

DECLARATION OF EASEMENT

THIS DECLARATION OF EASEMENT, made and executed this 30<sup>th</sup> day of May, 1984, by Douglas K. Minick, a single person, and Warren N. Pearce and Mary F. Pearce, husband and wife;

W I T N E S S E T H:

WHEREAS, Douglas K. Minick, a single person, is presently the owner of certain real property in Sheridan County, Wyoming, located in Sections 30 and 32, in Township 57 North, Range 85 West, Sixth Principal Meridian, Sheridan County, Wyoming, and in Section 25, in Township 57 North, Range 86 West, Sixth Principal Meridian, Sheridan County, Wyoming; and,

WHEREAS, Douglas K. Minick, a single person, has entered into an agreement to sell a portion of said property to Warren N. Pearce and Mary F. Pearce, husband and wife, and all parties hereto are either owners or prospective owners of said property, and do desire to execute and declare an easement for road purposes, 40-foot in width, which will lie directly on the property line, 20-foot on each side thereof, said property line being the boundary line between the property that Douglas K. Minick is selling to Warren N. Pearce and Mary F. Pearce, and the property being retained by Douglas K. Minick, a single person.

NOW, THEREFORE, in consideration of the mutual promises and covenants herein contained, said Douglas K. Minick, a single person, and Warren N. Pearce and Mary F. Pearce, as husband and wife, do hereby by this Declaration of Easement, establish a road easement for access purposes to the lands, on either side of the following described road easement, 20-foot width of said road easement being on lands retained by Douglas K. Minick, a single person, and on lands being purchased by Warren N. Pearce and Mary F. Pearce, husband and wife, said road easement described as follows, to-wit:

A 40-foot wide access easement lying in the NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 25, T. 57 N., R. 86 W., 6th P.M., and the NW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 30, T. 57 N., R. 85 ., 6th P.M., Sheridan County, Wyoming, the centerline described as follows:

Beginning at a point on the center line of the Wolf Creek County Road, said point being N.29°24'59" W., 2779.65 feet from the southeast corner of said Section 25; thence along the centerline of an access road S.63°13'02" E., 108.77 feet to a point; thence along said centerline S.39°28'39" E., 539.53 feet to a point; thence along said centerline S.29°08'42" E., 209.43 feet to a point; thence along said centerline S. 52°13'55" E., 93.84 feet to a point; thence along said centerline S. 75°41'03" E., 230.83 feet to a point; thence along said centerline N. 76°14'44" E., 367.59 feet to a point; thence along said centerline N. 85°37'53" E., 376.52 feet to a point; thence along said centerline S. 88°34'00" E., 470.14 feet to a point; said point being N. 21°00'59" E., 1888.28 feet from said southeast corner of said Section 25.  
Basis of bearings is Wyoming State Plane.

That this road easement is for the mutual benefit of parties owning land on either side thereof, and shall attach to the land for the benefit of all parties owning lands contiguous to said road easement, their heirs, executors, administrators and assigns.

IN WITNESS WHEREOF, we have hereunto set our hands this 30<sup>th</sup> day of May, 1984.

Douglas K. Minick  
Douglas K. Minick

Warren N. Pearce  
Warren N. Pearce

Mary F. Pearce  
Mary F. Pearce

STATE OF WYOMING       )  
                              : SS  
COUNTY OF SHERIDAN    )

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of May, 1984, by Douglas K. Minick, a single person.

WITNESS my hand and official seal.

Robert E. Douglas  
Notary Public

My Comm. expires: May 25, 1987

STATE OF WYOMING       )  
                              : SS  
COUNTY OF SHERIDAN    )

The foregoing instrument was acknowledged before  
me this 30<sup>th</sup> day of May, 1984, by Warren N.  
Pearce and Mary F. Pearce, husband and wife.

WITNESS my hand and official seal.

  
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Notary Public

My Comm. expires: May 25, 1987