Right of way Access and Utility Easement Agreement

It was agreed by Tepee Creek Development Company that both 35-acre tracts 1. of land are given a right-of-way access and utility easement from Sheridan County Road 75 (Evans Road).

Owners of the two 35 acre tracts have mutually agreed that, at this time, a 2. common easement will be used to access the potential building sites on both

The common easement will generally follow the two-track road that enters 3. near the northwest corner of the western 35-acre tract and generally parallels the northern and eastern property line of said western tract. The attached exhibit showing the legal boundary of the two 35-acre tracts of land shows the approximate location of the right of way access and utility easement.

The common access and utility easement road shall be 20 feet wide, unless the 4. utility company requires additional width, or a separate easement adjacent to

the road access easement.

If it is deemed necessary, the final constructed road and utility easement will 5. be surveyed and recorded.

The undersigned owners of the two 35 acre tracts of land agree to the above right of way access and utility easement agreement.

Eastern 35 Acre Tract Dated Thomas J Pitch Dated Michael J. Pilch id B. Kennedy

> 498179 AGREEMENT **BOOK 460 PAGE 0363** RECORDED 01/24/2005 AT 03:40 PM AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

STATE OF WYOMING) : S.S.		
COUNTY OF SHERIDAN)		
public for the state of Wyom 34 h day of Ta muar Arish Feach Defent Public County of State of Wyoming My Commission Endes Harry 125 248 STATE OF MICHIGAN COUNTY OF WASHTENAN	ing who resides in Sher	Notary Public My commission expires: Phacel	<u>, 25,200</u> 8
Subscribed and swor public for the state of Michi, Kennedy , this <u>29</u> day	gan who resides in		_, a notary by David B.
Wd .	MOLA E. BORNAN DYANY FUNUGE EVER CO., NE GWANGEGE ELPHES 212, 223 (NA IN WASHIBN 27 CLASS)	Notary Public My commission expires:	
STATE OF WYOMING COUNTY OF SHERIDAN) : S.S.)		
State of Wyoming who reside December, 2004. AVIS H. VEACH: MOTARY PUBLIC County of Sheridan Wyominssion Epires 0.3/25/25 STATE OF WYOMING COUNTY OF SHERIDAN	es in Sheridan County,	me, Avis H. Veach, a notary public by Stuart S. Healy , this 17 th day of the Article My commission expires: March 2	25, 2008
Subscribed and sworn to or affirmed before me, ALLIN BAKK a notary public for the state of Wyoming who resides in Sheridan County, by Thomas J. Pilch , this 1871 day of January, 2005.			
		Notary Public My commission expires: 9-1	16-06

STATE OF WYOMING) : S.S.	
COUNTY OF SHERIDAN)	
Subscribed and sworn to or affirmed before me, Life M. La	Rich this
public for the state of Wyoming who resides in Sheridan County, by Michael J. /8th day of	Then, this
Her. M.	Burke
Notary Public OF STATE OF My commission expires:	ic 9-18-06
SHERIDAN MEN WYOMING A SHERING TO THE SHERING TO TH	

366 SHOWING TRACTS OF LAND LOCATED IN THE NE1/4 OF SECTION 32, AND W1/2 NW1/4 OF SECTION 33, T54N, R85W, OF THE 6TH P.M., SHERIDAN COUNTY, WYOMING 28 33 TIE TO FENCE: S 72°23'57" W 184.61 S 67°32'21" W 7 161.38'/ N 88°47'49" E 1359.27' S 46°35'18" E 99.77 COUNTY ROAD S 06°49'06" E 489.52 07.36'46" 35.09 ACRES 75 35.00 ACRES S-19°26'45" E-183.95' EXISTING CABIN S 30°16'26" E 127.62 1661 S 11°29'30" E 73.17' 100.93 S 08°37'13" W 109.68 S 13°59'40" E S 35°18'30" E 174.26 734.03 527.68 N 88°07'35" E 1261.71 NORTH LEGEND: SET REBAR AND 2" ALUMINUM CAP PER PE/LS 3864 FOUND REBAR FOUND BLM BRASS CAP FOUND ALUMINUM CAP 6594

MENTOCK-WILLEY CONSULTANTS CONSULTING ENGINEERS AND LAND SURVEYORS

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03365lots.dwg

10/08/94