



GRANT OF ACCESS AND UTILITY EASEMENT

Sheridan Links, LLC, a Wyoming limited liability company (herein "Developer") and Sheridan Links Homeowners' Association (herein the "Association"), does hereby grant and convey an easement in favor of Block 3, Lots A through D, of Sheridan Links Planned Unit Development Subdivision (herein the "Subdivision") is a subdivision in Sheridan, Wyoming as platted by that Plat filed in Drawer S, Page #143 in the Office of the Sheridan County Clerk, Sheridan, Wyoming (herein the "Buffer"), as follows:

1. As part of the development of the Buffer, a *GRANT OF EASEMENT AND OBLIGATION TO CONVEY DECLARATION OF COVENANTS AND INTENDED USE*, was recorded on November 30, 2012, in Book 537 at Page 637 in the Sheridan County Clerk's office (herein the "Buffer Agreement"), which is incorporated herein by reference. As part of the Buffer Agreement, an access and utility easement as a means of ingress/egress and utility installation to the Buffer was to be granted after the platting of Sheridan Links, which easement has not yet been granted but is granted herein in satisfaction of the Buffer Agreement.

2. Grantors, as their interests may appear, do hereby grant to the record owners of the Buffer, an easement over and under a portion of Outlot CC of the Subdivision, along the following Easement Route:

A strip of land sixteen feet (16') wide on Outlot CC lying adjacent to the east boundary of the Buffer, commencing at the northeast corner of Buffer Lot A in Block 3; thence south sixty feet (60') to the second platted point of Buffer Lot A; thence southwest 87.19' to the third platted point of Buffer Lot A; thence 336.58', more or less, and terminating at the second driveway route on the south boundary of Lot C, Block 3, as illustrated as a "20.0' access easement" driveway on said Plat of the Subdivision. The Easement Route granted herein is illustrated on **Exhibit A** for the access route and on **Exhibit B** for the utility route, both of which are attached hereto. The easement route is intended to be entirely on Outlot CC of Sheridan Links, follow the boundary of the Buffer and allow a reasonable connection point at the entryway of the Subdivision to the public rights of way at Long/Victoria Street. The utility route is intended to allow installation of water and sewer lines as close to the Buffer as possible to minimize cutting into and disruption of the concrete entryway to the Subdivision during construction.

3. This easement is granted for the purposes of:

- a. providing the right of ingress and egress from the public street intersection of Long and Victoria to the Buffer, for access to the Buffer for such intended uses of the Buffer described in the Buffer Agreement. Grantees shall have the right to improve the surface of the Easement Route but not the obligation. Any damage to the surface caused by Grantees' use of the Easement Route shall be repaired and restored to as close of condition and vegetation as before the disturbance as is reasonably possible at Grantees' sole cost. This easement provides no right to access or use any other part of the Subdivision without the prior written consent of the Association. And, it is acknowledged that the Sheridan Links residential lot owners shall have no right to access, traverse, travel or use any of the Buffer without the prior written consent of the owners of the Buffer.
- b. Providing the right to install underground utilities in the Easement Route for the owners of the Buffer so they may have a route to connect to public utilities in the public street intersection of Long and Victoria. Any utilities constructed within this Easement route by Grantor shall be underground and any disturbance to the surface caused during installation



shall be restored and reclaimed by Grantees to as close of condition and vegetation as before the disturbance as is reasonably possible. The Buffer shall have no right to cross any other portion of the Subdivision nor connect to any utilities installed in the Subdivision for the benefit of the separate residential lots, including but not limited to the City water/sewer lines or the MDU gas/electrical.

SHERIDAN LINKS, LLC

By: Justin Coon, Member

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

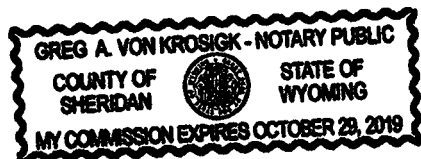
SHERIDAN LINKS HOMEOWNERS
ASSOCIATION

By: Rob Goss, Member

This instrument was acknowledged before me on the 3rd day of August, 2018, by ^{GVR}Justin Coon, member of Sheridan Links, LLC, and by Rob Goss, member of Sheridan Links Homeowners' Association

WITNESS my hand and official seal.

My commission expires: 10/22/19



Notary Public



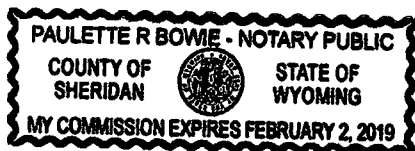
STATE OF WYOMING)
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COUNTY OF SHERIDAN)

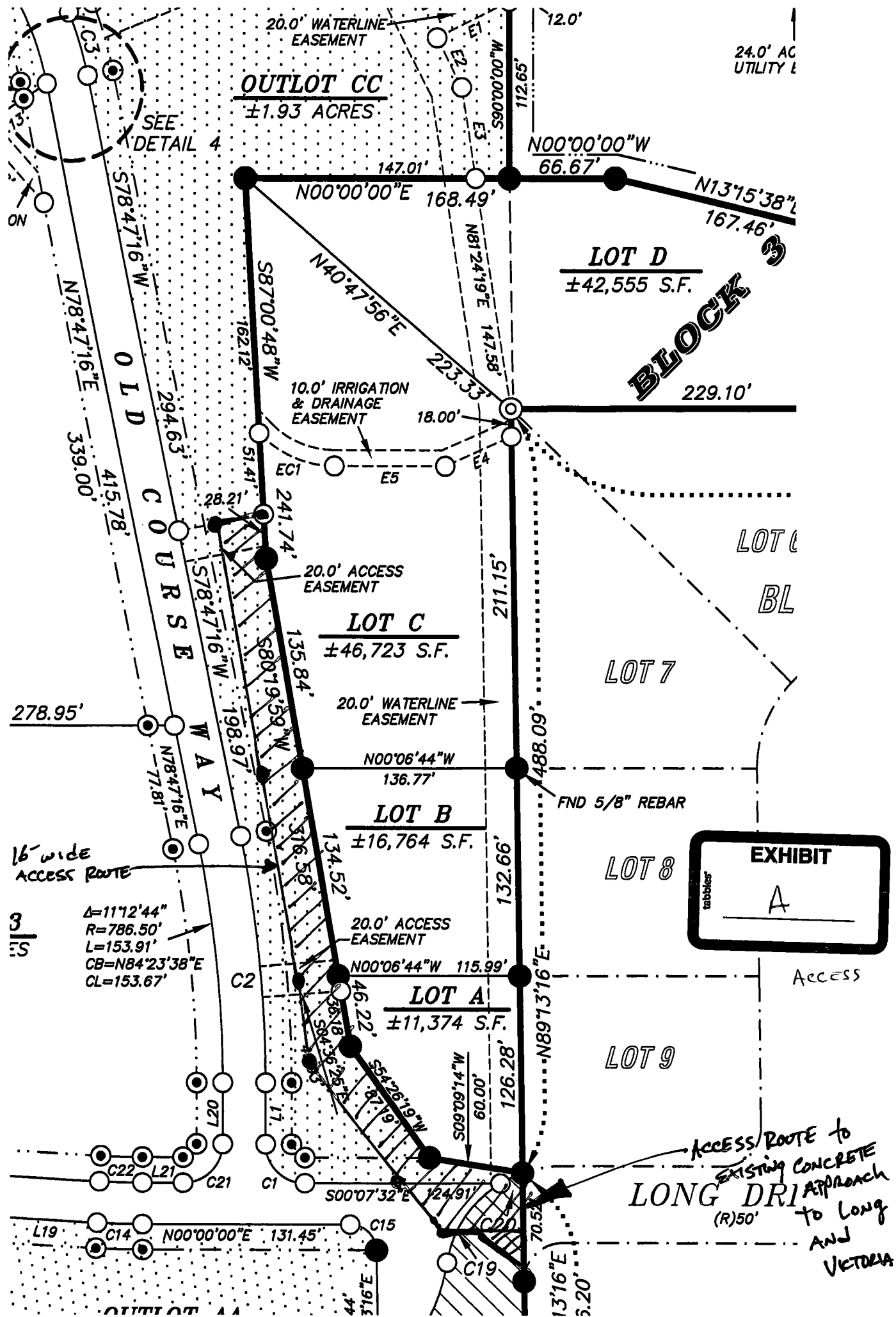
This instrument was acknowledged before me on the 31st day of August, 2018, by Justin Coon, member of Sheridan Links, LLC.

WITNESS my hand and official seal.

Paulette R. Bowie
Notary Public

My Commission expires: 2-2-19







2018-744945 9/5/2018 12:15 PM PAGE: 5 OF 5
BOOK: 576 PAGE: 266 FEES: \$24.00 HLM EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

