

DEDICATION OF GENERAL UTILITY EASEMENT

This Dedication of General Utility Easement is made effective this 26th day of February 2018, by Morrison Ranch, LLC, a Wyoming close limited liability company ("Grantor"), in favor of the CITY OF SHERIDAN, WYOMING ("Grantee").

RECITALS

- A. Grantor owns the real property described on Appendices I & II.
- B. Grantor desires to dedicate a fifteen (15) ft. Utility Easement for the purpose of constructing, accessing, and maintaining underground utilities to serve the public.

DEDICATION FOR PUBLIC USE

NOW, THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, Morrison Ranch, LLC dedicates to the City of Sheridan, referred to herein as "Grantee", its successors and assigns, for use by public utility providers, a fifteen (15) ft. general utility easement as described on the attached Appendices I & II, which are incorporated herein by reference, for the installation, maintenance, repair, and replacement of below ground public utilities including but not limited to water and sewer mains, power and gas lines, phone and communication lines, and the like, to provide utility services to and for the benefit of the public.

1. **Terms of Use.** The City of Sheridan, and its successors and assigns, shall have the perpetual non-exclusive right to use the easement described herein for the benefit of providers of all public utilities and shall have the perpetual non-exclusive right to use the easement to install, maintain, repair, and replace utilities providing service to the Public. The utilities placed in said easement by public utility providers shall be limited to below ground utilities unless express permission stating otherwise is authorized through a separate, recorded instrument executed by the Grantor, its successors or assigns.

2. **Reclamation.** Grantee or any public utility provider disturbing the surface shall rehabilitate and restore all disturbed areas, as nearly as reasonably practicable, to the condition which they were in prior to disturbance, shall control erosion on disturbed areas, and shall reseed all disturbed areas. Topsoil from disturbed areas shall be separated and shall be returned as topsoil during rehabilitation and restoration. Grantee or any public utility provider shall fully restore or replace any and all damage done to any fence or landscaping cut or otherwise damaged by Grantee or any public utility provider in exercising any of the rights granted hereby.

3. **Grantor's Use of Easement Area.** Grantor expressly reserves the right to use and enjoy the land covered by this easement for any purpose whatsoever, provided that such use does not interfere with the rights granted to Grantee herein. Grantor may cross the easement area and construct such facilities as water lines, roads, fences, and other improvements which will not unreasonably interfere with Grantee's rights granted.

4. **No Warranty.** Grantor makes no warranty of title or otherwise by making this dedication.

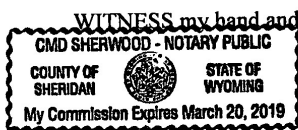
DATED this 26th day of February 2018.

**Morrison Ranch, LLC, a Wyoming
close limited liability company**

By: Martha I. Hilleby
Martha I. Hilleby, Manager

STATE OF WYOMING)
)
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 26th day of February 2018, by Martha I. Hilleby in her capacity as Manager of Morrison Ranch, LLC, a Wyoming close limited liability company.



[Signature]
Notary Public

My commission expires: 3-20-2019

LEGAL DESCRIPTION EXHIBIT "A"

Record Owner: Morrison Ranch, LLC
February 14, 2018

Re: 15.0' Underground Utility Easement

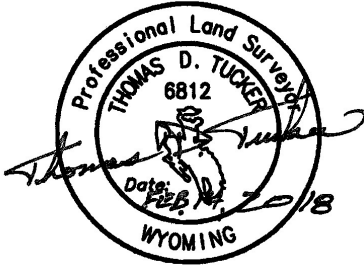
An underground utility easement being a strip of land fifteen (15) feet wide when measured at right angles, situated in the NE¼SW¼ of Section 3, Township 55 North, Range 84 West, 6th P.M., City of Sheridan, Wyoming, as shown on EXHIBIT "B" attached hereto and by this reference made a part hereof; the west line of said strip being more particularly described as follows:

Commencing at the south quarter corner of said Section 3 (Monumented with a 3¼" Aluminum Cap per PLS 6812); thence N18°01'18"W, 2167.67 feet to the **POINT OF BEGINNING** of said easement, said point lying on the east line of LA-6, Lease Areas, Sheridan County Airport Business Park Phase 1 as recorded in Drawer "A", Plat Number "352"; thence N01°17'18"W, 10.00 feet along said west line of said strip and said east line of said LA-6, Lease Areas, Sheridan County Airport Business Park Phase 1 to a point, said point being the southeast corner of LA-7, Lease Areas, Sheridan County Airport Business Park Phase 1; thence N01°31'43"W, 206.98 feet along said west line of said strip and said east line of said LA-7, Lease Areas, Sheridan County Airport Business Park Phase 1 to the **POINT OF TERMINUS** of said easement, said point being the southwest corner of Outlot 3, Morrison Ranch Filing No.1, to the City of Sheridan (Monumented with a 2" Aluminum Cap per PLS 6812), and being S79°03'34"E, 2024.99 feet from the west quarter corner of said Section 3 (Monumented with a 3¼" Aluminum Cap per PLS 6812). Lengthening or shortening the side line of said easement to intersect boundary lines as shown on Exhibit "B".

Said underground utility easement contains 3,241 square feet 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 the surveyor.

EXHIBIT "B"

MORRISON RANCH FILING NO. 1
 OUTLOT 3
 OPEN LANDS

RECORD OWNER:
 MORRISON RANCH, LLC

S84°39'32"E 190.23'

LEGACY ROAD

TIE TABLE

FROM THE S1/4 CORNER
 SECTION 3, T55N, R84W, 6TH P.M.

TIE	BEARING	DISTANCE
T-1	N18°01'18"W	2167.67'

FROM THE W1/4 CORNER
 SECTION 3, T55N, R84W, 6TH P.M.

TIE	BEARING	DISTANCE
T-2	S79°03'34"E	2024.99'

RECORD OWNER:
 MORRISON RANCH, LLC
 (BOOK 557, PAGE 478)

LEGEND:

- ◆ FOUND 2" ALUMINUM CAP PER PLS 6812
- ◻ FOUND 1-1/2" ALUMINUM CAP PER PLS 2615
- CALCULATED: NOTHING FOUND/NOTHING SET
- PROPERTY/DEED LINE
- LOT/LEASE LINE
- - - EASEMENT LINE AS NOTED
- ▨ 15.0' UNDERGROUND UTILITY EASEMENT



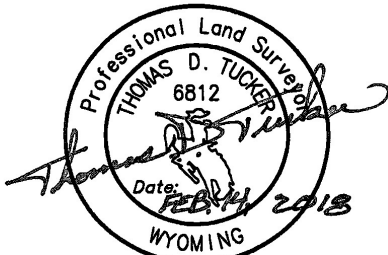
SCALE: 1"=30'

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

SURVEYOR'S CERTIFICATE

STATE OF WYOMING
 COUNTY OF SHERIDAN : 89

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 "B"

15.0' UNDERGROUND UTILITY EASEMENT

CLIENT: MORRISON RANCH, LLC & RIDGEPOINT CONSULTING
 LOCATION: NE1/4SW1/4, SECTION 3, T55N, R84W, 6TH P.M.,
 CITY OF SHERIDAN, WYOMING



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

JN: 2013-063 S: 10&11
 DN: 2013-063-MDU-E2
 PF: T2008-004-TGO
 FEBRUARY 14, 2018

LEGAL DESCRIPTION EXHIBIT "A"

Record Owner: Morrison Ranch, LLC
February 14, 2018

Re: 15.0' Underground Utility Easement

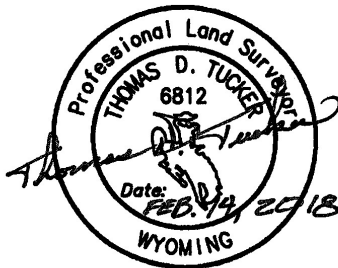
An underground utility easement being a strip of land fifteen (15) feet wide when measured at right angles, situated in Outlot 3, Morrison Ranch Filling No.1, to the City of Sheridan, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; the west line of said strip being more particularly described as follows:

BEGINNING at the southwest corner of said Outlot 3 (Monumented with a 2" Aluminum Cap per PLS 6812); thence N01°31'43"W, 98.81 feet along said west line of said strip and the west line of said Outlot 3 to the **POINT OF TERMINUS** of said easement, said point lying on the southerly line of a thirty (30) foot wide utility easement, and being S01°31'43"E, 274.06 feet from the northwest corner of said Outlot 3 (Monumented with a 1½" Aluminum Cap per PLS 2615). Lengthening or shortening the side line of said easement to intersect boundary lines as shown on Exhibit "B".

Said underground utility easement contains 1,450 square feet of land, more or less.
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

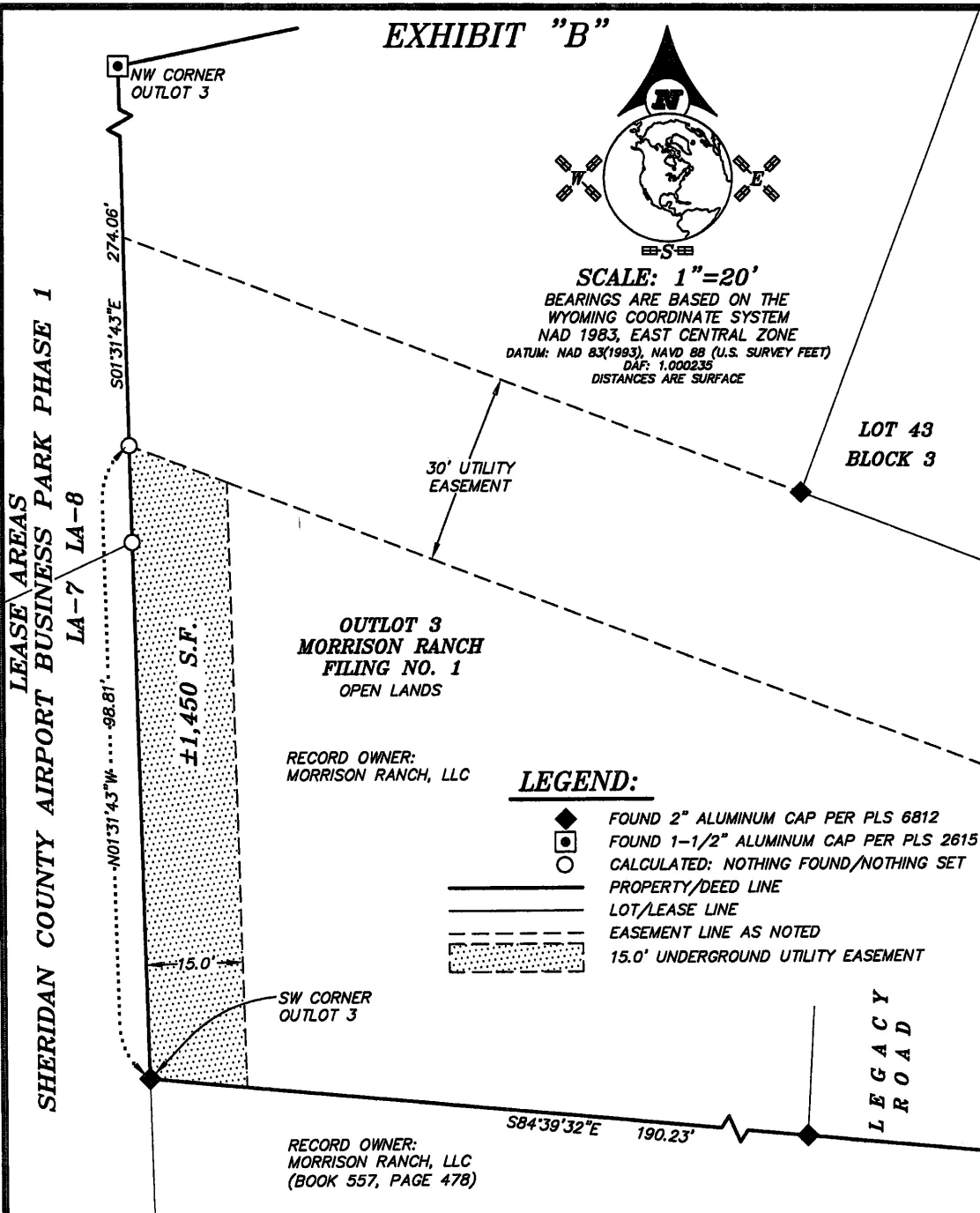
SURVEYOR'S STATEMENT

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.



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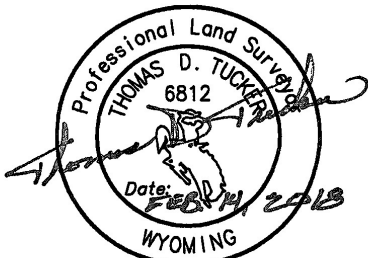
EXHIBIT "B"



SURVEYOR'S CERTIFICATE

STATE OF WYOMING : 99
COUNTY OF SHERIDAN

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 "B"

15.0' UNDERGROUND UTILITY EASEMENT

CLIENT: MORRISON RANCH, LLC & RIDGEPOINT CONSULTING
LOCATION: OUTLOT 3, MORRISON RANCH FILING NO.1,
TO THE CITY OF SHERIDAN, WYOMING



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

JN: 2013-063 S.J: 10&11
DN: 2013-063-MDU-E1
PF: T2008-004-TGO
FEBRUARY 14, 2018

NO. 2018-740733 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
YONKEE & TONER P O BOX 6288
SHERIDAN WY 82801