



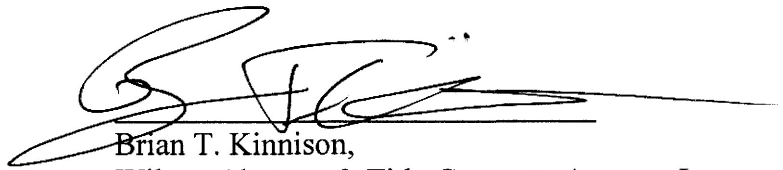
## SCRIVENER'S AFFIDAVIT

The undersigned, having first been duly sworn upon oath, does hereby state as follows:

1. I caused to be recorded that AMENDMENT TO FOOT AND CART PATH EASEMENT ROUTE recorded on May 1, 2017, in Book 566 at Page 369 in the Sheridan County Clerk's office, Sheridan County, Wyoming (the "Amendment").
2. The real property affected by the Amendment was: Lot 3, Cloud Peak Ranch 19<sup>th</sup> Filing and Lot 2, as re-platted, Cloud Peak Ranch 19<sup>th</sup> Filing, City of Sheridan, Sheridan County, Wyoming.
3. The names of the persons appearing by the record to be the owner of the land at the time of recording this Affidavit are: System Land, LLC (as to Lot 3) and Justin and Janelle Coon and Bighorn Horizon, LLC (as to Lot 2).
4. Upon subsequent review, the Amendment referenced to exhibits being attached thereto as "Exhibits A and B"; however, two copies of Exhibit A were attached and no Exhibit B to the recorded version of the Amendment and is corrected by filing this Affidavit, with both Exhibits A and B recorded, as referenced in the Amendment.
5. This Affidavit is made for the purpose of correcting the ambiguity in the description of the land in the Amendment, in accord with Wyo. Stat. Ann. §34-11-101.

FURTHER AFFIANT SAYETH NAUGHT

DATED the 3<sup>rd</sup> day of May, 2017.



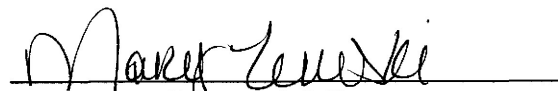
Brian T. Kinnison,  
Wilcox Abstract & Title Guaranty Agency, Inc.

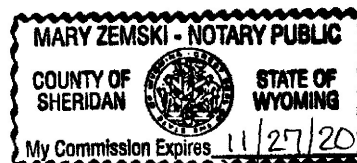
STATE OF WYOMING     )  
  )ss.  
COUNTY OF SHERIDAN    )

The above and foregoing AFFIDAVIT was acknowledged before me by Brian Kinnison this 3<sup>rd</sup> day of May, 2017.

WITNESS my hand and official seal.

My commission expires:

  
Signature of Notarial Officer  
Title: Notary Public

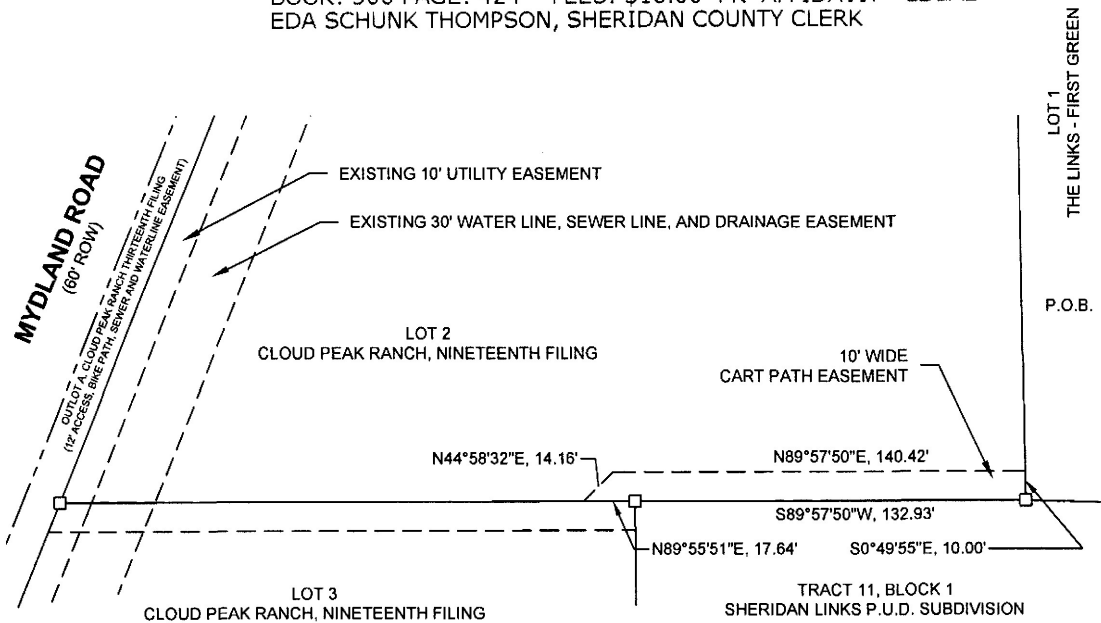


# ACCESS EASEMENT EXHIBIT A

NW¼ Section 28, T. 56 N., R. 84 W., 6th Principal Meridian, SHERIDAN County, Wyoming



2017-734450 5/4/2017 9:54 AM PAGE: 2 OF 3  
BOOK: 566 PAGE: 424 FEES: \$18.00 PK AFFIDAVIT - LEGAL  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK



## LEGAL DESCRIPTION

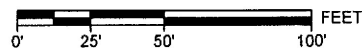
### LOT 2 ACCESS EASEMENT

AN AMENDED 10 FOOT WIDE ACCESS EASEMENT THAT IS TO REPLACE THE EXISTING NON-EXCLUSIVE FOOT AND GOLF CART ACCESS EASEMENT FILED AS DOCUMENT NUMBER 2012-701280, BOOK 537, PAGE 632, SHERIDAN COUNTY CLERK, SAID EASEMENT IS LOCATED IN A PORTION OF LOT 2 OF THE CLOUD PEAK RANCH, NINETEENTH FILING DULY RECORDED IN DRAWER C, PLAT NUMBER 89 OF THE RECORDS OF THE COUNTY CLERK, SHERIDAN COUNTY, WYOMING AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE S. 89° 57' 50" W. ALONG THE SOUTH LINE SAID LOT 2, 132.93 FEET; THENCE S. 89° 55' 51" W. ALONG THE SAID SOUTH LINE OF LOT 2, 17.64 FEET; THENCE N. 44° 58' 32" E., 14.16 FEET; THENCE N. 89° 57' 50" E., 140.42 FEET TO THE EAST LINE OF SAID LOT 2; THENCE S. 00° 49' 55" E. ALONG THE SAID EAST OF LOT 2, 10.00 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 0.033 ACRES, MORE OR LESS.



BEARINGS ARE BASED ON THE WYOMING COORDINATE  
SYSTEM NAD 1983, EAST CENTRAL ZONE  
DISTANCES ARE SURFACE



SCALE: 1" = 50' (8.5"X14")

NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)  
DATUM ADJUSTMENT FACTOR (DAF): 1.000235  
DIVIDE SURFACE COORDINATES BY DAF TO CALCULATE  
THE WYOMING COORDINATE SYSTEM NAD 1983,  
EAST CENTRAL ZONE, COORDINATES



Prepared By:

**ECS ENGINEERS**

371 Coffeen Avenue  
Sheridan, WY 82801 • 307.675.1919

Date Drawn: 02.20.2017

Scale: SEE DRAWING

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Project No. 170009

File Name: 170009\_RCP\_LOT2.dwg

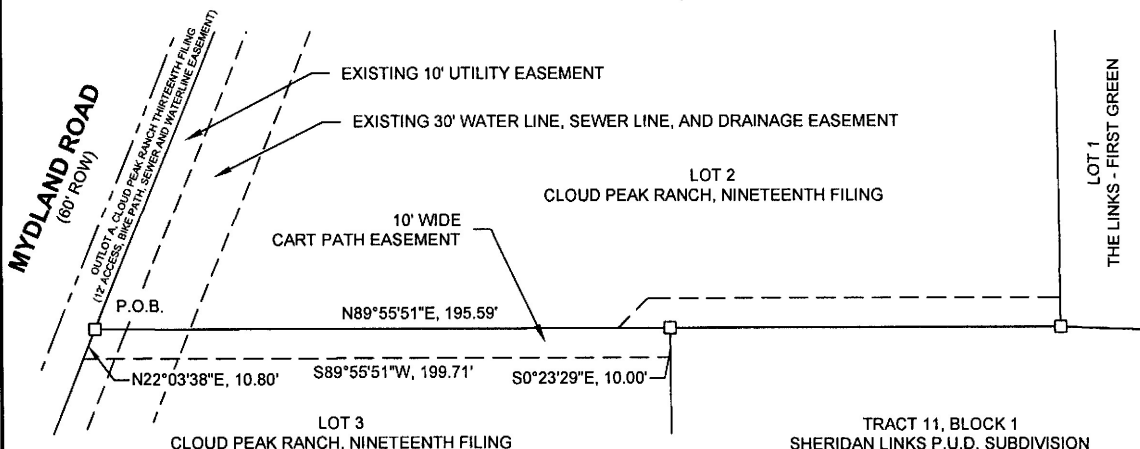


# ACCESS EASEMENT EXHIBIT B

NW¼ Section 28, T. 56 N., R. 84 W., 6th Principal Meridian, SHERIDAN County, Wyoming



2017-734450 5/4/2017 9:54 AM PAGE: 3 OF 3  
BOOK: 566 PAGE: 425 FEES: \$18.00 PK AFFIDAVIT - LEGAL  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

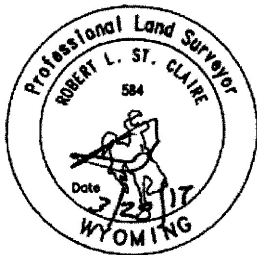


## LEGAL DESCRIPTION

### LOT 3 ACCESS EASEMENT

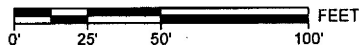
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BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 3; THENCE N. 89° 55' 51" E. ALONG THE NORTH LINE OF SAID LOT 3, 195.59 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE S. 00° 23' 29" E. ALONG THE EAST LINE OF SAID LOT 3, 10.00 FEET; THENCE S. 89° 55' 51" W., 199.71 FEET TO THE WEST LINE OF SAID LOT 3; THENCE N. 22° 03' 38" E., 10.80 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 0.045 ACRES, MORE OR LESS.



**NO. 2017-734450 AFFIDAVIT - LEGAL**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801

BEARINGS ARE BASED ON THE WYOMING COORDINATE  
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