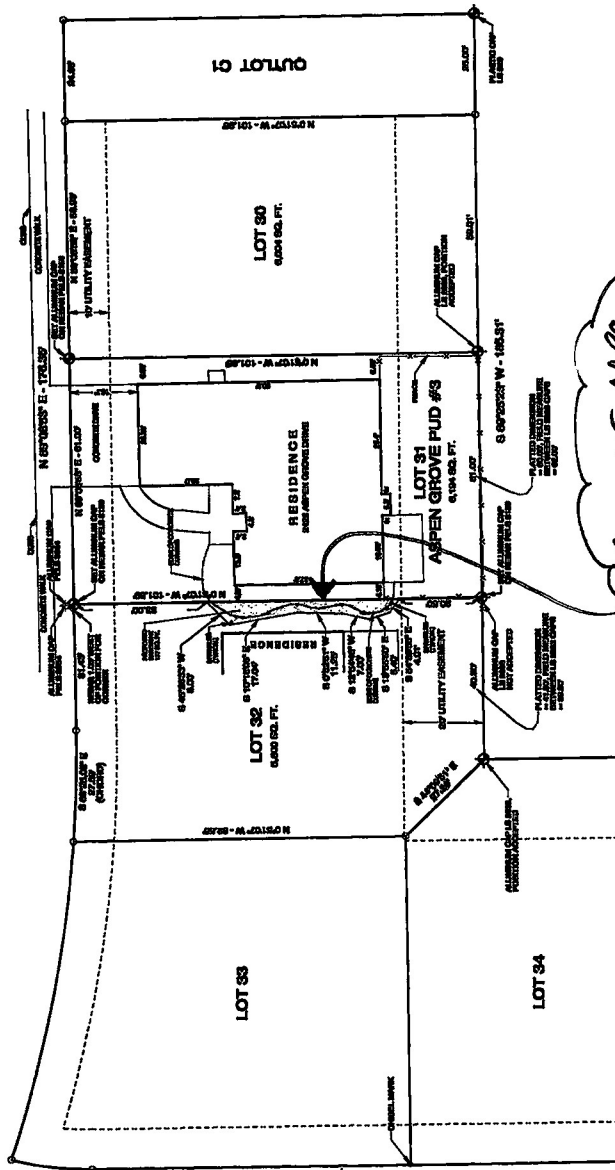
DETAIL



BIG HORN AVENUE

ASPEN GROVE DRIVE

WEeping Willow COURT



CERTIFICATE of SURVEYOR

State of Wyoming
County of Sheridan

I, David L. Randall, of Sheridan, Wyoming, being a duly registered Professional Engineer and a duly licensed Surveyor, do hereby certify that this map was made from field notes of an actual survey performed by me in May of 2018 through January of 2018 and that this map correctly represents all of the data shown hereon.

Registration No. 3159 PE & LS

CITY ENGINEER and LAND SURVEYOR

MAP

showing
LOCATION of LANDSCAPING IMPROVEMENTS
and
LOCATION of PERTINENT STRUCTURES
situated on

LOT 31
ASPEN GROVE PUD #3
to the
CITY of SHERIDAN
SHERIDAN COUNTY, WYOMING

for

PETER CARLBERG and SUSAN L FLYNN
3455 ASPEN GROVE DRIVE
SHERIDAN, WYOMING 82801

DANIEL ENGINEERING SERVICES, SHERIDAN, WYOMING - 3062104.2018

NO. 2018-742843 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801