



2024-791034 3/27/2024 10:21 AM PAGE: 1 OF 5  
FEES: \$24.00 PK EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

### ACCESS EASEMENT

Walter R. Baker and Patricia Ann Baker, husband and wife, and Gregory W. Hampson and Judy Lynn Hampson, husband and wife (collectively herein as the "Grantors"), as their interests appear of record, 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 to Walter R. Baker and Patricia Ann Baker, husband and wife, and Gregory W. Hampson and Judy Lynn Hampson, husband and wife (collectively the "Grantees"), to their respective parcels, a non-exclusive access easement (hereinafter "Easement") over and across that route more particularly described as that Twenty Foot (20') wide easement route described on **Exhibit A**, Sheridan County, Wyoming, incorporated herein by reference, and as illustrated as "Easement Nos. 1 and 2" on that Record of Survey recorded as Survey A-728 in the Sheridan County Clerk's office, Sheridan County, Wyoming (herein the "Easement Route").

Grant of Easement For Benefit of Adjacent Lands. Grantor grants this easement over and across said Easement Route to and for the benefit of all of the lands adjacent to the Easement Route owned or controlled by Grantees, as shown on **Exhibit B** and as their respective parcels appear, (herein the "**Benefitted Parcels**"), for the Grantees, their heirs, successors in interest, assigns, guests and invitees.

Intent and Purpose of Easement. Grantor's intent and purpose in granting this Easement is to provide, of record, the non-exclusive, reciprocal and private right of ingress and egress, and the right to repair, replace and maintain utilities, across the Easement Route to and for the Benefitted Parcel.

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. Maintenance and repair obligations for the Easement Route shall be voluntary and not mandatory; however, anyone disturbing the surface of the Easement Route shall reclaim the same to its condition before the disturbance. Any Grantee is allowed to repair and improve the Easement Route to ensure safe ingress and egress.

IN WITNESS WHEREOF, this instrument is executed and made Effective as of February 28, 2024.

Walter R. Baker  
Walter R. Baker

Gregory W. Hampson  
Gregory W. Hampson

Patricia Ann Baker  
Patricia Ann Baker

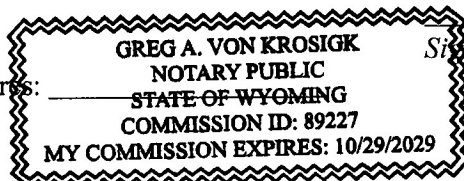
Judy Lynn Hampson  
Judy Lynn Hampson

STATE OF WYOMING           )  
  )ss.  
COUNTY OF SHERIDAN    )

This instrument was acknowledged before me by Walter R. Baker, Patricia Ann Baker, Gregory W. Hampson and Judy Lynn Hampson on the 28 day of February, 2024.

WITNESS my hand and official seal.

My commission expires: \_\_\_\_\_



[Signature]  
Signature of Notarial Officer

## RANDALL ENGINEERING SURVEYS

722 Monte Vista  
Sheridan, Wyoming 82801  
Phone 307-672-6003  
Fax 307-672-6003

  
**2024-791034** 3/27/2024 10:21 AM PAGE: 2 OF 5  
FEES: \$24.00 PK EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT 'A'

February 8, 2024

Walter R. and Patricia Ann Baker  
814 Ash Creek Road  
Sheridan, Wyoming 82801

Re: Centerline Description for a Road Easement across the Walter R. and Patricia Ann Baker property to serve the Gregory W. and Judy Lynn Hampson property in Sheridan County, Wyoming from the East line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 24, Township 58 North, Range 85 West of the Sixth Principal Meridian to a point on the West line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 24.

A tract of land situated in the NW $\frac{1}{4}$ NW $\frac{1}{4}$  and the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 24, Township 58 North, Range 85 West of the Sixth Principal Meridian, Sheridan County, Wyoming:

This tract of land being 20 feet in width lying 10 feet on each side of a centerline more particularly described as follows:

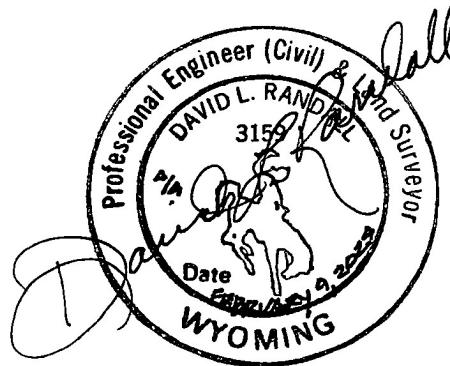
Beginning at a point which bears N 49°35'20" E a distance of 1,748.47 feet from the West  $\frac{1}{4}$  Corner of Section 24, Township 58 North, Range 85 West of the Sixth Principal Meridian, Sheridan County, Wyoming, this point of beginning lying on the centerline of Ash Creek Road and on the East line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 24, Township 58 North, Range 85 West; thence along the Ash Creek Road centerline following a curve to the right, this curve having a Radius of 668.31 feet, a Central Angle of 8°00'00", an Arc Length of 93.31 feet and a Chord Bearing of N 41°18'25" W for a distance of 93.24 feet to a point of tangency; thence leaving said curve on a bearing of N 37°18'25" W for a distance of 153.61 feet to a point of curvature; thence along a curve to the left, this curve having a Radius of 589.11 feet, a Central Angle of 23°01'37", an Arc Length of 236.76 feet, and a Chord Bearing of N 48°49'14" W for a distance of 235.17 feet to a point of tangency; thence leaving said curve on a bearing of N 60°20'02" W for a distance of 359.78 feet to a point of curvature; thence along a curve to the left; this curve having a Radius of 163.91 feet, a Central Angle of 45°35'54", an Arc Length of 130.45 feet, and a Chord Bearing of N 83°07'59" W for a distance of 127.03 feet to a point of tangency; thence leaving said curve on a bearing of S 74°04'04" W for a distance of 78.62 feet to a point of curvature; thence along a curve to the right, this curve having a Radius of 480.76 feet, a Central Angle of 16°42'15", an Arc Length of 140.16 feet, and a Chord Bearing of S 82°25'11" W for a distance of 139.67 feet to a point of tangency; thence leaving said curve on a bearing of N 89°13'41" W for a distance of 232.73 feet to a point of curvature; thence along a curve to the right, this curve having a Radius of 342.42 feet, a Central Angle of 16°36'54", an Arc Length of 99.30 feet, and a Chord Bearing of N 80°55'14" W for a distance of 98.95 feet to a point of tangency; thence leaving said curve on a bearing of N 72°36'47" W for a distance of 21.96 feet to the point of terminus for this

centerline.

The point of terminus lies on the West line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 24, Township 58 North, Range 85 West and bears N 0°09'20" W a distance of 1,659.11 feet from said West  $\frac{1}{4}$  Corner of Section 24, Township 58 North, Range 85 West of the Sixth Principal Meridian, Sheridan County, Wyoming.

The West line of the NW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 24 is the West line of the Walter R. and Patricia Ann Baker property and the East line of the Gregory W. and Judy Lynn Hampson Property at the time this description was generated.

Basis of bearing for this description is the Wyoming Coordinate System, NAD 1983, East Central Zone.



# RANDALL ENGINEERING SURVEYS

722 Monte Vista  
 Sheridan, Wyoming 82801  
 Phone 307-672-6003  
 Fax 307-672-6003



2024-791034 3/27/2024 10:21 AM PAGE: 4 OF 5  
 FELS: \$24.00 PK EASEMENT  
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

February 8, 2024

Walter R. and Patricia Ann Baker  
 814 Ash Creek Road  
 Sheridan, Wyoming 82801

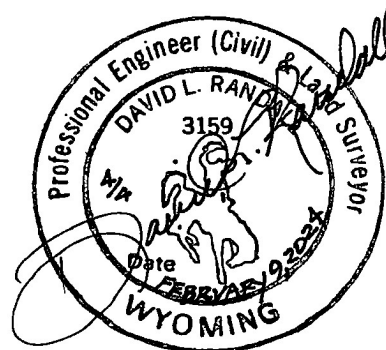
Re: Centerline Description for Road Easement Across Gregory W. and Judy Lynn Hampson Property to Serve The Walter R. and Patricia Ann Baker "Hay Field" Property in Sheridan County, Wyoming from the East Line of Section 23, Township 58 North, Range 85 West to the East line of the Walter R. and Patricia Ann Baker property in the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of said Section 23.

A tract of land situated in the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 23, Township 58 North, Range 85 West of the Sixth Principal Meridian, Sheridan County, Wyoming.

This tract of land being 20 feet in width lying 10 feet on each side of a centerline more particularly described as follows:

Beginning at a point on the Centerline of Ash Creek Road, said point also being on the East line of Section 23 and bears N 0°09'20" W a distance of 1,659.11 feet from the East  $\frac{1}{4}$  Corner of Section 23, Township 58 North, Range 85 West of the Sixth Principal Meridian, Sheridan County, Wyoming; thence N 72°36'47" W a distance of 60.20 feet to a point of curvature; thence along a tangent curve to the left, this curve having a Radius of 749.18 feet, a Central Angle of 9°32'53", an Arc Length of 124.85 feet and a Chord Bearing of N 77°23'14" W and Chord Distance of 124.70 feet; thence N 82°09'40" W a distance of 162.55 feet to a point of curvature; thence along a tangent curve to the right, this curve having a Radius of 546.15 feet, a Central Angle of 27°07'22", an Arc Length of 258.54 feet and a Chord Bearing of N 68°35'59" W and Chord Distance of 256.13 feet; thence leaving the centerline of Ash Creek Road on a bearing of N 75°36'04" W for a distance of 35.32 feet to the point of terminus for this centerline, said point of terminus bears N 18°39'15" W a distance of 1,930.13 feet from said East  $\frac{1}{4}$  Corner of Section 23, Township 58 North, Range 85 West of the Sixth Principal Meridian, Sheridan County, Wyoming.

Basis of bearing for this description is the Wyoming Coordinate System, NAD 1983, East Central Zone.



## Exhibit B

### ***Bakers' 405+/- acre parcel:***

#### **Township 58 North, Range 85 West, 6th P.M., Sheridan County, Wyoming**

**Section 14:** A tract of land being a portion of Lot 1, Section 14 and a portion of the NE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 23, all in Township 58 North, Range 85 West, Sixth Principal Meridian, Sheridan County, Wyoming; more particularly described as follows:

Beginning at Mile post No. 198- $\frac{1}{2}$  on the Wyoming-Montana Boundary; thence along the Wyoming-Montana Boundary S 86° 12' W a distance of 463.22 feet; thence leaving the Wyoming-Montana Boundary, South a distance of 552.27 feet; thence S 0° 03' W a distance of 768.9 feet; thence N 89° 18' 30" E a distance of 330.0 feet; thence S 58° 39' 10" E a distance of 352.8 feet to an existing fence; thence following an existing fence for the following courses and distances; N 35° 43' 20" A distance of 179.25 feet; thence N 45° 58' W a distance of 446.3 feet; thence N 4° 34' 20" W a distance of 187.36 feet; thence N 7° 37' 25" W a distance of 285.77 feet; thence N 24° 45' 40" E a distance of 657.75 feet to a point on the Wyoming-Montana Boundary; thence along the Wyoming-Montana Boundary N 87° 15' W a distance of 175.05 feet to the point of beginning.

AND

Lot 2 and 3, EXCEPTING THEREFROM that certain parcel of land conveyed to Herbert H. Morgan in a Warranty Deed recorded April 30, 1987, in Book 310 of Deeds at Page 414.

**Section 23:** NE $\frac{1}{4}$ SW $\frac{1}{4}$ , W $\frac{1}{2}$ NE $\frac{1}{4}$ , E $\frac{1}{2}$ NW $\frac{1}{4}$ , W $\frac{1}{2}$ SE $\frac{1}{4}$ , SE $\frac{1}{4}$ SE $\frac{1}{4}$

**Section 26:** NW $\frac{1}{4}$ NE $\frac{1}{4}$

AND

### ***Hampsons' Parcel:***

That property described in that Warranty Deed recorded 4/3/1992 in Book 349, Page 232, in the Sheridan County Clerk's office.

**NO. 2024-791034 EASEMENT**

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