

**ACCESS EASEMENT**

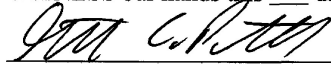
Stephen C. Petzold and Melissa A.F. Petzold, GRANTORS, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration the receipt of which is hereby acknowledged, do hereby grant, an access easement over and across that Forty Foot (40') wide strip of land, on either side of the centerline described on **Exhibit "A"**, attached hereto and incorporated herein (herein the "Easement Route").

Grant of Easement For Benefit of The Grantors grant this easement in favor of Lot 12A and Lot 13A, Wildcat Run, and all portions thereof, more specifically described on Exhibit A.

Intent and Purpose of Easement. Grantor's intent and purpose by this instrument is to provide a non-exclusive right of ingress and egress across the Easement Route to provide access to and from Tract 12A and 13A, Wildcat Run.

Neither Grantors nor their successors shall bear any responsibility or liability to any person or entity using the Easement Route by reason of this easement. This easement shall run with the land.

WITNESS our hands this \_\_\_\_ day of June, 2017.



Stephen C. Petzold

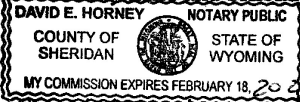


Melissa A.F. Petzold

STATE OF WYOMING     )  
  )ss.  
COUNTY OF SHERIDAN    )

This instrument was acknowledged before me on the 2nd day of June, 2017, by Stephen C. Petzold and Melissa A.F. Petzold.

WITNESS my hand and official seal.



My Commission expires: 18 Feb 2020

  
\_\_\_\_\_  
Signature of Notarial Officer  
Title: Notary Public

## LEGAL DESCRIPTION EXHIBIT "A"

**Record Owners: Stephen C. Petzold & Melissa A.F. Petzold**  
May 30, 2017

### Re: 40.0' Access Easement for Ingress and Egress

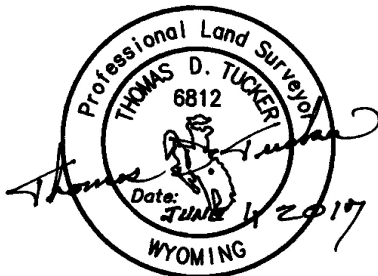
An access easement forty (40) feet wide, being twenty (20) feet each side of the following described centerline situated in the E½SE¼ of Section 2, Township 55 North, Range 83 West, 6th P.M., Sheridan County, Wyoming; said centerline being more particularly described as follows:

Commencing at the east quarter corner of said Section 2 (Monumented with a 3¼" Aluminum Cap per PLS 2608); thence S24°06'01"W, 1079.93 feet to a point, said point lying on the northeasterly line of a tract of land described in Book 519 of Deeds, Page 5, Tract 13; thence S55°46'04"W, 30.11 feet to the **POINT OF BEGINNING** of said easement, said point lying on the southwesterly right-of-way line of Roadway and Utility Easement No.1, described in Book 433 of Deeds, Page 71 (Monumented with a 2" Aluminum Cap per PLS 6812); thence, continue S55°46'04"W, 166.04 feet along said centerline to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence, along said centerline through a curve to the right having a central angle of 52°05'40", a radius of 25.00 feet, an arc length of 22.73 feet, a chord bearing of S81°48'54"W, and a chord length of 21.96 feet to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence N72°08'16"W, 25.00 feet along said centerline to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence, along said centerline through a curve to the left having a central angle of 32°39'46", a radius of 300.00 feet, an arc length of 171.02 feet, a chord bearing of N88°28'10"W, and a chord length of 168.72 feet to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence, along said centerline through a compound curve to the left, having a central angle of 49°53'10", a radius of 25.00 feet, an arc length of 21.77 feet, a chord bearing of S50°15'22"W, and a chord distance of 21.09 feet to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence S25°18'47"W, 266.59 feet along said centerline to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence, along said centerline through a curve to the right having a central angle of 88°59'36", a radius of 90.00 feet, an arc length of 139.79 feet, a chord bearing of S69°48'35"W, and a chord length of 126.16 feet to a point (Monumented with a 2" Aluminum Cap per PLS 6812); thence N65°41'37"W, 100.00 feet along said centerline to the **POINT OF TERMINUS** of said easement (Monumented with a 2" Aluminum Cap per PLS 6812), said point being N42°39'34"W, 1723.61 feet from the southeast corner of said Section 2 (Monumented with a 3¼" Aluminum Cap per PLS 2608). Lengthening or shortening the side line of said easement to intersect boundary lines, also shown on Record of Survey, Boundary Line Adjustment filed at the Sheridan County Courthouse.

Said access easement contains 36,518 square feet of land, more or less.  
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

### 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 the surveyor.

### NO. 2017-735115 EASEMENT

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