

RECIPROCAL PRIVATE ACCESS EASEMENT

KJC Development, LLC, a Wyoming limited liability company, GRANTOR, as the owner of the following lands situate in Sheridan County, to-wit:

Lots 18 and 19, Jeffries Draw Subdivision, a subdivision in Sheridan County, Wyoming, as filed October 25, 1979 and indexed as Plat J-3 by the Sheridan County Clerk.

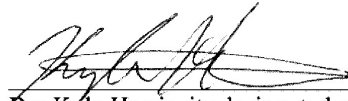
does hereby grant and establish a reciprocal access easement for ingress and egress purposes, upon each lot, for the benefit of the above described lots 18 and 19, as described on the attached Exhibit "A" and Exhibit "B" hereto.

This easement and rights shall run with the land and continue in perpetuity. Grantor, and for its successors and assigns, agrees not to build, create or construct any obstructions, works or other structure which would impede use, maintenance or repair of said easement, or permit the same to be done by others.

The terms, conditions and provisions hereof shall extend to and be binding upon the heirs, executors, administrators or personal representatives, successors or assigns of Grantor, and shall run with both the burdened and benefitted lands.

Dated this ^{30th}~~29th~~ day of September, 2021. KH

KJC DEVELOPMENT, LLC



By: Kyle Harris, its designated agent and authorized representative

State of Wyoming)
)ss
County of Sheridan)

The foregoing instrument was acknowledged before me this ^{30th} day of September, 2021, by Kyle Harris, as designated agent and authorized representative of KJC Development, LLC, a Wyoming limited liability company.

Witness my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission Expires: 10/12/23

**LEGAL DESCRIPTION
EXHIBIT "A"**

Record Owner: KJC Development, LLC

September 3, 2021

Re: 20.0' Access Easement for Ingress and Egress to BENEFIT LOT 18

An access easement being a strip of land twenty (20.0) feet wide when measured at right angles, situated in Lot 19, Jeffries Draw Subdivision, Sheridan County, Wyoming; the west line of said strip being more particularly described as follows:

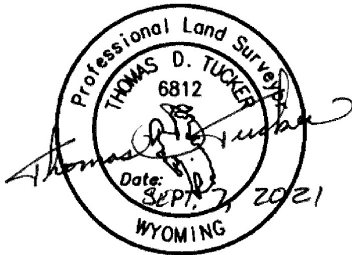
Commencing at the northwest corner of said Lot 19 (Monumented with a 2" Aluminum Cap per PLS 6812); thence S00°43'56"E, 100.00 feet along the west line of said Lot 19 to the **POINT OF BEGINNING** of said easement; thence, continue S00°43'56"E, 449.66 feet along said west line of Lot 19 and said west line of side strip to the **POINT OF TERMINUS** of said easement, said point lying on the Cul-de-Sac of Piccard Road, and being N37°51'26"W, 79.73 feet from the southwest corner of said Lot 19. Lengthening the east line of said easement to intersect said Cul-de-Sac.

Said access easement for ingress and egress to benefit Lot 18, contains 9,020 square feet of land, more or less.

Bearings are Based on Jeffries Draw Subdivision.

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 surveyor.

LEGAL DESCRIPTION
EXHIBIT "B"

Record Owner: KJC Development, LLC
September 3, 2021

Re: 20.0' Access Easement for Ingress and Egress to BENEFIT LOT 19

An access easement being a strip of land twenty (20.0) feet wide when measured at right angles, situated in Lot 18, Jeffries Draw Subdivision, Sheridan County, Wyoming; the east line of said strip being more particularly described as follows:

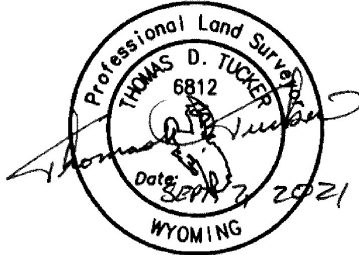
Commencing at the northeast corner of said Lot 18 (Monumented with a 2" Aluminum Cap per PLS 6812); thence S00°43'56"E, 100.00 feet along the east line of said Lot 18 to the **POINT OF BEGINNING** of said easement; thence, continue S00°43'56"E, 449.66 feet along said east line of Lot 18 and said east line of side strip to the **POINT OF TERMINUS** of said easement, said point lying on the Cul-de-Sac of Piccard Road, and being N44°50'29"E, 70.00 feet from the southeast corner of said Lot 18. Lengthening the west line of said easement to intersect said Cul-de-Sac.

Said access easement for ingress and egress to benefit Lot 19, contains 9,020 square feet of land, more or less.

Bearings are Based on Jeffries Draw Subdivision.

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 surveyor.

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