

## IRRIGATION PIPELINE EASEMENT

**KJC Development, LLC, a Wyoming limited liability company**, hereinafter referred to as Grantor, does hereby dedicate an easement for an existing irrigation pipeline, upon lands situate in Jeffries Draw Subdivision in Sheridan County, described as follows:

**See Exhibit "A" attached hereto and as depicted on Exhibit "B"**

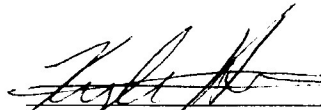
together with the right of ingress and egress to, from and along said line for the purposes of repairing, maintaining, and/or improving the pipeline, which easement and rights shall continue in perpetuity.

Grantor, for itself and its successors and assigns, agrees not to build, create or construct any obstructions, works or other structure which would impede construction, use, maintenance or repair of said irrigation pipeline within the easement, or permit the same to be done by others.

The terms, conditions and provisions hereof shall extend to and be binding upon the heirs, executors, administrators or personal representatives, successors or assigns of Grantor, and shall run with the land.

Dated this 6 day of August, 2021.

KJC Development, LLC



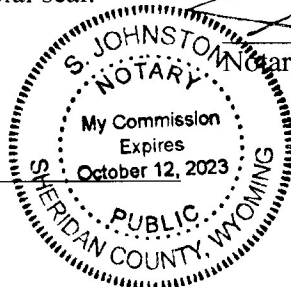
By: Kyle Harris, its designated agent  
and authorized representative

State of Wyoming     )  
                                  )ss  
County of Sheridan    )

The foregoing instrument was acknowledged before me this 6th day of August, 2021, by Kyle Harris, as designated agent and authorized representative of KJC Development, LLC, a Wyoming limited liability company.

Witness my hand and official seal.

My Commission expires:



## LEGAL DESCRIPTION EXHIBIT "A"

**Record Owners: KJC DEVELOPMENT, LLC**

July 7, 2021

**Re: Irrigation Easement**

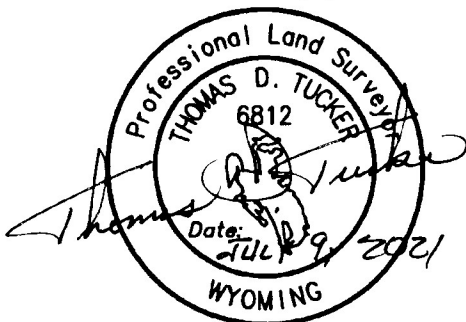
An irrigation easement situated in Lot 2 thru Lot 9, and a portion of Boeing Road, Jeffries Draw Subdivision, Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said easement being more particularly described as follows:

Commencing at the southeast corner of said Jeffries Draw Subdivision (Monumented with a 3¼" Aluminum Cap per PLS 6812); thence N89°30'25"W, 380.19 feet to the **POINT OF BEGINNING** of said easement, said point being fifteen (15.0) feet north of the south line of said Lot 2, Jeffries Draw Subdivision; thence S88°13'55"W, 1321.52 feet, fifteen (15.0) feet north of said south line of Jeffries Draw Subdivision to a point, said point lying on the east right-of-way line of Boeing Road; thence, continue S88°13'55"W, 60.02 feet, fifteen (15.0) feet north of said south line of Jeffries Draw Subdivision to a point, said point lying on the west right-of-way line of said Boeing Road; thence S88°13'55"W, 450.18 feet, fifteen (15.0) feet north of said south line of Jeffries Draw Subdivision to a point, said point lying on the west line of said Lot 9, Jeffries Draw Subdivision and being N00°08'50"W, 15.01 feet from the southwest corner of said Lot 9; thence N84°10'35"E, 452.22 feet to a point, said point lying on said west right-of-way line of Boeing Road; thence N89°29'23"E, 60.00 feet to a point, said point lying on said east right-of-way line of Boeing Road; thence, continue N89°29'23"E, 1215.02 feet to a point, said point lying on the west line of said Lot 2, Jeffries Draw Subdivision; thence S89°36'35"E, 106.00 feet to the **POINT OF BEGINNING** of said easement.

Said irrigation easement contains 30,352 square feet or 0.70 acres of land, more or less.  
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

**SURVEYOR'S STATEMENT**

I, Thomas D. Tucker, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.

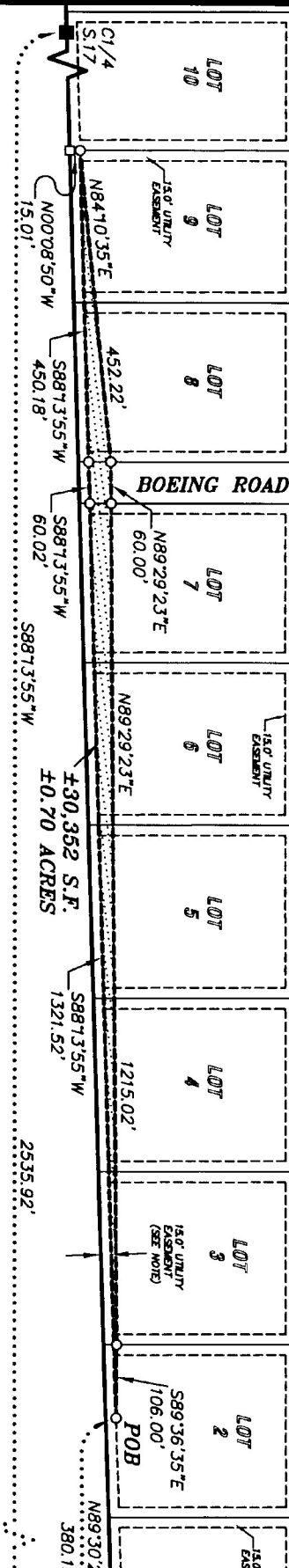


Modification in any way of the above or foregoing legal description terminates liability of surveyor.



JEFFRIES DRAW SUBDIVISION

PICCARD ROAD



LEGEND:

- FOUND 3-1/4" ALUMINUM
- FOUND 2" ALUMINUM C
- CALCULATED: NOTHING
- POINT OF BEGINNING
- SUBDIVISION/LOT LINE
- SECTION LINE
- INTERIOR SECTION LINE
- EASEMENT LINE
- IRRIGATION EASEMENT

NOTE:

EASEMENT AND RIGHT-OF-WAY OF 15 FEET AS DESCRIBED IN THE CERTIFICATE OF DEDICATION PER JEFFRIES DRAW SUBDIVISION, FILED OCTOBER 25, 1979 AND INDEXED AS PLAT J-3 BY THE SHERIDAN COUNTY CLERK.

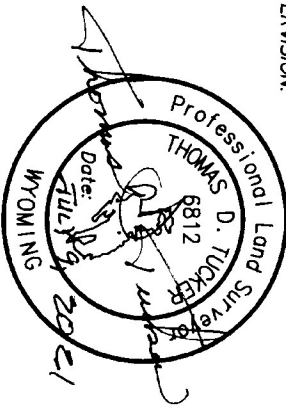
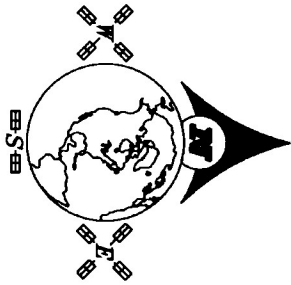
SECTION 17  
 T25N R10W

RECORD OWNER: F LAZY Y RANCH, LLC (BOOK 571, PAGE 339, PARCEL ONE)

SURVEYOR'S CERTIFICATE

STATE OF WYOMING : ss  
 COUNTY OF SHERIDAN : ss  
 I, THOMAS D. TUCKER, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

SCALE: 1"=200'  
 BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE  
 DATUM: NAD 83(1983), NAVD 88 (U.S. SURVEY FEET)  
 DATE: 1,000235  
 DISTANCES ARE SURFACE



"PLAT IS VALID ONLY IF PRINT HAS ORIGINAL SIGNATURE OF SURVEYOR SIGNED AND DATED"

EXHIBIT  
 IRRIGATION EASEMENT

CLIENT: KJC DEVELOPMENT, LLC  
 LOCATION: LOT 2 THRU LOT 9 & B  
 DRAW SUBDIVISION, SHERIDAN

RESTFELDT  
 SURVEYING  
 2340 WETLANDS DR., SUITE 100  
 PO BOX 3082  
 SHERIDAN, WY 82801  
 307-672-7415