

486

646234 CORRECTED EASEMENT
BOOK 507 PAGE 0486
RECORDED 07/14/2009 AT 04:35 PM
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

CORRECTED AND RESTATED GRANT OF EASEMENT

This Grant of Easement is intended to correct and restate that certain GRANT OF EASEMENT dated August 20, 2008, which was recorded as document number 619301 in Book 499, Page 0170 on August 21, 2008, in the land records of the Sheridan County, Wyoming, Clerk, which GRANT OF EASEMENT failed to have attached thereto the legal description of the irrigation water line easement described therein upon recordation.

NOW THEREFORE, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **GARY L. AND JANE J. DECKER**, Grantors, hereby grant, bargain, sell and convey unto **CLAREN J. NEAL AND SUSAN C. GRAHAM**, whose addresses are in Montana, Grantees, an Access and Irrigation easement twenty (20) feet in width, for the purpose of access and irrigation water line, which easement is more particularly described on Exhibits "A" and "B" attached hereto.

The Easement conveyed hereby crosses and burdens certain lands presently owned by Grantors, described as a parcel of land lying in Section 18, Lot 19, Five Mile Meadows, a subdivision in the Town of Ranchester, Sheridan County, Wyoming. The Easement is intended to benefit certain lands owed by Grantees, described as follows:

A tract of land situate in Lot 4 of Section 18 and Lot 1 of Section 19, Township 57 North, Range 85 West; and the NE/4NE/4 of Section 24, Township 57 North, Range 86 West of the 6th P.M., Sheridan County, Wyoming, more particularly described as follows:

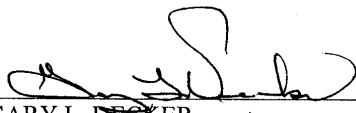
Beginning at a point which bears S.24°04'05"W., a distance of 286.14 feet from the NE Corner of said Section 24, thence S.4°55'W., for a distance of 125.13 feet; thence S.19°52'07"E., for a distance of 232.8 feet to a point on the North right-of-way line of Highway 14; thence along said right-of-way line, N.57°11'E. for a distance of 389.08 feet; thence leaving said North right-of-way line N.5°41'50"E., for a distance of 325.32 feet; thence N.62°57'20"E., for a distance of 49.14 feet; thence N.13°21'55"E., for a distance of 198.48 feet; thence N.81°51'10"W. for a distance of 200.07 feet; thence S.23°07'W., for a distance of 108.00 feet; thence S.39°32'15"W., for a distance of 434.94 feet to the point of beginning. Said tract contains 5.0 acres, more or less.

This Easement shall inure to the benefit of the Grantees, and shall be binding upon the Grantors, and their heirs, successors and assigns, forever, and shall be a covenant that shall run

with the land, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this state.

DATED effective this 10th day of July, 2009.

GRANTORS:

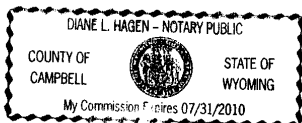

GARY L. DECKER

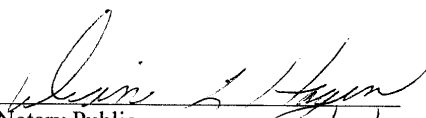

JANE J. DECKER

STATE OF Wyoming)
COUNTY OF Campbell) : ss

The foregoing instrument was acknowledged before me this 10th day of July, 2009, by Gary L. Decker.

Witness my hand and official seal.

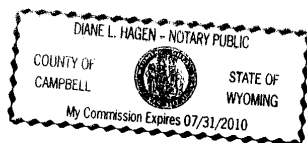



Notary Public
My Commission expires: 7/31/10

STATE OF Wyoming)
COUNTY OF Campbell) : ss

The foregoing instrument was acknowledged before me this 10th day of July, 2009, by Jane J. Decker.

Witness my hand and official seal.



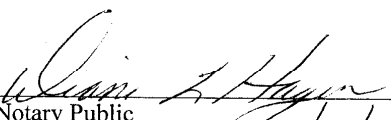

Notary Public
My Commission expires: 7/31/10

EXHIBIT "A"

Record Owners: Gary L. Decker and Jane J. Decker
March 31, 2008

Re: 20' Access and Irrigation Easement from Gary L. and Jane J. Decker to Claren J. Neal and Susan C. Graham

An access and irrigation easement being a strip of land twenty (20) feet wide when measured at right angles to the west line of Lot 19, Five Mile Meadows, a subdivision to the Town of Ranchester, Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; the westerly line of said strip being more particularly described as follows:

Commencing at the southwest corner of said Section 18 (Monumented with a 3¼" Aluminum Cap per PLS 6594); thence N49°23'21"E, 266.84 feet to the **POINT OF BEGINNING** of said easement, said point being the southwest corner of said Lot 19, Five Mile Meadows; thence N01°31'52"W, 150.00 feet more or less along the westerly line of said Lot 19, Five Mile Meadows to the **POINT OF TERMINUS** of said easement, said point lying on the centerline of Five Mile Creek.

Lengthening or shortening the westerly and easterly easement lines to intersect said boundary lines and the centerline of said Five Mile Creek.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

EXHIBIT "B"

T57N

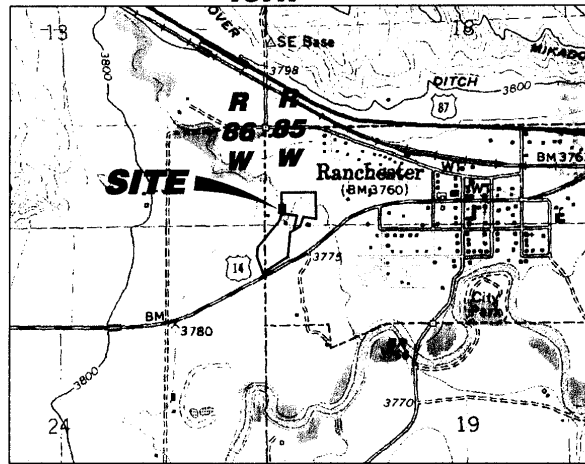


SCALE: 1"=100'

BASIS OF BEARINGS IS
WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE
DISTANCES ARE SURFACE
DATUM ADJUSTMENT FACTOR (DAF): 1.00024

LEGEND

- 3&1/4" ALUMINUM CAP PER PLS 6594
- NOTHING FOUND/NOTHING SET
- LOT/PARCEL LINE
- - - SECTION LINE
- - - ACCESS AND IRRIGATION EASEMENT



LOCATION MAP

SCALE: 1"=2000'

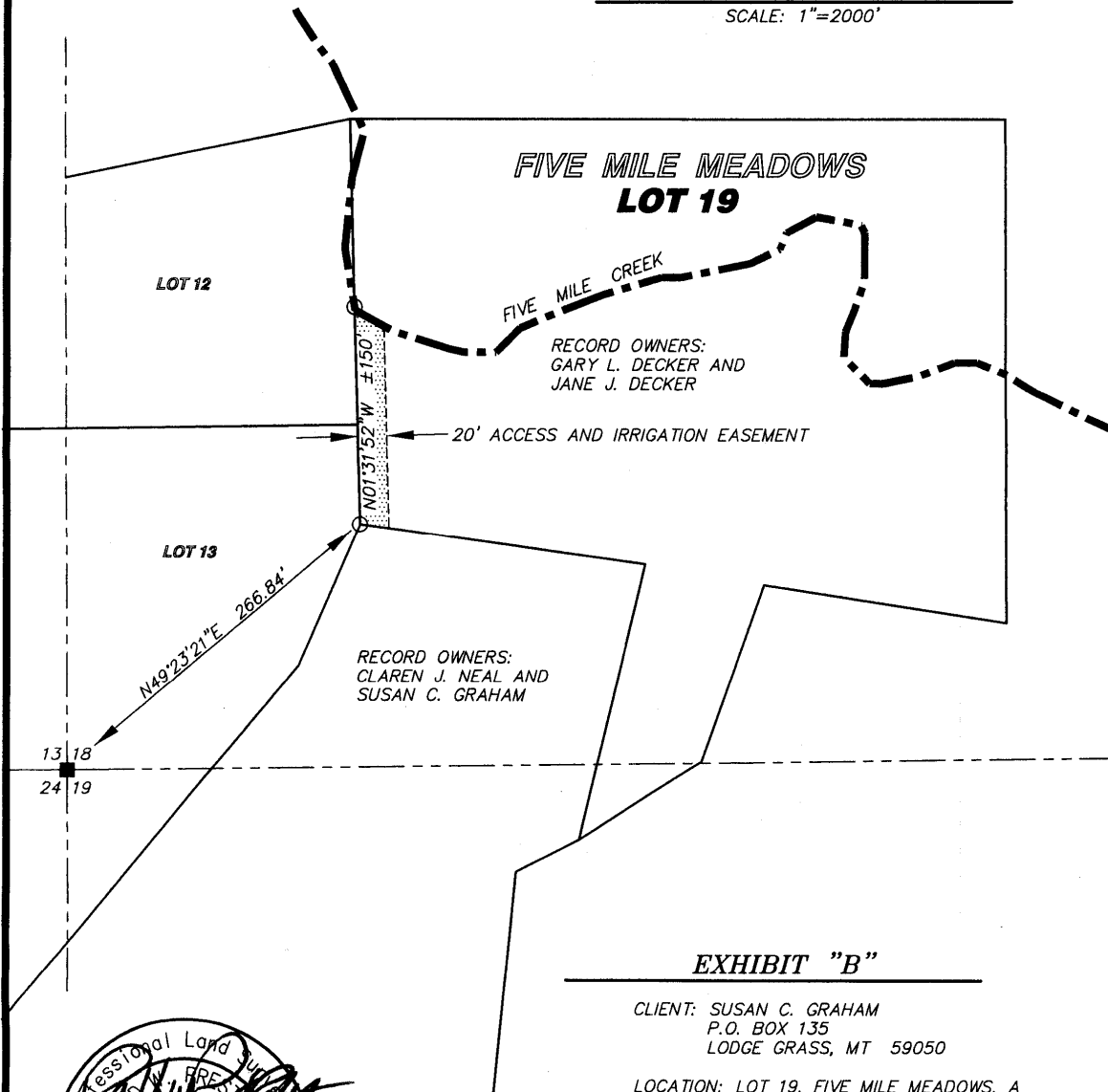
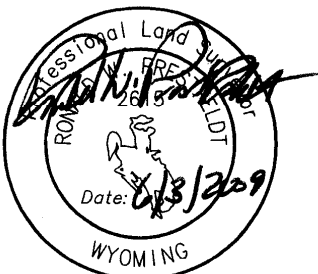


EXHIBIT "B"

CLIENT: SUSAN C. GRAHAM
P.O. BOX 135
LODGE GRASS, MT 59050

LOCATION: LOT 19, FIVE MILE MEADOWS, A
SUBDIVISION TO THE TOWN OF RANCHESTER,
COUNTY OF SHERIDAN, WY.



RESTFELDT
SURVEYING

PO BOX 3082
SHERIDAN, WY 82801
307-672-7415
FAX 674-5000

489

JN: 27079
DF: 2007079WR
TAB: NEAL ESMT
MARCH 31, 2008

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