

ACCESS AND UTILITY EASEMENT

WHEREAS, Drew C. Redinger, a married man dealing in his sole and separate property, "Grantor" of Sheridan County, State of Wyoming, is the owner of certain property situate in Sheridan County, Wyoming, more particularly described as follows:

See attached Legal Description


WHEREAS, Drew C. Redinger, a married man dealing in his sole and separate property, desires to create a perpetual easement for public access and utilities to serve the land described as follows:

See attached Exhibit "A"

NOW THEREFORE, Drew C. Redinger, a married man dealing in his sole and separate property, does hereby establish and dedicate a public access and utility easement over and across the land described on the attached Exhibit "A" for the purpose of public ingress and egress and for the purpose of installing and maintaining underground utility lines and constructing, maintaining and repairing a roadway within said easement, which said easement is more particularly described on Exhibit "A" hereof.

THE UNDERSIGNED hereby relinquishes, releases and waives all rights or homestead interest under and by virtue of the homestead exemption laws of the State of Wyoming to the extent necessary to permit the free enjoyment of the rights herein conferred and to place, construct, operate, repair, maintain, relocate and replace thereon, a roadway and utility service lines and equipment as are necessary to the rights of public ingress and egress herein granted and for the operation of such utilities as are placed within or brought to the said access and utility easement.

IN WITNESS WHEREOF, the undersigned has set his hand this 22nd day of September, 2008.


Drew C. Redinger

State of Wyoming)
)ss
County of Sheridan)

The foregoing instrument was acknowledged before me by Drew C. Redinger, a married man dealing in his sole and separate property this 22 day of September 2008.

Witness my hand and official seal.



Tempe Rawlings
Notary Public

My Commission Expires: _____

LEGAL DESCRIPTION

The SW1/4NE1/4 of Section 5, T54N, R84W, 6th P.M., Sheridan County, Wyoming excepting the following described tract:

Beginning at the SW corner of said SW1/4NE1/4; thence S88°55'E, 264 feet to a point; thence N3°46'W, 1325 feet to a point; thence N89°55'W, 177 feet to a point; thence south, 1317 feet to the point of beginning. Said tract contains 6.68 acres more or less.

Also excepting the following described tract:

Beginning at a point in the center of the County Road, said point being located south 88° 55' east of the west quarter corner of said Section 5, a distance of 2926 feet; N3°46'W, 602 feet to a point; thence S89°25'E, 867 feet to a point; thence S2°20'E, 601 feet to a point in the center of said County Road; thence N89°25'W, 852 feet more or less to the point of beginning. Said tract contains 11.84 acres more or less.

Also, excepting therefrom that tract of land conveyed to the State Highway Commission of Wyoming by Quitclaim Deed dated March 21, 1973 and recorded May 3, 1973, Book 194 of Deeds, Page 88.

EXHIBIT "A"

Record Owner: Drew C. Redinger
September 12, 2008

RE: 40.0' Access and Utility Easement

An access and utility easement being a strip of land forty (40) feet wide when measured at right angles, situated in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 5, Township 54 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; the east line of said strip being more particularly described as follows:

Commencing at the east quarter corner of said Section 5 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 6812); thence N87°22'33"W, 1326.36 feet to the **POINT OF BEGINNING** of said easement, said point lying on the northerly right-of-way line of Wyoming State Highway No. 335 and the east line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$; thence N00°21'02"W, 570.54 feet along the east line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ and the east line of said strip to the **POINT OF TERMINUS** of said easement, said point lying on the north line of a tract of land described in Book 451 of Deeds, Page 333, and being N64°35'03"W, 1470.81 feet from said east quarter corner of Section 5. Lengthening or shortening the west side line of said easement to intersect said boundary lines.

Said easement contains 22,818 square feet of land, more or less.

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

LEGEND:

- ◆ FOUND 2" ALUMINUM CAP PER PE&LS 3159
 ■ FOUND 2" ALUMINUM CAP PER PE&LS 3864
 ◆ FOUND 3-1/4" ALUMINUM CAP PER PLS 6812
 ◆ FOUND 3-1/4" ALUMINUM CAP PER PLS 2615
 ● FOUND 2" ALUMINUM CAP PER PLS 2615
 ○ FOUND 5/8" REBAR
 ○ W.C.
 (R) RECORD
 (M) MEASURED
 (C) CALCULATED
 ——— PROPERTY LINE
 - - - SECTION LINE/DEED LINE
 - - - INTERIOR SECTION LINE
 - - - EASEMENT LINE
 - x - x - EXISTING FENCE LINE

RECORD OWNER:
DREW C. REDINGER
(BOOK 474, PAGE 667)

RECORD OWNER:
DREW C. REDINGER
(BOOK 474,
PAGE 667)

±22,818 S.F.

(BOOK 451,
PAGE 333)

40' ACCESS AND UTILITY EASEMENT

NE1/16
SEC.5

(M)725.48'

(M)500'21"02"E

T-1

W.C.
7.11'

(M)154.39'
(R)154.3'

(R)S89°25'E
(M)S89°03'02"E
(M)869.79'
(R)867'

(C)161.50'

570.54'

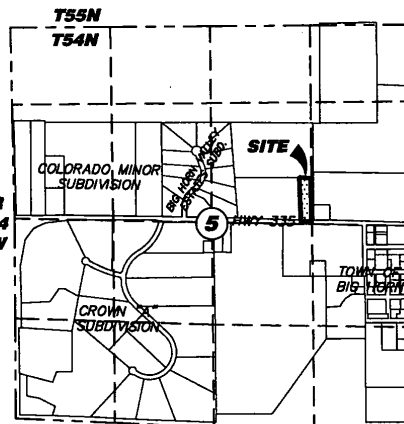
404.69'

(C)165.85'

(BOOK 365, PAGE 409)

N87°22'33"W
1326.36'

1/4
5
4



LOCATION MAP
SCALE: 1"=2000'

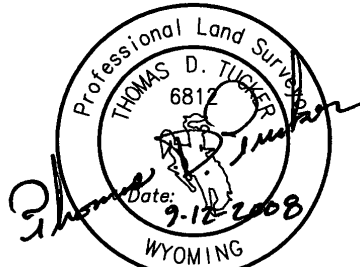
FROM EAST 1/4 CORNER OF SECTION 5

TIE TABLE		
LINE	BEARING	LENGTH
T-1	N64°35'03"W	1470.81'

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"



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: 1.000246811
DISTANCES ARE SURFACE

**WYOMING STATE
HIGHWAY No. 335**

EXHIBIT "B"

FOR

40' ACCESS AND UTILITY EASEMENT

CLIENT: DREW REDINGER

LOCATION: PORTION OF THE SW1/4NE1/4,
SECTION 5, T54N, R84W, 6TH P.M., SHERIDAN
COUNTY, WYOMING.

JN: 26025
DF: 2006025D
TAB: ESMT
PF: T2006025
SEPTEMBER 12, 2008

**RESTFELDT
SURVEYING**

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