



ACCESS EASEMENT

George D. Johnson, a single person, ("Grantor"), for and in consideration of the sum of Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration the receipt of which is hereby acknowledged, does hereby grant to Byran K. Bettcher and Kathy M. Bettcher, husband and wife, ("Grantees"), an access easement across that strip of land more specifically described on **Exhibit "A"** and illustrated on **Exhibit "B"**, attached hereto and incorporated herein by reference, herein the ("Easement Route"), for the benefit of the Dominant Parcel described below.

Grant of Easement For Benefit of Dominant Parcel. Grantors grant this easement across said Easement Route to and for the benefit of the real property described as ***Lot 1, Fishpond Minor Addition to the City of Sheridan, Sheridan County, Wyoming, a subdivision in Sheridan County, Wyoming, as recorded in Drawer F of Plats, #14***, and each and every portion thereof (the "Dominant Parcel").

Intent and Purpose of Easement. Grantor's intent and purpose by this grant is to provide the non-exclusive right of access over and across the Easement Route for access to and from the Dominant Parcel.

Neither Grantor nor Grantee, nor their successors, shall bear any responsibility or liability to any person or entity using the Easement Route by reason of this easement. This easement shall run with the land.

DATED this 30 day of August, 2016.


 George D. Johnson

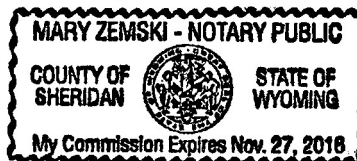
STATE OF WYOMING)
)ss.
 COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 30 day of Aug, 2016 by George D. Johnson.

WITNESS my hand and official seal.


 Signature of Notarial Officer
 Title: Notary Public

My Commission expires 11/27/16



LEGAL DESCRIPTION EXHIBIT "A"

Record Owner: George D. Johnson
April 30, 2014

Re: Access Easement for Ingress and Egress

An access easement situated in Lot 2, Fishpond Minor Addition to the City of Sheridan, Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said access easement being more particularly described as follows:

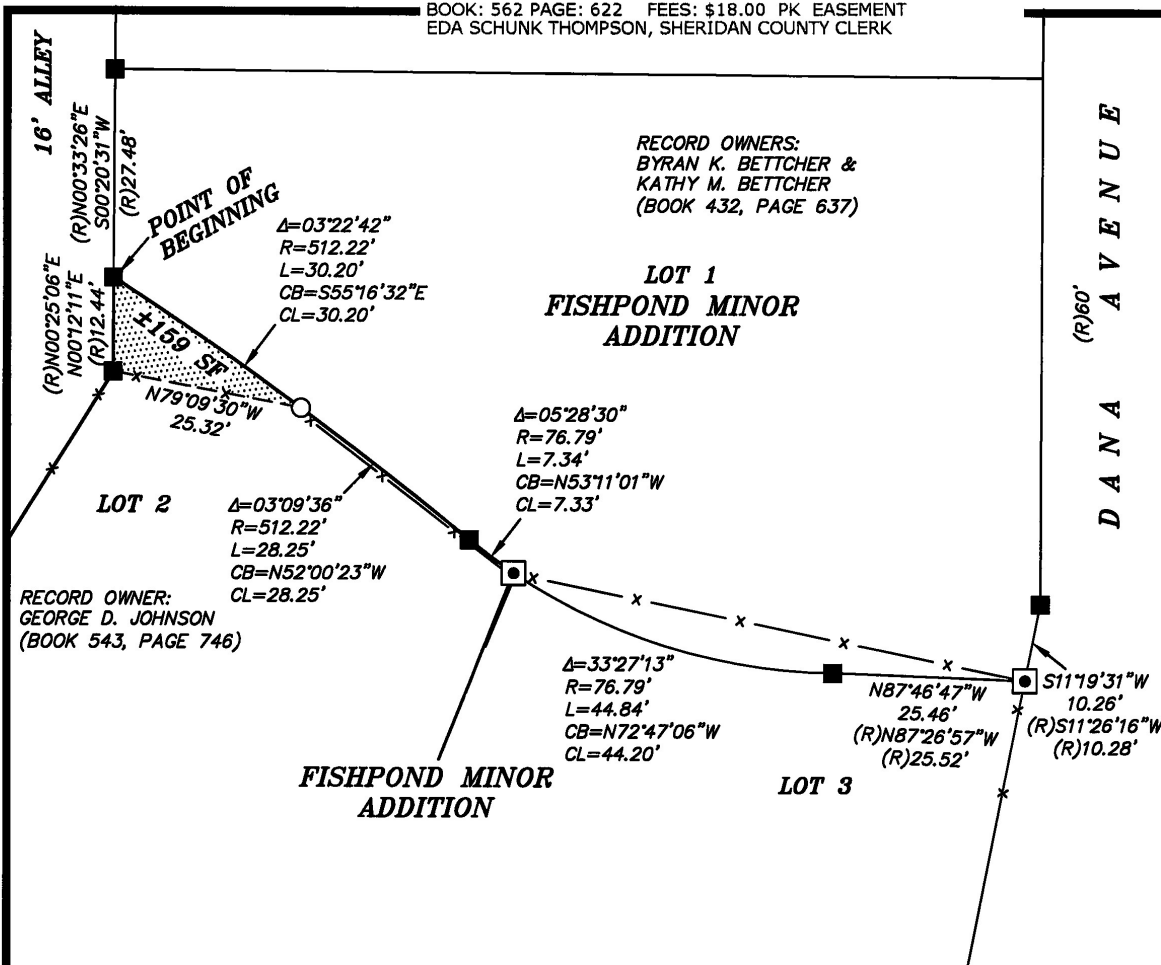
BEGINNING at the northwest corner of said Lot 2 (Monumented with a 2" Aluminum Cap per PLS 6812); thence, along the north line of said Lot 2 through a non-tangent curve to the right, having a central angle of 03°22'42", a radius of 512.22 feet, an arc length of 30.20 feet, a chord bearing of S55°16'32"E, and a chord length of 30.20 feet to a point; thence N79°09'30"W, 25.32 feet along an existing fence line to a point, said point lying on the west line of said Lot 2; thence N00°12'11"E, 12.44 feet along said west line of Lot 2 to the **POINT OF BEGINNING** of said access easement.

Said access easement contains 159 square feet of land, more or less.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.



2016-730079 10/6/2016 4:08 PM PAGE: 3 OF 3
 BOOK: 562 PAGE: 622 FEES: \$18.00 PK EASEMENT
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK



LEGEND:

- FOUND 2" ALUMINUM CAP PER PLS 6812
- FOUND 1" PLASTIC CAP PER PLS 5300
- CALCULATED: NOTHING FOUND/NOTHING SET
- (R) RECORD
- LOT/BLOCK LINE
- EASEMENT LINE
- ACCESS EASEMENT
- FENCE LINE (SURVEYED 2014)



SCALE: 1"=20'

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

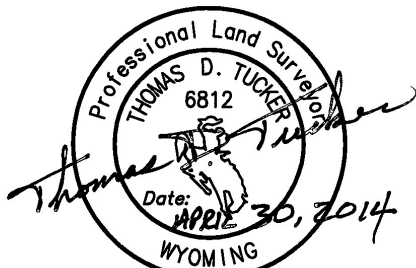
NO. 2016-730079 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
 WILCOX AGENCY
 SHERIDAN WY 82801

SURVEYOR'S CERTIFICATE

STATE OF WYOMING : ss
 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" ACCESS AGREEMENT

CLIENT: BYRAN & KATHY BETTCHER

LOCATION: LOT 2, FISHPOND MINOR ADDITION, CITY OF
 SHERIDAN, SHERIDAN COUNTY, WYOMING

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

JN: 2010-005
 DN: 2010005_E1
 PF: T2010005
 APRIL 29, 2014