

EASEMENT DEDICATION

The undersigned, **Buscher Construction, LTD, a Montana corporation,**
Grantor, being the owner of land situate in the County of Sheridan, State of Wyoming,
does hereby and herewith dedicate an access and utility easement as described on the
attached Exhibit A (Surveyor's Certificate), which is incorporated herein and made a part
hereof, to **the Public, as Grantee.**

The easement hereby granted is for public use and said easement may be
employed in perpetuity as a covenant running with the land for the purpose of developing
a roadway and for the installation, maintenance, and repair of public utilities as may be
appropriate with said development.

Dated this 4TH day of SEPTEMBER, 2015.

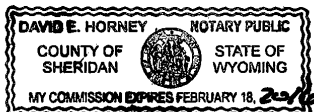
Buscher Construction, LTD, a Montana corporation

By: Dennis Buscher
Dennis Buscher, President

State of WYOMING)
)ss
County of SHERIDAN)

The foregoing instrument was acknowledged before me by Dennis Buscher, as
President of Buscher Construction, LTD, a Montana corporation, this 4TH day of
SEPT., 2015.

Witness my hand and official seal.



David E. Horney
Signature of Notarial Officer
Title: Notary Public

My Commission Expires 18 FEB 2016

LEGAL DESCRIPTION EXHIBIT "A"

Record Owner: Buscher Construction LTD.
Dennis Buscher, President
July 14, 2015

Re: Access & Utility Easement, Reserved for Future Road Development

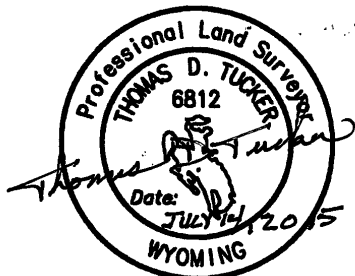
An access and utility easement, reserved for future road development being a strip of land twenty five (25) feet wide when measured at right angles, situated in Lot 1, Powder Horn Ranch Minor No. 22 Subdivision, Sheridan County, Wyoming; the west line of said strip being more particularly described as follows:

Commencing at the southwest corner of said Lot 1, Powder Horn Ranch Minor No. 22 Subdivision (Monumented with a 2" Aluminum Cap per PE&LS 3864); thence N84°55'08"E, 196.68 feet to the **POINT OF BEGINNING** of said easement, said point lying on the northerly right-of-way line of Clubhouse Drive; thence N14°00'29"W, 19.88 feet along said west line of said strip to a point; thence, along said west line of said strip through a curve to the right, having a central angle of 34°42'31", a radius of 87.50 feet, an arc length of 53.01 feet, a chord bearing of N03°20'46"E, and a chord length of 52.20 feet to a point; thence, along said west line of said strip through a reverse curve to the left, having a central angle of 02°57'10", a radius of 97.50 feet, an arc length of 5.02 feet, a chord bearing of N19°13'27"E, and a chord length of 5.02 feet to the **POINT OF TERMINUS** of said easement, said point being N64°27'31"E, 217.00 feet from said southwest corner of Lot 1, Powder Horn Ranch Minor No. 22 Subdivision. Lengthening or shortening the side line of said easement to intersect said boundary lines.

Said access and utility easement, reserved for future road development contains 1,780 square feet of land, more or less.

SURVEYOR'S STATEMENT

I, Thomas D. Tucker, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.



Modification in any way of the above or foregoing legal description terminates liability of surveyor.

NO. 2015-722035 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
PRESTFELDT SURVEYING 2340 WETLANDS DR
SHERIDAN WY 82801