

DEDICATION OF GENERAL UTILITY EASEMENT

This Dedication of General Utility Easement is made effective this ____ day of August 23 2023, by **John E. Rice & Sons, Inc., a Wyoming corporation** ("Grantor"), in favor of the Public and City of Sheridan, Wyoming.

DEDICATION FOR PUBLIC USE

NOW, THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, Grantor does hereby dedicate a general utility easement on the following described lands for use by public utility providers forever for the installation, maintenance, repair, and replacement of general utilities for the benefit of the public:

See attached Exhibit A and Exhibit B.

1. Terms of Use

The Public, by and through the City of Sheridan, the State of Wyoming, and/or other political subdivisions of the State, shall have the perpetual non-exclusive right to use the easement for the benefit of providers of all public utilities and shall have the perpetual non-exclusive right to use the easement to construct and maintain utilities providing service to the Public.

2. Reclamation

All disturbed areas shall be restored and reclaimed by any provider installing utilities in the above-described lands, as near as reasonably practicable to the condition which they were in prior to disturbance. Topsoil from disturbed areas shall be separated and shall be returned as topsoil as a part of the reclamation and reseeding of disturbed areas.

3. Grantor's Use of Easement Area.

Grantor expressly reserves the right to use and enjoy the land covered by this easement for any purposes whatsoever, provided that such use does not interfere with the rights granted herein. Grantor may cross the easement area and construct such facilities as water lines, roads, fences, and other improvements which will not unreasonably interfere with the rights granted herein.

4. No Warranty.

Grantor makes no warranty of title or otherwise in entering into this Agreement. The rights granted in this Agreement are subject to all exceptions, reservations, covenants, conditions, restrictions, easements, rights-of-way, reservations and rights of record and subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building, zoning, subdivision, or other regulations of any private or governmental entity.

DATED effective this 23 day of August, 2023.

John E. Rice & Sons, Inc., a Wyoming
corporation

By: James Jellis
Title: VP

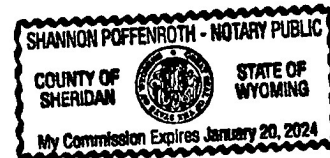
STATE OF WYOMING)
 :SS
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 23 day of August,
2023 by James Jellis, VP of John E.
Rice & Sons, Inc., a Wyoming corporation.

WITNESS my hand and official seal.

Shannon Poffenroth
Notary Public

My commission expires: January 20th, 2024



LEGAL DESCRIPTION EXHIBIT "A"
15 (Fifteen) Foot General Utility Easement
Located On Lot 12 And Lot 13,
As Shown On The Recorded Plat Of
Wrench Ranch Properties Third Development
Phase One

BEGINNING On The Southeast Corner Of Lot 12, Which Is On The North Right Of Way Of Yellowtail Drive;

Thence With Said Right Of Way And With a Line Of Said Lot 12 And Lot 13, North 67°08'36" West, A Distance Of 416.20 Feet To The Southwest Corner Of

Thence With The West Line Of Said Lot 13, North 00°25'57" West, A Distance Of 16.33 Feet To A Point;

Thence Leaving Said West Line, South 67°08'36" East, A Distance Of 422.66 Feet To A Point On The East Line Of Lot 12;

Thence With Said East Line Of Lot 12, South 22°51'24" West, A Distance Of 15.00 Feet To The Point Of **Beginning**, Having An Area Of 6291.46 Square Feet, 0.14 Acres more or less

15 (Fifteen) Foot General Utility Easement
Located On A Proposed 60 Foot Right Of Way
As Shown On The Recorded Plat Of
Wrench Ranch Properties Third Development
Phase One

BEGINNING On A Corner Of Lot 10 Which Is On The North Right Of Way Of Yellowtail Drive Thence With Said North Right Of Way, Thence North 67°08'36" West, A Distance Of 120.00 Feet To A Point Being A Corner Of Lot 11;

Thence A Line Of Said Lot 11 Also Being The West Right Of Way Line Of A Proposed 60 Foot Right Of Way, With A Non-tangent Curve Turning To The Left With An Arc Length Of 31.42 Feet, A Radius Of 30.00 Feet, A Chord Bearing Of North 82°51'24" East, A Chord Length Of 30.00 Feet;

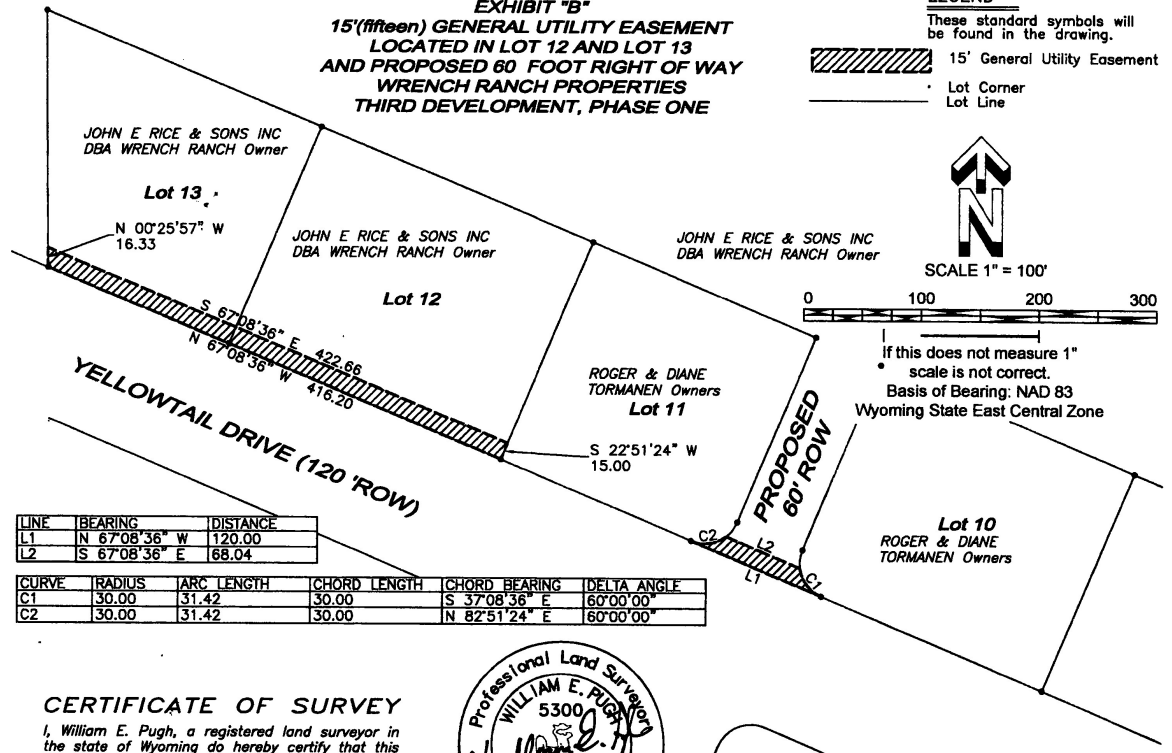
Thence South 67°08'36" East, A Distance Of 68.04 Feet To A Point On The East Line Of Said Proposed Right Of Way Also Being On A Line Of Lot 10;

Thence With A Line Of Lot 10 With A Non-tangent Curve Turning To The Left With An Arc Length Of 31.42 Feet, A Radius Of 30.00 Feet, A Chord Bearing Of South 37°08'36" East, A Chord Length Of 30.00 Feet To The Point Of **Beginning**, Having An Area Of 1247.23 Square Feet, 0.03 Acres more or less.

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FES-34100 JK EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

NO. 2023-787406 EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
ZACH MILLS
SHERIDAN WY 82801

EXHIBIT "B"
15(fifteen) GENERAL UTILITY EASEMENT
LOCATED IN LOT 12 AND LOT 13
AND PROPOSED 60' FOOT RIGHT OF WAY
WRENCH RANCH PROPERTIES
THIRD DEVELOPMENT, PHASE ONE

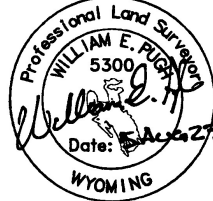


LINE	BEARING	DISTANCE
L1	N 67°08'36" W	120.00
L2	S 67°08'36" E	68.04

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	30.00	31.42	30.00	S 37°08'36" E	60°00'00"
C2	30.00	31.42	30.00	N 82°51'24" E	60°00'00"

CERTIFICATE OF SURVEY

I, William E. Pugh, a registered land surveyor in the state of Wyoming do hereby certify that this plat was prepared from notes taken during a survey performed by me or under my supervision during June 2023.



wood.
Wood Group USA
2615 Aviation Drive, Sheridan, WY 82801
(307) 675-6400 www.woodplc.com