



DEDICATION OF GENERAL UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that **System Land, LLC, a Wyoming limited liability company and Sheridan Heights Ranch, LLC, a Wyoming limited liability company**, in the County of Sheridan, State of Wyoming, do hereby and herewith declare and dedicate an easement for utility purposes, including the installation, repair and maintenance of sewer, water, electrical power, telephone, television and any other facilities of a public utility nature, over, under and across the following described land:


See attached Exhibits "A", "B", "C" and "D"

System Land, LLC, a Wyoming limited liability company and Sheridan Heights Ranch, LLC, a Wyoming limited liability company hereby and herewith grant the right to enter upon the above described land for the purposes of installing, operating, maintaining, repairing, replacing and removing any utility service therein.


The Utility Easement hereby granted may be employed in perpetuity as a covenant running with the land for the purpose of installing, repairing, re-installing, replacing and maintaining sewer lines, water line, gas lines, electric lines, telephone lines, cable television lines and other forms and types of public utilities now or hereafter being generally utilized by the public utilities.

IN WITNESS WHEREOF, **System Land, LLC, a Wyoming limited liability company** by its authorized manager and **Sheridan Heights Ranch, LLC, a Wyoming limited liability company** by its authorized manager have caused these presents to be signed this 4 day of April, 2011.

Sheridan Heights Ranch, LLC

By: 
Donald B. Roberts, Manager

System Land, LLC

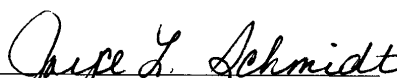
By: 
Donald B. Roberts, Manager

State of Wyoming)
)ss
County of Sheridan)

The foregoing instrument was acknowledged before me by Donald B. Roberts, the manager of Sheridan Heights Ranch, LLC and of System Land, LLC, this 4th day of April, 2011.

Witness my hand and official seal.




Notary Public

My Commission Expires 1-25-2015



EXHIBIT "A"

Record Owner: System Land, LLC
January 27, 2011

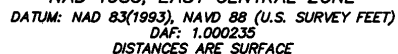
Re: Utility Easement

A utility easement situated in the W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 21, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said utility easement being more particularly described as follows:

Commencing at the southwest corner of said Section 21 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 2615); thence N00°14'28"W, 618.02 feet along the west line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 21 to the **POINT OF BEGINNING** of said easement, said point being the northwest corner of Cloud Peak Ranch, Fifteenth Filing; thence, continue N00°14'28"W, 642.56 feet along said west line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ to a point, said point being the southwest corner of the NW $\frac{1}{4}$ SW $\frac{1}{4}$; thence, continue N00°14'28"W, 141.78 feet along the west line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ to a point, said point being the southwest corner of Cloud Peak Ranch Twelfth Filing, said point also lying on the south right-of-way line of Quail Ridge Drive; thence N89°45'32"E, 23.49 feet along the south line of said Cloud Peak Ranch Twelfth Filing, and said south right-of-way line of Quail Ridge Drive to a point; thence S07°41'49"E, 127.26 feet to a point; thence S00°14'28"E, 658.32 feet to a point, said point lying on the north line of said Cloud Peak Ranch, Fifteenth Filing; thence S90°00'00"W, 40.00 feet along said north line of Cloud Peak Ranch, Fifteenth Filing to the **POINT OF BEGINNING** of said easement.

Said utility easement contains 30,338 square feet of land, more or less.

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



LOT 3
CLOUD PEAK RANCH,
FIFTEENTH FILING

JN: 2010077
DN: 2010077E1
PF: T2002101_CPR12
JANUARY 26, 2011

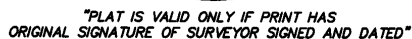




EXHIBIT "C"

Record Owner: Sheridan Heights Ranch, LLC
March 30, 2011

Re: Utility Easement

A utility easement situated in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 20, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on **EXHIBIT "D"** attached hereto and by this reference made a part hereof; said utility easement being more particularly described as follows:

Commencing at the east quarter corner of said Section 20 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PE&LS 551); thence S00°14'28"E, 778.55 feet along the east line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ to the **POINT OF BEGINNING** of said easement; thence, continue S00°14'28"E, 26.25 feet along said east line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ to a point, said point being the northwest corner of Lot 1, Cloud Peak Ranch Twelfth Filing; thence, continue S00°14'28"E, 254.00 feet along said east line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ to a point, said point being the southwest corner of said Lot 1, Cloud Peak Ranch Twelfth Filing; thence, continue S00°14'28"E, 60.00 feet along said east line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ to a point, said point being the southwest corner of said Cloud Peak Ranch Twelfth Filing, said point also lying on the south right-of-way line of Quail Ridge Drive; thence, continue S00°14'28"E, 136.37 feet along said east line of said NE $\frac{1}{4}$ SE $\frac{1}{4}$ to a point, said point being the southeast corner of Cloud Peak Ranch Annexation No. 3, Tract 1; thence N89°00'22"W, 4.06 feet along the south line of said Cloud Peak Ranch Annexation No. 3, Tract 1 to a point; thence N07°41'49"W, 199.89 feet to a point; thence N00°14'28"W, 277.18 feet to a point; thence N87°33'09"E, 30.02 feet to the **POINT OF BEGINNING** of said easement.

Said utility easement contains 11,709 square feet of land, more or less.

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

EXHIBIT "D"

(BOOK 442, PAGE 89)

CLOUD PEAK RANCH ANNEXATION NO.3, TRACT 1

RECORD OWNER:
SHERIDAN HEIGHTS RANCH, LLC
(BOOK 500, PAGE 388)

NE1/4SE1/4

SE1/4SE1/4

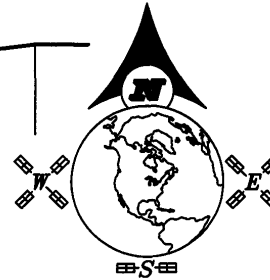
NW1/4SW1/4

SW1/4SW1/4

LOT 1
CLOUD PEAK RANCH
TWELFTH FILING

QUAIL RIDGE DRIVE

(BOOK 442, PAGE 89)



SCALE: 1"=100'

BEARINGS ARE BASED ON THE
WYOMING COORDINATE SYSTEM
NAD 1983, EAST CENTRAL ZONE
DATUM: NAD 83(1993), NAVD 88 (U.S. SURVEY FEET)
DAF: 1.000235
DISTANCES ARE SURFACE

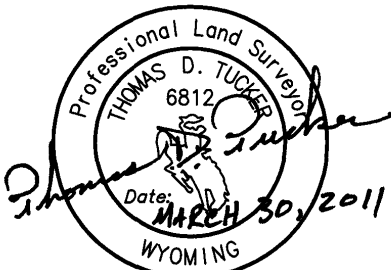
LEGEND

- ◆ FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
- FOUND 2" ALUMINUM CAP PER PLS 2615
- FOUND 3-1/4" ALUMINUM CAP PER PE&LS 551
- ○ CALCULATED: NOTHING FOUND/NOTHING SET
- SUBDIVISION/PROPERTY LINE
- - - ANNEXATION LINE
- - - SECTION LINE
- - - INTERIOR SECTION LINE
- - - RIGHT-OF-WAY LINE
- - - UTILITY EASEMENT LINE
- ▨ UTILITY EASEMENT
(±11,709 S.F.)

SURVEYOR'S CERTIFICATE

STATE OF WYOMING
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.



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

EXHIBIT "D"
UTILITY EASEMENT

CLIENT: VISTA WEST ENGINEERING

LOCATION: NE1/4SE1/4, SECTION 20, TOWNSHIP 56
NORTH, RANGE 84 WEST, 6TH P.M.,
SHERIDAN COUNTY, WYOMING



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

JN: 2010077
DN: 2010077E2
PF: T2002101_CPR12
MARCH 30, 2011

NO. 2011-689780 EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
JEFF FECK 1470 SUGARLAND DR STE 3
SHERIDAN WY 82801