

PUBLIC 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 real property situate in Sheridan County, Wyoming, more particularly described as follows:

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.

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; thence 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.

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.

WHEREAS, Steven P. Bellika and Tamara K. Bellika, husband and wife, are the owners of certain real property situate in Sheridan County, Wyoming, more particularly described as follows:

A tract of land situated in the SE1/4NE1/4 of Section 5, Township 54 North, Range 84 West of the 6th P.M., described as follows: Beginning at the Southwest corner of the SE1/4NE1/4 of said Section 5 (said point being also located in the center of a County Road), thence North along the West boundary of said SE1/4NE1/4 200 feet; thence South 88°39' East, 250 feet; thence South 200 feet to the South line of said SE1/4NE1/4; thence North 88°39' West, 250 feet to the point of beginning.

WHEREAS, the parties hereto desire to create a perpetual easement for public access and utilities to serve the land described as follows:

See attached Exhibit "A"

NOW THEREFORE, in mutual consideration, which is hereby acknowledged, the parties hereto do 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, reserving unto the parties hereto, their heirs and assigns, the full and complete right to use such easement and all installations and improvements thereon, which said easement is more particularly described on Exhibit "A" hereof.

THE UNDERSIGNED hereby relinquish, release and waive 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 parties 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 have set their hands this 13TH day of February, 2009.

Drew C. Redinger
Drew C. Redinger

Steven P. Bellika
Steven P. Bellika
Tamara K. Bellika
Tamara K. Bellika

State of Wyoming)
)ss
County of Sheridan)

The foregoing instrument was acknowledged before me by Drew C. Redinger, this 13TH day of February, 2009.

Witness my hand and official seal.

[Signature]
Notary Public

My Commission Expires: Oct 23, 2012

State of Wyoming)
)ss
County of Sheridan)

The foregoing instrument was acknowledged before me by Steven P. Bellika and Tamara K. Bellika, this 13TH day of February, 2009.

Witness my hand and official seal.

Randii Heidi Clabaugh
Notary Public

My Commission Expires: August 25, 2012

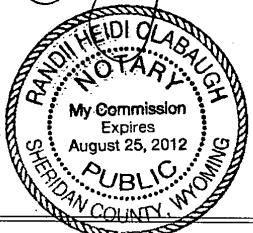


EXHIBIT "A"

Record Owner: Drew C. Redinger

A public access and utility easement situated in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 5, Township 54 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 easement 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 N88°49'48"W, 45.02 feet along said northerly right-of-way line to a point; thence N00°21'02"W, 82.54 feet to a point; thence, through a curve to the left, having a radius of 172.25 feet, a central angle of 20°42'17", an arc length of 62.25 feet, a chord bearing of N10°42'11"W, and a chord length of 61.91 feet to a point; thence, through a reverse curve to the right, having a radius of 60.00 feet, a central angle of 20°42'17", an arc length of 21.68 feet, a chord bearing of N10°42'11"W, and a chord length of 21.56 feet to a point; thence N00°21'02"W, 406.05 feet to a point lying on the north line of a tract of land described in Book 451 of Deeds, Page 333; thence S89°03'02"E, 60.02 feet along said north line to a point lying on the east line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$; thence S00°21'02"E, 570.54 feet along the east line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ to the **POINT OF BEGINNING** of said easement.

Said easement contains 32,275 square feet of land, more or less.
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

Record Owners: Steven P. & Tamara K. Bellika

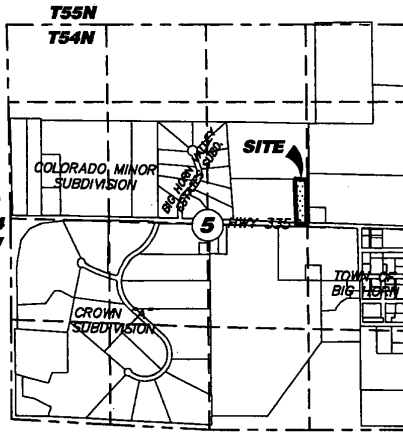
A public access and utility easement being a strip of land fifteen (15) feet wide when measured at right angles, situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 5, Township 54 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming, as shown on EXHIBIT "B" attached hereto and by this reference made a part hereof; the west 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 west line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$; thence N00°21'02"W, 165.85 feet along the west line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ and the west line of said strip to the **POINT OF TERMINUS** of said easement, said point lying on the south line of a tract of land described in Book 432 of Deeds, Page 519, and being N80°18'12"W, 1345.20 feet from said east quarter corner of Section 5. Lengthening or shortening the east side line of said easement to intersect said boundary lines.

Said easement contains 2,488 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 1-1/2" ALUMINUM CAP PER PLS 2615
- FOUND 5/8" REBAR
- CALCULATED: NOTHING FOUND/NOTHING SET
- W.C. WITNESS CORNER
- (R) RECORD
- (M) MEASURED
- (C) CALCULATED
- PROPERTY LINE
- SECTION LINE/DEED LINE
- - - INTERIOR SECTION LINE
- - - EASEMENT LINE
- x-x- EXISTING FENCE LINE



LOCATION MAP
SCALE: 1"=2000'

FROM EAST 1/4 CORNER OF SECTION 5

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| T-1 | N64°35'03"W | 1470.81' |

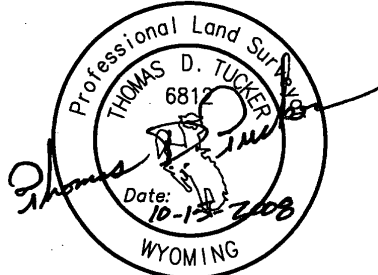
RECORD OWNER:
DREW C. REDINGER
(BOOK 474, PAGE 667)

RECORD OWNER:
VICKI G. KANE
(BOOK 432, PAGE 519)

SURVEYOR'S CERTIFICATE

STATE OF WYOMING :ss
COUNTY OF SHERIDAN :ss

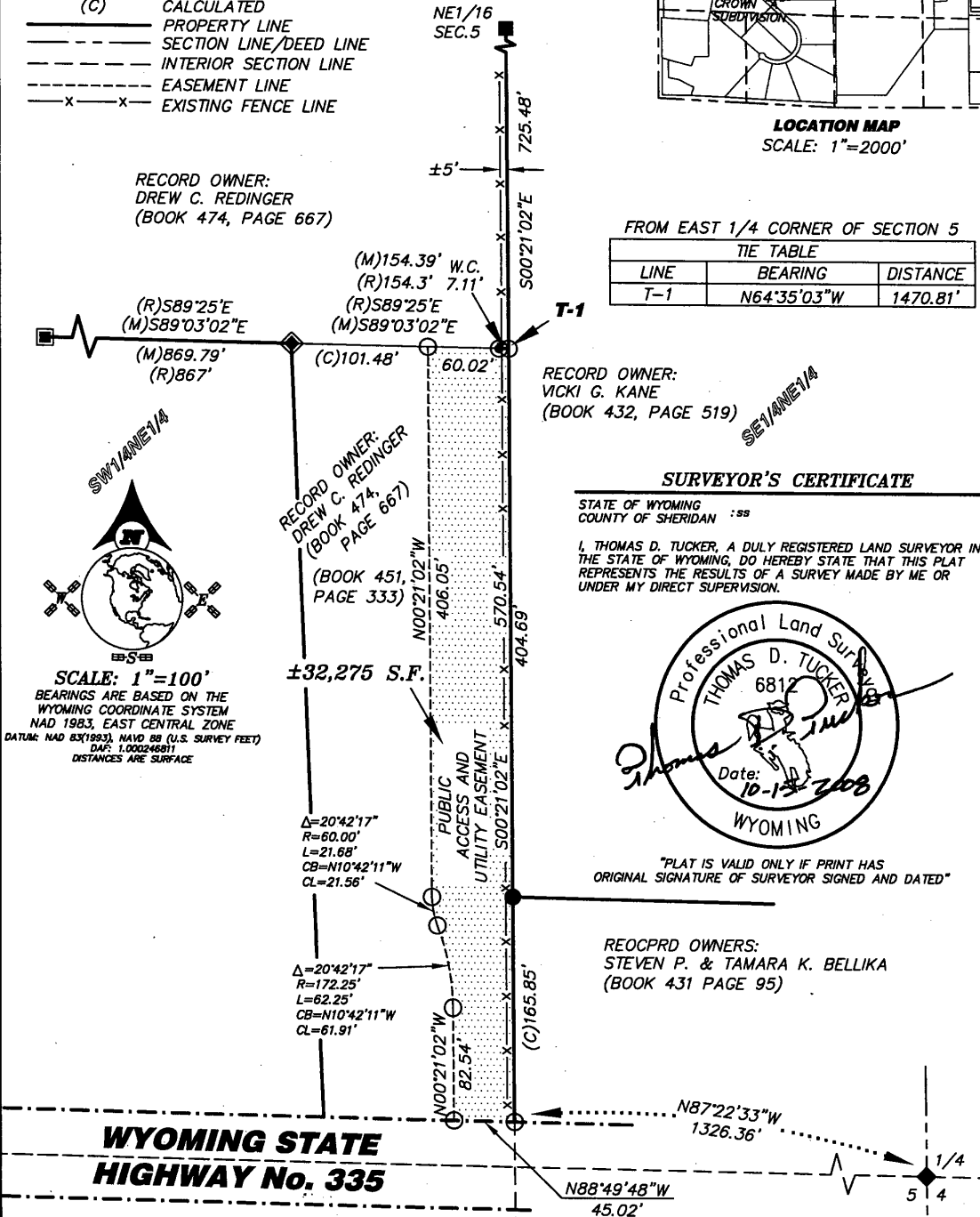
I, THOMAS D. TUCKER, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



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

RECORD OWNERS:
STEVEN P. & TAMARA K. BELLIKA
(BOOK 431 PAGE 95)

SCALE: 1"=100'
BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE
DATUM: NAD 83(1983), NAVD 88 (U.S. SURVEY FEET)
DAF: 1.000246811
DISTANCES ARE SURFACE



**WYOMING STATE
HIGHWAY No. 335**

EXHIBIT "B"

PUBLIC ACCESS AND UTILITY EASEMENT

CLIENT: DREW REDINGER

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

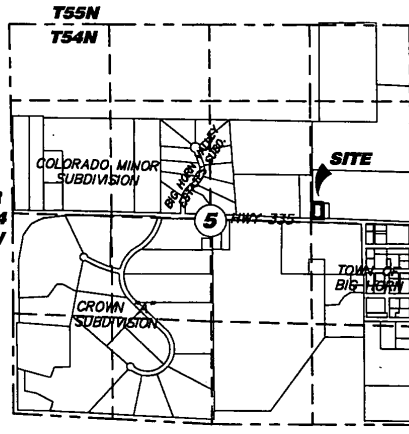
JN: 26025
DF: 2006025D
TAB: ESMT
PF: T2006025
OCTOBER 15, 2008



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

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 1-1/2" ALUMINUM CAP PER PLS 2615
- FOUND 5/8" REBAR
- CALCULATED: NOTHING FOUND/NOTHING SET
- W.C. WITNESS CORNER
- (R) RECORD
- (M) MEASURED
- (C) CALCULATED
- PROPERTY LINE
- - - SECTION LINE/DEED LINE
- - - INTERIOR SECTION LINE
- - - EASEMENT LINE
- x-x- EXISTING FENCE LINE



LOCATION MAP
SCALE: 1"=2000'

FROM THE E1/4 CORNER OF SECTION 5

| TIE TABLE | | |
|-----------|-------------|----------|
| LINE | BEARING | DISTANCE |
| T-1 | N80°18'42"W | 1345.20' |

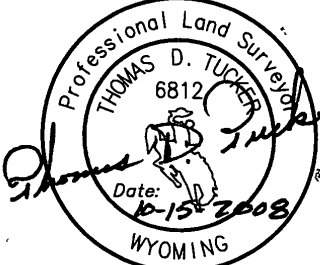
(BOOK 432, PAGE 519)

SE 1/4 NE 1/4

SURVEYOR'S CERTIFICATE

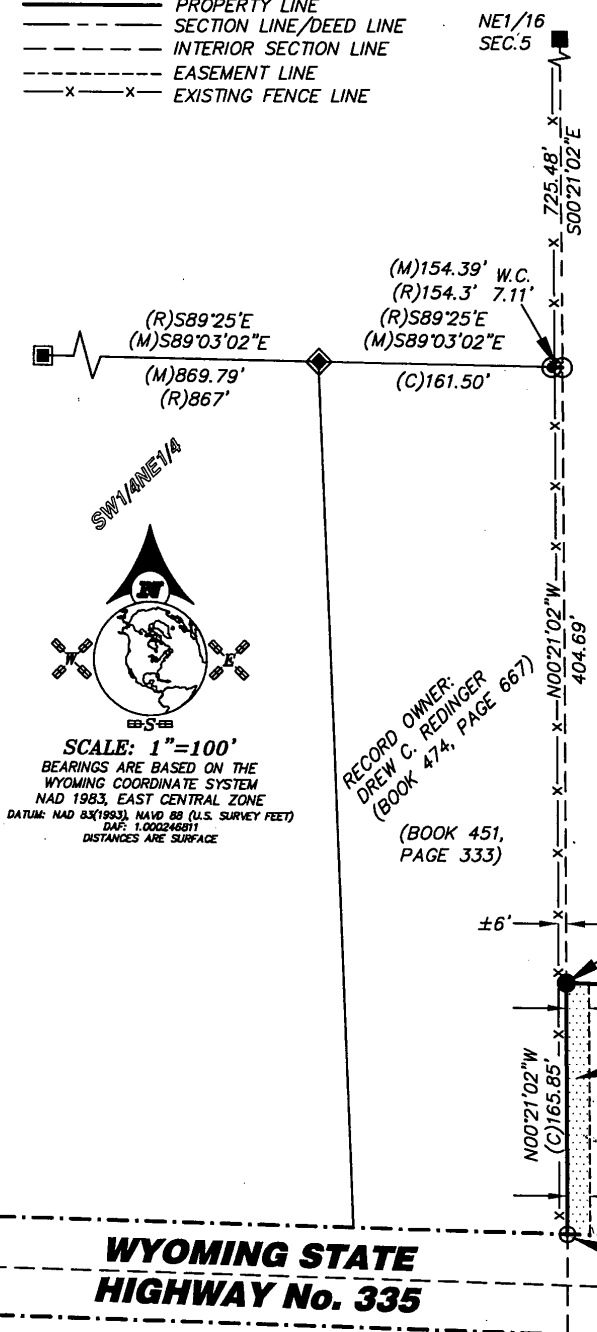
STATE OF WYOMING
COUNTY OF SHERIDAN :SS

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"

RECORD OWNERS:
STEVEN P. & TAMARA K. BELLKA
(BOOK 431, PAGE 95)



SW 1/4 NE 1/4

SCALE: 1"=100'
BEARINGS ARE BASED ON THE WYOMING COORDINATE SYSTEM NAD 1983, EAST CENTRAL ZONE
DATUM: NAD 83(1983), NAVD 88 (U.S. SURVEY FEET)
DAF: 1.000246811
DISTANCES ARE SURFACE

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

(BOOK 451, PAGE 333)

**WYOMING STATE
HIGHWAY No. 335**

EXHIBIT "B"

**15.0' PUBLIC ACCESS AND
UTILITY EASEMENT**

CLIENT: DREW REDINGER

LOCATION: PORTION OF THE SE1/4NE1/4,
SECTION 5, T54N, R84W, 6TH P.M., SHERIDAN
COUNTY, WYOMING. 653

JN: 26025
DF: 2006025D
TAB: ESMT 2
PF: T2006025
OCTOBER 15, 2008

RESTFELDT
SURVEYING

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