

Filed for Record at Request of:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

IRRIGATION EASEMENTS AND SHARED FACILITIES AGREEMENT

This Irrigation Easements and Shared Facilities Agreement (“Agreement”) is made and entered into this 30 day of March 2026, by and among:

Cynthia R. Hoover, as Trustee for the Cynthia R. Hoover Trust, dated March 26, 2015, and Pearce Ranch LLC (collectively “Grantors”)

and

Cynthia R. Hoover, as Trustee for the Cynthia R. Hoover Trust, dated March 26, 2015, Larry G. Hoover, as governing Co-Trustee for the Geraldine T. Hoover Family Trust, dated September 10, 1990, and as the Sole Trustee for the Larry G. Hoover Family Trust, dated September 10, 1990, Pearce Ranch LLC, Jack M. Fiedor and Connie K. Fiedor, husband and wife, and Hardin Campbell Ditch Company (collectively “Grantees”).

RECITALS:

A. The parties to this Agreement have allowed or have had access to and use of irrigation water from the Hardin Campbell Ditch located on Parcels #1 and #2, various shared facilities located on Parcels #1, #2 and #3, and irrigation pipes located on Parcels #2 and #3. The parties now wish to formalize their agreement regarding the access to and use of irrigation water, various shared facilities, and irrigation pipes, to grant the necessary and appropriate easements and rights to perpetuate the use, and to set forth the maintenance and repair obligations and rights of the parties.

B. Grantors and Grantees are the owners in fee simple of real property legally described in Exhibit A.

C. Grantors wish to grant, and Grantees wish to receive the continued right of access to and use of irrigation water, various shared facilities, and irrigation pipes for Grantees’ irrigation purposes, the primary and central location of which shall hereinafter be referred to as the “Pumphouse.” (A depiction of the approximate Pumphouse and irrigation facilities are set forth and incorporated by Exhibit C.)

D. Grantors also wish to grant, and Grantees wish to receive a nonexclusive, permanent and perpetual easement over, under, on and across the portions of Grantors' property (and each other's property) to the extent necessary and appropriate for continued irrigation purposes, hereinafter referred to as the "Easement Areas."

NOW THEREFORE, in consideration of the mutual terms and covenants herein, the sufficiency and receipt of which are hereby acknowledged, the parties further agree as follows:

1. **INTENT AND PURPOSE.** The intent and purpose of this Agreement is to forever burden the Easement Areas and grant the continued right to access to and use of irrigation water, various shared facilities, including but not limited to the Pumphouse and irrigation pipes, all together with the associated rights to the full extent described below. Notwithstanding the foregoing, it is also the intent of the parties to recognize that Wyoming statutes, regulations, and common law provide rights and obligations pertaining to "ditch rights". This Agreement shall never be construed to limit ditch rights as provided by Wyoming law and shall be interpreted with the intent to protect such ditch rights to the fullest extent provided by Wyoming law. However, to the extent this Agreement is construed to provide additional ditch rights, this Agreement shall be construed to include such additional ditch rights.

2. **GRANT OF THE EASEMENT.** Grantors hereby grant Grantees, their successors, heirs and assigns, a nonexclusive, permanent and perpetual easement over, under, on and across the portions of the Grantors' property defined herein as the Easement Areas, which is legally described and depicted in Exhibits B and C herein, for the express purposes of using, maintaining, repairing, replacing, and/or improving Hardin Campbell Ditch (the "ditch"), the diversions therefrom, irrigation pipes therefrom, whether above or below ground, risers therefrom, all irrigation related components of the irrigation systems in existence the date this Agreement was enter into, all components necessary and appropriate to use, maintain, repair, replace, and/or improve the irrigation systems, whether shared or not, the Pumphouse, and the existing access ways to and from all of the foregoing. The foregoing shall not be construed to limit Grantees' irrigation rights and uses authorized by the Hardin Campbell Ditch Company. To protect Grantees' rights hereunder, Grantors, their heirs, successors, assigns, licensees, invitees, tenants, employees, personal representatives and legal representatives are hereby prohibited from constructing any improvement or structure within the Easement Areas and/or proximity thereto that would undermine Grantees' rights set forth in this Agreement, including but not limited to any locked gate(s) or other impediments to Grantees' access to the Easement Areas.

Unless otherwise agreed by the respective parties, the ownership of existing shared irrigation facilities, including but not limited to the Pumphouse, diversion systems, pumps, risers, etc., whether in existence today or put into existence in the future, shall be and are hereby vested in the Grantees, their successors, heirs and assigns, respectively and equally to the extent actually shared. The water supply from the ditch shall be used to serve the properties owned by Grantees, their successors, heirs and assigns, all within the permissible limitations set by Hardin Campbell Ditch Company.



Unless otherwise agreed by the respective parties, purchase, maintenance, and repair costs of all future shared facilities shall be shared by the Grantees respectively and equally to the extent actually shared. To the extent individual facilities are in existence or installed in the future for servicing parties separately, each separate party shall bear the costs of construction, maintenance, and repair of their separate facilities. Nothing contained herein shall be construed, however, to prohibit any Grantee to voluntarily opt out of this Agreement should such Grantee subsequently construct and or connect to its own other irrigation water source.

If shared facilities are in common ownership and an emergency arises and one or more Grantee cannot be reached, the other Grantee(s) may have emergency work done to the shared facilities up to the total cost of five thousand (\$5,000.00) dollars without the prior consent of the other Grantee(s). Any non-emergency work (i.e., standard care) done to shared facilities shall be agreed upon, in writing, by no less than a majority of the Grantees prior to the work being done. In the event of a tie vote for non-emergency work, the President of Hardin Campbell Ditch Company shall have the tie-breaking vote.

Unless otherwise agreed by the respective parties, each Grantee shall be responsible for their equal share of all documented costs for the installation, maintenance, improvement, and repair of the shared facilities, whether due to emergency or standard care. However, if any party damages the shared facilities, that party shall be solely responsible for the costs of repairing the Easement Areas to at least its condition prior to damaging it. All of these costs shall be due and payable at the time of such work, and, if not paid within thirty (30) days of written notification being mailed to the physical address, or such other address previously agreed by the respective parties, shall become a lien on title to applicable delinquent Grantee's parcel with interest accruing thereon at the rate of 12% per year.

Any landscaping within the Easement Areas shall be kept to a minimum so as to allow access to the Easement Areas, and all related facilities and other appropriate waterworks.

3. **RUNNING OF BENEFITS AND BURDENS.** All provisions of this Agreement, including the benefits and burdens touch and concern the subject properties, run with such lands and are binding upon and inure to the benefit and or burden of the parties, their heirs, assigns, licensees, invitees, successors, tenants, employees, personal representatives and legal representatives. This Agreement, its easements, rights, and restrictions, shall always be considered and are hereby deemed appurtenant to and benefit all Grantee properties.

4. **ATTORNEY'S FEES AND COSTS.** In any action, proceeding, or arbitration among the parties to this Agreement arising out of this Agreement, its easements, rights, and restrictions, the prevailing party shall be entitled to reasonable attorney's fees and costs from the non-prevailing party(ies), including on appeal. Any such action shall be brought in Sheridan County, Wyoming.



5. EXECUTION OF ANY AND ALL NECESSARY DOCUMENTS. The parties agree to execute all additional, if any, necessary documents to accomplish the intent and purpose of this Agreement.



IN WITNESS WHEREOF the parties have executed this Agreement this 30 day of March 2026

Parcel #s1 and 2:

By: Cynthia R Hoover  
Cynthia R Hoover, as Trustee

Parcel #3:

By: Mary M Pearce  
Mary M Pearce, Manager

Parcel #4

By: Larry G Hoover - Trustee  
Larry G. Hoover, Co-Trustee

By: Larry G Hoover - SOLE TRUSTEE  
Larry G. Hoover, Sole Trustee

Parcel #5:

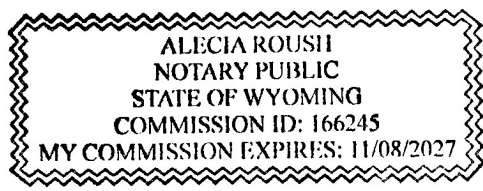
By: Jack M. Fiedor  
Jack M. Fiedor

By: Connie K Fiedor  
Connie K. Fiedor

STATE OF WYOMING )  
 ) ss:  
COUNTY OF SHERIDAN )

I certify that I know or have satisfactory evidence that Cynthia R. Hoover is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument as the Trustee of the Cynthia R. Hoover Trust dated March 26, 2015, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED THIS 17<sup>th</sup> day of October 2025.

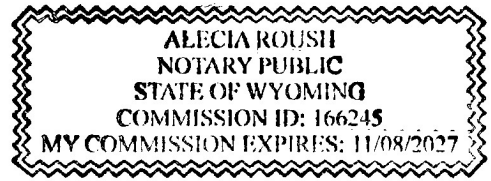


Alecia Roush  
Notary Public in and for the state of Wyoming  
Residing at: CVL-247 Coffeen Ave, Sheridan, WY 82801  
My commission expires: 11/08/2027

STATE OF WYOMING )  
 ) ss:  
COUNTY OF SHERIDAN )

I certify that I know or have satisfactory evidence that Mary M. Pearce is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument as the Manager of Pearce Ranch LLC, a Wyoming limited liability company pursuant to the provisions of the Operating Agreement of said company, and acknowledged it to be the free and voluntary act of said Company for the uses and purposes mentioned in said instrument.

DATED THIS 11<sup>th</sup> day of February 2026

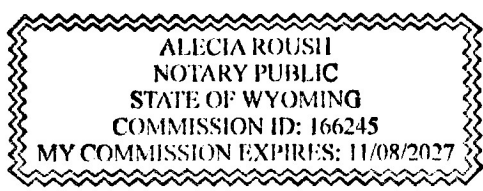


Alecia Roush  
Notary Public in and for the state of Wyoming  
Residing at: CVL-247 Coffeen Ave, Sheridan, WY 82801  
My commission expires: 11/08/2027

STATE OF WYOMING )  
 ) ss:  
COUNTY OF SHERIDAN )

I certify that I know or have satisfactory evidence that that Larry G. Hoover is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument as the governing Co-Trustee of the Geraldine T. Hoover Family Trust dated September 10, 1990, and as the Trustee of the Larry G. Hoover Family Trust dated September 10, 1990, to be the free and voluntary act of such parties for the uses and purposes mentioned in the instrument.

DATED THIS 17<sup>th</sup> day of October 2025.

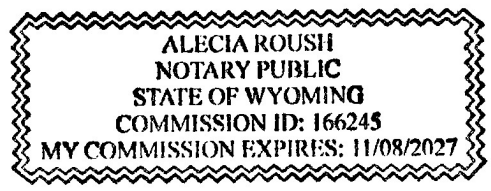


Alecia Roush  
Notary Public in and for the state of Wyoming  
Residing at: CNL - 247 Coffeen Ave, Sheridan, WY 82801  
My commission expires: 11/08/2027

STATE OF WYOMING )  
 ) ss:  
COUNTY OF SHERIDAN )

I certify that I know or have satisfactory evidence that Jack M. Fiedor and Connie K. Fiedor are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated it to be the free and voluntary act of such persons for the uses and purposes mentioned in the instrument.

DATED THIS 27<sup>th</sup> day of February 2026.



Alecia Roush  
Notary Public in and for the state of Wyoming  
Residing at: CVL - 247 Coffeen Ave, Sheridan, WY 82801  
My commission expires: 11/08/2027



EXHIBIT A  
 (Legal Descriptions of Grantors Properties)

Parcel #1:

Township 57 North, Range 86 West, 6th P.M.

Section 25:

and 36: All that portion of the  $W\frac{1}{2}SE\frac{1}{4}$ ,  
 of Sec. 25 and  $W\frac{1}{2}NE\frac{1}{4}$  of Sec. 36  
 lying and being Easterly and  
 Southerly of "Extension of Wolf  
 Creek Road, Keystone Ranch to  
 Ranchester" (except 6.8 acres in  
 the Southwest corner of the  $SW\frac{1}{4}NE\frac{1}{4}$   
 of said Sec. 36, more fully described  
 in Book 7 of Deeds, Page 145).

Section 36:  $E\frac{1}{2}NE\frac{1}{4}$ ,  $NE\frac{1}{2}SE\frac{1}{4}$ ,  $SE\frac{1}{4}SE\frac{1}{4}$ ; also  $W\frac{1}{2}SE\frac{1}{4}$   
 excepting the following tract of land  
 containing 13 acres, more or less,  
 to-wit: Beginning at a point in  
 the center of Wolf Creek Road, said  
 point being located East 460 feet  
 from the center of said Section 36;  
 thence along the center of said road  
 in a Southerly and Westerly direction  
 to a point on the West line of said  
 $W\frac{1}{2}SE\frac{1}{4}$ , said point being located South  
 1800 feet, more or less, from said  
 center of Sec. 36; thence North,  
 along said West line of said  $W\frac{1}{2}SE\frac{1}{4}$ ,  
 to the center of said Sec. 36; thence  
 East 460 feet to the point of beginning.



A tract of land in the E½SE¼ of Section 25, Township 57 North, Range 86 West of the 6<sup>th</sup> Principal Meridian, Sheridan County, Wyoming, described as follows:

BEGINNING AT A POINT on the westerly line of said E½SE¼ of Section 25;  
Thence along said westerly line S1°09'05"E, 1016.08 feet;  
Thence leaving said westerly line, S63°46'37"E, 89.24 feet;  
Thence N4°24'54"W, 399.41 feet;  
Thence N86°16'12"E, 451.20 feet to the westerly line of an existing access road;  
Thence along the westerly line of said access road the following courses:  
N29°08'42"W, 198.77 feet;  
Thence N39°28'39"W, 533.52 feet;  
Thence N63°13'20"W, 93.96 feet to the POINT OF BEGINNING.

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Parcel #2:

A tract of land located in the E $\frac{1}{2}$ SE $\frac{1}{4}$  of Section 25, Township 57 North, Range 86 West of the Sixth Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at the southeast corner of said Section 25; thence N11°05'34"W, 1,062.08 feet; thence N2°59'43"W, 643.91 feet to the centerline of a road easement; thence along said centerline the following courses: S76°14'44"W, 293.73 feet; thence N75°41'03"W, 230.83 feet; thence N52°13'55"W, 92.96 feet; thence leaving said road centerline S86°16'11"W, 22.53 feet to the southerly line of a 5 acre tract; thence along the southerly line of said 5 acre tract the following courses: S86°16'11æW, 451.20 feet; thence S4°24'54"E, 399.41 feet; thence N63°46'38"W, 50.16 feet to the westerly line of said E $\frac{1}{2}$ SE $\frac{1}{4}$  of Section 25; thence leaving said 5 acre tract boundary along said westerly line, S0°57'59æE, 1,328.59 feet to the southwest corner of said E $\frac{1}{2}$ SE $\frac{1}{4}$  of Section 25; thence along the southerly line of said E $\frac{1}{2}$ SE $\frac{1}{4}$  of Section 25, S88°25'27"E, 1,288.80 feet to the point of beginning.

Parcel #3:

A tract of land lying in the W $\frac{1}{2}$ SW $\frac{1}{4}$ , Section 30, Township 57 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, said parcel described as follows:

Beginning at a fence corner on the approximate east line of said W $\frac{1}{2}$ SW $\frac{1}{4}$ , said point being N. 47°04'42" E., 1799.62 feet from the southwest corner of said Section 30; thence N. 09°46'32" W., 94.50 feet along a fence line (per Book 276 of Deeds, page 351); thence N. 06°27'46" E., 260.94 feet to a point; thence N. 40°45'45" W., 132.86 feet to a point; thence N. 85°58'13" W., 109.70 feet to a point; thence N. 08°18'44" E., 171.65 feet to a point; thence N. 78°58'41" W., 354.00 feet to a point; thence S. 83°28'08" W., 130.32 feet to a point; thence S. 02°12'39" W., 146.26 feet to a point; thence S. 01°52'12" W., 400.52 feet to a point; thence S. 33°24'16" W., 61.33 feet to a point; thence S. 66°36'07" E., 378.46 feet to a point; thence N. 68°18'54" E., 98.97 feet to a point; thence N. 83°34'53" E., 249.72 feet to the point of beginning.



**EXCEPTING FROM THE TRACT FIRST DESCRIBED ABOVE AND RESERVING UNTO GRANTORS, a tract of land which contains 6.28 acres which is more particularly described as follows:**

A tract of land situated in the  $W\frac{1}{2}SW\frac{1}{4}$  of Section 30, Township 57 North, Range:

85 West, 6th Principal Meridian, Sheridan County, Wyoming; as shown on Exhibit "B" attached hereto and by this reference made a part hereof; said tract being more particularly described as follows:

Commencing at the west quarter corner of said Section 30; thence  $S36^{\circ}47'58''E$ , 1128.66 feet the POINT OF BEGINNING of said tract, said point lying on the southerly line of a tract of land described in Book 290 of Deeds, Page 40; thence  $S88^{\circ}51'06''E$ , 108.83 feet to a point; thence  $S58^{\circ}38'12''E$ , 114.82 feet to a point; thence  $S82^{\circ}11'24''E$ , 227.26 feet to a point; thence  $S27^{\circ}15'17''E$ , 434.98 feet to a point, said point lying on the easterly line of a tract of land described in Book 327, Page 332; thence  $S09^{\circ}49'32''E$ , 58.04 feet along said easterly line described in Book 327, Page 332 to a point, said point being the southeast corner of said tract described in Book 290 of Deeds, Page 40; thence  $S83^{\circ}31'53''W$ , 249.72 feet along the southerly line of said tract described in Book 327, Page 332 to a point; thence  $S68^{\circ}16'44''W$ , 99.09 feet along said southerly line described in Book 327, Page 332 to a point; thence  $N66^{\circ}39'05''W$ , 378.47 feet along said southerly line described in Book 327, Page 332 to a point, said point being the southwest corner of said tract described in Book 327 of Deeds, Page 332; thence  $N33^{\circ}27'21''E$ , 61.36 feet along the westerly line of said tract described in Book 327, Page 332 to a point; thence  $N01^{\circ}49'12''E$ , 400.52 feet along said westerly line described in Book 327, Page 332 to the POINT OF BEGINNING of said tract.

Said excepted tract contains 6.28 acres of land, more or less.

Parcel #4

That portion of the  $W\frac{1}{2}SW\frac{1}{4}$  of Section 30, Township 57 North, Range 85 West; and the  $E\frac{1}{2}SE\frac{1}{4}$  of Section 25, Township 57 North, Range 86 West, 6th P.M., Sheridan County, Wyoming, lying south of the following described line: Beginning at a point on the center line of the Wolf Creek County Road, said point being  $North\ 29^{\circ}24'59''\ West$ , 2779.65 feet from the southeast corner of said Section 25; thence along the centerline of an access road  $South\ 63^{\circ}13'02''\ East$ , 108.77 feet to a point, thence along said center line  $South\ 39^{\circ}28'39''\ East$ , 539.53 feet to a point; thence along said center line  $South\ 29^{\circ}08'42''\ East$ , 209.43 feet to a point; thence along said centerline  $South\ 52^{\circ}15'55''\ East$ , 93.84 feet to a point; thence along said centerline  $South\ 75^{\circ}41'03''\ East$ , 230.83 feet to a point; thence along said centerline  $North\ 76^{\circ}14'44''\ East$ , 367.59 feet to a point; thence along said centerline  $North\ 85^{\circ}37'53''\ East$ , 376.52 feet to a point; thence along said centerline  $South\ 88^{\circ}34'01''\ East$ , 470.14 feet to a point; thence leaving said centerline  $South\ 01^{\circ}52'12''\ West$ , 400.52 feet to a point; thence  $South\ 33^{\circ}24'16''\ West$ , 61.33 feet to a point thence  $South\ 66^{\circ}36'07''\ East$ , 378.46 feet to a point; thence  $North\ 68^{\circ}18'54''\ East$ , 98.97 feet to a point; thence  $North\ 83^{\circ}34'53''\ East$ , 249.72 feet more or less to a fence corner on the approximate east line of the said  $SW\frac{1}{4}SW\frac{1}{4}$  of Section 3, said point being  $North\ 47^{\circ}04'42''\ East$ , 1799.62 feet from the southwest corner of said Section 30.



EXCEPTING THEREFROM that certain parcel conveyed to Cynthia R. Hoover in  
Quitclaim Deed, Recorded September 6, 2005, in Book 467, Page 129.

AND

EXCEPTING THEREFROM that certain parcel conveyed to Cynthia R. Hoover in Deed,  
Recorded September 6, 2005, in Book 467, Page 131.

Parcel #5:

The Southwest quarter of the North-  
west quarter of Section 30, Township 57  
North, of Range 85 West of the Sixth  
Principal Meridian, except that part of  
said Southwest quarter of the Northwest  
quarter of said Section 30 lying East of  
Wolf Creek; Also all that portion of the  
Northwest quarter of the Northwest  
quarter of said Section 30 lying on the  
Southerly and Westerly side of the  
center line of Wolf Creek, said center  
line being described as follows: Com-  
mencing at a point 210 feet East of the  
Northwest corner of said Section 30,  
thence following said center line to a  
point which is South 45° East 42 feet  
from said last mentioned point; thence  
following said center line to a point  
which is South 81° 06' East 949 feet  
from the last mentioned point; thence  
following said center line to a point  
which is South 11° 10' East 165 feet  
from the last mentioned point; thence  
following said center line to a point  
which is South 30° 57' West 422 feet  
from the last mentioned point; thence  
following the center line of said creek  
to a point which is North 86° 13' West  
693 feet from the last mentioned point;  
thence along the center line of said  
creek to a point which is South 40° 13'  
East 398 feet from the last mentioned  
point; thence along the center line of  
said creek to a point which is South 79°  
55' East 210 feet from the last mentioned  
point; thence along the center line of  
said creek to a point which is North 80°  
13' East 494 feet from the last mentioned  
point; thence along the center line of  
said creek to a point on the East line  
of said Northwest quarter of the North-  
west quarter which is South 80° 44' East  
67 feet from the last mentioned point.



ALSO that portion of the East half of the Northeast quarter of Section 25, Township 57 North, Range 86 West of the Sixth Principal Meridian described as follows: Commencing at the Southeast corner of the Northeast quarter of said Section 25; running thence North to the Northeast corner of said Section 25; thence West 180 feet to the Southerly line of the County Road; thence South 35° 45' West 461 feet along said County Road to a point; thence South 49° 38' West 283 feet along said County Road to a point; thence North 89° 30' East 76 feet to a point; thence South 640 feet to a point, thence West 755 feet to the West line of the East half of the Northeast quarter of said Section 25; thence South to the Southwest corner of the Southeast quarter of the Northeast quarter of said Section 25; thence East along the South line of the Southeast quarter of the Northeast quarter of said Section 25, 1320 feet, more or less to the point of beginning.

ALSO, the South half of the Southeast quarter of the Northwest quarter of Section 30, and that part of the Southwest quarter of the Northwest quarter of said Section 30 which lies East of Wolf Creek, all in Township 57 North, Range 85 West of the Sixth Principal Meridian.

TOGETHER with all ditch and ditch rights belonging to or appurtenant to the aforesaid lands, together with all appurtenances and improvements thereon and thereunto appertaining.

EXCEPTING AND RESERVING unto Sellers one-half of all oil, gas, coal and other minerals in or underlying said lands, together with the right to enter upon said lands for the purpose of exploring for, drilling, mining or removing such minerals, and together with so much of the surface as may be necessary and incidental thereto, but the owner of the surface shall be reasonably compensated for any damage thereto.



**2026-806331** 3/30/2026 11:33 AM PAGE: 15 OF 24  
FEES: \$81.00 PK EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT B  
(Legal Description)



LEGAL DESCRIPTION OF ACCESS EASEMENT

OF A TEN FOOT (10') WIDE ACCESS EASEMENT LOCATED WITHIN TWO TRACTS OF LAND DESCRIBED IN BOOK 552, PAGE 507 AND IN BOOK 552, PAGE 508 IN THE RECORD OF THE SHERIDAN COUNTY CLERK; SUBJECT EASEMENT LOCATED WITHIN THE EAST HALF OF THE SOUTHEAST QUARTER (E½SE¼) OF SECTION 25 OF TOWNSHIP 57 NORTH, RANGE 86 WEST, 6<sup>TH</sup> PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING AND BEING MORE PARTICULARLY DESCRIBED AS LYING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE S 49°58'26" E 1174.60 FEET TO A POINT IN THE CENTERLINE OF AN EXISTING 2 TRACK ROAD AND THEN NORTHEAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 552 PAGE 508 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK BEING THE POINT OF BEGINNING SUBJECT ACCESS EASMENT; THENCE S 70°47'43" W 67.04 FEET ALONG SAID CENTERLINE; THENCE S 75°16'45" W 25.08 FEET ALONG SAID CENTERLINE; THENCE S 84°07'45" W 50.87 FEET ALONG SAID CENTERLINE; THENCE N 87°09'16" W 50.57 FEET ALONG SAID CENTERLINE; THENCE N 85°20'27" W 101.89 FEET ALONG SAID CENTERLINE; THENCE S 88°24'40" W 25.48 FEET ALONG SAID CENTERLINE; THENCE S 56°53'45" W 25.39 FEET ALONG SAID CENTERLINE; THENCE S 28°27'37" W 128.09 FEET ALONG SAID CENTERLINE; THENCE S 10°44'32" W 25.36 FEET ALONG SAID CENTERLINE; THENCE S 04°05'40" E 357.08 FEET ALONG SAID CENTERLINE; THENCE S 00°37'17" W 25.12 FEET ALONG SAID CENTERLINE; THENCE S 07°40'55" W 50.72 FEET ALONG SAID CENTERLINE; THENCE S 04°09'22" W 177.78 FEET ALONG SAID CENTERLINE; THENCE S 07°42'47" W 67.41 FEET ALONG SAID CENTERLINE TO THE WEST LINE OF SAID TRACT OF LAND DESCRIBED BY BOOK 552 PAGE 507 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK; THENCE LEAVING SAID CENTERLINE S 00°58'06" E 762.50 FEET ALONG SAID WEST LINE TO SAID CENTERLINE; THENCE CONTINUING ALONG SAID CENTERLINE S 04°19'43" E 86.18 FEET; THENCE S 08°22'04" E 50.26 FEET ALONG SAID CENTERLINE; THENCE S 14°21'33" E 103.36 FEET ALONG SAID CENTERLINE; THENCE S 19°30'50" E 29.00 FEET ALONG SAID CENTERLINE TO THE SOUTH LINE OF SAID TRACT OF LAND DESCRIBED BY BOOK 552 PAGE 507 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK AND THE POINT OF TERMINUS OF SAID ACCESS EASEMENT LYING N 88°26'34" W 1244.18 FEET FROM SAID SOUTHEAST CORNER OF SAID SECTION 25. SUBJECT CENTERLINE OF 2 TRACK ROAD BEING +/- 1446.68 FEET (+/- 87.68 RODS) IN LENGTH.



LEGAL DESCRIPTION OF EASEMENT 1

AN IRRIGATION AND ACCESS EASEMENT LOCATED IN TWO TRACTS OF LAND DESCRIBED IN BOOK 552, PAGE 507 AND BOOK 552, PAGE 508 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK, LOCATED IN THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2SE1/4), SECTION 25, TOWNSHIP 57 NORTH, RANGE 86 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, SUBJECT EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 25, MONUMENTED WITH A 3.25" AC (LS 2615); THENCE N 88°26'34" W, 1233.27 ALONG THE SOUTH LINE OF SAID SECTION 25 TO THE POINT OF BEGINNING OF SUBJECT EASEMENT; THENCE N 88°26'34" W, 55.64 FEET ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER (E1/2SE1/4); THENCE N 00°58'06" W, 1795.25 FEET ALONG THE WEST LINE OF SAID THE EAST HALF OF THE SOUTHEAST QUARTER (E1/2SE1/4) OF SAID SECTION 25; THENCE THE NEXT NINE (9) BEARINGS AND DISTANCES FOLLOWING A LINE TWENTY (20) FEET NORTH AND PARALLEL TO THE TOP OF THE NORTH DITCH BANK, THENCE N 30°31'09" E, 76.53 FEET, THENCE N 44°42'44" E, 43.12 FEET, THENCE N 63°20'03" E, 50.08 FEET, THENCE N 80°58'32" E, 54.19 FEET, THENCE S 65°35'06" E, 50.49 FEET, THENCE S 88°08'25" E, 28.32 FEET, THENCE S 78°25'31" E, 55.64 FEET, THENCE N 63°33'25" E, 58.65 FEET, THENCE N 75°58'30" E, 41.95 FEET TO THE EAST LINE OF SAID TRACT OF LAND DESCRIBED IN DEED BOOK 552, PAGE 508; THENCE S 39°28'39" E, 6.59 FEET ALONG SAID EAST LINE; THENCE S 29°08'42" E, 55.43 FEET ALONG SAID EAST LINE; THENCE S 65°31'56" W, 87.81 FEET; THENCE THE NEXT TEN BEARINGS AND DISTANCES FOLLOWING A LINE TWENTY (20) FEET SOUTH AND EAST OF THE SOUTH AND EAST DITCH BANK, THENCE S 82°35'19" W, 56.94 FEET, THENCE N 77°36'51" W, 41.95 FEET, THENCE N 85°38'41" W, 100.57 FEET; THENCE N 89°00'00" W, 29.41 FEET, THENCE S 54°52'06" W, 34.21 FEET, THENCE S 21°44'05" W, 26.85 FEET, THENCE S 28°43'54" W, 51.83 FEET, THENCE S 30°30'47" W, 50.77 FEET; THENCE S 04°52'23" E, 51.73 FEET, THENCE S 01°24'52" E, 73.66 FEET TO A POINT ON AN EXISTING FENCE LINE; THENCE S 04°35'52" E, 280.57 FEET ALONG SAID FENCE LINE TO THE SOUTHEAST CORNER OF SAID FENCE LINE; THENCE S 18°27'27" W, 30.53 FEET TO A POINT TWENTY FEET EAST OF THE TOP OF THE EAST DITCH BANK; THENCE THE NEXT EIGHT BEARINGS AND DISTANCES FOLLOWING A LINE TWENTY (20) FEET EAST AND PARALLEL TO THE TOP OF THE EAST DITCH BANK, THENCE S 01°03'57" W, 124.85 FEET, THENCE S 14°57'54" W, 52.50 FEET, THENCE S 01°31'30" W, 93.42 FEET, THENCE S 04°31'38" W, 82.01 FEET, THENCE S 01°42'23" E, 163.03 FEET, THENCE S 00°21'11" E, 253.54 FEET, THENCE S 01°30'59" E, 173.57 FEET, THENCE S 03°28'40" E, 147.66 FEET TO A POINT BEING TEN (10) FEET EAST OF AN EXISTING PIPELINE; THENCE S 13°43'26" E, 197.25 FEET TO THE SOUTH LINE OF SAID SECTION 25 AND THE POINT OF BEGINNING OF SUBJECT EASEMENT, SUBJECT EASEMENT CONTAINING ±64091 SQUARE FEET (±1.47 ACRES)

SUBJECT TO PRIOR RESERVATIONS, CONVEYANCES, COVENANTS AND RESTRICTIONS OF RECORD.



LEGAL DESCRIPTION OF EASEMENT 2

A TWENTY FOOT (20') WIDE IRRIGATION EASEMENT LYING TEN FEET (10') ON EACH SIDE OF AN EXISTING PIPELINE LOCATED IN THE EAST HALF OF THE SOUTHEAST QUARTER (E½SE¼) OF SAID SECTION 25, TOWNSHIP 57 NORTH, RANGE 86 WEST, 6<sup>TH</sup> PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE N 52°51'12" W, 1636.63 FEET TO A POINT ON THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER (E½SE¼) AND THE POINT OF BEGINNING OF SUBJECT EASEMENT; THENCE N 11°44'49" E, 199.00 FEET ALONG SAID PIPELINE; THENCE N 11°44'49" E, 14.04 FEET ALONG SAID PIPELINE; THENCE N 63°22'26" E, 268.04 FEET ALONG SAID PIPELINE; THENCE N 34°33'38" E, 413.54 FEET ALONG SAID PIPELINE; THENCE N 27°17'10" E, 70.21 FEET ALONG SAID PIPELINE TO THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 552, PAGE 507 AND THE POINT OF TERMINUS OF SUBJECT EASEMENT, LYING S 38°35'59" W, 1209.70 FEET FROM THE EAST QUARTER (E¼) OF SAID SECTION 25. SUBJECT EASEMENT CENTERLINE LENGTH +/- 964.84 FEET (+/- 58.48 RODS)



LEGAL DESCRIPTION OF EASEMENT 3

A TWENTY FOOT (20') WIDE IRRIGATION EASEMENT LYING TEN FEET (10') ON EACH SIDE OF AN EXISTING PIPELINE LOCATED IN THE EAST HALF OF THE SOUTHEAST QUARTER (E½SE¼) OF SECTION 25, TOWNSHIP 57 NORTH, RANGE 86 WEST, 6<sup>TH</sup> PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, LOCATION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST (SE) CORNER OF SAID SECTION 25; THENCE N 46°53'37" W, 1731.34 FEET TO A POINT ON THE CENTERLINE OF ABOVE-DESCRIBED EASEMENT 2 AND THE POINT OF BEGINNING; THENCE N 86°36'40" E, 633.51 FEET ALONG SAID EXISTING PIPELINE; THENCE N 88°35'18" E, 119.66 FEET ALONG SAID EXISTING PIPELINE; THENCE N 85°53'12" E, 297.83 FEET ALONG SAID EXISTING PIPELINE TO A POINT ON THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 552, PAGE 207 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK AND POINT OF TERMINUS OF SUBJECT EASEMENT LYING N 09°47'47" W, 1263.30 FEET FROM THE SAID SOUTHEAST (SE) CORNER OF SAID SECTION 25, SUBJECT EASEMENT LENGTH +/- 1050.99 FEET (+/- 63.70 RODS)



LEGAL DESCRIPTION OF EASEMENT 4

OF A TWENTY FOOT (20') WIDE IRRIGATION PIPELINE EASEMENT LOCATED WITHIN A TRACT OF LAND DESCRIBED IN BOOK 552, PAGE 507 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK; SUBJECT EASEMENT LOCATED WITHIN THE EAST HALF OF THE SOUTHEAST QUARTER (E½SE¼) OF SECTION 25 OF TOWNSHIP 57 NORTH, RANGE 86 WEST, 6<sup>TH</sup> PRINCIPAL MERIDIAN, SHERIDAN COUNTY, LYING TEN (10') FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE N 88°26'35" W 1247.66 FEET TO A POINT ON THE CENTERLINE OF AN EXISTING IRRIGATION PIPELINE AND THE POINT OF BEGINNING OF SUBJECT CENTERLINE; THENCE N 12°34'33" W, 204.83 FEET ALONG SAID PIPELINE TO THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER (SE¼SE¼) OF SAID SECTION 25 AND THE POINT OF TERMINUS OF SAID CENTERLINE AND LYING S 79°44'25" E 1312.78 FEET FROM SAID SOUTHEAST (SE¼) CORNER OF SAID SECTION 25. SUBJECT PIPELINE EASEMENT BEING +/- 204.83 FEET IN LENGTH



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FEES: \$81.00 PK EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

LEGAL DESCRIPTION OF FIEDOR EASEMENT

A TWENTY FOOT (20') WIDE IRRIGATION PIPELINE EASEMENT LOCATED WITHIN A TRACT OF LAND DESCRIBED IN BOOK 459, PAGE 607 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK; SUBJECT EASEMENT LOCATED WITHIN THE WEST HALF OF THE SOUTHWEST QUARTER (W½SW¼) OF SECTION 30 OF TOWNSHIP 57 NORTH, RANGE 85 WEST, 6<sup>TH</sup> PRINCIPAL MERIDIAN, SHERIDAN COUNTY, LYING TEN (10') FEET ON EACH SIDE OF THE FOLLOWING DEPICTED CENTERLINE. HOWEVER, TO THE EXTENT THE ACTUAL LOCATION OF THE PIPELINE DIFFERS FROM THE DEPICTION, THE TWENTY FOOT (20') WIDE IRRIGATION PIPELINE EASEMENT LYING ON TEN FEET (10') OF EACH SIDE OF THE EXISTING PIPELINE LOCATION ADJUSTS TO THE CENTERLINE OF THE EXISTING LOCATION OF THE PIPELINE.



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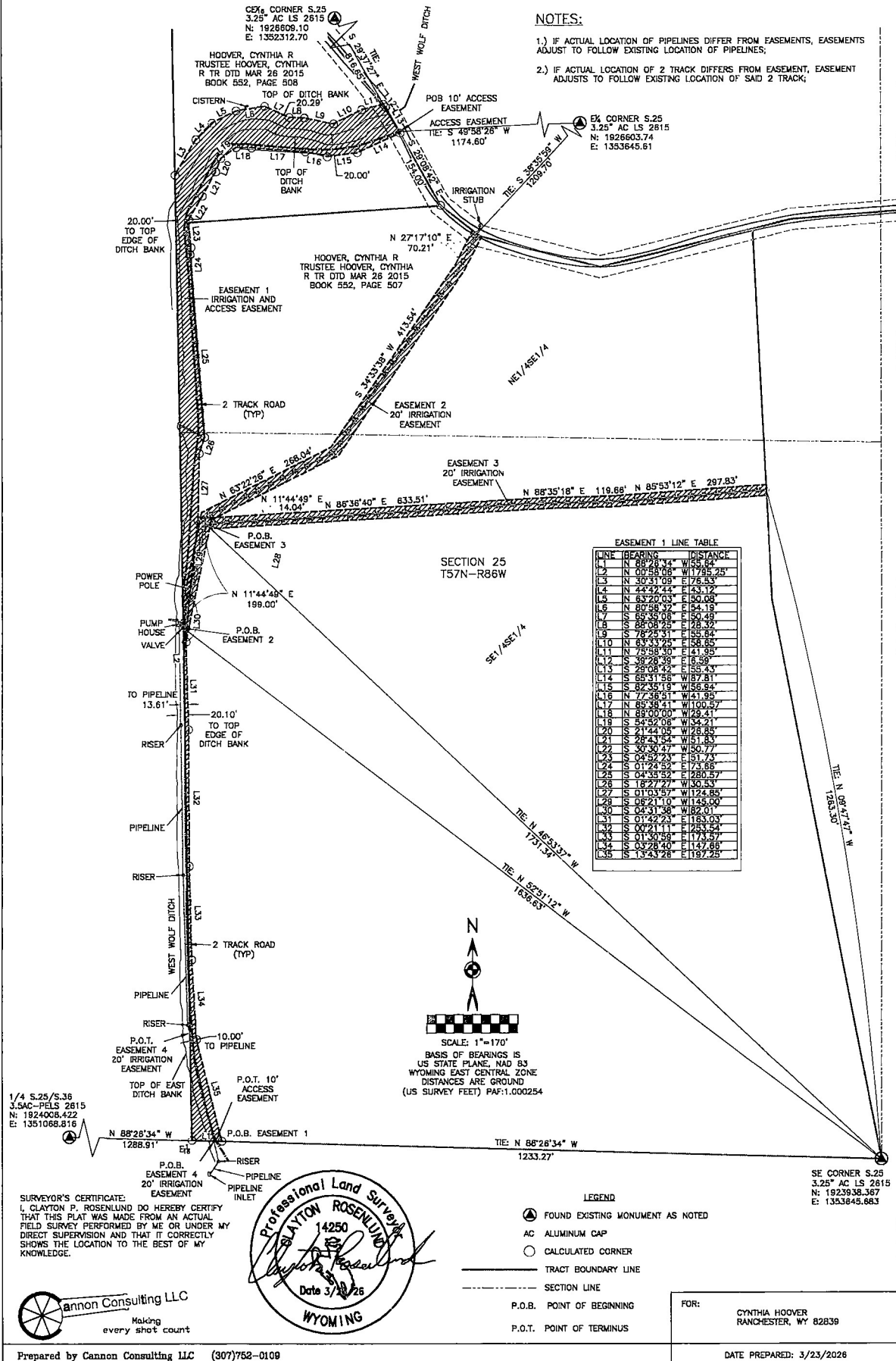
EXHIBIT C  
(Depiction)

EXHIBIT C

OF IRRIGATION EASEMENTS AND SHARED FACILITIES AGREEMENT LOCATED IN TWO TRACTS OF LAND DESCRIBED IN BOOK 552, PAGE 507 AND BOOK, 552 PAGE 508 IN THE RECORDS OF THE SHERIDAN COUNTY CLERK, LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE<sup>2</sup>SE<sup>2</sup>), SECTION 25, TOWNSHIP 57 NORTH, RANGE 86 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING,

NOTES:

- 1.) IF ACTUAL LOCATION OF PIPELINES DIFFER FROM EASEMENTS, EASEMENTS ADJUST TO FOLLOW EXISTING LOCATION OF PIPELINES;
- 2.) IF ACTUAL LOCATION OF 2 TRACK DIFFERS FROM EASEMENT, EASEMENT ADJUSTS TO FOLLOW EXISTING LOCATION OF SAID 2 TRACK;



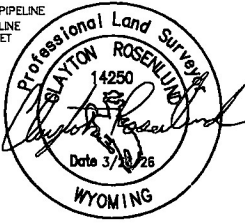
EASEMENT 1 LINE TABLE

LINE	BEARING	DISTANCE
L1	N 88°28'47" W	124.84
L2	N 00°58'06" W	175.25
L3	N 20°31'09" E	175.33
L4	N 44°42'44" E	43.12
L5	N 83°20'03" E	50.08
L6	N 80°58'39" E	54.19
L7	S 55°35'08" E	50.49
L8	S 88°08'25" E	78.32
L9	S 78°25'31" E	55.54
L10	N 75°25'25" E	58.85
L11	N 75°35'30" E	41.95
L12	S 39°28'39" E	16.59
L13	S 29°08'42" E	53.43
L14	S 65°31'59" W	87.81
L15	S 82°35'19" W	56.94
L16	N 77°38'21" W	41.99
L17	S 85°14'11" W	100.97
L18	S 85°00'00" W	49.41
L19	S 54°27'08" W	34.21
L20	S 71°44'08" W	25.85
L21	S 78°41'24" W	51.83
L22	S 30°30'47" W	50.77
L23	S 04°22'23" E	51.73
L24	S 01°24'59" E	73.88
L25	S 04°39'52" E	480.57
L26	S 18°27'27" W	30.34
L27	S 01°03'57" W	124.85
L28	S 08°21'10" W	145.04
L29	S 04°31'38" W	82.01
L30	S 04°31'38" W	82.01
L31	S 01°42'23" E	1183.03
L32	S 01°30'58" E	1775.57
L33	S 03°28'40" E	1147.68
L34	S 13°43'28" E	1197.25
L35	S 13°43'28" E	1197.25

- LEGEND
- FOUND EXISTING MONUMENT AS NOTED
  - AC ALUMINUM CAP
  - CALCULATED CORNER
  - TRACT BOUNDARY LINE
  - - - SECTION LINE
  - P.O.B. POINT OF BEGINNING
  - P.O.T. POINT OF TERMINUS

1/4 S.25/S.36  
3.5AC-PELS 2615  
N: 1924008.422  
E: 1351068.816

SURVEYOR'S CERTIFICATE:  
I, CLAYTON P. ROSENBLUND DO HEREBY CERTIFY THAT THIS PLAT WAS MADE FROM AN ACTUAL FIELD SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT IT CORRECTLY SHOWS THE LOCATION TO THE BEST OF MY KNOWLEDGE.



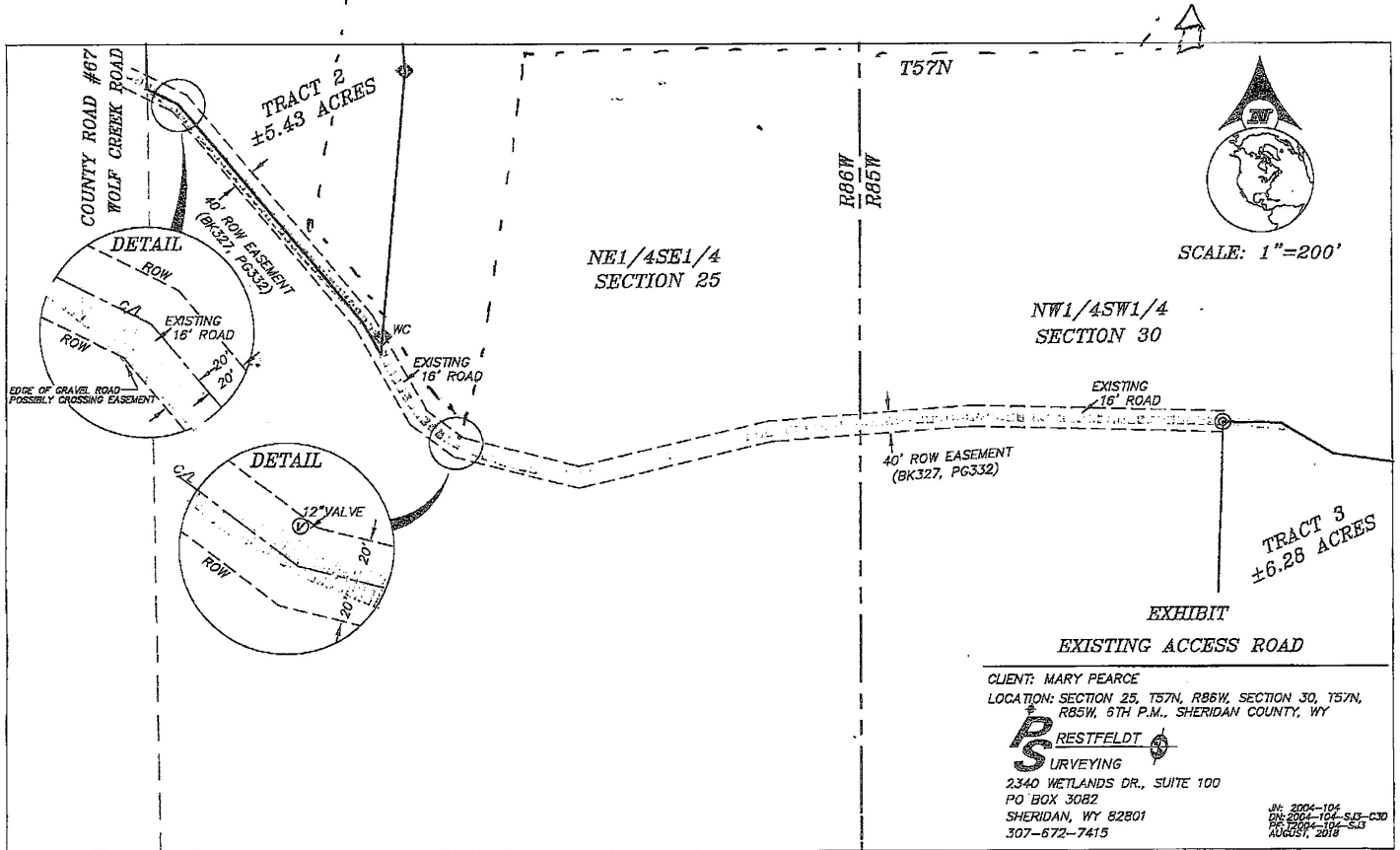
Cannon Consulting LLC  
Making every shot count

FOR: CYNTHIA HOOVER RANCHESTER, WY 82839  
DATE PREPARED: 3/23/2026

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# Fiedor Pipeline Easement



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## NO. 2026-806331 EASEMENT

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WILCOX AGENCY  
SHERIDAN WY 82801