



2022-782647 11/16/2022 1:45 PM PAGE: 1 OF 13  
FEES: \$99.00 PK EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

### ***RECIPROCAL ACCESS EASEMENT***

The following record owners or controllers of real property described below as the Servient Estate, and/or those with interests therein, to-wit:

- (a) Walter R. Baker and Patricia Ann Baker, husband and wife;
- (b) The Randall Family Ranch, LLC, a Wyoming limited liability company, by and through its Member Deborah Randall Saunders;
- (c) Anthony J. Poeschl and Debra L. Poeschl, as Trustees of the Poeschl Family Revocable Trust dated October 18, 2018;
- (d) Padlock Ranch Company, a Wyoming corporation; and
- (e) Frank J. Mommsen and Mary Jean B. Mommsen, husband and wife, Mary Jean B. Mommsen, F & M Property Holdings, LLC, a Wyoming limited liability company, and Joe Onisick, as their interests may appear,  
(collectively the "Grantors"),

who, 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, the Grantors do hereby grant a non-exclusive, non-restrictive, access easement (hereinafter "Easement") over and across that route commonly referred to as *Ash Creek Road* but more particularly described as that Twenty Foot (20') wide easement route described on **Exhibit A**, (herein the "Easement Route").

*Grant of Reciprocal Easement For Benefit of Adjacent Lands.* Grantors grant this easement over and across said Easement Route to and for the mutual and reciprocal benefit of all of the lands adjacent to the Easement Route owned or controlled by each Grantor, as shown on Exhibit B, for each portion thereof and together with all improvements thereon and portions thereof (herein the "Benefitted Parcels"), for the Grantors and their guests and invitees.

*Intent and Purpose of Easement.* Ash Creek Road has historically been used freely by the landowners along the Easement Route. Grantors' 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 Parcels.

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.

This Easement shall run with the land, and this Easement shall not merge from common ownership of the benefitted and burdened property.

IN WITNESS WHEREOF, this instrument is executed and made Effective as of 15<sup>th</sup> November, 2022.



2022-782647 11/16/2022 1:45 PM PAGE: 2 OF 13  
FEES: \$99.00 PK EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Walter R. Baker

Walter R. Baker

Patricia Ann Baker

Patricia Ann Baker

STATE OF Wyoming )  
 )ss.  
COUNTY OF Sheridan )

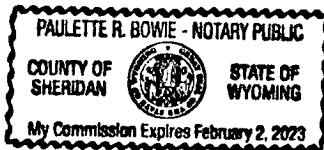
This instrument was acknowledged before me by Walter R. Baker and Patricia Ann Baker on the  
20<sup>th</sup> day of September, 2022.

WITNESS my hand and official seal.

Paulette R. Bowie

Signature of Notarial Officer

My commission expires: 2-2-23





2022-782647 11/16/2022 1:45 PM PAGE: 3 OF 13  
FEES: \$99.00 PK EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Padlock Ranch Company, by:

Hubert H. Patterson III  
Hubert H. Patterson, III, CEO

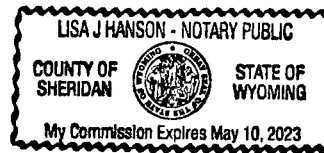
STATE OF Wyoming )  
 )ss.  
COUNTY OF Sheridan )

This instrument was acknowledged before me by Hubert H. Patterson, III as CEO of Padlock Ranch Company, a Wyoming corporation, on the 19 day of September, 2022.

WITNESS my hand and official seal.

Lisa J. Hanson  
Signature of Notarial Officer

My commission expires: May 10, 2023





2022-782647 11/16/2022 1:45 PM PAGE: 4 OF 13  
 FEES: \$99.00 PK EASEMENT  
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF \_\_\_\_\_ )  
 )ss.  
 COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me by Walter R. Baker and Patricia Ann Baker on the \_\_\_\_\_ day of September, 2022.

WITNESS my hand and official seal.

\_\_\_\_\_  
*Signature of Notarial Officer*

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

\*\*\*\*\*

The Randall Family Ranch, LLC, by:

\_\_\_\_\_  
 Deborah Randall Saunders

STATE OF \_\_\_\_\_ )  
 )ss.  
 COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me by Deborah Randall Saunders as Member of the Randall Family Ranch, LLC, on the \_\_\_\_\_ day of September, 2022.

WITNESS my hand and official seal.

\_\_\_\_\_  
*Signature of Notarial Officer*

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

\*\*\*\*\*

\_\_\_\_\_  
*Anthony J. Poeschl*  
 Anthony J. Poeschl, Trustee

\_\_\_\_\_  
*Debra L. Poeschl*  
 Debra L. Poeschl, Trustee

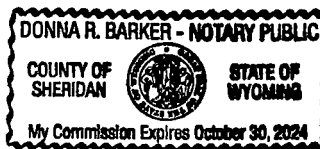
STATE OF Wyoming )  
 )ss.  
 COUNTY OF Sheridan )

This instrument was acknowledged before me by Anthony J. Poeschl and Debra L. Poeschl, as Trustees of the Poeschl Family Revocable Trust dated October 18, 2018, on the 20 day of September, 2022.

WITNESS my hand and official seal.

\_\_\_\_\_  
*Donna R. Barker*  
*Signature of Notarial Officer*

My commission expires: October 30, 2024





2022-782647 11/16/2022 1:45 PM PAGE: 5 OF 13  
FEES: \$99.00 PK EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

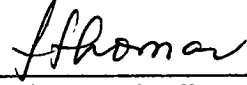
  
Frank J. Mommsen

  
Mary Jean B. Mommsen

STATE OF Wyoming )  
 )ss.  
COUNTY OF Johnson )

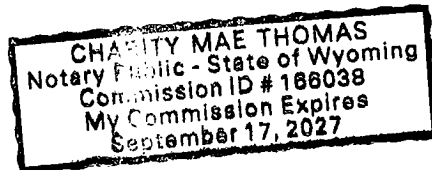
This instrument was acknowledged before me by Frank J. Mommsen and Mary Jean B. Mommsen,  
as husband and wife, individually and as Members of F & M Property Holdings, LLC, on the 18<sup>th</sup>  
day of ~~September~~ October, 2022.

WITNESS my hand and official seal.

  
Signature of Notarial Officer

My commission expires: 9/17/2027

\*\*\*\*\*





\_\_\_\_\_  
Joe Onisick

STATE OF Wyoming )  
COUNTY OF Sheridan )ss.

This instrument was acknowledged before me by Joe Onisick on the 06<sup>th</sup> day of October, 2022.  
WITNESS my hand and official seal.

Krystle J Baumgartner  
Signature of Notarial Officer

My commission expires: 12-01-2024

\*\*\*\*\*



COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me by Walter R. Baker and Patricia Ann Baker on the \_\_\_\_\_ day of October, 2022.

WITNESS my hand and official seal.



2022-782647 11/16/2022 1:45 PM PAGE: 7 OF 13  
FEES: \$99.00 PK EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

\_\_\_\_\_  
*Signature of Notarial Officer*

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

☐

The Randall Family Ranch, LLC, by:

Deborah Ann Saunders

Deborah Ann Saunders

STATE OF TEXAS

)ss.

COUNTY OF Harris

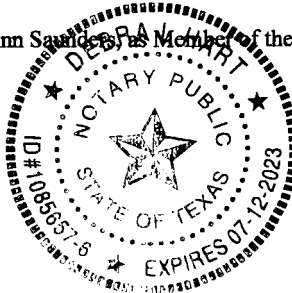
This instrument was acknowledged before me by Deborah Ann Saunders, as Member of the Randall Family Ranch, LLC, on the 20 day of October, 2022.

WITNESS my hand and official seal.

[Signature]

*Signature of Notarial Officer*

My commission expires: 07/12/2023



\*\*\*\*\*

☐

\_\_\_\_\_  
Anthony J. Poeschl, Trustee

\_\_\_\_\_  
Debra L. Poeschl, Trustee

STATE OF \_\_\_\_\_ )

)ss.

COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me by Anthony J. Poeschl and Debra L. Poeschl, as Trustees of the Poeschl Family Revocable Trust dated October 18, 2018, on the \_\_\_\_\_ day of September, 2022.

WITNESS my hand and official seal.

\_\_\_\_\_  
*Signature of Notarial Officer*

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

\*\*\*\*\*

☐

## RANDALL ENGINEERING SURVEYS

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

### EXHIBIT A to Reciprocal Access Easement

November 19, 2021

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

As Grantor's Interest appear  
In the following route:

Re: Centerline Description of Ash Creek Road in Sheridan County, Wyoming.  
From Youngs Creek Road to the East Line of the Walter R. and Patricia Ann  
Baker Property.

A tract of land situated in Township 58 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming in the following portions of Sections; in the N $\frac{1}{2}$ SW $\frac{1}{4}$  of Section 35, in the N $\frac{1}{2}$ SE $\frac{1}{4}$ , NE $\frac{1}{4}$ SW $\frac{1}{4}$  and S $\frac{1}{2}$ NW $\frac{1}{4}$  of Section 34, in the S $\frac{1}{2}$ NE $\frac{1}{4}$ , NW $\frac{1}{4}$ NE $\frac{1}{4}$  and N $\frac{1}{2}$ NW $\frac{1}{4}$  of Section 33, in the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 28, in the S $\frac{1}{2}$ SE $\frac{1}{4}$ , E $\frac{1}{2}$ SW $\frac{1}{4}$ , NW $\frac{1}{4}$ SW $\frac{1}{4}$  and SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 29; in the SE $\frac{1}{4}$ NE $\frac{1}{4}$  and N $\frac{1}{2}$ NE $\frac{1}{4}$  of Section 30 and in the SW $\frac{1}{4}$ SE $\frac{1}{4}$ , E $\frac{1}{2}$ SW $\frac{1}{4}$ , and Lot 3 (NW $\frac{1}{4}$ SW $\frac{1}{4}$ ) of Section 19;

Also situated in Township 58, Range 85 West of the Sixth Principal Meridian, Sheridan County, Wyoming in the N $\frac{1}{2}$ SE $\frac{1}{4}$ , SW $\frac{1}{4}$ NE $\frac{1}{4}$  and SE $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 24:

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 51°11'36" E a distance of 2,414.21 feet from the Southwest Corner of Section 35, Township 58 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming, this point of beginning lying on the centerline of Ash Creek Road and on the Westerly Right-of-Way of Youngs Creek County Road; thence along the Ash Creek Road centerline following a curve to the right, this curve having a Radius of 2,397.77 feet, a Central Angle of 7°26'08", and Arc Length of 311.17 feet and a Chord Bearing of N 76°52'41" W for a distance of 310.95 feet to a point of reverse curvature; thence along a curve to the left, this curve having a Radius of 1,909.86 feet, a Central Angle of 24°40'05", an Arc Length of 822.27 feet and a Chord Bearing of N 85°29'40" W for a distance of 815.93 feet to a point of tangency; thence leaving said curve on a bearing of S 82°10'18" W for a distance of 473.60 feet to a point of curvature; thence along a curve to the right, this curve having a Radius of 286.48 feet, a Central Angle of 35°59'30", an Arc Length of 179.96 feet, and a Chord Bearing of N 79°49'57" W for a distance of 177.01 feet to a point of tangency; thence leaving said curve on a bearing of N 61°50'12" W for a distance of 107.69 feet to a point of curvature; thence along a curve to the left, this curve having a Radius of 716.20 feet, a Central Angle of 49°31'33", an Arc Length of 619.07 feet and a Chord Bearing of N 86°35'59" W for a distance of 599.98 feet to a point of tangency; thence leaving said curve on a bearing of S 68°38'15" W for a distance of 289.82 feet to a point of curvature;



thence along a curve to the right, this curve having a Radius of 1,145.92 feet, a Central Angle of 51°39'07", an Arc Length of 1,033.04 feet and a Chord Bearing of N 85°32'12" W for a distance of 998.41 feet to a point of tangency; thence leaving said curve on a bearing of N 59°42'38" W for a distance of 46.00 feet to a point of curvature; thence along a curve to the left, this curve having a Radius of 1,145.92 feet, a Central Angle of 17°22'59", an Arc Length of 347.66 feet and a Chord Bearing of N 68°24'08" W for a distance of 346.33 feet to a point of tangency; thence leaving said curve on a bearing of N 77°05'38" W for a distance of 420.39 feet; thence N 81°09'54" W for a distance of 469.27 feet to a point of curvature; thence along a curve to the right, this curve having a Radius of 954.93 feet, a Central Angle of 70°59'43", an Arc Length of 1,183.26 feet and a Chord Bearing of N 45°40'02" W for a distance of 1,109.00 feet to a point of tangency; thence leaving said curve on a bearing of N 10°10'10" W for a distance of 169.42 feet to a point of curvature; thence along a curve to the left, this curve having a Radius of 318.31 feet, a Central Angle of 79°03'17", an Arc Length of 439.19 feet and a Chord Bearing of N 49°41'49" W for a distance of 405.17 feet to a point of tangency; thence leaving said curve on a bearing of N 89°13'27" W for a distance of 266.23 feet to a point of curvature; thence along a curve to the right, this curve having a Radius of 1,145.92 feet, a Central Angle of 25°21'32", an Arc Length of 507.18 feet and a Chord Bearing of N 76°32'41" W for a distance of 503.05 feet to a point of tangency; thence leaving said curve on a bearing of N 63°51'55" W for a distance of 903.89 feet to a point of curvature; thence along a curve to the left, this curve having a Radius of 286.48 feet, a Central Angle of 21°39'35", an Arc Length of 108.30 feet and a Chord Bearing of N 74°41'43" W for a distance of 107.65 feet to a point of tangency; thence leaving said curve on a bearing of N 85°31'30" W for a distance of 230.23 feet to a point of curvature; thence along a curve to the right, this curve having a Radius of 286.48 feet, a Central Angle of 16°53'22", an Arc Length of 84.45 feet and a Chord Bearing of N 77°04'49" W for a distance of 84.14 feet to a point of tangency; thence leaving said curve on a bearing of N 68°38'09" W for a distance of 240.18 feet to a point of curvature; thence along a curve to the left, this curve having a Radius of 1,145.92 feet, a Central Angle of 10°14'04", an Arc Length of 204.69 feet and a Chord Bearing of N 73°45'11" W for a distance of 204.42 feet to a point of tangency; thence leaving said curve on a bearing of N 78°52'13" W for a distance of 201.77 feet to a point of curvature; thence along a curve to the left, this curve having a Radius of 1,909.86 feet, a Central Angle of 11°43'01", an Arc Length of 390.56 feet and a Chord Bearing of N 84°43'43" W for a distance of 389.88 feet to a point of tangency; thence leaving said curve on a bearing of S 89°24'47" W for a distance of 416.04 feet to a point of curvature; thence along a curve to the right, this curve having a Radius of 572.96 feet, a Central Angle of 20°16'05", an Arc Length of 202.68 feet and a Chord Bearing of N 80°27'11" W for a distance of 201.63 feet to a point of tangency; thence leaving said curve on a bearing of N 70°19'08" W for a distance of 225.11 feet to a point of curvature; thence along a curve to the right, this curve having a Radius of 381.97 feet, a Central Angle of 45°26'26", an Arc Length of 302.94 feet and a Chord Bearing of N 47°35'55" W for a distance of 295.06 feet to a point of tangency; thence leaving said curve on a bearing of N 24°52'42" W for a distance of 141.13 feet to a point of curvature; thence along a curve to the left, this curve having a Radius of 572.96 feet, a Central Angle of 20°26'50", an Arc Length of 204.47 feet and a Chord Bearing N 35°06'07" W for a distance of 203.39 feet; thence leaving said curve on a bearing of N 44°24'36" W for a distance of 486.42 feet to a point of curvature; thence along a curve to the left, this curve having a Radius of 1,145.92 feet, a Central Angle of 47°18'09", an Arc Length of 946.05 feet and a Chord Bearing of N 66°23'59" W for a distance of 919.41 feet to a point of tangency; thence leaving said curve on a bearing of S 89°56'57" W for a distance of 959.32 feet to a point of curvature; thence along a curve to the right, this curve having a Radius of 572.96 feet, a Central Angle of



23°47'34", an Arc Length of 237.93 feet and a Chord Bearing N 78°09'16" W for a distance of 236.22 feet to a point of tangency; thence leaving said curve on a bearing of N 66°15'29" W for a distance of 167.96 feet to a point of curvature; thence along a curve to the left, this curve having a Radius of 572.96 feet, a Central Angle of 11°46'21", an Arc Length of 117.73 feet and a Chord Bearing of N 72°08'40" W for a distance of 117.52 feet to a point of tangency; thence leaving said curve on a bearing of N 78°01'51" W for a distance of 270.21 feet to a point curvature; thence along a curve to the right, this curve having a Radius of 572.96 feet, a Central Angle of 11°32'19", an Arc Length of 115.39 feet and a Chord Bearing N 72°15'41" W for a distance of 115.19 feet to a point of tangency; thence leaving said curve on a bearing of N 66°29'31" W for a distance of 428.72 feet to a point of curvature; thence along a curve to the left, this curve having a Radius of 1,145.92 feet, a Central Angle of 22°03'55", an Arc Length of 441.30 feet and a Chord Bearing of N 77°31'29" W for a distance of 438.58 feet to a point of tangency; thence leaving said curve on a bearing of N 88°33'26" W for a distance of 396.47 feet to a point of curvature; thence along a curve to the right, this curve having a Radius of 572.96 feet, a Central Angle of 19°27'51", an Arc Length of 194.64 feet and a Chord Bearing of N 78°49'31" W for a distance of 193.71 feet to a point of tangency; thence leaving said curve on a bearing of N 69°05'35" W for a distance of 178.48 feet to a point of curvature; thence along a curve to the left, this curve having a Radius of 572.96 feet, a Central Angle of 5°32'47", an Arc Length of 55.46 feet and a Chord Bearing of N 71°51'59" W for a distance of 55.44 feet to a point of tangency; thence leaving said curve on a bearing of N 74°38'22" W for a distance of 241.57 feet to a point of curvature; thence along a curve to the right, this curve having a Radius of 572.96 feet, a Central Angle of 8°21'21", an Arc Length of 83.56 feet and a Chord Bearing of N 70°27'42" W for a distance of 83.48 feet to a point of tangency; thence leaving said curve on a bearing of N 66°17'01" W for a distance of 688.25 feet to a point of curvature; thence along a curve to the right, this curve having a Radius of 698.13 feet, a Central Angle of 8°39'34", and Arc Length of 105.51 feet and a Chord Bearing of N 61°57'14" W for a distance of 105.41 feet to a point of tangency; thence leaving said curve on a bearing of N 57°37'27" W for a distance of 71.67 feet to a point of curvature; thence along a curve to the left, this curve having a Radius of 916.31 feet, a Central Angle of 4°36'11", an Arc Length of 73.61 feet and a Chord Bearing of N 59°55'32" W for a distance of 73.59 feet to a point of tangency; thence leaving said curve on a bearing of N 62°13'38" W for a distance of 739.28 feet to a point of curvature; thence along a curve to the left, this curve having a Radius of 1,266.00 feet, a Central Angle of 10°37'33", an Arc Length of 234.79 feet and a Chord Bearing of N 67°32'34" W for a distance of 234.45 feet to a point of tangency; thence leaving said curve on a bearing of N 72°51'11" W for a distance of 230.25 feet to a point of curvature; thence along a curve to the right, this curve having a Radius of 826.54 feet, a Central Angle of 31°13'42" an Arc Length of 450.50 feet and a Chord Bearing of N 57°14'20" W for a distance of 444.94 feet to a point of tangency; thence leaving said curve on a bearing of N 41°37'29" W for a distance of 296.51 feet; thence N 34°54'47" W for a distance of 766.87 feet; thence N 33°09'53" W for a distance of 414.89 feet to a point of curvature; thence along a curve to the right, this curve having a Radius of 1,278.66 feet, a Central Angle of 18°05'01", an Arc Length of 403.57 feet and a Chord Bearing of N 24°07'23" W for a distance of 401.90 feet to a point of tangency; thence leaving said curve on a bearing of N 15°04'52" W for a distance of 127.46 feet to a point of curvature; thence along a curve to the left, this curve having a Radius of 633.78 feet, a Central Angle of 19°29'31", an Arc Length of 215.61 feet and a Chord Bearing of N 24°49'37" W for a distance of 214.57 feet to a point of tangency; thence leaving said curve on a bearing of N 34°34'23" W for a distance of 242.00 feet to a point of curvature; thence along a curve to the right, this curve having a Radius of 720.97 feet, a Central Angle of 13°37'31", an Arc Length of 171.45 feet and a Chord Bearing



of N 27°45'37" W for a distance of 171.05 feet to a point of tangency; thence leaving said curve on a bearing of N 20°56'52" W for a distance of 344.97 feet to a point of curvature; thence along a curve to the left, this curve having a Radius of 311.02 feet, a Central Angle of 81°16'57", an Arc Length of 441.23 feet and a Chord Bearing of N 61°35'21" W for a distance of 405.15 feet to a point of tangency; thence leaving said curve on a bearing of S 77°46'11" W for a distance of 155.43 feet to a point of curvature; thence along a curve to the right, this curve having a Radius of 726.77 feet, a Central Angle of 37°21'24", an Arc Length of 473.85 feet and a Chord Bearing of N 83°33'07" W for a distance of 465.50 feet to a point of tangency; thence leaving said curve on a bearing of N 64°52'25" W for a distance of 216.36 feet to a point of curvature; thence along a curve to the right, this curve having a Radius of 1,123.57 feet, a Central Angle of 13°50'32", an Arc Length of 271.44 feet and a Chord Bearing of N 57°57'09" W for a distance of 270.79 feet to a point of tangency; thence leaving said curve on a bearing of N 51°01'53" W for a distance of 379.66 feet to a point of curvature; thence along a curve to the right, this curve having a Radius of 1,638.72 feet, a Central Angle of 6°56'51", an Arc Length of 198.71 feet and a Chord Bearing of N 47°33'27" W for a distance of 198.58 feet to a point of tangency; thence leaving said curve on a bearing of N 44°05'02" W for a distance of 119.38 feet to a point of curvature; thence along a curve to the left, this curve having a Radius of 1,389.04 feet, a Central Angle of 19°43'21", an Arc Length of 478.14 feet and a Chord Bearing of N 53°56'43" W for a distance of 475.78 feet to a point of tangency; thence leaving said curve on a bearing of N 63°48'23" W for a distance of 346.34 feet to a point of curvature; thence along a curve to the right, this curve having a Radius of 1,600.94 feet, a Central Angle of 10°56'43", an Arc Length of 305.83 feet and a Chord Bearing of N 58°20'01" W for a distance of 305.36 feet to a point of tangency; thence leaving said curve on a bearing of N 52°51'40" W for a distance of 291.93 feet to a point of curvature; thence along a curve to the right, this curve having a Radius of 1,438.89 feet, a Central Angle of 27°01'30", an Arc Length of 678.69 feet and a Chord Bearing of N 39°20'55" W for a distance of 672.42 feet to a point of reverse curvature; thence along a curve to the left, this curve having a Radius of 620.95 feet, a Central Angle of 34°24'33", an Arc Length of 372.92 feet and a Chord Bearing of N 51°07'06" W for a distance of 367.34 feet to a point of tangency; thence leaving said curve on a bearing of N 68°19'22" W for a distance of 639.31 feet to a point of tangency; thence along a curve to the left, this curve having a Radius of 940.99 feet, a Central Angle of 12°16'19", an Arc Length of 201.55 feet and a Chord Bearing of N 74°27'31" W for a distance of 201.16 feet to a point of tangency; thence leaving said curve on a bearing of N 80°35'41" W for a distance of 236.18 feet to a point of curvature; thence along a curve to the left, this curve having a Radius of 475.59 feet, a Central Angle of 26°44'27", an Arc Length of 221.97 feet and a Chord Bearing of S 86°02'05" W for a distance of 219.96 feet to a point of tangency; thence leaving said curve on a bearing of S 72°39'52" W for a distance of 149.52 feet to a point of curvature; thence along a curve to the right, this curve having a Radius of 446.87 feet, a Central Angle of 33°11'53", an Arc Length of 258.92 feet and a Chord Bearing of S 89°15'48" W for a distance of 255.31 feet to a point of compound curvature; thence along a curve to the right, this curve having a Radius of 775.04 feet, a Central Angle of 34°29'30", an Arc Length of 466.57 feet and a Chord Bearing of N 56°53'30" W for a distance of 459.56 feet to a point of tangency; thence leaving said curve on a bearing of N 39°38'45" W for a distance of 53.67 feet to a point of curvature; thence along a curve to the left, this curve having a Radius of 518.64 feet, a Central Angle of 23°44'32", an Arc Length of 214.91 feet and a Chord Bearing of N 51°31'01" W for a distance of 213.38 feet to a point of tangency; thence leaving said curve on a bearing of N 63°23'17" W for a distance of 231.80 feet; thence N 60°32'27" W for a distance of 284.88 feet to a point of curvature; thence along a curve to the left, this curve having a Radius of 1,413.03 feet, a Central Angle



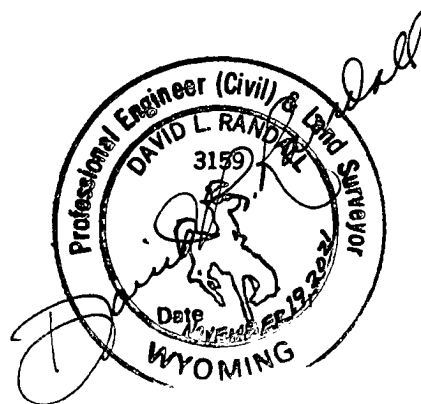
of 5°57'46", an Arc Length of 147.05 feet and a Chord Bearing of N 63°31'20" W for a distance of 146.99 feet to a point of tangency; thence leaving said curve on a bearing of N 66°30'13" W for a distance of 141.49 feet to a point of curvature; thence along a curve to the right, this curve having a Radius of 666.45 feet, a Central Angle of 23°45'44", an Arc Length of 276.40 feet and a Chord Bearing of N 54°37'21" W for a distance of 274.42 feet to a point of tangency; thence leaving said curve on a bearing of N 42°44'29" W for a distance of 189.12 feet to a point of curvature; thence along a curve to the left, this curve having a Radius of 449.33, a Central Angle of 40°30'08", an Arc Length of 317.63 feet and a Chord Bearing of N 62°59'33" W for a distance of 311.06 feet to a point of tangency; thence leaving said curve on a bearing of N 83°14'37" W for a distance of 338.54 feet to a point of curvature; thence along a curve to the right, this curve having a Radius of 1,364.52 feet, a Central Angle of 7°11'35", an Arc Length of 171.31 feet and a Chord Bearing of N 79°38'49" W for a distance of 171.19 feet to a point of tangency; thence leaving said curve on a bearing of N 76°03'02" W for a distance of 114.42 feet to a point of curvature; thence along a curve to the left, this curve having a Radius of 2,063.37 feet, a Central Angle of 3°03'08", an Arc Length of 109.92 feet and a Chord Bearing of N 77°34'36" W for a distance of 109.91 feet to a point of tangency; thence leaving said curve on a bearing of N 79°06'10" W for a distance of 106.73 feet to a point of curvature; thence along a curve to the right, this curve having a Radius of 668.31 feet, a Central Angle of 33°47'45", an Arc Length of 394.20 feet and a Chord Bearing of N 62°12'17" W for a distance of 388.51 feet to the point of terminus for this centerline.

The point of terminus bears N 49°35'20" E a distance of 1,748.47 feet from the West ¼ Corner of Section 24, Township 58 North, Range 85 West of the Sixth Principal Meridian, Sheridan County, Wyoming, said point of terminus lies on the East line of the SW¼NW¼ of said Section 24, Township 58 North, Range 85 West.

The East line of the SW¼NW¼ of Section 24 is the East line of the Walter R. and Patricia Ann Baker property at the time this description was generated.

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

For the purposes of checking mathematical closure, the West ¼ Corner of Section 24, Township 58 North, Range 85 West, bears N 64°36'02" W a distance of 29,959.64 feet from the Southwest Corner of Section 35, Township 58 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming.



**EXHIBIT "B"**

**Lands benefitted and burdened by the attached *Reciprocal Access Easement* include all lands owned by each Grantor which are adjacent to or accessed by the Ash Creek Road more specifically described on Exhibit A, including but not limited to the lands more specifically described in the following deeds:**

- a. That Warranty Deed filed in the office of the County Clerk and Ex-Officio Register of Deeds for Sheridan County, Wyoming on January 25, 2017 as Document No. 2017-732474, real property was conveyed to **Walter R. Baker and Patricia Ann Baker**;
- b. That Trustee's Deed filed in the office of the County Clerk and Ex-Officio Register of Deeds for Sheridan County, Wyoming on March 1, 2019 as Document No. 2019-748423, real property was conveyed to **The Randall Family Ranch, LLC, a Wyoming limited liability company**;
- c. That Warranty Deed filed in the office of the County Clerk and Ex-Officio Register of Deeds for Sheridan County, Wyoming on March 11, 2020 as Document No. 2020-756479, real property was conveyed to **the trustees of Poeschl Family Revocable Trust dated October 18, 2018**;
- d. That Limited Warranty Deed filed in the office of the County Clerk and Ex-Officio Register of Deeds for Sheridan County, Wyoming on June 8, 1981 in Book 258 at Page No. 818741, real property was conveyed to **Padlock Ranch Company, a Wyoming corporation**; and

That Affidavit Affecting Title to Real Property and Declaration of Title Succession filed in the office of the County Clerk and Ex-Officio Register of Deeds for Sheridan County, Wyoming on June 24 1998 in Book 393 at Page No. 535 as Document No. 288391, real property was conveyed to Padlock Ranch Company, a Wyoming corporation;

- e. That Quitclaim Deed filed in the office of the County Clerk and Ex-Officio Register of Deeds for Sheridan County, Wyoming on March 24, 2004 in Book 451 at Page 569 as Document No. 470506, real property was conveyed to **Frank J. Mommsen and Mary Jean B. Mommsen**, and

That Notice of Agreement for Warranty Deed filed in the office of the County Clerk and Ex-Officio Register of Deeds for Sheridan County, Wyoming on May 3, 2021 as Document No. 2021-768753, real property was conveyed to **Joe Onisick**;

**NO. 2022-782647 EASEMENT**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
GREG A VON KROSIGK PC PO BOX 602  
SHERIDAN WY 82801